

Central Zone Monthly Statistics

December 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 = December						
Area = Central Zone						
1 Units Listed	665	555	19.82%	13616	10887	25.07%
2 Units Sold	120	281	-57.30%	3773	6196	-39.11%
3 Sales Volume	\$48,685,116.	\$111,836,568.	-56.47%	\$1,607,681,024.	\$2,532,709,376.	-36.52%
4 List/Sell Ratio	87.72%	95.62%		94.36%	96.45%	
5 Days to Sell	89	81	9.88%	78	69	13.04%
6 Active Listings	4740	2948	60.79%			
Area = North Zone						
1 Units Listed	198	136	45.59%	4958	4352	13.92%
2 Units Sold	47	91	-48.35%	1502	2527	-40.56%
3 Sales Volume	\$13,363,766.	\$31,089,138.	-57.01%	\$562,405,376.	\$873,414,016.	-35.61%
4 List/Sell Ratio	88.75%	94.89%		93.57%	96.30%	
5 Days to Sell	85	110	-22.73%	96	85	12.94%
6 Active Listings	2093	1370	52.77%			
Area = Shuswap Zone						
1 Units Listed	85	75	13.33%	3165	2616	20.99%
2 Units Sold	38	53	-28.30%	914	1480	-38.24%
3 Sales Volume	\$10,343,476.	\$16,793,036.	-38.41%	\$289,836,544.	\$477,890,720.	-39.35%
4 List/Sell Ratio	76.74%	93.46%		91.08%	95.30%	
5 Days to Sell	134	108	24.07%	104	104	0.00%
6 Active Listings	1370	888	54.28%			
Area = Grand Total						
1 Units Listed	948	766	23.76%	21739	17855	21.75%
2 Units Sold	205	425	-51.76%	6189	10203	-39.34%
3 Sales Volume	\$72,392,360.	\$159,718,736.	-54.68%	\$2,459,922,944.	\$3,884,014,080.	-36.67%
4 List/Sell Ratio	85.90%	95.19%		93.68%	96.25%	
5 Days to Sell	96	91	5.49%	86	78	10.26%
6 Active Listings	8203	5206	57.57%			

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	120	\$48,685,116.	66	\$32,136,068.
Last Month	150	\$53,850,896.	71	\$32,730,500.
This Month Last Year	281	\$111,836,568.	115	\$57,192,024.

Description	Total Listings Taken	Inventory
This Month	665	4740
Last Month	752	5149
This Month Last Year	555	2948

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2008	
Month = 12	
Area = CO	
7 Ratio of Sales vs. Inventory	2.53%
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8 Condo/Apt -- Sales	22
9 Condo/Apt -- New Listings	115
10 Condo/Apt -- Current Inventory	1041
11 Condo/Apt -- Sell/Inv. Ratio	2.11%
12 Condo/Apt -- Days to Sell	92
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13 Condo/Townhouse -- Sales	14
14 Condo/Townhouse -- New Listings	88
15 Condo/Townhouse -- Current Inventory	537
16 Condo/Townhouse -- Sell/Inv. Ratio	2.61%
17 Condo/Townhouse -- Days to Sell	100
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18 Lots -- Sales	1
19 Lots -- New Listings	103
20 Lots -- Current Inventory	601
21 Lots -- Sell/Inv. Ratio	0.17%
22 Lots -- Days to Sell	35
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23 Residential -- Sales	66
24 Residential -- New Listings	238
25 Residential -- Current Inventory	1534
26 Residential -- Sell/Inv. Ratio	4.30%
27 Residential -- Days to Sell	84
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28 Average House Price	\$486,910.12
29 Median House Price	\$427,500.
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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 = CO									
1 Acreage/House	20	15	33.33%	457	372	22.85%	175	134	30.60%
2 Duplex	12	12	0.00%	259	262	-1.15%	78	48	62.50%
3 Mobile Home	18	20	-10.00%	644	545	18.17%	151	128	17.97%
4 Recreational	3	3	0.00%	84	145	-42.07%	42	59	-28.81%
5 Residential	238	178	33.71%	5580	4532	23.12%	1534	881	74.12%
6 Residential WF	16	3	433.33%	184	145	26.90%	81	34	138.24%
7 3/4-Plex	0	3	-100.00%	25	20	25.00%	12	4	200.00%
8 Timeshare	0	0	0.00%	16	13	23.08%	9	10	-10.00%
9 Apartment	115	161	-28.57%	3017	2201	37.07%	1041	685	51.97%
10 Townhouse	88	44	100.00%	1471	1076	36.71%	537	249	115.66%
11 RES. TOTAL	510	439	16.17%	11737	9311	26.06%	3660	2232	63.98%
12 FARMS	4	4	0.00%	121	107	13.08%	60	46	30.43%
13 MULTIFAMILY	1	0	0.00%	19	13	46.15%	9	5	80.00%
14 Acreage	6	4	50.00%	185	150	23.33%	98	55	78.18%
15 Acreage WF	1	0	0.00%	25	19	31.58%	15	10	50.00%
16 Lots	94	55	70.91%	817	762	7.22%	472	296	59.46%
17 Lots WF	1	0	0.00%	27	21	28.57%	16	6	166.67%
18 LOTS TOTAL	103	59	74.58%	1060	956	10.88%	601	367	63.76%
19 Business	3	7	-57.14%	125	146	-14.38%	74	74	0.00%
20 Commercial	10	7	42.86%	203	94	115.96%	125	44	184.09%
21 Land	11	12	-8.33%	114	80	42.50%	56	66	-15.15%
22 Leases	23	27	-14.81%	236	179	31.84%	155	114	35.96%
23 IC&I TOTAL	47	53	-11.32%	678	499	35.87%	410	298	37.58%
24 GRAND TOTAL	665	555	19.82%	13616	10887	25.07%	4740	2948	60.79%

