

# **Central Zone Monthly Statistics**

May 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 = May</b>						
<b>Area = Central Zone</b>						
1 Units Listed	1452	993	46.22%	6096	4707	29.51%
2 Units Sold	428	699	-38.77%	2114	2799	-24.47%
3 Sales Volume	\$189,412,192.	\$276,530,144.	-31.50%	\$926,536,448.	\$1,087,465,088.	-14.80%
4 List/Sell Ratio	95.12%	96.87%		96.06%	96.86%	
5 Days to Sell	73	67	8.96%	73	70	4.29%
6 Active Listings	4709	2914	61.60%			
<b>Area = North Zone</b>						
1 Units Listed	547	429	27.51%	2286	1953	17.05%
2 Units Sold	155	320	-51.56%	793	1121	-29.26%
3 Sales Volume	\$56,042,572.	\$104,460,312.	-46.35%	\$296,319,584.	\$353,944,640.	-16.28%
4 List/Sell Ratio	94.91%	97.01%		95.87%	96.47%	
5 Days to Sell	80	96	-16.67%	92	90	2.22%
6 Active Listings	2082	1558	33.63%			
<b>Area = Shuswap Zone</b>						
1 Units Listed	373	329	13.37%	1577	1184	33.19%
2 Units Sold	124	182	-31.87%	447	665	-32.78%
3 Sales Volume	\$46,642,580.	\$61,673,536.	-24.37%	\$147,423,328.	\$201,592,688.	-26.87%
4 List/Sell Ratio	93.61%	97.36%		94.40%	96.04%	
5 Days to Sell	94	108	-12.96%	100	114	-12.28%
6 Active Listings	1597	961	66.18%			
<b>Area = Grand Total</b>						
1 Units Listed	2372	1751	35.47%	9959	7844	26.96%
2 Units Sold	707	1201	-41.13%	3354	4585	-26.85%
3 Sales Volume	\$292,097,344.	\$442,664,000.	-34.01%	\$1,370,279,424.	\$1,643,002,368.	-16.60%
4 List/Sell Ratio	94.81%	96.99%		95.79%	96.64%	
5 Days to Sell	78	81	-3.70%	81	81	0.00%
6 Active Listings	8388	5433	54.39%			

# Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	428	\$189,412,192.	198	\$105,227,952.
Last Month	479	\$231,240,464.	242	\$133,771,240.
This Month Last Year	699	\$276,530,144.	329	\$155,461,296.

Description	Total Listings Taken	Inventory
This Month	1452	4709
Last Month	1328	4311
This Month Last Year	993	2914

# Quick Summary Part 2

	Description	This Month
Year = 2008		
Month = 5		
Area = CO		
7	Ratio of Sales vs. Inventory	9.09%
8	Condo/Apt -- Sales	75
9	Condo/Apt -- New Listings	302
10	Condo/Apt -- Current Inventory	1132
11	Condo/Apt -- Sell/Inv. Ratio	6.63%
12	Condo/Apt -- Days to Sell	64
13	Condo/Townhouse -- Sales	42
14	Condo/Townhouse -- New Listings	159
15	Condo/Townhouse -- Current Inventory	446
16	Condo/Townhouse -- Sell/Inv. Ratio	9.42%
17	Condo/Townhouse -- Days to Sell	61
18	Lots -- Sales	21
19	Lots -- New Listings	90
20	Lots -- Current Inventory	506
21	Lots -- Sell/Inv. Ratio	4.15%
22	Lots -- Days to Sell	150
23	Residential -- Sales	198
24	Residential -- New Listings	660
25	Residential -- Current Inventory	1637
26	Residential -- Sell/Inv. Ratio	12.10%
27	Residential -- Days to Sell	51
28	Average House Price	\$531,454.31
29	Median House Price	\$497,500.

