

# **Central Zone Monthly Statistics**

June 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
<b>Year = 2008</b>						
<b>Month = June</b>						
<b>Area = Central Zone</b>						
1 Units Listed	1421	992	43.25%	7518	5699	31.92%
2 Units Sold	355	656	-45.88%	2462	3455	-28.74%
3 Sales Volume	\$166,687,936.	\$286,988,224.	-41.92%	\$1,080,865,280.	\$1,374,453,248.	-21.36%
4 List/Sell Ratio	95.37%	96.43%		95.97%	96.78%	
5 Days to Sell	76	66	15.15%	73	69	5.80%
6 Active Listings	5168	2946	75.42%			
<b>Area = North Zone</b>						
1 Units Listed	513	471	8.92%	2797	2424	15.39%
2 Units Sold	156	277	-43.68%	949	1396	-32.02%
3 Sales Volume	\$64,606,828.	\$96,551,536.	-33.09%	\$360,926,432.	\$449,996,160.	-19.79%
4 List/Sell Ratio	92.75%	96.43%		95.36%	96.45%	
5 Days to Sell	92	80	15.00%	92	88	4.55%
6 Active Listings	2280	1605	42.06%			
<b>Area = Shuswap Zone</b>						
1 Units Listed	344	253	35.97%	1921	1437	33.68%
2 Units Sold	101	154	-34.42%	548	819	-33.09%
3 Sales Volume	\$31,644,360.	\$52,667,800.	-39.92%	\$179,067,680.	\$254,260,496.	-29.57%
4 List/Sell Ratio	92.99%	97.00%		94.14%	96.22%	
5 Days to Sell	93	101	-7.92%	98	111	-11.71%
6 Active Listings	1718	1010	70.10%			
<b>Area = Grand Total</b>						
1 Units Listed	2278	1716	32.75%	12236	9560	27.99%
2 Units Sold	612	1087	-43.70%	3959	5670	-30.18%
3 Sales Volume	\$262,939,120.	\$436,207,552.	-39.72%	\$1,620,859,392.	\$2,078,709,888.	-22.03%
4 List/Sell Ratio	94.30%	96.51%		95.57%	96.62%	
5 Days to Sell	83	74	12.16%	81	80	1.25%
6 Active Listings	9166	5562	64.80%			

# Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	355	\$166,687,936.	165	\$84,623,152.
Last Month	426	\$185,850,096.	198	\$105,167,856.
This Month Last Year	656	\$286,988,224.	324	\$163,082,304.

Description	Total Listings Taken	Inventory
This Month	1421	5168
Last Month	1452	4709
This Month Last Year	992	2946

# Quick Summary Part 2

	<u>Description</u>	<u>This Month</u>
Year = 2008		
Month = 6		
Area = CO		
7	Ratio of Sales vs. Inventory	6.87%
8	Condo/Apt -- Sales	72
9	Condo/Apt -- New Listings	308
10	Condo/Apt -- Current Inventory	1231
11	Condo/Apt -- Sell/Inv. Ratio	5.85%
12	Condo/Apt -- Days to Sell	101
13	Condo/Townhouse -- Sales	47
14	Condo/Townhouse -- New Listings	160
15	Condo/Townhouse -- Current Inventory	475
16	Condo/Townhouse -- Sell/Inv. Ratio	9.90%
17	Condo/Townhouse -- Days to Sell	64
18	Lots -- Sales	11
19	Lots -- New Listings	107
20	Lots -- Current Inventory	553
21	Lots -- Sell/Inv. Ratio	1.99%
22	Lots -- Days to Sell	127
23	Residential -- Sales	165
24	Residential -- New Listings	594
25	Residential -- Current Inventory	1822
26	Residential -- Sell/Inv. Ratio	9.06%
27	Residential -- Days to Sell	57
28	Average House Price	\$512,867.56
29	Median House Price	\$475,900.

