

Central Zone Monthly Statistics

October 2008

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 = 2008						
Month = October						
Area = Central Zone						
1 Units Listed	1032	913	13.03%	12197	9528	28.01%
2 Units Sold	168	480	-65.00%	3502	5550	-36.90%
3 Sales Volume	\$62,242,400.	\$196,106,992.	-68.26%	\$1,511,476,608.	\$2,264,092,416.	-33.24%
4 List/Sell Ratio	89.04%	95.90%		94.89%	96.54%	
5 Days to Sell	92	70	31.43%	77	68	13.24%
6 Active Listings	5466	3092	76.78%			
Area = North Zone						
1 Units Listed	336	386	-12.95%	4471	3923	13.97%
2 Units Sold	89	186	-52.15%	1394	2277	-38.78%
3 Sales Volume	\$32,906,400.	\$71,567,448.	-54.02%	\$530,993,056.	\$782,653,952.	-32.15%
4 List/Sell Ratio	89.45%	95.52%		94.15%	96.42%	
5 Days to Sell	105	84	25.00%	95	84	13.10%
6 Active Listings	2345	1571	49.27%			
Area = Shuswap Zone						
1 Units Listed	192	178	7.87%	2932	2379	23.25%
2 Units Sold	64	107	-40.19%	847	1359	-37.67%
3 Sales Volume	\$22,335,100.	\$31,361,452.	-28.78%	\$274,990,432.	\$435,979,200.	-36.93%
4 List/Sell Ratio	84.56%	94.08%		92.00%	95.46%	
5 Days to Sell	139	84	65.48%	101	104	-2.88%
6 Active Listings	1603	1032	55.33%			
Area = Grand Total						
1 Units Listed	1560	1477	5.62%	19600	15830	23.82%
2 Units Sold	321	773	-58.47%	5743	9186	-37.48%
3 Sales Volume	\$117,483,896.	\$299,035,904.	-60.71%	\$2,317,459,968.	\$3,482,725,632.	-33.46%
4 List/Sell Ratio	88.24%	95.56%		94.28%	96.35%	
5 Days to Sell	105	76	38.16%	85	77	10.39%
6 Active Listings	9414	5695	65.30%			

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Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	168	\$62,242,400.	91	\$42,063,828.
Last Month	265	\$110,756,664.	128	\$60,867,092.
This Month Last Year	480	\$196,106,992.	216	\$108,203,768.

Description	Total Listings Taken	Inventory
This Month	1032	5466
Last Month	1102	5590
This Month Last Year	913	3092

Quick Summary Part 2

	<u>Description</u>	<u>This Month</u>
Year = 2008		
Month = 10		
Area = CO		
7	Ratio of Sales vs. Inventory	3.07%
8	Condo/Apt -- Sales	34
9	Condo/Apt -- New Listings	203
10	Condo/Apt -- Current Inventory	1239
11	Condo/Apt -- Sell/Inv. Ratio	2.74%
12	Condo/Apt -- Days to Sell	88
13	Condo/Townhouse -- Sales	18
14	Condo/Townhouse -- New Listings	108
15	Condo/Townhouse -- Current Inventory	584
16	Condo/Townhouse -- Sell/Inv. Ratio	3.08%
17	Condo/Townhouse -- Days to Sell	90
18	Lots -- Sales	1
19	Lots -- New Listings	67
20	Lots -- Current Inventory	604
21	Lots -- Sell/Inv. Ratio	0.17%
22	Lots -- Days to Sell	190
23	Residential -- Sales	91
24	Residential -- New Listings	440
25	Residential -- Current Inventory	1861
26	Residential -- Sell/Inv. Ratio	4.89%
27	Residential -- Days to Sell	86
28	Average House Price	\$462,239.84
29	Median House Price	\$430,000.