## 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	58	36	61.11%	206	137	50.36%	203	128	58.59%
2 Duplex	35	31	12.90%	114	135	-15.56%	61	58	5.17%
3 Mobile Home	55	49	12.24%	319	199	60.30%	205	108	89.81%
4 Recreational	8	13	-38.46%	43	73	-41.10%	61	76	-19.74%
5 Residential	660	421	56.77%	2543	1999	27.21%	1637	922	77.55%
6 Residential WF	13	15	-13.33%	68	75	-9.33%	60	61	-1.64%
7 3/4-Plex	1	2	-50.00%	8	9	-11.11%	6	3	100.00%
8 Timeshare	1	2	-50.00%	8	11	-27.27%	13	16	-18.75%
9 Apartment	302	168	79.76%	1421	888	60.02%	1132	485	133.40%
10 Townhouse	159	118	34.75%	621	493	25.96%	446	224	99.11%
11 RES. TOTAL	1292	855	51.11%	5351	4019	33.14%	3824	2081	83.76%
12 FARMS	16	13	23.08%	54	49	10.20%	58	60	-3.33%
13 MULTIFAMILY	5	2	150.00%	12	7	71.43%	9	5	80.00%
14 Acreage	24	15	60.00%	82	65	26.15%	93	70	32.86%
15 Acreage WF	1	3	-66.67%	10	11	-9.09%	9	16	-43.75%
16 Lots	63	57	10.53%	330	341	-3.23%	395	382	3.40%
17 Lots WF	2	2	0.00%	10	11	-9.09%	9	9	0.00%
18 LOTS TOTAL	90	78	15.38%	437	429	1.86%	506	477	6.08%
19 Business	8	14	-42.86%	62	58	6.90%	84	73	15.07%
20 Commercial	6	7	-14.29%	53	34	55.88%	41	31	32.26%
21 Land	8	8	0.00%	50	27	85.19%	78	73	6.85%
22 Leases	27	16	68.75%	75	84	-10.71%	107	114	-6.14%
23 IC&I TOTAL	49	45	8.89%	240	203	18.23%	310	291	6.53%
24 GRAND TOTAL	1452	993	46.22%	6096	4707	29.51%	4709	2914	61.60%

## 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	10	11	-9.09%	\$13,631,900.	\$7,840,500.	73.87%	90.65%	94.42%
2 Duplex	14	26	-46.15%	\$5,642,388.	\$8,633,000.	-34.64%	96.67%	97.76%
3 Mobile Home	38	37	2.70%	\$5,624,500.	\$3,773,100.	49.07%	90.41%	91.84%
4 Recreational	1	6	-83.33%	\$221,062.	\$1,013,900.	-78.20%	88.42%	93.72%
5 Residential	198	329	-39.82%	\$105,227,952.	\$155,461,296.	-32.31%	96.03%	97.42%
6 Residential WF	3	7	-57.14%	\$4,775,000.	\$11,470,000.	-58.37%	87.95%	87.97%
7 3/4-Plex	1	3	-66.67%	\$285,000.	\$1,247,000.	-77.15%	101.82%	100.28%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	75	115	-34.78%	\$21,976,244.	\$31,670,700.	-30.61%	96.00%	97.49%
10 Townhouse	42	96	-56.25%	\$16,979,900.	\$34,526,968.	-50.82%	96.32%	97.51%
11 RES. TOTAL	382	630	-39.37%	\$174,363,952.	\$255,636,464.	-31.79%	95.33%	96.95%
12 FARMS	2	1	100.00%	\$1,942,000.	\$1,000,000.	94.20%	88.66%	102.05%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	1	3	-66.67%	\$274,550.	\$2,115,500.	-87.02%	95.00%	102.65%
15 Acreage WF	1	0	0.00%	\$1,400,000.	\$0.	0.00%	82.35%	0.00%
16 Lots	19	37	-48.65%	\$5,590,900.	\$8,425,875.	-33.65%	92.72%	97.76%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	21	40	-47.50%	\$7,265,450.	\$10,541,375.	-31.08%	92.33%	98.12%
19 Business	1	2	-50.00%	\$530,000.	\$118,000.	349.15%	81.55%	65.45%
20 Commercial	9	7	28.57%	\$4,121,600.	\$6,553,885.	-37.11%	95.96%	90.58%
21 Land	0	1	-100.00%	\$0.	\$1,225,000.	0.00%	0.00%	98.00%
22 Leases	13	18	-27.78%	\$1,189,193.87	\$1,455,423.37	-18.29%	0.00%	0.00%
23 IC&I TOTAL	23	28	-17.86%	\$5,840,794.	\$9,352,308.	-37.55%	94.52%	86.29%
24 GRAND TOTAL	428	699	-38.77%	\$189,412,192.	\$276,530,144.	-31.50%	95.12%	96.87%

