

Central Zone Monthly Statistics

February 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 = February						
Area = Central Zone						
1 Units Listed	888	1091	-18.61%	1769	2059	-14.08%
2 Units Sold	162	423	-61.70%	276	745	-62.95%
3 Sales Volume	\$58,683,620.	\$170,822,096.	-65.65%	\$97,643,664.	\$303,072,800.	-67.78%
4 List/Sell Ratio	88.37%	96.50%		87.42%	96.23%	
5 Days to Sell	104	82	26.83%	104	82	26.83%
6 Active Listings	4848	3456	40.28%			
Area = North Zone						
1 Units Listed	306	364	-15.93%	570	730	-21.92%
2 Units Sold	75	174	-56.90%	127	294	-56.80%
3 Sales Volume	\$25,095,802.	\$65,183,196.	-61.50%	\$41,787,792.	\$107,475,200.	-61.12%
4 List/Sell Ratio	87.75%	95.94%		86.83%	95.69%	
5 Days to Sell	126	96	31.25%	134	100	34.00%
6 Active Listings	2124	1527	39.10%			
Area = Shuswap Zone						
1 Units Listed	142	187	-24.06%	251	390	-35.64%
2 Units Sold	20	52	-61.54%	41	103	-60.19%
3 Sales Volume	\$5,762,406.	\$14,900,751.	-61.33%	\$11,742,406.	\$30,175,362.	-61.09%
4 List/Sell Ratio	84.03%	93.06%		81.10%	94.10%	
5 Days to Sell	157	116	35.34%	162	102	58.82%
6 Active Listings	1274	1008	26.39%			
Area = Grand Total						
1 Units Listed	1336	1642	-18.64%	2590	3179	-18.53%
2 Units Sold	257	649	-60.40%	444	1142	-61.12%
3 Sales Volume	\$89,541,832.	\$250,906,048.	-64.31%	\$151,173,856.	\$440,723,360.	-65.70%
4 List/Sell Ratio	87.84%	96.07%		86.65%	95.90%	
5 Days to Sell	114	88	29.55%	118	89	32.58%
6 Active Listings	8246	5991	37.64%			

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	162	\$58,683,620.	86	\$38,512,464.
Last Month	114	\$38,960,040.	55	\$22,637,556.
This Month Last Year	423	\$170,822,096.	174	\$86,412,200.

Description	Total Listings Taken	Inventory
This Month	888	4848
Last Month	881	4648
This Month Last Year	1091	3456

Quick Summary Part 2

	<u>Description</u>	<u>This Month</u>
Year = 2009		
Month = 2		
Area = CO		
7	Ratio of Sales vs. Inventory	3.34%
8	Condo/Apt -- Sales	29
9	Condo/Apt -- New Listings	189
10	Condo/Apt -- Current Inventory	1055
11	Condo/Apt -- Sell/Inv. Ratio	2.75%
12	Condo/Apt -- Days to Sell	137
13	Condo/Townhouse -- Sales	18
14	Condo/Townhouse -- New Listings	105
15	Condo/Townhouse -- Current Inventory	564
16	Condo/Townhouse -- Sell/Inv. Ratio	3.19%
17	Condo/Townhouse -- Days to Sell	103
18	Lots -- Sales	5
19	Lots -- New Listings	92
20	Lots -- Current Inventory	657
21	Lots -- Sell/Inv. Ratio	0.76%
22	Lots -- Days to Sell	208
23	Residential -- Sales	86
24	Residential -- New Listings	328
25	Residential -- Current Inventory	1562
26	Residential -- Sell/Inv. Ratio	5.51%
27	Residential -- Days to Sell	86
28	Average House Price	\$447,819.37
29	Median House Price	\$400,000.