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 = CO									
1 Acreage/House	29	39	-25.64%	409	333	22.82%	228	157	45.22%
2 Duplex	19	16	18.75%	231	230	0.43%	83	52	59.62%
3 Mobile Home	34	55	-38.18%	599	487	23.00%	195	158	23.42%
4 Recreational	5	9	-44.44%	81	137	-40.88%	55	72	-23.61%
5 Residential	440	359	22.56%	5030	4076	23.41%	1861	1036	79.63%
6 Residential WF	12	11	9.09%	164	136	20.59%	94	48	95.83%
7 3/4-Plex	2	0	0.00%	20	15	33.33%	12	3	300.00%
8 Timeshare	1	0	0.00%	16	12	33.33%	12	11	9.09%
9 Apartment	203	212	-4.25%	2741	1836	49.29%	1239	617	100.81%
10 Townhouse	108	93	16.13%	1312	925	41.84%	584	219	166.67%
11 RES. TOTAL	853	794	7.43%	10603	8187	29.51%	4363	2373	83.86%
12 FARMS	9	12	-25.00%	105	100	5.00%	71	61	16.39%
13 MULTIFAMILY	0	0	0.00%	17	10	70.00%	7	2	250.00%
14 Acreage	9	14	-35.71%	174	134	29.85%	119	59	101.69%
15 Acreage WF	2	1	100.00%	21	18	16.67%	14	13	7.69%
16 Lots	56	53	5.66%	656	648	1.23%	457	296	54.39%
17 Lots WF	0	0	0.00%	23	21	9.52%	14	8	75.00%
18 LOTS TOTAL	67	68	-1.47%	879	825	6.55%	604	376	60.64%
19 Business	12	11	9.09%	114	129	-11.63%	78	83	-6.02%
20 Commercial	32	6	433.33%	186	78	138.46%	135	38	255.26%
21 Land	13	5	160.00%	97	63	53.97%	58	69	-15.94%
22 Leases	45	17	164.71%	194	135	43.70%	149	90	65.56%
23 IC&I TOTAL	102	39	161.54%	591	405	45.93%	420	280	50.00%
24 GRAND TOTAL	1032	913	13.03%	12197	9528	28.01%	5466	3092	76.78%

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 = CO								
1 Acreage/House	3	10	-70.00%	\$1,382,500.	\$9,194,000.	-84.96%	75.96%	96.01%
2 Duplex	4	8	-50.00%	\$1,408,000.	\$3,635,900.	-61.28%	93.65%	97.60%
3 Mobile Home	9	30	-70.00%	\$869,340.	\$3,582,500.	-75.73%	85.14%	91.21%
4 Recreational	0	2	-100.00%	\$0.	\$935,000.	0.00%	0.00%	93.09%
5 Residential	91	216	-57.87%	\$42,063,828.	\$108,203,768.	-61.13%	89.06%	96.37%
6 Residential WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
7 3/4-Plex	0	1	-100.00%	\$0.	\$232,000.	0.00%	0.00%	98.76%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	34	94	-63.83%	\$8,555,400.	\$27,114,172.	-68.45%	90.90%	96.26%
10 Townhouse	18	62	-70.97%	\$5,684,300.	\$21,750,888.	-73.87%	88.96%	95.91%
11 RES. TOTAL	159	423	-62.41%	\$59,963,368.	\$174,648,224.	-65.67%	89.09%	95.92%
12 FARMS	0	2	-100.00%	\$0.	\$1,764,900.	0.00%	0.00%	90.14%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	0	5	-100.00%	\$0.	\$3,619,000.	0.00%	0.00%	95.28%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	1	34	-97.06%	\$108,000.	\$7,054,700.	-98.47%	85.37%	96.45%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	1	39	-97.44%	\$108,000.	\$10,673,700.	-98.99%	85.37%	96.30%
19 Business	0	1	-100.00%	\$0.	\$98,000.	0.00%	0.00%	83.05%
20 Commercial	1	1	0.00%	\$1,425,000.	\$466,900.	205.20%	84.31%	92.47%
21 Land	0	11	-100.00%	\$0.	\$8,248,000.	0.00%	0.00%	96.42%
22 Leases	7	3	133.33%	\$746,032.	\$207,267.95	259.94%	0.00%	0.00%
23 IC&I TOTAL	8	16	-50.00%	\$2,171,032.	\$9,020,168.	-75.93%	84.31%	95.09%
24 GRAND TOTAL	168	480	-65.00%	\$62,242,400.	\$196,106,992.	-68.26%	89.04%	95.90%

