

North Zone Monthly Statistics

October 2009

Totals include variables in any given month, due to
preceding month's collapsed sales and deleted listings.

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Table of Contents

Table of Contents	2
Zone Totals	3
Quick Summary Part 1	4
Quick Summary Part 2	5
Listing Information	6
Sales Information (Month)	7
Sales Information (YTD)	8
Average/Median Price, Days to Sell (Month)	9
Average/Median Price, Days to Sell (YTD)	10

Zone Totals

Description	Current Month This Year	Last Year	Increase	This YTD	Last YTD	Increase
Year = 2009						
Month = October						
Area = Central Zone						
1 Units Listed	889	1034	-14.02%	10221	12199	-16.21%
2 Units Sold	417	173	141.04%	3340	3502	-4.63%
3 Sales Volume	\$191,768,496.	\$62,743,324.	205.64%	\$1,329,815,168.	\$1,504,764,928.	-11.63%
4 List/Sell Ratio	92.83%	89.09%		91.38%	94.89%	
5 Days to Sell	95	90	5.56%	100	77	29.87%
6 Active Listings	4861	5466	-11.07%			
Area = North Zone						
1 Units Listed	296	333	-11.11%	3819	4458	-14.33%
2 Units Sold	154	89	73.03%	1414	1388	1.87%
3 Sales Volume	\$52,566,880.	\$31,147,400.	68.77%	\$484,396,576.	\$525,493,824.	-7.82%
4 List/Sell Ratio	91.76%	89.92%		90.45%	94.17%	
5 Days to Sell	141	104	35.58%	129	95	35.79%
6 Active Listings	2220	2345	-5.33%			
Area = Shuswap Zone						
1 Units Listed	161	178	-9.55%	2117	2733	-22.54%
2 Units Sold	73	60	21.67%	648	778	-16.71%
3 Sales Volume	\$19,816,400.	\$21,585,100.	-8.19%	\$202,912,864.	\$252,679,648.	-19.70%
4 List/Sell Ratio	88.80%	84.84%		87.45%	91.94%	
5 Days to Sell	117	141	-17.02%	143	102	40.20%
6 Active Listings	1452	1603	-9.42%			
Area = Grand Total						
1 Units Listed	1346	1545	-12.88%	16157	19390	-16.67%
2 Units Sold	644	322	100.00%	5402	5668	-4.69%
3 Sales Volume	\$264,151,776.	\$115,475,824.	128.75%	\$2,017,124,608.	\$2,282,938,368.	-11.64%
4 List/Sell Ratio	92.11%	88.50%		90.66%	94.30%	
5 Days to Sell	108	103	4.85%	113	85	32.94%
6 Active Listings	8533	9414	-9.36%			

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Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	154	\$52,566,880.	73	\$27,435,400.
Last Month	189	\$65,076,632.	89	\$32,843,110.
This Month Last Year	89	\$31,147,400.	44	\$16,888,400.

Description	Total Listings Taken	Inventory
This Month	296	2220
Last Month	330	2416
This Month Last Year	333	2345

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2009	
Month = 10	
Area = NO	
7 Ratio of Sales vs. Inventory	6.94%
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8 Condo/Apt -- Sales	7
9 Condo/Apt -- New Listings	15
10 Condo/Apt -- Current Inventory	139
11 Condo/Apt -- Sell/Inv. Ratio	5.04%
12 Condo/Apt -- Days to Sell	129
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13 Condo/Townhouse -- Sales	27
14 Condo/Townhouse -- New Listings	41
15 Condo/Townhouse -- Current Inventory	180
16 Condo/Townhouse -- Sell/Inv. Ratio	15.00%
17 Condo/Townhouse -- Days to Sell	160
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18 Lots -- Sales	10
19 Lots -- New Listings	37
20 Lots -- Current Inventory	546
21 Lots -- Sell/Inv. Ratio	1.83%
22 Lots -- Days to Sell	240
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23 Residential -- Sales	73
24 Residential -- New Listings	118
25 Residential -- Current Inventory	621
26 Residential -- Sell/Inv. Ratio	11.76%
27 Residential -- Days to Sell	111
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28 Average House Price	\$375,827.40
29 Median House Price	\$354,000.
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Comparative Activity -- Listing Information