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	35	36	-2.78%	59	64	-7.81%	178	148	20.27%
2 Duplex	11	18	-38.89%	29	33	-12.12%	71	49	44.90%
3 Mobile Home	37	60	-38.33%	72	109	-33.94%	159	136	16.91%
4 Recreational	10	13	-23.08%	14	24	-41.67%	41	63	-34.92%
5 Residential	328	457	-28.23%	679	805	-15.65%	1562	1090	43.30%
6 Residential WF	10	13	-23.08%	19	24	-20.83%	70	46	52.17%
7 3/4-Plex	1	2	-50.00%	4	5	-20.00%	12	7	71.43%
8 Timeshare	0	2	-100.00%	2	3	-33.33%	7	10	-30.00%
9 Apartment	189	252	-25.00%	383	507	-24.46%	1055	850	24.12%
10 Townhouse	105	81	29.63%	204	188	8.51%	564	282	100.00%
11 RES. TOTAL	726	934	-22.27%	1465	1762	-16.86%	3719	2681	38.72%
12 FARMS	6	9	-33.33%	19	21	-9.52%	72	52	38.46%
13 MULTIFAMILY	1	2	-50.00%	4	4	0.00%	10	6	66.67%
14 Acreage	8	24	-66.67%	19	33	-42.42%	93	63	47.62%
15 Acreage WF	4	2	100.00%	4	2	100.00%	14	12	16.67%
16 Lots	77	86	-10.47%	140	139	0.72%	535	345	55.07%
17 Lots WF	3	0	0.00%	3	4	-25.00%	15	9	66.67%
18 LOTS TOTAL	92	112	-17.86%	166	178	-6.74%	657	429	53.15%
19 Business	8	9	-11.11%	12	23	-47.83%	67	70	-4.29%
20 Commercial	20	11	81.82%	24	21	14.29%	92	41	124.39%
21 Land	8	6	33.33%	21	23	-8.70%	66	72	-8.33%
22 Leases	27	8	237.50%	58	26	123.08%	165	105	57.14%
23 IC&I TOTAL	63	34	85.29%	115	93	23.66%	390	288	35.42%
24 GRAND TOTAL	888	1091	-18.61%	1769	2059	-14.08%	4848	3456	40.28%

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	7	-71.43%	\$1,105,000.	\$5,525,600.	-80.00%	91.17%	86.20%
2 Duplex	4	11	-63.64%	\$1,345,000.	\$4,510,700.	-70.18%	95.02%	97.20%
3 Mobile Home	10	23	-56.52%	\$794,781.62	\$2,696,365.	-70.52%	85.41%	90.36%
4 Recreational	2	0	0.00%	\$800,000.	\$0.	0.00%	100.14%	0.00%
5 Residential	86	174	-50.57%	\$38,512,464.	\$86,412,200.	-55.43%	89.00%	97.69%
6 Residential WF	0	2	-100.00%	\$0.	\$8,462,500.	0.00%	0.00%	92.04%
7 3/4-Plex	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
8 Timeshare	0	1	-100.00%	\$0.	\$2,000.	0.00%	0.00%	36.36%
9 Apartment	29	93	-68.82%	\$6,764,800.	\$26,162,984.	-74.14%	86.49%	97.08%
10 Townhouse	18	64	-71.88%	\$5,913,830.	\$23,526,396.	-74.86%	89.85%	97.84%
11 RES. TOTAL	151	375	-59.73%	\$55,235,876.	\$157,298,752.	-64.88%	88.72%	96.69%
12 FARMS	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	2	4	-50.00%	\$2,025,000.	\$2,155,000.	-6.03%	66.93%	92.72%
15 Acreage WF	0	1	-100.00%	\$0.	\$750,000.	0.00%	0.00%	100.00%
16 Lots	3	20	-85.00%	\$1,024,900.	\$3,463,083.25	-70.40%	89.01%	95.18%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	5	25	-80.00%	\$3,049,900.	\$6,368,083.50	-52.11%	80.18%	94.98%
19 Business	1	4	-75.00%	\$233,000.	\$1,797,700.	-87.04%	77.92%	75.16%
20 Commercial	0	5	-100.00%	\$0.	\$3,883,644.	0.00%	0.00%	106.96%
21 Land	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
22 Leases	5	14	-64.29%	\$164,842.50	\$1,473,931.50	-88.82%	0.00%	0.00%
23 IC&I TOTAL	6	23	-73.91%	\$397,842.50	\$7,155,275.50	-94.44%	77.92%	92.83%
24 GRAND TOTAL	162	423	-61.70%	\$58,683,620.	\$170,822,096.	-65.65%	88.37%	96.50%