## 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%
<b>Zone = CO</b>									
1 Acreage/House	53	38	39.47%	267	175	52.57%	231	135	71.11%
2 Duplex	25	18	38.89%	139	153	-9.15%	72	43	67.44%
3 Mobile Home	75	71	5.63%	395	270	46.30%	226	136	66.18%
4 Recreational	5	16	-68.75%	47	89	-47.19%	60	75	-20.00%
5 Residential	594	448	32.59%	3130	2447	27.91%	1822	956	90.59%
6 Residential WF	24	15	60.00%	93	90	3.33%	79	57	38.60%
7 3/4-Plex	2	4	-50.00%	10	13	-23.08%	6	4	50.00%
8 Timeshare	2	0	0.00%	10	11	-9.09%	15	14	7.14%
9 Apartment	308	166	85.54%	1731	1054	64.23%	1231	485	153.81%
10 Townhouse	160	82	95.12%	778	575	35.30%	475	227	109.25%
11 RES. TOTAL	1248	858	45.45%	6600	4877	35.33%	4217	2132	97.80%
12 FARMS	12	7	71.43%	66	56	17.86%	66	50	32.00%
13 MULTIFAMILY	2	1	100.00%	14	8	75.00%	9	5	80.00%
14 Acreage	23	18	27.78%	107	83	28.92%	104	75	38.67%
15 Acreage WF	4	0	0.00%	15	11	36.36%	13	11	18.18%
16 Lots	77	51	50.98%	406	392	3.57%	429	371	15.63%
17 Lots WF	2	3	-33.33%	12	14	-14.29%	7	12	-41.67%
18 LOTS TOTAL	107	74	44.59%	544	503	8.15%	553	469	17.91%
19 Business	11	19	-42.11%	73	77	-5.19%	83	80	3.75%
20 Commercial	21	9	133.33%	74	43	72.09%	56	30	86.67%
21 Land	11	13	-15.38%	61	40	52.50%	80	75	6.67%
22 Leases	9	11	-18.18%	84	95	-11.58%	102	105	-2.86%
23 IC&I TOTAL	52	52	0.00%	292	255	14.51%	321	290	10.69%
24 GRAND TOTAL	1421	992	43.25%	7518	5699	31.92%	5168	2946	75.42%

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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
<b>Area = CO</b>								
1 Acreage/House	9	10	-10.00%	\$10,723,500.	\$7,574,500.	41.57%	91.20%	95.71%
2 Duplex	7	25	-72.00%	\$2,565,400.	\$8,846,975.	-71.00%	92.72%	97.25%
3 Mobile Home	23	27	-14.81%	\$3,003,150.	\$2,737,850.	9.69%	92.78%	92.18%
4 Recreational	1	8	-87.50%	\$255,000.	\$2,953,000.	-91.36%	94.79%	89.75%
5 Residential	165	324	-49.07%	\$84,623,152.	\$163,082,304.	-48.11%	95.39%	97.23%
6 Residential WF	5	10	-50.00%	\$13,715,000.	\$14,915,000.	-8.05%	96.00%	92.70%
7 3/4-Plex	1	2	-50.00%	\$325,000.	\$1,422,000.	-77.14%	97.04%	89.20%
8 Timeshare	0	2	-100.00%	\$0.	\$10,000.	0.00%	0.00%	73.95%
9 Apartment	72	112	-35.71%	\$23,975,600.	\$32,289,788.	-25.75%	94.97%	97.08%
10 Townhouse	47	72	-34.72%	\$18,082,950.	\$24,724,250.	-26.86%	94.94%	96.63%
11 RES. TOTAL	330	592	-44.26%	\$157,268,752.	\$258,555,680.	-39.17%	94.89%	96.59%
12 FARMS	0	3	-100.00%	\$0.	\$3,944,000.	0.00%	0.00%	98.48%
13 MULTIFAMILY	0	2	-100.00%	\$0.	\$3,170,000.	0.00%	0.00%	93.78%
14 Acreage	3	2	50.00%	\$2,140,000.	\$1,045,000.	104.78%	94.30%	90.06%
15 Acreage WF	0	1	-100.00%	\$0.	\$1,400,000.	0.00%	0.00%	100.00%
16 Lots	7	29	-75.86%	\$2,131,460.	\$6,285,300.	-66.09%	126.92%	97.05%
17 Lots WF	1	1	0.00%	\$1,700,000.	\$1,285,000.	32.30%	94.44%	95.18%
18 LOTS TOTAL	11	33	-66.67%	\$5,971,460.	\$10,015,300.	-40.38%	115.07%	96.66%
19 Business	5	5	0.00%	\$1,717,500.	\$1,608,000.	6.81%	83.62%	68.90%
20 Commercial	0	5	-100.00%	\$0.	\$3,117,500.	0.00%	0.00%	96.38%
21 Land	0	5	-100.00%	\$0.	\$4,960,000.	0.00%	0.00%	102.80%
22 Leases	9	11	-18.18%	\$1,730,221.37	\$1,617,737.	6.95%	0.00%	0.00%
23 IC&I TOTAL	14	26	-46.15%	\$3,447,721.50	\$11,303,237.	-69.50%	83.62%	89.36%
24 GRAND TOTAL	355	656	-45.88%	\$166,687,936.	\$286,988,224.	-41.92%	95.37%	96.43%