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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	45	43	4.65%	\$43,328,400.	\$35,488,700.	22.09%	92.33%	94.34%
2 Duplex	59	101	-41.58%	\$23,654,488.	\$34,705,760.	-31.84%	96.73%	96.77%
3 Mobile Home	125	124	0.81%	\$15,893,765.	\$13,193,699.	20.46%	91.24%	93.36%
4 Recreational	6	24	-75.00%	\$1,504,062.	\$7,944,900.	-81.07%	91.81%	98.71%
5 Residential	972	1290	-24.65%	\$510,906,592.	\$586,040,192.	-12.82%	96.89%	97.37%
6 Residential WF	10	20	-50.00%	\$29,057,500.	\$40,390,000.	-28.06%	92.93%	91.33%
7 3/4-Plex	3	8	-62.50%	\$1,820,000.	\$3,719,500.	-51.07%	99.31%	95.37%
8 Timeshare	1	2	-50.00%	\$2,000.	\$14,700.	-86.39%	36.36%	97.50%
9 Apartment	450	588	-23.47%	\$128,829,384.	\$149,163,728.	-13.63%	96.78%	97.05%
10 Townhouse	226	342	-33.92%	\$87,694,720.	\$116,445,552.	-24.69%	97.11%	97.34%
11 RES. TOTAL	1897	2542	-25.37%	\$842,690,880.	\$987,106,752.	-14.63%	96.34%	96.98%
12 FARMS	8	7	14.29%	\$8,227,000.	\$7,042,500.	16.82%	90.66%	94.53%
13 MULTIFAMILY	1	3	-66.67%	\$860,000.	\$4,237,000.	-79.70%	98.28%	94.00%
14 Acreage	13	21	-38.10%	\$7,332,050.	\$14,394,900.	-49.06%	91.37%	96.35%
15 Acreage WF	2	0	0.00%	\$2,150,000.	\$0.	0.00%	91.17%	0.00%
16 Lots	101	124	-18.55%	\$23,524,494.	\$26,815,044.	-12.27%	94.14%	97.50%
17 Lots WF	0	3	-100.00%	\$0.	\$3,775,000.	0.00%	0.00%	96.24%
18 LOTS TOTAL	116	148	-21.62%	\$33,006,544.	\$44,984,944.	-26.63%	93.78%	97.31%
19 Business	10	12	-16.67%	\$2,855,700.	\$8,857,100.	-67.76%	81.79%	76.42%
20 Commercial	24	27	-11.11%	\$14,586,629.	\$18,538,284.	-21.32%	97.61%	94.95%
21 Land	16	11	45.45%	\$20,368,750.	\$11,893,000.	71.27%	89.35%	91.89%
22 Leases	42	49	-14.29%	\$3,940,931.25	\$4,805,475.	-17.99%	90.50%	100.00%
23 IC&I TOTAL	92	99	-7.07%	\$41,752,012.	\$44,093,860.	-5.31%	91.78%	90.03%
24 GRAND TOTAL	2114	2799	-24.47%	\$926,536,448.	\$1,087,465,088.	-14.80%	96.06%	96.86%

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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 %
<b>Area = CO</b>									
1 Acreage/House	\$1,363,190.	\$712,772.75	91.25%	\$900,000.	\$780,000.	15.38%	129	66	95.45%
2 Duplex	\$403,027.71	\$332,038.46	21.38%	\$377,500.	\$311,250.	21.29%	50	35	42.86%
3 Mobile Home	\$148,013.15	\$101,975.67	45.15%	\$154,000.	\$87,000.	77.01%	82	63	30.16%
4 Recreational	\$221,062.	\$168,983.32	30.82%	\$221,062.	\$145,500.	51.93%	258	101	155.45%
5 Residential	\$531,454.31	\$472,526.71	12.47%	\$497,500.	\$438,000.	13.58%	51	52	-1.92%
6 Residential WF	\$1,591,666.62	\$1,638,571.37	-2.86%	\$1,000,000.	\$1,790,000.	-44.13%	91	119	-23.53%
7 3/4-Plex	\$285,000.	\$415,666.65	-31.44%	\$285,000.	\$530,000.	-46.23%	74	24	208.33%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$293,016.59	\$275,397.40	6.40%	\$280,000.	\$253,000.	10.67%	64	66	-3.03%
10 Townhouse	\$404,283.34	\$359,655.90	12.41%	\$349,000.	\$337,000.	3.56%	61	62	-1.61%
11 RES. TOTAL	\$456,450.12	\$405,772.15	12.49%	\$409,500.	\$375,000.	9.20%	61	57	7.02%
12 FARMS	\$971,000.	\$1,000,000.	-2.90%	\$971,000.	\$1,000,000.	-2.90%	18	70	-74.29%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$274,550.	\$705,166.68	-61.07%	\$274,550.	\$699,500.	-60.75%	22	88	-75.00%
15 Acreage WF	\$1,400,000.	\$0.	0.00%	\$1,400,000.	\$0.	0.00%	105	0	0.00%
16 Lots	\$294,257.90	\$227,726.34	29.22%	\$275,000.	\$199,900.	37.57%	159	151	5.30%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$345,973.81	\$263,534.37	31.28%	\$275,000.	\$214,512.50	28.20%	150	147	2.04%
19 Business	\$530,000.	\$59,000.	798.31%	\$530,000.	\$59,000.	798.31%	503	103	388.35%
20 Commercial	\$457,955.56	\$936,269.31	-51.09%	\$273,600.	\$3,175,000.	-91.38%	94	181	-48.07%
21 Land	\$0.	\$1,225,000.	0.00%	\$0.	\$1,225,000.	0.00%	0	285	0.00%
22 Leases	\$91,476.44	\$78,522.72	16.50%	\$60,000.	\$65,000.	-7.69%	272	189	43.92%
23 IC&I TOTAL	\$253,947.56	\$341,917.46	-25.73%	\$176,475.	\$100,000.	76.48%	212	184	15.22%
24 GRAND TOTAL	\$442,551.84	\$396,002.31	11.75%	\$395,000.	\$360,000.	9.72%	73	67	8.96%