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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	0		9	-100.00%	\$0.		\$7,306,000.	0.00%	0.00%		89.37%
2 Duplex	3		8	-62.50%	\$1,176,000.		\$3,199,500.	-63.24%	84.24%		97.46%
3 Mobile Home	8		19	-57.89%	\$784,000.		\$2,154,100.	-63.60%	84.42%		87.12%
4 Recreational	0		3	-100.00%	\$0.		\$1,210,000.	0.00%	0.00%		95.60%
5 Residential	66		115	-42.61%	\$32,136,068.		\$57,192,024.	-43.81%	89.44%		95.33%
6 Residential WF	2		1	100.00%	\$2,729,000.		\$972,500.	180.62%	89.79%		100.00%
7 3/4-Plex	0		1	-100.00%	\$0.		\$725,000.	0.00%	0.00%		91.78%
8 Timeshare	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
9 Apartment	22		58	-62.07%	\$6,346,900.		\$16,071,400.	-60.51%	84.80%		95.82%
10 Townhouse	14		39	-64.10%	\$4,569,500.		\$13,820,425.	-66.94%	88.89%		98.03%
11 RES. TOTAL	115		253	-54.55%	\$47,741,468.		\$102,650,952.	-53.49%	88.01%		95.10%
12 FARMS	0		2	-100.00%	\$0.		\$1,900,000.	0.00%	0.00%		76.64%
13 MULTIFAMILY	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
14 Acreage	1		1	0.00%	\$400,000.		\$780,000.	-48.72%	76.19%		100.12%
15 Acreage WF	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
16 Lots	0		13	-100.00%	\$0.		\$2,081,761.	0.00%	0.00%		109.21%
17 Lots WF	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
18 LOTS TOTAL	1		14	-92.86%	\$400,000.		\$2,861,761.	-86.02%	76.19%		108.56%
19 Business	1		3	-66.67%	\$165,000.		\$443,500.	-62.80%	57.89%		59.06%
20 Commercial	1		4	-75.00%	\$351,850.		\$3,296,360.	-89.33%	95.38%		121.17%
21 Land	0		1	-100.00%	\$0.		\$325,000.	0.00%	0.00%		90.30%
22 Leases	2		4	-50.00%	\$26,797.66		\$358,999.37	-92.54%	0.00%		0.00%
23 IC&I TOTAL	4		12	-66.67%	\$543,647.68		\$4,423,859.50	-87.71%	76.63%		94.02%
24 GRAND TOTAL	120		281	-57.30%	\$48,685,116.		\$111,836,568.	-56.47%	87.72%		95.62%