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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 = CO								
1 Acreage/House	68	106	-35.85%	\$68,495,400.	\$95,946,400.	-28.61%	91.15%	94.51%
2 Duplex	92	171	-46.20%	\$35,639,640.	\$60,781,236.	-41.36%	95.44%	96.84%
3 Mobile Home	228	261	-12.64%	\$27,200,956.	\$28,720,492.	-5.29%	90.42%	92.56%
4 Recreational	9	52	-82.69%	\$2,192,562.	\$18,925,050.	-88.41%	92.31%	95.51%
5 Residential	1619	2573	-37.08%	\$823,170,048.	\$1,225,741,056.	-32.84%	95.42%	97.09%
6 Residential WF	25	48	-47.92%	\$61,718,000.	\$92,782,728.	-33.48%	91.74%	91.79%
7 3/4-Plex	4	14	-71.43%	\$2,145,000.	\$6,447,500.	-66.73%	98.74%	95.11%
8 Timeshare	1	5	-80.00%	\$2,000.	\$33,200.	-93.98%	36.36%	87.47%
9 Apartment	755	1123	-32.77%	\$218,873,200.	\$301,200,352.	-27.33%	95.21%	97.08%
10 Townhouse	393	666	-40.99%	\$153,122,848.	\$232,708,928.	-34.20%	95.72%	97.05%
11 RES. TOTAL	3194	5019	-36.36%	\$1,392,559,616.	\$2,063,286,912.	-32.51%	94.91%	96.70%
12 FARMS	9	18	-50.00%	\$9,685,000.	\$18,898,900.	-48.75%	89.62%	91.66%
13 MULTIFAMILY	1	6	-83.33%	\$860,000.	\$10,562,000.	-91.86%	98.28%	93.28%
14 Acreage	22	39	-43.59%	\$12,997,050.	\$25,758,800.	-49.54%	92.41%	94.64%
15 Acreage WF	2	1	100.00%	\$2,150,000.	\$1,400,000.	53.57%	91.17%	100.00%
16 Lots	127	284	-55.28%	\$29,930,454.	\$60,099,748.	-50.20%	95.69%	96.63%
17 Lots WF	1	6	-83.33%	\$1,700,000.	\$7,240,000.	-76.52%	94.44%	93.86%
18 LOTS TOTAL	153	330	-53.64%	\$47,447,504.	\$94,498,544.	-49.79%	95.07%	96.35%
19 Business	21	21	0.00%	\$5,089,700.	\$11,327,100.	-55.07%	80.10%	73.77%
20 Commercial	29	42	-30.95%	\$22,581,628.	\$28,222,436.	-19.99%	105.89%	94.57%
21 Land	20	29	-31.03%	\$25,828,750.	\$27,476,000.	-6.00%	90.88%	96.12%
22 Leases	75	85	-11.76%	\$7,424,311.50	\$9,820,618.	-24.40%	96.83%	90.07%
23 IC&I TOTAL	145	177	-18.08%	\$60,924,392.	\$76,846,152.	-20.72%	93.99%	90.29%
24 GRAND TOTAL	3502	5550	-36.90%	\$1,511,476,608.	\$2,264,092,416.	-33.24%	94.89%	96.54%

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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 = CO									
1 Acreage/House	\$460,833.34	\$919,400.	-49.88%	\$500,000.	\$797,500.	-37.30%	133	63	111.11%
2 Duplex	\$352,000.	\$454,487.50	-22.55%	\$343,500.	\$391,000.	-12.15%	66	49	34.69%
3 Mobile Home	\$96,593.33	\$119,416.66	-19.11%	\$95,000.	\$118,000.	-19.49%	106	56	89.29%
4 Recreational	\$0.	\$467,500.	0.00%	\$0.	\$467,500.	0.00%	0	359	0.00%
5 Residential	\$462,239.84	\$500,943.37	-7.73%	\$430,000.	\$466,500.	-7.82%	86	56	53.57%
6 Residential WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
7 3/4-Plex	\$0.	\$232,000.	0.00%	\$0.	\$232,000.	0.00%	0	40	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$251,629.40	\$288,448.65	-12.76%	\$242,750.	\$259,500.	-6.45%	88	58	51.72%
10 Townhouse	\$315,794.43	\$350,820.75	-9.98%	\$296,750.	\$331,450.	-10.47%	90	56	60.71%
11 RES. TOTAL	\$377,128.09	\$412,879.96	-8.66%	\$375,000.	\$399,000.	-6.02%	88	58	51.72%
12 FARMS	\$0.	\$882,450.	0.00%	\$0.	\$882,450.	0.00%	0	109	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$0.	\$723,800.	0.00%	\$0.	\$500,000.	0.00%	0	84	0.00%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$108,000.	\$207,491.17	-47.95%	\$108,000.	\$189,450.	-42.99%	190	133	42.86%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$108,000.	\$273,684.62	-60.54%	\$108,000.	\$203,000.	-46.80%	190	127	49.61%
19 Business	\$0.	\$98,000.	0.00%	\$0.	\$98,000.	0.00%	0	64	0.00%
20 Commercial	\$1,425,000.	\$466,900.	205.20%	\$1,425,000.	\$466,900.	205.20%	140	36	288.89%
21 Land	\$0.	\$749,818.18	0.00%	\$0.	\$875,000.	0.00%	0	315	0.00%
22 Leases	\$106,576.	\$69,089.32	54.26%	\$120,000.	\$64,800.	85.19%	170	179	-5.03%
23 IC&I TOTAL	\$271,379.	\$563,760.50	-51.86%	\$133,668.	\$450,950.	-70.36%	166	256	-35.16%
24 GRAND TOTAL	\$370,490.46	\$408,556.25	-9.32%	\$366,500.	\$393,750.	-6.92%	92	70	31.43%