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 (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	\$962,853.31	\$825,318.62	16.66%	\$797,000.	\$670,000.	18.96%	100	91	9.89%
2 Duplex	\$400,923.53	\$343,621.40	16.68%	\$367,000.	\$305,000.	20.33%	53	49	8.16%
3 Mobile Home	\$127,150.11	\$106,400.79	19.50%	\$116,000.	\$98,750.	17.47%	68	63	7.94%
4 Recreational	\$250,677.	\$331,037.50	-24.28%	\$187,031.	\$311,000.	-39.86%	202	109	85.32%
5 Residential	\$525,624.06	\$454,294.75	15.70%	\$485,000.	\$417,500.	16.17%	59	59	0.00%
6 Residential WF	\$2,905,750.	\$2,019,500.	43.88%	\$2,762,500.	\$1,720,000.	60.61%	78	94	-17.02%
7 3/4-Plex	\$606,666.68	\$464,937.50	30.48%	\$675,000.	\$500,000.	35.00%	64	74	-13.51%
8 Timeshare	\$2,000.	\$7,350.	-72.79%	\$2,000.	\$7,350.	-72.79%	168	81	107.41%
9 Apartment	\$286,287.53	\$253,679.79	12.85%	\$265,500.	\$232,000.	14.44%	60	68	-11.76%
10 Townhouse	\$388,029.75	\$340,484.06	13.96%	\$356,500.	\$316,750.	12.55%	72	61	18.03%
11 RES. TOTAL	\$444,222.93	\$388,318.93	14.40%	\$405,000.	\$350,000.	15.71%	63	62	1.61%
12 FARMS	\$1,028,375.	\$1,006,071.43	2.22%	\$1,040,000.	\$920,000.	13.04%	108	109	-0.92%
13 MULTIFAMILY	\$860,000.	\$1,412,333.37	-39.11%	\$860,000.	\$752,000.	14.36%	28	35	-20.00%
14 Acreage	\$564,003.87	\$685,471.43	-17.72%	\$480,000.	\$404,000.	18.81%	129	153	-15.69%
15 Acreage WF	\$1,075,000.	\$0.	0.00%	\$1,075,000.	\$0.	0.00%	221	0	0.00%
16 Lots	\$232,915.78	\$216,250.35	7.71%	\$208,000.	\$189,700.	9.65%	131	120	9.17%
17 Lots WF	\$0.	\$1,258,333.37	0.00%	\$0.	\$1,200,000.	0.00%	0	98	0.00%
18 LOTS TOTAL	\$284,539.15	\$303,952.31	-6.39%	\$217,250.	\$209,950.	3.48%	132	124	6.45%
19 Business	\$285,570.	\$738,091.68	-61.31%	\$160,000.	\$1,992,800.	-91.97%	181	191	-5.24%
20 Commercial	\$607,776.18	\$686,603.12	-11.48%	\$234,300.	\$385,000.	-39.14%	122	139	-12.23%
21 Land	\$1,273,046.87	\$1,081,181.87	17.75%	\$917,500.	\$1,600,000.	-42.66%	319	218	46.33%
22 Leases	\$93,831.69	\$97,602.87	-3.86%	\$199,403.50	\$102,779.	94.01%	212	208	1.92%
23 IC&I TOTAL	\$453,826.18	\$448,707.37	1.14%	\$181,128.12	\$137,458.	31.77%	204	188	8.51%
24 GRAND TOTAL	\$438,285.93	\$388,614.90	12.78%	\$395,000.	\$344,000.	14.83%	73	70	4.29%

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