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	5	15	-66.67%	\$2,659,000.	\$11,903,600.	-77.66%	91.85%	91.14%
2 Duplex	6	20	-70.00%	\$1,870,000.	\$7,919,200.	-76.39%	94.14%	96.38%
3 Mobile Home	18	44	-59.09%	\$1,579,681.62	\$4,812,265.	-67.17%	83.86%	90.14%
4 Recreational	3	2	50.00%	\$1,260,000.	\$501,500.	151.25%	98.44%	93.37%
5 Residential	141	319	-55.80%	\$61,150,020.	\$156,613,200.	-60.95%	87.64%	97.29%
6 Residential WF	0	2	-100.00%	\$0.	\$8,462,500.	0.00%	0.00%	92.04%
7 3/4-Plex	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
8 Timeshare	0	1	-100.00%	\$0.	\$2,000.	0.00%	0.00%	36.36%
9 Apartment	57	163	-65.03%	\$13,857,878.	\$47,198,552.	-70.64%	86.24%	96.96%
10 Townhouse	31	101	-69.31%	\$10,604,730.	\$37,600,396.	-71.80%	89.70%	97.64%
11 RES. TOTAL	261	667	-60.87%	\$92,981,312.	\$275,013,216.	-66.19%	87.67%	96.51%
12 FARMS	0	1	-100.00%	\$0.	\$1,825,000.	0.00%	0.00%	83.14%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	3	6	-50.00%	\$2,700,000.	\$3,500,000.	-22.86%	67.23%	92.63%
15 Acreage WF	0	1	-100.00%	\$0.	\$750,000.	0.00%	0.00%	100.00%
16 Lots	3	24	-87.50%	\$1,024,900.	\$3,958,083.25	-74.11%	89.01%	94.60%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	6	31	-80.65%	\$3,724,900.	\$8,208,083.50	-54.62%	78.12%	94.39%
19 Business	1	7	-85.71%	\$233,000.	\$2,202,700.	-89.42%	77.92%	77.74%
20 Commercial	0	10	-100.00%	\$0.	\$7,160,529.	0.00%	0.00%	98.93%
21 Land	0	7	-100.00%	\$0.	\$6,485,000.	0.00%	0.00%	95.52%
22 Leases	8	22	-63.64%	\$704,449.50	\$2,178,268.	-67.66%	0.00%	90.50%
23 IC&I TOTAL	9	46	-80.43%	\$937,449.50	\$18,026,496.	-94.80%	77.92%	91.70%
24 GRAND TOTAL	276	745	-62.95%	\$97,643,664.	\$303,072,800.	-67.78%	87.42%	96.23%

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	\$552,500.	\$789,371.43	-30.01%	\$552,500.	\$875,000.	-36.86%	61	151	-59.60%
2 Duplex	\$336,250.	\$410,063.62	-18.00%	\$283,000.	\$367,000.	-22.89%	53	77	-31.17%
3 Mobile Home	\$79,478.16	\$117,233.25	-32.21%	\$67,500.	\$111,000.	-39.19%	116	61	90.16%
4 Recreational	\$400,000.	\$0.	0.00%	\$400,000.	\$0.	0.00%	236	0	0.00%
5 Residential	\$447,819.37	\$496,621.84	-9.83%	\$400,000.	\$471,950.	-15.25%	86	57	50.88%
6 Residential WF	\$0.	\$4,231,250.	0.00%	\$0.	\$4,231,250.	0.00%	0	105	0.00%
7 3/4-Plex	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
8 Timeshare	\$0.	\$2,000.	0.00%	\$0.	\$2,000.	0.00%	0	168	0.00%
9 Apartment	\$233,268.96	\$281,322.40	-17.08%	\$200,000.	\$261,900.	-23.63%	137	63	117.46%
10 Townhouse	\$328,546.12	\$367,599.90	-10.62%	\$337,500.	\$356,500.	-5.33%	103	112	-8.04%
11 RES. TOTAL	\$365,800.50	\$419,463.31	-12.79%	\$367,000.	\$390,000.	-5.90%	101	71	42.25%
12 FARMS	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$1,012,500.	\$538,750.	87.94%	\$1,012,500.	\$442,500.	128.81%	151	105	43.81%
15 Acreage WF	\$0.	\$750,000.	0.00%	\$0.	\$750,000.	0.00%	0	338	0.00%
16 Lots	\$341,633.34	\$173,154.15	97.30%	\$369,900.	\$173,000.	113.82%	246	123	100.00%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$609,980.	\$254,723.32	139.47%	\$369,900.	\$180,000.	105.50%	208	129	61.24%
19 Business	\$233,000.	\$449,425.	-48.16%	\$233,000.	\$849,550.	-72.57%	96	208	-53.85%
20 Commercial	\$0.	\$776,728.81	0.00%	\$0.	\$380,000.	0.00%	0	225	0.00%
21 Land	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
22 Leases	\$32,968.50	\$105,280.82	-68.69%	\$20,908.	\$60,626.25	-65.51%	81	210	-61.43%
23 IC&I TOTAL	\$66,307.08	\$311,098.93	-78.69%	\$32,329.	\$95,009.79	-65.97%	83	213	-61.03%
24 GRAND TOTAL	\$362,244.56	\$403,834.75	-10.30%	\$362,500.	\$372,500.	-2.68%	104	82	26.83%

