

North Zone Monthly Statistics

November 2009

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

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Zone Totals

Description	Current Month This Year	Last Year	Increase	This YTD	Last YTD	Increase
Year = 2009						
Month = November						
Area = Central Zone						
1 Units Listed	651	752	-13.43%	10872	12951	-16.05%
2 Units Sold	303	150	102.00%	3662	3652	0.27%
3 Sales Volume	\$110,345,768.	\$53,850,896.	104.91%	\$1,447,073,408.	\$1,558,615,808.	-7.16%
4 List/Sell Ratio	91.89%	87.45%		91.43%	94.58%	
5 Days to Sell	112	95	17.89%	101	77	31.17%
6 Active Listings	4559	5149	-11.46%			
Area = North Zone						
1 Units Listed	275	292	-5.82%	4094	4750	-13.81%
2 Units Sold	125	65	92.31%	1541	1453	6.06%
3 Sales Volume	\$44,232,356.	\$21,053,786.	110.09%	\$527,314,784.	\$546,547,584.	-3.52%
4 List/Sell Ratio	91.84%	84.84%		90.61%	93.75%	
5 Days to Sell	140	107	30.84%	130	96	35.42%
6 Active Listings	2117	2271	-6.78%			
Area = Shuswap Zone						
1 Units Listed	122	147	-17.01%	2239	2880	-22.26%
2 Units Sold	63	28	125.00%	713	806	-11.54%
3 Sales Volume	\$19,556,600.	\$7,598,147.50	157.39%	\$222,897,104.	\$260,277,792.	-14.36%
4 List/Sell Ratio	86.31%	82.57%		87.36%	91.62%	
5 Days to Sell	170	165	3.03%	145	104	39.42%
6 Active Listings	1329	1532	-13.25%			
Area = Grand Total						
1 Units Listed	1048	1191	-12.01%	17205	20581	-16.40%
2 Units Sold	491	243	102.06%	5916	5911	0.08%
3 Sales Volume	\$174,134,720.	\$82,502,832.	111.07%	\$2,197,285,376.	\$2,365,441,280.	-7.11%
4 List/Sell Ratio	91.15%	86.19%		90.72%	93.97%	
5 Days to Sell	127	106	19.81%	114	86	32.56%
6 Active Listings	8005	8952	-10.58%			

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Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	125	\$44,232,356.	63	\$23,047,024.
Last Month	156	\$53,304,724.	74	\$28,099,242.
This Month Last Year	65	\$21,053,786.	40	\$13,970,500.

Description	Total Listings Taken	Inventory
This Month	275	2117
Last Month	296	2220
This Month Last Year	292	2271