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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
<b>Area = CO</b>								
1 Acreage/House	54	53	1.89%	\$54,051,900.	\$43,063,200.	25.52%	92.15%	94.60%
2 Duplex	66	126	-47.62%	\$26,219,888.	\$43,552,736.	-39.80%	96.30%	96.87%
3 Mobile Home	148	151	-1.99%	\$18,896,916.	\$15,931,549.	18.61%	91.48%	93.15%
4 Recreational	7	32	-78.13%	\$1,759,062.	\$10,897,900.	-83.86%	92.23%	96.47%
5 Residential	1134	1614	-29.74%	\$587,104,640.	\$749,122,560.	-21.63%	96.68%	97.34%
6 Residential WF	14	30	-53.33%	\$39,947,500.	\$55,305,000.	-27.77%	94.36%	91.79%
7 3/4-Plex	4	10	-60.00%	\$2,145,000.	\$5,141,500.	-58.28%	98.74%	94.13%
8 Timeshare	1	4	-75.00%	\$2,000.	\$24,700.	-91.90%	36.36%	85.72%
9 Apartment	522	700	-25.43%	\$152,804,992.	\$181,453,504.	-15.79%	96.53%	97.05%
10 Townhouse	273	414	-34.06%	\$105,777,672.	\$141,169,808.	-25.07%	96.74%	97.22%
11 RES. TOTAL	2223	3134	-29.07%	\$988,709,568.	\$1,245,662,464.	-20.63%	96.13%	96.91%
12 FARMS	7	10	-30.00%	\$7,550,000.	\$10,986,500.	-31.28%	89.58%	95.71%
13 MULTIFAMILY	1	5	-80.00%	\$860,000.	\$7,407,000.	-88.39%	98.28%	93.91%
14 Acreage	16	23	-30.43%	\$9,472,050.	\$15,439,900.	-38.65%	91.92%	95.80%
15 Acreage WF	2	1	100.00%	\$2,150,000.	\$1,400,000.	53.57%	91.17%	100.00%
16 Lots	106	153	-30.72%	\$25,223,954.	\$33,100,344.	-23.80%	96.28%	97.41%
17 Lots WF	1	4	-75.00%	\$1,700,000.	\$5,060,000.	-66.40%	94.44%	95.98%
18 LOTS TOTAL	125	181	-30.94%	\$38,546,004.	\$55,000,244.	-29.92%	95.63%	97.19%
19 Business	15	17	-11.76%	\$4,573,200.	\$10,465,100.	-56.30%	82.40%	74.21%
20 Commercial	24	32	-25.00%	\$14,586,629.	\$21,655,784.	-32.64%	97.61%	95.18%
21 Land	16	16	0.00%	\$20,368,750.	\$16,853,000.	20.86%	89.35%	95.30%
22 Leases	51	60	-15.00%	\$5,671,152.50	\$6,423,212.	-11.71%	90.50%	100.00%
23 IC&I TOTAL	106	125	-15.20%	\$45,199,732.	\$55,397,096.	-18.41%	91.05%	89.88%
24 GRAND TOTAL	2462	3455	-28.74%	\$1,080,865,280.	\$1,374,453,248.	-21.36%	95.97%	96.78%

