

Central Zone Monthly Statistics

September 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 = September						
Area = Central Zone						
1 Units Listed	1102	938	17.48%	11165	8615	29.60%
2 Units Sold	265	463	-42.76%	3334	5071	-34.25%
3 Sales Volume	\$110,756,664.	\$201,946,928.	-45.16%	\$1,449,544,192.	\$2,068,045,568.	-29.91%
4 List/Sell Ratio	92.78%	96.09%		95.18%	96.60%	
5 Days to Sell	92	65	41.54%	76	68	11.76%
6 Active Listings	5590	3089	80.96%			
Area = North Zone						
1 Units Listed	434	322	34.78%	4138	3537	16.99%
2 Units Sold	103	186	-44.62%	1306	2093	-37.60%
3 Sales Volume	\$36,888,132.	\$71,625,728.	-48.50%	\$498,927,680.	\$711,601,536.	-29.89%
4 List/Sell Ratio	90.70%	95.29%		94.47%	96.51%	
5 Days to Sell	98	82	19.51%	95	85	11.76%
6 Active Listings	2486	1560	59.36%			
Area = Shuswap Zone						
1 Units Listed	212	248	-14.52%	2738	2201	24.40%
2 Units Sold	82	125	-34.40%	783	1252	-37.46%
3 Sales Volume	\$24,247,352.	\$45,333,504.	-46.51%	\$252,561,328.	\$404,617,728.	-37.58%
4 List/Sell Ratio	89.21%	93.89%		92.61%	95.58%	
5 Days to Sell	108	103	4.85%	98	106	-7.55%
6 Active Listings	1771	1095	61.74%			
Area = Grand Total						
1 Units Listed	1748	1508	15.92%	18041	14353	25.69%
2 Units Sold	450	774	-41.86%	5423	8416	-35.56%
3 Sales Volume	\$171,892,144.	\$318,906,176.	-46.10%	\$2,201,033,216.	\$3,184,264,704.	-30.88%
4 List/Sell Ratio	91.64%	95.54%		94.63%	96.42%	
5 Days to Sell	96	75	28.00%	84	78	7.69%
6 Active Listings	9847	5744	71.43%			

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	265	\$110,756,664.	128	\$60,867,092.
Last Month	275	\$120,394,728.	123	\$61,129,840.
This Month Last Year	463	\$201,946,928.	217	\$111,369,432.

Description	Total Listings Taken	Inventory
This Month	1102	5590
Last Month	1127	5588
This Month Last Year	938	3089

Quick Summary Part 2

Description	This Month
Year = 2008	
Month = 9	
Area = CO	
7 Ratio of Sales vs. Inventory	4.74%
8 Condo/Apt -- Sales	61
9 Condo/Apt -- New Listings	219
10 Condo/Apt -- Current Inventory	1292
11 Condo/Apt -- Sell/Inv. Ratio	4.72%
12 Condo/Apt -- Days to Sell	91
13 Condo/Townhouse -- Sales	29
14 Condo/Townhouse -- New Listings	130
15 Condo/Townhouse -- Current Inventory	592
16 Condo/Townhouse -- Sell/Inv. Ratio	4.90%
17 Condo/Townhouse -- Days to Sell	80
18 Lots -- Sales	7
19 Lots -- New Listings	99
20 Lots -- Current Inventory	619
21 Lots -- Sell/Inv. Ratio	1.13%
22 Lots -- Days to Sell	81
23 Residential -- Sales	128
24 Residential -- New Listings	470
25 Residential -- Current Inventory	1920
26 Residential -- Sell/Inv. Ratio	6.67%
27 Residential -- Days to Sell	79
28 Average House Price	\$475,524.15
29 Median House Price	\$448,000.