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2009	
Month = 11	
Area = NO	
7 Ratio of Sales vs. Inventory	5.91%
8 Condo/Apt -- Sales	10
9 Condo/Apt -- New Listings	18
10 Condo/Apt -- Current Inventory	143
11 Condo/Apt -- Sell/Inv. Ratio	6.99%
12 Condo/Apt -- Days to Sell	168
13 Condo/Townhouse -- Sales	19
14 Condo/Townhouse -- New Listings	31
15 Condo/Townhouse -- Current Inventory	175
16 Condo/Townhouse -- Sell/Inv. Ratio	10.86%
17 Condo/Townhouse -- Days to Sell	134
18 Lots -- Sales	9
19 Lots -- New Listings	47
20 Lots -- Current Inventory	551
21 Lots -- Sell/Inv. Ratio	1.63%
22 Lots -- Days to Sell	317
23 Residential -- Sales	63
24 Residential -- New Listings	107
25 Residential -- Current Inventory	573
26 Residential -- Sell/Inv. Ratio	11.00%
27 Residential -- Days to Sell	113
28 Average House Price	\$365,825.78
29 Median House Price	\$351,000.
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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	24	21	14.29%	418	476	-12.18%	196	207	-5.31%
2 Duplex	4	4	0.00%	104	117	-11.11%	43	40	7.50%
3 Mobile Home	8	12	-33.33%	174	217	-19.82%	88	85	3.53%
4 Recreational	1	12	-91.67%	36	53	-32.08%	25	39	-35.90%
5 Residential	107	97	10.31%	1633	1926	-15.21%	573	730	-21.51%
6 Residential WF	6	2	200.00%	73	79	-7.59%	33	43	-23.26%
7 3/4-Plex	0	1	-100.00%	15	18	-16.67%	11	10	10.00%
8 Timeshare	0	0	0.00%	0	0	0.00%	0	2	-100.00%
9 Apartment	18	23	-21.74%	253	334	-24.25%	143	140	2.14%
10 Townhouse	31	24	29.17%	459	488	-5.94%	175	201	-12.94%
11 RES. TOTAL	199	196	1.53%	3165	3708	-14.64%	1287	1497	-14.03%
12 FARMS	7	8	-12.50%	64	82	-21.95%	51	48	6.25%
13 MULTIFAMILY	1	2	-50.00%	13	17	-23.53%	10	12	-16.67%
14 Acreage	12	4	200.00%	150	202	-25.74%	151	172	-12.21%
15 Acreage WF	2	1	100.00%	15	20	-25.00%	10	10	0.00%
16 Lots	30	45	-33.33%	388	390	-0.51%	373	308	21.10%
17 Lots WF	2	2	0.00%	20	23	-13.04%	17	20	-15.00%
18 LOTS TOTAL	47	52	-9.62%	582	641	-9.20%	551	510	8.04%
19 Business	5	5	0.00%	74	112	-33.93%	53	77	-31.17%
20 Commercial	7	15	-53.33%	85	91	-6.59%	69	57	21.05%
21 Land	1	8	-87.50%	33	41	-19.51%	42	43	-2.33%
22 Leases	8	6	33.33%	77	56	37.50%	54	26	107.69%
23 IC&I TOTAL	21	34	-38.24%	269	300	-10.33%	218	203	7.39%
24 GRAND TOTAL	275	292	-5.82%	4094	4750	-13.81%	2117	2271	-6.78%

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	8	5	60.00%	\$5,155,000.	\$1,965,800.	162.23%	90.65%	77.01%
2 Duplex	3	0	0.00%	\$829,500.	\$0.	0.00%	93.04%	0.00%
3 Mobile Home	4	4	0.00%	\$335,000.	\$339,000.	-1.18%	92.27%	85.06%
4 Recreational	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
5 Residential	63	40	57.50%	\$23,047,024.	\$13,970,500.	64.97%	93.08%	87.92%
6 Residential WF	1	1	0.00%	\$315,000.	\$1,900,000.	-83.42%	79.74%	95.00%
7 3/4-Plex	1	0	0.00%	\$530,000.	\$0.	0.00%	85.62%	0.00%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	10	3	233.33%	\$1,646,800.	\$602,000.	173.55%	89.62%	85.39%
10 Townhouse	19	3	533.33%	\$5,351,050.	\$780,000.	586.03%	93.20%	88.29%
11 RES. TOTAL	109	56	94.64%	\$37,209,376.	\$19,557,300.	90.26%	92.38%	86.75%
12 FARMS	2	1	100.00%	\$4,198,000.	\$142,000.	2856.34%	89.26%	57.02%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	2	2	0.00%	\$408,000.	\$460,000.	-11.30%	90.24%	71.78%
15 Acreage WF	1	0	0.00%	\$270,000.	\$0.	0.00%	91.52%	0.00%
16 Lots	6	3	100.00%	\$913,500.	\$558,000.	63.71%	82.33%	75.37%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	9	5	80.00%	\$1,591,500.	\$1,018,000.	56.34%	85.11%	73.93%
19 Business	3	2	50.00%	\$403,280.	\$317,000.	27.22%	96.67%	72.28%
20 Commercial	1	0	0.00%	\$184,000.	\$0.	0.00%	84.01%	0.00%
21 Land	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
22 Leases	1	1	0.00%	\$646,200.	\$19,486.08	3216.21%	0.00%	0.00%
23 IC&I TOTAL	5	3	66.67%	\$1,233,480.	\$336,486.09	266.58%	93.50%	72.28%
24 GRAND TOTAL	125	65	92.31%	\$44,232,356.	\$21,053,786.	110.09%	91.84%	84.84%