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

**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 %
<b>Area = CO</b>									
1 Acreage/House	\$1,191,500.	\$757,450.	57.30%	\$907,000.	\$721,500.	25.71%	75	53	41.51%
2 Duplex	\$366,485.71	\$353,879.	3.56%	\$371,500.	\$310,000.	19.84%	89	57	56.14%
3 Mobile Home	\$130,571.74	\$101,401.85	28.77%	\$124,900.	\$97,500.	28.10%	55	50	10.00%
4 Recreational	\$255,000.	\$369,125.	-30.92%	\$255,000.	\$317,000.	-19.56%	14	89	-84.27%
5 Residential	\$512,867.56	\$503,340.46	1.89%	\$475,900.	\$449,500.	5.87%	57	53	7.55%
6 Residential WF	\$2,743,000.	\$1,491,500.	83.91%	\$2,370,000.	\$1,417,500.	67.20%	86	85	1.18%
7 3/4-Plex	\$325,000.	\$711,000.	-54.29%	\$325,000.	\$711,000.	-54.29%	156	87	79.31%
8 Timeshare	\$0.	\$5,000.	0.00%	\$0.	\$5,000.	0.00%	0	378	0.00%
9 Apartment	\$332,994.43	\$288,301.68	15.50%	\$267,000.	\$246,750.	8.21%	101	67	50.75%
10 Townhouse	\$384,743.62	\$343,392.34	12.04%	\$365,000.	\$314,375.	16.10%	64	40	60.00%
11 RES. TOTAL	\$476,571.96	\$436,749.43	9.12%	\$410,000.	\$390,000.	5.13%	69	56	23.21%
12 FARMS	\$0.	\$1,314,666.62	0.00%	\$0.	\$995,000.	0.00%	0	68	0.00%
13 MULTIFAMILY	\$0.	\$1,585,000.	0.00%	\$0.	\$1,585,000.	0.00%	0	68	0.00%
14 Acreage	\$713,333.31	\$522,500.	36.52%	\$825,000.	\$522,500.	57.89%	158	78	102.56%
15 Acreage WF	\$0.	\$1,400,000.	0.00%	\$0.	\$1,400,000.	0.00%	0	100	0.00%
16 Lots	\$304,494.28	\$216,734.48	40.49%	\$289,000.	\$219,000.	31.96%	110	162	-32.10%
17 Lots WF	\$1,700,000.	\$1,285,000.	32.30%	\$1,700,000.	\$1,285,000.	32.30%	157	172	-8.72%
18 LOTS TOTAL	\$542,860.	\$303,493.93	78.87%	\$355,000.	\$221,500.	60.27%	127	155	-18.06%
19 Business	\$343,500.	\$321,600.	6.81%	\$240,900.	\$35,500.	578.59%	260	187	39.04%
20 Commercial	\$0.	\$623,500.	0.00%	\$0.	\$367,500.	0.00%	0	69	0.00%
21 Land	\$0.	\$992,000.	0.00%	\$0.	\$1,275,000.	0.00%	0	92	0.00%
22 Leases	\$192,246.82	\$147,067.	30.72%	\$143,968.	\$87,000.	65.48%	145	243	-40.33%
23 IC&I TOTAL	\$246,265.81	\$434,739.87	-43.35%	\$192,434.	\$207,287.	-7.17%	186	170	9.41%
24 GRAND TOTAL	\$469,543.46	\$437,482.03	7.33%	\$408,000.	\$375,000.	8.80%	76	66	15.15%