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	33	40	-17.50%	381	294	29.59%	238	157	51.59%
2 Duplex	13	27	-51.85%	211	214	-1.40%	82	50	64.00%
3 Mobile Home	49	39	25.64%	565	432	30.79%	216	171	26.32%
4 Recreational	5	8	-37.50%	76	128	-40.63%	62	76	-18.42%
5 Residential	470	413	13.80%	4591	3717	23.51%	1920	1058	81.47%
6 Residential WF	6	10	-40.00%	151	125	20.80%	93	49	89.80%
7 3/4-Plex	2	1	100.00%	18	15	20.00%	11	5	120.00%
8 Timeshare	2	1	100.00%	15	12	25.00%	11	13	-15.38%
9 Apartment	219	183	19.67%	2535	1624	56.10%	1292	559	131.13%
10 Townhouse	130	77	68.83%	1207	832	45.07%	592	223	165.47%
11 RES. TOTAL	929	799	16.27%	9750	7393	31.88%	4517	2361	91.32%
12 FARMS	6	8	-25.00%	96	88	9.09%	77	62	24.19%
13 MULTIFAMILY	1	1	0.00%	18	10	80.00%	9	1	800.00%
14 Acreage	13	10	30.00%	164	120	36.67%	124	59	110.17%
15 Acreage WF	1	5	-80.00%	19	17	11.76%	14	9	55.56%
16 Lots	84	67	25.37%	600	595	0.84%	467	309	51.13%
17 Lots WF	1	3	-66.67%	23	21	9.52%	14	13	7.69%
18 LOTS TOTAL	99	86	15.12%	811	757	7.13%	619	390	58.72%
19 Business	10	11	-9.09%	102	118	-13.56%	75	86	-12.79%
20 Commercial	33	18	83.33%	154	72	113.89%	112	38	194.74%
21 Land	7	7	0.00%	84	58	44.83%	60	73	-17.81%
22 Leases	17	8	112.50%	149	118	26.27%	121	78	55.13%
23 IC&I TOTAL	67	44	52.27%	489	366	33.61%	368	275	33.82%
24 GRAND TOTAL	1102	938	17.48%	11165	8615	29.60%	5590	3089	80.96%

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	2	15	-86.67%	\$1,324,000.	\$15,772,200.	-91.61%	95.32%	93.58%
2 Duplex	9	10	-10.00%	\$3,275,150.	\$3,480,300.	-5.89%	94.41%	97.23%
3 Mobile Home	14	21	-33.33%	\$1,412,600.	\$2,665,742.	-47.01%	85.19%	92.19%
4 Recreational	0	4	-100.00%	\$0.	\$1,784,000.	0.00%	0.00%	97.82%
5 Residential	128	217	-41.01%	\$60,867,092.	\$111,369,432.	-45.35%	91.78%	96.35%
6 Residential WF	4	5	-20.00%	\$9,080,500.	\$10,678,725.	-14.97%	91.37%	86.40%
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	61	87	-29.89%	\$16,429,481.	\$23,193,870.	-29.16%	92.53%	97.11%
10 Townhouse	29	53	-45.28%	\$11,311,800.	\$19,701,300.	-42.58%	93.94%	97.17%
11 RES. TOTAL	247	412	-40.05%	\$103,700,624.	\$188,645,568.	-45.03%	91.96%	96.22%
12 FARMS	0	3	-100.00%	\$0.	\$3,650,000.	0.00%	0.00%	92.51%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	1	2	-50.00%	\$420,000.	\$990,000.	-57.58%	93.54%	95.90%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	5	29	-82.76%	\$1,057,000.	\$5,390,000.	-80.39%	91.27%	96.34%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	7	31	-77.42%	\$2,147,000.	\$6,380,000.	-66.35%	90.53%	96.31%
19 Business	3	1	200.00%	\$274,500.	\$644,000.	-57.38%	77.12%	93.46%
20 Commercial	1	2	-50.00%	\$3,450,000.	\$1,429,850.	141.28%	353.84%	95.91%
21 Land	1	0	0.00%	\$670,000.	\$0.	0.00%	95.85%	0.00%
22 Leases	6	14	-57.14%	\$514,540.50	\$1,197,514.75	-57.03%	0.00%	88.42%
23 IC&I TOTAL	11	17	-35.29%	\$4,909,040.50	\$3,271,364.75	50.06%	136.21%	90.64%
24 GRAND TOTAL	265	463	-42.76%	\$110,756,664.	\$201,946,928.	-45.16%	92.78%	96.09%