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	\$531,800.	\$793,573.31	-32.99%	\$600,000.	\$825,000.	-27.27%	53	111	-52.25%
2 Duplex	\$311,666.65	\$395,960.	-21.29%	\$283,000.	\$354,900.	-20.26%	86	63	36.51%
3 Mobile Home	\$87,760.09	\$109,369.65	-19.76%	\$63,500.	\$97,250.	-34.70%	109	68	60.29%
4 Recreational	\$420,000.	\$250,750.	67.50%	\$430,000.	\$250,750.	71.49%	297	183	62.30%
5 Residential	\$433,688.09	\$490,950.46	-11.66%	\$399,000.	\$470,000.	-15.11%	89	67	32.84%
6 Residential WF	\$0.	\$4,231,250.	0.00%	\$0.	\$4,231,250.	0.00%	0	105	0.00%
7 3/4-Plex	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
8 Timeshare	\$0.	\$2,000.	0.00%	\$0.	\$2,000.	0.00%	0	168	0.00%
9 Apartment	\$243,120.67	\$289,561.65	-16.04%	\$220,000.	\$261,900.	-16.00%	122	62	96.77%
10 Townhouse	\$342,088.06	\$372,281.12	-8.11%	\$330,000.	\$356,000.	-7.30%	108	93	16.13%
11 RES. TOTAL	\$356,250.21	\$412,313.65	-13.60%	\$352,000.	\$390,000.	-9.74%	102	71	43.66%
12 FARMS	\$0.	\$1,825,000.	0.00%	\$0.	\$1,825,000.	0.00%	0	190	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$900,000.	\$583,333.31	54.29%	\$675,000.	\$442,500.	52.54%	185	101	83.17%
15 Acreage WF	\$0.	\$750,000.	0.00%	\$0.	\$750,000.	0.00%	0	338	0.00%
16 Lots	\$341,633.34	\$164,920.14	107.15%	\$369,900.	\$170,000.	117.59%	246	138	78.26%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$620,816.68	\$264,776.87	134.47%	\$424,950.	\$180,000.	136.08%	216	137	57.66%
19 Business	\$233,000.	\$314,671.43	-25.95%	\$233,000.	\$170,000.	37.06%	96	171	-43.86%
20 Commercial	\$0.	\$716,052.87	0.00%	\$0.	\$451,942.50	0.00%	0	188	0.00%
21 Land	\$0.	\$926,428.56	0.00%	\$0.	\$975,000.	0.00%	0	312	0.00%
22 Leases	\$88,056.18	\$99,012.17	-11.07%	\$97,678.25	\$37,011.20	163.92%	86	187	-54.01%
23 IC&I TOTAL	\$104,161.05	\$391,880.37	-73.42%	\$72,000.	\$149,212.50	-51.75%	87	204	-57.35%
24 GRAND TOTAL	\$353,781.37	\$406,809.12	-13.04%	\$350,000.	\$380,000.	-7.89%	104	82	26.83%

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