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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 = CO									
1 Acreage/House	\$1,007,285.31	\$905,154.68	11.28%	\$749,950.	\$750,000.	-0.01%	95	91	4.40%
2 Duplex	\$387,387.37	\$355,445.84	8.99%	\$356,800.	\$319,000.	11.85%	59	50	18.00%
3 Mobile Home	\$119,302.43	\$110,040.19	8.42%	\$109,750.	\$105,000.	4.52%	71	60	18.33%
4 Recreational	\$243,618.	\$363,943.28	-33.06%	\$221,062.	\$322,500.	-31.45%	170	131	29.77%
5 Residential	\$508,443.53	\$476,385.93	6.73%	\$475,000.	\$436,000.	8.94%	63	56	12.50%
6 Residential WF	\$2,468,720.	\$1,932,973.50	27.72%	\$2,145,000.	\$1,650,000.	30.00%	104	87	19.54%
7 3/4-Plex	\$536,250.	\$460,535.71	16.44%	\$500,000.	\$445,000.	12.36%	87	63	38.10%
8 Timeshare	\$2,000.	\$6,640.	-69.88%	\$2,000.	\$5,700.	-64.91%	168	207	-18.84%
9 Apartment	\$289,898.28	\$268,210.46	8.09%	\$261,900.	\$242,000.	8.22%	70	64	9.38%
10 Townhouse	\$389,625.56	\$349,412.81	11.51%	\$360,000.	\$327,250.	10.01%	72	55	30.91%
11 RES. TOTAL	\$435,992.37	\$411,095.21	6.06%	\$400,000.	\$368,000.	8.70%	68	60	13.33%
12 FARMS	\$1,076,111.12	\$1,049,938.87	2.49%	\$1,100,000.	\$895,000.	22.91%	154	121	27.27%
13 MULTIFAMILY	\$860,000.	\$1,760,333.37	-51.15%	\$860,000.	\$2,337,500.	-63.21%	28	65	-56.92%
14 Acreage	\$590,775.	\$660,482.06	-10.55%	\$512,500.	\$417,000.	22.90%	128	122	4.92%
15 Acreage WF	\$1,075,000.	\$1,400,000.	-23.21%	\$1,075,000.	\$1,400,000.	-23.21%	221	100	121.00%
16 Lots	\$235,672.85	\$211,618.82	11.37%	\$210,000.	\$194,750.	7.83%	131	120	9.17%
17 Lots WF	\$1,700,000.	\$1,206,666.62	40.88%	\$1,700,000.	\$1,242,500.	36.82%	157	157	0.00%
18 LOTS TOTAL	\$310,114.40	\$286,359.25	8.30%	\$235,000.	\$209,900.	11.96%	132	121	9.09%
19 Business	\$242,366.67	\$539,385.68	-55.07%	\$150,000.	\$62,500.	140.00%	192	218	-11.93%
20 Commercial	\$778,676.87	\$671,962.75	15.88%	\$870,000.	\$1,733,500.	-49.81%	120	115	4.35%
21 Land	\$1,291,437.50	\$947,448.25	36.31%	\$1,687,500.	\$429,000.	293.36%	448	221	102.71%
22 Leases	\$98,990.82	\$115,477.15	-14.28%	\$37,619.	\$142,275.	-73.56%	202	230	-12.17%
23 IC&I TOTAL	\$420,168.21	\$435,941.	-3.62%	\$148,425.	\$162,000.	-8.38%	218	199	9.55%
24 GRAND TOTAL	\$431,603.81	\$407,996.37	5.79%	\$392,000.	\$359,000.	9.19%	77	68	13.24%

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