Description	LIST This Mo	This Mo Last Yr	Incr/Decr%	This YTD	Last YTD	Incr/Decr%	INVENT This Mo	This Mo Last Yr	Incr/Decr%
Zone = NO									
1 Acreage/House	34	27	25.93%	394	455	-13.41%	219	232	-5.60%
2 Duplex	9	12	-25.00%	100	113	-11.50%	48	42	14.29%
3 Mobile Home	15	20	-25.00%	166	205	-19.02%	99	89	11.24%
4 Recreational	2	4	-50.00%	36	41	-12.20%	28	30	-6.67%
5 Residential	118	138	-14.49%	1525	1829	-16.62%	621	808	-23.14%
6 Residential WF	2	3	-33.33%	67	77	-12.99%	36	49	-26.53%
7 3/4-Plex	1	2	-50.00%	15	17	-11.76%	14	9	55.56%
8 Timeshare	0	0	0.00%	0	0	0.00%	0	2	-100.00%
9 Apartment	15	19	-21.05%	235	311	-24.44%	139	135	2.96%
10 Townhouse	41	41	0.00%	428	464	-7.76%	180	203	-11.33%
11 RES. TOTAL	237	266	-10.90%	2966	3512	-15.55%	1384	1599	-13.45%
12 FARMS	4	3	33.33%	57	74	-22.97%	53	48	10.42%
13 MULTIFAMILY	0	0	0.00%	12	15	-20.00%	10	11	-9.09%
14 Acreage	17	10	70.00%	138	198	-30.30%	151	176	-14.20%
15 Acreage WF	0	0	0.00%	13	19	-31.58%	9	13	-30.77%
16 Lots	19	28	-32.14%	358	345	3.77%	370	289	28.03%
17 Lots WF	1	3	-66.67%	18	21	-14.29%	16	18	-11.11%
18 LOTS TOTAL	37	42	-11.90%	535	589	-9.17%	546	496	10.08%
19 Business	1	12	-91.67%	69	107	-35.51%	64	81	-20.99%
20 Commercial	8	6	33.33%	78	76	2.63%	74	47	57.45%
21 Land	2	1	100.00%	32	33	-3.03%	41	37	10.81%
22 Leases	7	2	250.00%	69	50	38.00%	48	26	84.62%
23 IC&I TOTAL	18	21	-14.29%	248	266	-6.77%	227	191	18.85%
24 GRAND TOTAL	296	333	-11.11%	3819	4458	-14.33%	2220	2345	-5.33%

Comparative Activity -- Sales Information (Month)

Description	UNIT SALES Mo	Last Yr	Incr/Decr%	SALES VOL Mo	Last Yr	Incr/Decr%	L/S RATIO Month	Last Yr
Area = NO								
1 Acreage/House	11	11	0.00%	\$5,378,500.	\$4,683,500.	14.84%	90.52%	89.66%
2 Duplex	5	1	400.00%	\$1,665,000.	\$285,000.	484.21%	93.72%	84.07%
3 Mobile Home	8	8	0.00%	\$1,123,820.	\$877,000.	28.14%	81.90%	87.22%
4 Recreational	1	0	0.00%	\$250,000.	\$0.	0.00%	86.20%	0.00%
5 Residential	73	44	65.91%	\$27,435,400.	\$16,888,400.	62.45%	92.28%	91.03%
6 Residential WF	3	1	200.00%	\$4,760,000.	\$91,500.	5102.19%	79.24%	91.50%
7 3/4-Plex	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	7	5	40.00%	\$1,189,500.	\$1,208,000.	-1.53%	92.79%	88.20%
10 Townhouse	27	11	145.45%	\$7,562,676.	\$3,391,000.	123.02%	91.62%	89.69%
11 RES. TOTAL	135	81	66.67%	\$49,364,896.	\$27,424,400.	80.00%	91.14%	90.03%
12 FARMS	0	1	-100.00%	\$0.	\$710,000.	0.00%	0.00%	93.43%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	2	0	0.00%	\$320,000.	\$0.	0.00%	71.79%	0.00%
15 Acreage WF	0	1	-100.00%	\$0.	\$925,000.	0.00%	0.00%	61.67%
16 Lots	8	2	300.00%	\$1,426,500.	\$175,000.	715.14%	110.88%	83.95%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	10	3	233.33%	\$1,746,500.	\$1,100,000.	58.77%	103.06%	76.52%
19 Business	4	1	300.00%	\$680,900.	\$978,000.	-30.38%	87.64%	98.29%
20 Commercial	2	3	-33.33%	\$700,000.	\$935,000.	-25.13%	83.33%	96.31%
21 Land	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
22 Leases	3	0	0.00%	\$74,585.	\$0.	0.00%	0.00%	0.00%
23 IC&I TOTAL	9	4	125.00%	\$1,455,485.	\$1,913,000.	-23.92%	85.91%	96.80%
24 GRAND TOTAL	154	89	73.03%	\$52,566,880.	\$31,147,400.	68.77%	91.76%	89.92%

Comparative Activity -- Sales Information (YTD)