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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	104	125	-16.80%	\$53,736,088.	\$73,826,200.	-27.21%	86.79%	92.72%
2 Duplex	43	49	-12.24%	\$14,071,923.	\$18,129,200.	-22.38%	93.89%	96.21%
3 Mobile Home	63	103	-38.83%	\$6,790,770.	\$12,052,000.	-43.65%	83.37%	88.95%
4 Recreational	12	10	20.00%	\$2,968,400.	\$2,555,777.	16.14%	83.41%	89.61%
5 Residential	777	672	15.63%	\$285,330,976.	\$265,715,728.	7.38%	91.91%	94.31%
6 Residential WF	18	10	80.00%	\$20,955,500.	\$14,034,500.	49.31%	84.90%	86.06%
7 3/4-Plex	4	2	100.00%	\$1,688,000.	\$728,000.	131.87%	89.95%	91.72%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	94	104	-9.62%	\$16,395,400.	\$21,240,012.	-22.81%	89.13%	94.53%
10 Townhouse	250	200	25.00%	\$71,966,560.	\$58,593,952.	22.82%	92.24%	96.15%
11 RES. TOTAL	1365	1275	7.06%	\$473,903,616.	\$466,875,360.	1.51%	90.88%	93.99%
12 FARMS	3	12	-75.00%	\$4,967,000.	\$10,897,650.	-54.42%	91.58%	91.07%
13 MULTIFAMILY	2	1	100.00%	\$745,000.	\$610,000.	22.13%	81.70%	84.13%
14 Acreage	29	36	-19.44%	\$7,574,000.	\$17,405,600.	-56.49%	85.75%	89.91%
15 Acreage WF	4	3	33.33%	\$1,195,000.	\$1,345,000.	-11.15%	76.84%	84.52%
16 Lots	81	62	30.65%	\$14,118,200.	\$13,029,124.	8.36%	90.68%	95.05%
17 Lots WF	1	2	-50.00%	\$1,070,000.	\$89,830.	1091.14%	63.12%	98.25%
18 LOTS TOTAL	118	104	13.46%	\$24,599,734.	\$32,324,554.	-23.90%	88.35%	93.05%
19 Business	12	14	-14.29%	\$6,087,997.50	\$8,379,500.	-27.35%	85.75%	85.60%
20 Commercial	18	22	-18.18%	\$12,481,695.	\$19,563,964.	-36.20%	87.90%	90.95%
21 Land	3	7	-57.14%	\$2,225,000.	\$6,412,000.	-65.30%	91.55%	90.59%
22 Leases	20	18	11.11%	\$2,304,732.25	\$1,484,558.75	55.25%	0.00%	100.00%
23 IC&I TOTAL	53	61	-13.11%	\$23,099,424.	\$35,840,024.	-35.55%	87.50%	89.40%
24 GRAND TOTAL	1541	1453	6.06%	\$527,314,784.	\$546,547,584.	-3.52%	90.61%	93.75%

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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	\$644,375.	\$393,160.	63.90%	\$544,000.	\$365,000.	49.04%	128	165	-22.42%
2 Duplex	\$276,500.	\$0.	0.00%	\$256,500.	\$0.	0.00%	90	0	0.00%
3 Mobile Home	\$83,750.	\$84,750.	-1.18%	\$78,750.	\$72,500.	8.62%	114	53	115.09%
4 Recreational	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
5 Residential	\$365,825.78	\$349,262.50	4.74%	\$351,000.	\$344,000.	2.03%	113	100	13.00%
6 Residential WF	\$315,000.	\$1,900,000.	-83.42%	\$315,000.	\$1,900,000.	-83.42%	139	62	124.19%
7 3/4-Plex	\$530,000.	\$0.	0.00%	\$530,000.	\$0.	0.00%	372	0	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$164,680.	\$200,666.67	-17.93%	\$154,900.	\$232,000.	-33.23%	168	98	71.43%
10 Townhouse	\$281,634.21	\$260,000.	8.32%	\$260,000.	\$270,000.	-3.70%	134	143	-6.29%
11 RES. TOTAL	\$341,370.40	\$349,237.50	-2.25%	\$320,000.	\$326,250.	-1.92%	124	104	19.23%
12 FARMS	\$2,099,000.	\$142,000.	1378.17%	\$2,099,000.	\$142,000.	1378.17%	208	166	25.30%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$204,000.	\$230,000.	-11.30%	\$204,000.	\$230,000.	-11.30%	148	57	159.65%
15 Acreage WF	\$270,000.	\$0.	0.00%	\$270,000.	\$0.	0.00%	203	0	0.00%
16 Lots	\$152,250.	\$186,000.	-18.15%	\$173,500.	\$160,000.	8.44%	392	154	154.55%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$176,833.32	\$203,600.	-13.15%	\$178,000.	\$220,000.	-19.09%	317	115	175.65%
19 Business	\$134,426.67	\$158,500.	-15.19%	\$105,000.	\$158,500.	-33.75%	148	176	-15.91%
20 Commercial	\$184,000.	\$0.	0.00%	\$184,000.	\$0.	0.00%	80	0	0.00%
21 Land	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
22 Leases	\$646,200.	\$19,486.08	3216.21%	\$646,200.	\$19,486.08	3216.21%	144	31	364.52%
23 IC&I TOTAL	\$246,696.	\$112,162.02	119.95%	\$184,000.	\$142,000.	29.58%	133	128	3.91%
24 GRAND TOTAL	\$353,858.84	\$323,904.40	9.25%	\$293,000.	\$285,000.	2.81%	140	107	30.84%