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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	70	122	-42.62%	\$69,660,400.	\$110,916,400.	-37.20%	91.07%	94.15%
2 Duplex	96	192	-50.00%	\$37,208,040.	\$69,028,336.	-46.10%	95.12%	96.83%
3 Mobile Home	246	301	-18.27%	\$28,985,456.	\$32,778,692.	-11.57%	89.75%	91.92%
4 Recreational	9	56	-83.93%	\$2,192,562.	\$20,427,050.	-89.27%	92.31%	95.55%
5 Residential	1755	2846	-38.33%	\$886,836,608.	\$1,356,025,344.	-34.60%	94.92%	96.98%
6 Residential WF	26	51	-49.02%	\$60,399,500.	\$98,430,224.	-38.64%	91.50%	91.53%
7 3/4-Plex	3	15	-80.00%	\$1,285,000.	\$7,172,500.	-82.08%	98.90%	94.89%
8 Timeshare	1	5	-80.00%	\$2,000.	\$33,200.	-93.98%	36.36%	87.47%
9 Apartment	815	1264	-35.52%	\$234,510,192.	\$340,664,992.	-31.16%	94.63%	96.90%
10 Townhouse	424	737	-42.47%	\$162,871,344.	\$257,210,224.	-36.68%	95.22%	97.11%
11 RES. TOTAL	3445	5589	-38.36%	\$1,483,951,104.	\$2,292,686,848.	-35.27%	94.40%	96.56%
12 FARMS	8	21	-61.90%	\$8,960,000.	\$21,773,900.	-58.85%	88.74%	90.53%
13 MULTIFAMILY	1	6	-83.33%	\$860,000.	\$10,562,000.	-91.86%	98.28%	93.28%
14 Acreage	23	44	-47.73%	\$13,397,050.	\$31,887,300.	-57.99%	91.70%	93.94%
15 Acreage WF	2	3	-33.33%	\$2,150,000.	\$7,949,000.	-72.95%	91.17%	98.42%
16 Lots	130	318	-59.12%	\$30,713,954.	\$66,362,208.	-53.72%	95.56%	96.96%
17 Lots WF	1	6	-83.33%	\$1,700,000.	\$7,240,000.	-76.52%	94.44%	93.86%
18 LOTS TOTAL	157	371	-57.68%	\$48,631,004.	\$113,438,512.	-57.13%	94.86%	96.56%
19 Business	25	26	-3.85%	\$5,370,700.	\$12,067,580.	-55.49%	76.85%	72.77%
20 Commercial	32	49	-34.69%	\$25,558,480.	\$32,916,496.	-22.35%	104.71%	96.88%
21 Land	20	35	-42.86%	\$25,828,750.	\$38,376,000.	-32.70%	90.88%	100.29%
22 Leases	85	99	-14.14%	\$8,520,934.	\$10,887,958.	-21.74%	96.83%	90.07%
23 IC&I TOTAL	162	209	-22.49%	\$65,278,864.	\$94,248,032.	-30.74%	92.25%	92.13%
24 GRAND TOTAL	3773	6196	-39.11%	\$1,607,681,024.	\$2,532,709,376.	-36.52%	94.36%	96.45%

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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	\$0.	\$811,777.75	0.00%	\$0.	\$768,000.	0.00%	0	179	0.00%
2 Duplex	\$392,000.	\$399,937.50	-1.98%	\$415,000.	\$376,000.	10.37%	71	88	-19.32%
3 Mobile Home	\$98,000.	\$113,373.68	-13.56%	\$82,500.	\$96,000.	-14.06%	95	84	13.10%
4 Recreational	\$0.	\$403,333.34	0.00%	\$0.	\$455,000.	0.00%	0	98	0.00%
5 Residential	\$486,910.12	\$497,321.93	-2.09%	\$427,500.	\$465,500.	-8.16%	84	76	10.53%
6 Residential WF	\$1,364,500.	\$972,500.	40.31%	\$1,364,500.	\$972,500.	40.31%	112	8	1300.00%
7 3/4-Plex	\$0.	\$725,000.	0.00%	\$0.	\$725,000.	0.00%	0	26	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$288,495.46	\$277,093.09	4.11%	\$223,000.	\$257,900.	-13.53%	92	70	31.43%
10 Townhouse	\$326,392.84	\$354,369.87	-7.89%	\$310,000.	\$330,000.	-6.06%	100	59	69.49%
11 RES. TOTAL	\$415,143.18	\$405,734.96	2.32%	\$380,000.	\$395,000.	-3.80%	89	76	17.11%
12 FARMS	\$0.	\$950,000.	0.00%	\$0.	\$950,000.	0.00%	0	186	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$400,000.	\$780,000.	-48.72%	\$400,000.	\$780,000.	-48.72%	35	77	-54.55%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$0.	\$160,135.46	0.00%	\$0.	\$129,900.	0.00%	0	62	0.00%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$400,000.	\$204,411.50	95.68%	\$400,000.	\$144,950.	175.96%	35	63	-44.44%
19 Business	\$165,000.	\$147,833.32	11.61%	\$165,000.	\$63,500.	159.84%	235	106	121.70%
20 Commercial	\$351,850.	\$824,090.	-57.30%	\$351,850.	\$850,000.	-58.61%	76	183	-58.47%
21 Land	\$0.	\$325,000.	0.00%	\$0.	\$325,000.	0.00%	0	134	0.00%
22 Leases	\$13,398.83	\$89,749.84	-85.07%	\$13,398.83	\$50,550.	-73.49%	58	267	-78.28%
23 IC&I TOTAL	\$135,911.92	\$368,654.93	-63.13%	\$92,398.83	\$264,844.	-65.11%	107	188	-43.09%
24 GRAND TOTAL	\$405,709.31	\$397,994.90	1.94%	\$374,250.	\$386,000.	-3.04%	89	81	9.88%