Description	UNIT SALES YTD	Last YTD	Incr/Decr%	SALES VOL YTD	Last YTD	Incr/Decr%	L/S RATIO YTD	Last YTD
Area = NO								
1 Acreage/House	96	120	-20.00%	\$48,581,088.	\$71,860,400.	-32.40%	86.46%	93.38%
2 Duplex	40	49	-18.37%	\$13,242,423.	\$18,129,200.	-26.96%	93.95%	96.21%
3 Mobile Home	58	99	-41.41%	\$6,341,770.	\$11,713,000.	-45.86%	82.56%	89.11%
4 Recreational	12	10	20.00%	\$2,968,400.	\$2,555,777.	16.14%	83.41%	89.61%
5 Residential	713	632	12.82%	\$261,620,112.	\$251,745,232.	3.92%	91.82%	94.71%
6 Residential WF	17	9	88.89%	\$20,640,500.	\$12,134,500.	70.10%	85.21%	85.07%
7 3/4-Plex	3	2	50.00%	\$1,158,000.	\$728,000.	59.07%	91.40%	91.72%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	85	101	-15.84%	\$14,973,600.	\$20,638,012.	-27.45%	89.15%	94.80%
10 Townhouse	231	197	17.26%	\$68,667,504.	\$57,813,952.	18.77%	92.14%	96.27%
11 RES. TOTAL	1255	1219	2.95%	\$438,193,408.	\$447,318,080.	-2.04%	90.75%	94.33%
12 FARMS	1	11	-90.91%	\$769,000.	\$10,755,650.	-92.85%	96.24%	94.16%
13 MULTIFAMILY	2	1	100.00%	\$745,000.	\$610,000.	22.13%	81.70%	84.13%
14 Acreage	26	34	-23.53%	\$6,981,000.	\$16,945,600.	-58.80%	82.77%	90.98%
15 Acreage WF	3	3	0.00%	\$925,000.	\$1,345,000.	-31.23%	71.95%	84.52%
16 Lots	75	59	27.12%	\$13,204,700.	\$12,471,124.	5.88%	91.35%	96.05%
17 Lots WF	1	2	-50.00%	\$1,070,000.	\$89,830.	1091.14%	63.12%	98.25%
18 LOTS TOTAL	108	99	9.09%	\$22,823,234.	\$31,306,554.	-27.10%	88.01%	94.02%
19 Business	9	12	-25.00%	\$5,684,717.50	\$8,062,500.	-29.49%	81.65%	87.82%
20 Commercial	17	22	-22.73%	\$12,297,695.	\$19,563,964.	-37.14%	88.13%	90.95%
21 Land	3	7	-57.14%	\$2,225,000.	\$6,412,000.	-65.30%	91.55%	90.59%
22 Leases	19	17	11.76%	\$1,658,532.25	\$1,465,072.62	13.20%	0.00%	100.00%
23 IC&I TOTAL	48	58	-17.24%	\$21,865,944.	\$35,503,536.	-38.41%	86.64%	90.21%
24 GRAND TOTAL	1414	1388	1.87%	\$484,396,576.	\$525,493,824.	-7.82%	90.45%	94.17%

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Average/Median Price, Days to Sell (Month)

Description	AVG PR Month	Last Yr	Incr/Decr %	MED PR Month	Last Yr	Incr/Decr %	DAYS Month	Last Yr	Incr/Decr %
Area = NO									
1 Acreage/House	\$488,954.53	\$425,772.71	14.84%	\$459,000.	\$460,000.	-0.22%	132	120	10.00%
2 Duplex	\$333,000.	\$285,000.	16.84%	\$310,000.	\$285,000.	8.77%	61	115	-46.96%
3 Mobile Home	\$140,477.50	\$109,625.	28.14%	\$140,750.	\$91,250.	54.25%	184	70	162.86%
4 Recreational	\$250,000.	\$0.	0.00%	\$250,000.	\$0.	0.00%	443	0	0.00%
5 Residential	\$375,827.40	\$383,827.28	-2.08%	\$354,000.	\$378,000.	-6.35%	111	97	14.43%
6 Residential WF	\$1,586,666.62	\$91,500.	1634.06%	\$1,100,000.	\$91,500.	1102.19%	186	26	615.38%
7 3/4-Plex	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$169,928.57	\$241,600.	-29.67%	\$165,000.	\$190,000.	-13.16%	129	83	55.42%
10 Townhouse	\$280,099.12	\$308,272.71	-9.14%	\$237,000.	\$260,000.	-8.85%	160	112	42.86%
11 RES. TOTAL	\$365,665.90	\$338,572.84	8.00%	\$304,000.	\$310,000.	-1.94%	130	98	32.65%
12 FARMS	\$0.	\$710,000.	0.00%	\$0.	\$710,000.	0.00%	0	105	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$160,000.	\$0.	0.00%	\$160,000.	\$0.	0.00%	398	0	0.00%
15 Acreage WF	\$0.	\$925,000.	0.00%	\$0.	\$925,000.	0.00%	0	351	0.00%
16 Lots	\$178,312.50	\$87,500.	103.79%	\$162,500.	\$87,500.	85.71%	201	126	59.52%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$174,650.	\$366,666.65	-52.37%	\$162,500.	\$100,000.	62.50%	240	201	19.40%
19 Business	\$170,225.	\$978,000.	-82.59%	\$66,750.	\$978,000.	-93.17%	214	169	26.63%
20 Commercial	\$350,000.	\$311,666.65	12.30%	\$350,000.	\$425,000.	-17.65%	133	133	0.00%
21 Land	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
22 Leases	\$24,861.66	\$0.	0.00%	\$23,600.	\$0.	0.00%	194	0	0.00%
23 IC&I TOTAL	\$161,720.56	\$478,250.	-66.18%	\$37,800.	\$360,000.	-89.50%	189	142	33.10%
24 GRAND TOTAL	\$341,343.37	\$349,970.78	-2.47%	\$294,950.	\$310,000.	-4.85%	141	104	35.58%