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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	\$516,693.18	\$590,609.62	-12.52%	\$464,000.	\$540,000.	-14.07%	146	108	35.19%
2 Duplex	\$327,254.03	\$369,983.68	-11.55%	\$283,000.	\$320,000.	-11.56%	105	71	47.89%
3 Mobile Home	\$107,790.	\$117,009.71	-7.88%	\$95,000.	\$112,000.	-15.18%	140	91	53.85%
4 Recreational	\$247,366.67	\$255,577.70	-3.21%	\$243,700.	\$257,738.50	-5.45%	183	107	71.03%
5 Residential	\$367,221.34	\$395,410.31	-7.13%	\$345,000.	\$376,250.	-8.31%	107	76	40.79%
6 Residential WF	\$1,164,194.50	\$1,403,450.	-17.05%	\$1,060,000.	\$924,500.	14.66%	128	133	-3.76%
7 3/4-Plex	\$422,000.	\$364,000.	15.93%	\$479,000.	\$364,000.	31.59%	183	165	10.91%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$174,419.15	\$204,230.89	-14.60%	\$165,000.	\$190,000.	-13.16%	144	91	58.24%
10 Townhouse	\$287,866.21	\$292,969.75	-1.74%	\$269,950.	\$257,500.	4.83%	131	77	70.13%
11 RES. TOTAL	\$347,182.12	\$366,176.75	-5.19%	\$312,500.	\$339,000.	-7.82%	120	82	46.34%
12 FARMS	\$1,655,666.62	\$908,137.50	82.31%	\$1,998,000.	\$720,000.	177.50%	167	113	47.79%
13 MULTIFAMILY	\$372,500.	\$610,000.	-38.93%	\$372,500.	\$610,000.	-38.93%	132	17	676.47%
14 Acreage	\$261,172.40	\$483,488.87	-45.98%	\$232,000.	\$325,500.	-28.73%	221	178	24.16%
15 Acreage WF	\$298,750.	\$448,333.34	-33.36%	\$262,500.	\$215,000.	22.09%	439	130	237.69%
16 Lots	\$174,298.76	\$210,147.15	-17.06%	\$160,000.	\$225,000.	-28.89%	231	250	-7.60%
17 Lots WF	\$1,070,000.	\$44,915.	2282.28%	\$1,070,000.	\$44,915.	2282.28%	337	53	535.85%
18 LOTS TOTAL	\$208,472.32	\$310,813.03	-32.93%	\$187,500.	\$242,500.	-22.68%	234	216	8.33%
19 Business	\$507,333.12	\$598,535.68	-15.24%	\$162,500.	\$584,000.	-72.17%	246	172	43.02%
20 Commercial	\$693,427.50	\$889,271.12	-22.02%	\$306,547.62	\$662,500.	-53.73%	181	148	22.30%
21 Land	\$741,666.68	\$916,000.	-19.03%	\$1,800,000.	\$375,000.	380.00%	252	233	8.15%
22 Leases	\$115,236.60	\$82,475.48	39.72%	\$65,089.55	\$412,350.	-84.21%	105	182	-42.31%
23 IC&I TOTAL	\$435,838.21	\$587,541.37	-25.82%	\$184,000.	\$295,000.	-37.63%	171	173	-1.16%
24 GRAND TOTAL	\$342,190.	\$376,151.12	-9.03%	\$300,000.	\$331,500.	-9.50%	130	96	35.42%

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