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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	65	96	-32.29%	\$67,112,896.	\$86,752,400.	-22.64%	91.86%	94.35%
2 Duplex	88	163	-46.01%	\$34,231,640.	\$57,145,336.	-40.10%	95.53%	96.80%
3 Mobile Home	218	232	-6.03%	\$26,271,616.	\$25,197,992.	4.26%	90.63%	92.73%
4 Recreational	9	50	-82.00%	\$2,192,562.	\$17,990,050.	-87.81%	92.31%	95.60%
5 Residential	1529	2357	-35.13%	\$781,476,224.	\$1,117,537,280.	-30.07%	95.80%	97.16%
6 Residential WF	25	48	-47.92%	\$61,718,000.	\$92,782,728.	-33.48%	91.74%	91.79%
7 3/4-Plex	4	13	-69.23%	\$2,145,000.	\$6,215,500.	-65.49%	98.74%	94.83%
8 Timeshare	1	5	-80.00%	\$2,000.	\$33,200.	-93.98%	36.36%	87.47%
9 Apartment	721	1029	-29.93%	\$210,317,792.	\$274,086,176.	-23.27%	95.41%	97.15%
10 Townhouse	375	604	-37.91%	\$147,438,544.	\$210,958,048.	-30.11%	96.04%	97.17%
11 RES. TOTAL	3035	4597	-33.98%	\$1,332,906,240.	\$1,888,698,624.	-29.43%	95.22%	96.77%
12 FARMS	9	16	-43.75%	\$9,685,000.	\$17,134,000.	-43.47%	89.62%	91.85%
13 MULTIFAMILY	1	6	-83.33%	\$860,000.	\$10,562,000.	-91.86%	98.28%	93.28%
14 Acreage	22	34	-35.29%	\$12,997,050.	\$22,139,800.	-41.30%	92.41%	94.54%
15 Acreage WF	2	1	100.00%	\$2,150,000.	\$1,400,000.	53.57%	91.17%	100.00%
16 Lots	126	250	-49.60%	\$29,822,454.	\$53,045,048.	-43.78%	95.77%	96.65%
17 Lots WF	1	6	-83.33%	\$1,700,000.	\$7,240,000.	-76.52%	94.44%	93.86%
18 LOTS TOTAL	152	291	-47.77%	\$47,339,504.	\$83,824,848.	-43.53%	95.13%	96.36%
19 Business	21	20	5.00%	\$5,089,700.	\$11,229,100.	-54.67%	80.10%	73.31%
20 Commercial	28	41	-31.71%	\$21,156,628.	\$27,755,536.	-23.78%	106.67%	94.62%
21 Land	20	18	11.11%	\$25,828,750.	\$19,228,000.	34.33%	90.88%	95.94%
22 Leases	68	82	-17.07%	\$6,678,279.50	\$9,613,350.	-30.53%	96.83%	90.07%
23 IC&I TOTAL	137	161	-14.91%	\$58,753,360.	\$67,825,984.	-13.38%	94.12%	89.57%
24 GRAND TOTAL	3334	5071	-34.25%	\$1,449,544,192.	\$2,068,045,568.	-29.91%	95.18%	96.60%

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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	\$662,000.	\$1,051,480.	-37.04%	\$662,000.	\$835,000.	-20.72%	82	115	-28.70%
2 Duplex	\$363,905.56	\$348,030.	4.56%	\$339,500.	\$319,450.	6.28%	42	34	23.53%
3 Mobile Home	\$100,900.	\$126,940.09	-20.51%	\$94,000.	\$120,000.	-21.67%	101	61	65.57%
4 Recreational	\$0.	\$446,000.	0.00%	\$0.	\$455,000.	0.00%	0	78	0.00%
5 Residential	\$475,524.15	\$513,223.18	-7.35%	\$448,000.	\$475,000.	-5.68%	79	57	38.60%
6 Residential WF	\$2,270,125.	\$2,135,745.	6.29%	\$2,424,000.	\$2,200,000.	10.18%	50	116	-56.90%
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	\$269,335.75	\$266,596.21	1.03%	\$255,000.	\$255,000.	0.00%	91	50	82.00%
10 Townhouse	\$390,062.06	\$371,722.65	4.93%	\$395,000.	\$352,000.	12.22%	80	54	48.15%
11 RES. TOTAL	\$419,840.56	\$457,877.59	-8.31%	\$400,000.	\$409,000.	-2.20%	81	58	39.66%
12 FARMS	\$0.	\$1,216,666.62	0.00%	\$0.	\$1,340,000.	0.00%	0	70	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$420,000.	\$495,000.	-15.15%	\$420,000.	\$495,000.	-15.15%	77	60	28.33%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$211,400.	\$185,862.06	13.74%	\$244,000.	\$189,900.	28.49%	85	105	-19.05%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$306,714.28	\$205,806.45	49.03%	\$254,000.	\$190,000.	33.68%	81	102	-20.59%
19 Business	\$91,500.	\$644,000.	-85.79%	\$84,500.	\$644,000.	-86.88%	125	120	4.17%
20 Commercial	\$3,450,000.	\$714,925.	382.57%	\$3,450,000.	\$714,925.	382.57%	153	124	23.39%
21 Land	\$670,000.	\$0.	0.00%	\$670,000.	\$0.	0.00%	2451	0	0.00%
22 Leases	\$85,756.75	\$85,536.76	0.26%	\$101,062.50	\$14.	721775.00%	118	185	-36.22%
23 IC&I TOTAL	\$446,276.40	\$192,433.21	131.91%	\$121,500.	\$22,140.	448.78%	335	174	92.53%
24 GRAND TOTAL	\$417,949.65	\$436,170.50	-4.18%	\$393,500.	\$390,000.	0.90%	92	65	41.54%