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Average/Median Price, Days to Sell (YTD)

Description	AVG PR YTD	Last YTD	Incr/Decr%	MED PR YTD	Last YTD	Incr/Decr%	DAYS YTD	Last YTD	Incr/Decr%
Area = NO									
1 Acreage/House	\$506,053.03	\$598,836.68	-15.49%	\$454,500.	\$550,000.	-17.36%	147	105	40.00%
2 Duplex	\$331,060.56	\$369,983.68	-10.52%	\$296,500.	\$320,000.	-7.34%	106	71	49.30%
3 Mobile Home	\$109,340.85	\$118,313.13	-7.58%	\$96,000.	\$114,000.	-15.79%	143	92	55.43%
4 Recreational	\$247,366.67	\$255,577.70	-3.21%	\$243,700.	\$257,738.50	-5.45%	183	107	71.03%
5 Residential	\$366,928.62	\$398,331.06	-7.88%	\$345,000.	\$377,500.	-8.61%	107	75	42.67%
6 Residential WF	\$1,214,147.	\$1,348,277.75	-9.95%	\$1,100,000.	\$749,000.	46.86%	127	141	-9.93%
7 3/4-Plex	\$386,000.	\$364,000.	6.04%	\$428,000.	\$364,000.	17.58%	121	165	-26.67%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$176,160.	\$204,336.75	-13.79%	\$171,000.	\$190,000.	-10.00%	140	91	53.85%
10 Townhouse	\$297,261.93	\$293,471.84	1.29%	\$270,000.	\$256,000.	5.47%	130	76	71.05%
11 RES. TOTAL	\$349,158.09	\$366,954.93	-4.85%	\$312,500.	\$339,900.	-8.06%	119	81	46.91%
12 FARMS	\$769,000.	\$977,786.37	-21.35%	\$769,000.	\$730,000.	5.34%	86	109	-21.10%
13 MULTIFAMILY	\$372,500.	\$610,000.	-38.93%	\$372,500.	\$610,000.	-38.93%	132	17	676.47%
14 Acreage	\$268,500.	\$498,400.	-46.13%	\$233,500.	\$342,000.	-31.73%	234	185	26.49%
15 Acreage WF	\$308,333.34	\$448,333.34	-31.23%	\$255,000.	\$215,000.	18.60%	518	130	298.46%
16 Lots	\$176,062.67	\$211,374.98	-16.71%	\$160,000.	\$225,000.	-28.89%	218	255	-14.51%
17 Lots WF	\$1,070,000.	\$44,915.	2282.28%	\$1,070,000.	\$44,915.	2282.28%	337	53	535.85%
18 LOTS TOTAL	\$211,326.25	\$316,227.81	-33.17%	\$190,000.	\$245,000.	-22.45%	229	221	3.62%
19 Business	\$631,635.25	\$671,875.	-5.99%	\$32,400.	\$695,000.	-95.34%	279	171	63.16%
20 Commercial	\$723,393.81	\$889,271.12	-18.65%	\$1,175,000.	\$497,000.	136.42%	187	148	26.35%
21 Land	\$741,666.68	\$916,000.	-19.03%	\$240,000.	\$375,000.	-36.00%	252	233	8.15%
22 Leases	\$87,291.17	\$86,180.74	1.29%	\$319,999.81	\$37,584.	751.43%	103	191	-46.07%
23 IC&I TOTAL	\$455,540.53	\$612,129.93	-25.58%	\$181,547.62	\$367,500.	-50.60%	175	176	-0.57%
24 GRAND TOTAL	\$342,571.84	\$378,597.84	-9.52%	\$300,750.	\$333,500.	-9.82%	129	95	35.79%

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