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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%
<b>Area = CO</b>									
1 Acreage/House	\$1,000,961.12	\$812,513.18	23.19%	\$808,500.	\$690,000.	17.17%	96	84	14.29%
2 Duplex	\$397,271.03	\$345,656.65	14.93%	\$368,450.	\$307,750.	19.72%	56	50	12.00%
3 Mobile Home	\$127,681.85	\$105,506.94	21.02%	\$117,500.	\$97,500.	20.51%	66	61	8.20%
4 Recreational	\$251,294.57	\$340,559.37	-26.21%	\$221,062.	\$311,000.	-28.92%	175	104	68.27%
5 Residential	\$517,728.93	\$464,140.34	11.55%	\$482,750.	\$422,000.	14.40%	59	57	3.51%
6 Residential WF	\$2,853,392.75	\$1,843,500.	54.78%	\$2,535,000.	\$1,625,000.	56.00%	81	91	-10.99%
7 3/4-Plex	\$536,250.	\$514,150.	4.30%	\$500,000.	\$530,000.	-5.66%	87	77	12.99%
8 Timeshare	\$2,000.	\$6,175.	-67.61%	\$2,000.	\$5,600.	-64.29%	168	229	-26.64%
9 Apartment	\$292,729.84	\$259,219.29	12.93%	\$265,500.	\$233,000.	13.95%	65	68	-4.41%
10 Townhouse	\$387,464.	\$340,989.84	13.63%	\$357,000.	\$315,000.	13.33%	71	58	22.41%
11 RES. TOTAL	\$444,763.62	\$397,467.28	11.90%	\$405,250.	\$356,500.	13.67%	64	61	4.92%
12 FARMS	\$1,078,571.37	\$1,098,650.	-1.83%	\$1,100,000.	\$957,500.	14.88%	120	96	25.00%
13 MULTIFAMILY	\$860,000.	\$1,481,400.	-41.95%	\$860,000.	\$1,520,000.	-43.42%	28	48	-41.67%
14 Acreage	\$592,003.12	\$671,300.	-11.81%	\$512,500.	\$404,000.	26.86%	135	146	-7.53%
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	\$237,961.82	\$216,342.10	9.99%	\$209,950.	\$195,000.	7.67%	130	128	1.56%
17 Lots WF	\$1,700,000.	\$1,265,000.	34.39%	\$1,700,000.	\$1,242,500.	36.82%	157	117	34.19%
18 LOTS TOTAL	\$308,368.03	\$303,868.75	1.48%	\$224,532.	\$219,000.	2.53%	132	130	1.54%
19 Business	\$304,880.	\$615,594.12	-50.47%	\$1,100,000.	\$85,000.	1194.12%	207	190	8.95%
20 Commercial	\$607,776.18	\$676,743.25	-10.19%	\$1,177,322.	\$792,500.	48.56%	122	128	-4.69%
21 Land	\$1,273,046.87	\$1,053,312.50	20.86%	\$917,500.	\$805,000.	13.98%	319	179	78.21%
22 Leases	\$111,199.07	\$106,825.	4.09%	\$151,200.	\$5,700.	2552.63%	201	215	-6.51%
23 IC&I TOTAL	\$426,412.56	\$445,778.71	-4.34%	\$181,128.12	\$148,351.45	22.09%	202	184	9.78%
24 GRAND TOTAL	\$439,019.21	\$397,896.	10.34%	\$395,000.	\$348,250.	13.42%	73	69	5.80%

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