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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	\$1,032,506.12	\$903,670.81	14.26%	\$765,000.	\$740,000.	3.38%	93	94	-1.06%
2 Duplex	\$388,995.87	\$350,584.87	10.96%	\$356,800.	\$315,000.	13.27%	58	50	16.00%
3 Mobile Home	\$120,511.99	\$108,612.03	10.96%	\$110,500.	\$102,000.	8.33%	69	59	16.95%
4 Recreational	\$243,618.	\$359,801.	-32.29%	\$221,062.	\$317,450.	-30.36%	170	122	39.34%
5 Residential	\$511,102.84	\$474,135.43	7.80%	\$476,888.	\$434,000.	9.88%	62	56	10.71%
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.	\$478,115.37	12.16%	\$500,000.	\$470,000.	6.38%	87	64	35.94%
8 Timeshare	\$2,000.	\$6,640.	-69.88%	\$2,000.	\$5,700.	-64.91%	168	207	-18.84%
9 Apartment	\$291,702.90	\$266,361.68	9.51%	\$262,000.	\$239,900.	9.21%	69	65	6.15%
10 Townhouse	\$393,169.46	\$349,268.28	12.57%	\$362,000.	\$326,000.	11.04%	71	55	29.09%
11 RES. TOTAL	\$439,178.34	\$410,854.62	6.89%	\$400,000.	\$365,000.	9.59%	66	60	10.00%
12 FARMS	\$1,076,111.12	\$1,070,875.	0.49%	\$1,100,000.	\$895,000.	22.91%	154	122	26.23%
13 MULTIFAMILY	\$860,000.	\$1,760,333.37	-51.15%	\$860,000.	\$1,165,000.	-26.18%	28	65	-56.92%
14 Acreage	\$590,775.	\$651,170.56	-9.27%	\$512,500.	\$408,000.	25.61%	128	127	0.79%
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	\$236,686.14	\$212,180.18	11.55%	\$211,000.	\$194,750.	8.34%	131	118	11.02%
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	\$311,444.09	\$288,057.90	8.12%	\$235,000.	\$209,900.	11.96%	131	120	9.17%
19 Business	\$242,366.67	\$561,455.	-56.83%	\$530,000.	\$215,000.	146.51%	192	226	-15.04%
20 Commercial	\$755,593.87	\$676,964.25	11.62%	\$1,440,000.	\$450,000.	220.00%	120	117	2.56%
21 Land	\$1,291,437.50	\$1,068,222.25	20.90%	\$937,500.	\$726,500.	29.04%	448	164	173.17%
22 Leases	\$98,209.99	\$117,195.22	-16.20%	\$35,700.	\$56,787.	-37.13%	206	231	-10.82%
23 IC&I TOTAL	\$428,856.62	\$423,159.06	1.35%	\$150,000.	\$146,000.	2.74%	221	194	13.92%
24 GRAND TOTAL	\$434,776.28	\$407,874.75	6.60%	\$395,000.	\$356,500.	10.80%	76	68	11.76%

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