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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	\$995,148.56	\$909,150.81	9.46%	\$749,950.	\$764,000.	-1.84%	95	100	-5.00%
2 Duplex	\$387,583.71	\$359,522.56	7.81%	\$359,000.	\$324,450.	10.65%	60	51	17.65%
3 Mobile Home	\$117,827.05	\$108,899.30	8.20%	\$109,250.	\$102,000.	7.11%	73	62	17.74%
4 Recreational	\$243,618.	\$364,768.75	-33.21%	\$221,062.	\$322,500.	-31.45%	170	127	33.86%
5 Residential	\$505,320.03	\$476,467.09	6.06%	\$473,000.	\$439,000.	7.74%	65	57	14.04%
6 Residential WF	\$2,323,057.75	\$1,930,004.37	20.37%	\$1,875,000.	\$1,650,000.	13.64%	108	89	21.35%
7 3/4-Plex	\$428,333.34	\$478,166.65	-10.42%	\$325,000.	\$470,000.	-30.85%	107	60	78.33%
8 Timeshare	\$2,000.	\$6,640.	-69.88%	\$2,000.	\$5,700.	-64.91%	168	207	-18.84%
9 Apartment	\$287,742.56	\$269,513.43	6.76%	\$260,000.	\$245,000.	6.12%	71	65	9.23%
10 Townhouse	\$384,130.53	\$348,996.21	10.07%	\$357,500.	\$327,500.	9.16%	75	55	36.36%
11 RES. TOTAL	\$430,755.03	\$410,214.15	5.01%	\$396,000.	\$369,500.	7.17%	69	61	13.11%
12 FARMS	\$1,120,000.	\$1,036,852.37	8.02%	\$1,167,500.	\$920,000.	26.90%	172	122	40.98%
13 MULTIFAMILY	\$860,000.	\$1,760,333.37	-51.15%	\$860,000.	\$2,337,500.	-63.21%	28	65	-56.92%
14 Acreage	\$582,480.43	\$724,711.37	-19.63%	\$480,000.	\$425,500.	12.81%	124	121	2.48%
15 Acreage WF	\$1,075,000.	\$2,649,666.75	-59.43%	\$1,075,000.	\$1,400,000.	-23.21%	221	116	90.52%
16 Lots	\$236,261.17	\$208,686.18	13.21%	\$211,000.	\$190,952.	10.50%	132	117	12.82%
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	\$309,751.62	\$305,764.18	1.30%	\$235,000.	\$209,025.	12.43%	132	118	11.86%
19 Business	\$214,828.	\$464,137.68	-53.71%	\$170,000.	\$80,750.	110.53%	182	208	-12.50%
20 Commercial	\$798,702.43	\$671,765.18	18.90%	\$946,250.	\$292,000.	224.06%	120	117	2.56%
21 Land	\$1,291,437.50	\$1,096,457.12	17.78%	\$1,687,500.	\$429,000.	293.36%	448	239	87.45%
22 Leases	\$100,246.28	\$109,871.64	-8.76%	\$37,619.	\$16,356.	130.00%	195	220	-11.36%
23 IC&I TOTAL	\$402,955.93	\$452,536.03	-10.96%	\$140,984.	\$168,000.	-16.08%	210	198	6.06%
24 GRAND TOTAL	\$426,101.50	\$408,811.75	4.23%	\$389,000.	\$359,900.	8.09%	78	69	13.04%

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