

# **Central Zone Monthly Statistics**

November 2008

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

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# Table of Contents

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Table of Contents	2
Zone Totals	3
Quick Summary Part 1	4
Quick Summary Part 2	5
Listing Information	6
Sales Information (Month)	7
Sales Information (YTD)	8
Average/Median Price, Days to Sell (Month)	9
Average/Median Price, Days to Sell (YTD)	10

# Zone Totals

Description	Current Month This Year	Last Year	Increase	This YTD	Last YTD	Increase
<b>Year = 2008</b>						
<b>Month = November</b>						
<b>Area = Central Zone</b>						
1 Units Listed	754	804	-6.22%	12952	10332	25.36%
2 Units Sold	149	364	-59.07%	3657	5915	-38.17%
3 Sales Volume	\$53,630,996.	\$152,780,304.	-64.90%	\$1,565,923,456.	\$2,420,872,704.	-35.32%
4 List/Sell Ratio	87.41%	95.22%		94.58%	96.49%	
5 Days to Sell	96	71	35.21%	78	68	14.71%
6 Active Listings	5149	3147	63.62%			
<b>Area = North Zone</b>						
1 Units Listed	292	293	-0.34%	4762	4216	12.95%
2 Units Sold	64	160	-60.00%	1458	2436	-40.15%
3 Sales Volume	\$20,813,786.	\$59,930,896.	-65.27%	\$551,806,848.	\$842,324,864.	-34.49%
4 List/Sell Ratio	84.90%	95.53%		93.74%	96.36%	
5 Days to Sell	109	74	47.30%	96	84	14.29%
6 Active Listings	2271	1532	48.24%			
<b>Area = Shuswap Zone</b>						
1 Units Listed	149	162	-8.02%	3079	2541	21.17%
2 Units Sold	31	68	-54.41%	878	1427	-38.47%
3 Sales Volume	\$8,067,647.50	\$25,118,500.	-67.88%	\$283,058,080.	\$461,097,696.	-38.61%
4 List/Sell Ratio	83.71%	93.43%		91.72%	95.36%	
5 Days to Sell	158	97	62.89%	103	104	-0.96%
6 Active Listings	1532	992	54.44%			
<b>Area = Grand Total</b>						
1 Units Listed	1195	1259	-5.08%	20793	17089	21.67%
2 Units Sold	244	592	-58.78%	5993	9778	-38.71%
3 Sales Volume	\$82,512,432.	\$237,829,696.	-65.31%	\$2,400,788,480.	\$3,724,295,424.	-35.54%
4 List/Sell Ratio	86.28%	95.09%		93.95%	96.29%	
5 Days to Sell	107	75	42.67%	86	77	11.69%
6 Active Listings	8952	5671	57.86%			

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# Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	149	\$53,630,996.	71	\$32,730,500.
Last Month	174	\$63,058,324.	91	\$42,063,828.
This Month Last Year	364	\$152,780,304.	158	\$73,092,280.

Description	Total Listings Taken	Inventory
This Month	754	5149
Last Month	1033	5466
This Month Last Year	804	3147

# Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
<b>Year = 2008</b>	
<b>Month = 11</b>	
<b>Area = CO</b>	
7 Ratio of Sales vs. Inventory	2.89%
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8 Condo/Apt -- Sales	37
9 Condo/Apt -- New Listings	161
10 Condo/Apt -- Current Inventory	1141
11 Condo/Apt -- Sell/Inv. Ratio	3.24%
12 Condo/Apt -- Days to Sell	80
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13 Condo/Townhouse -- Sales	17
14 Condo/Townhouse -- New Listings	68
15 Condo/Townhouse -- Current Inventory	551
16 Condo/Townhouse -- Sell/Inv. Ratio	3.09%
17 Condo/Townhouse -- Days to Sell	118
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18 Lots -- Sales	3
19 Lots -- New Listings	77
20 Lots -- Current Inventory	601
21 Lots -- Sell/Inv. Ratio	0.50%
22 Lots -- Days to Sell	154
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23 Residential -- Sales	71
24 Residential -- New Listings	310
25 Residential -- Current Inventory	1738
26 Residential -- Sell/Inv. Ratio	4.09%
27 Residential -- Days to Sell	79
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28 Average House Price	\$460,992.96
29 Median House Price	\$425,000.
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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%
<b>Zone = CO</b>									
1 Acreage/House	29	24	20.83%	438	357	22.69%	204	154	32.47%
2 Duplex	16	20	-20.00%	247	250	-1.20%	88	53	66.04%
3 Mobile Home	26	38	-31.58%	626	525	19.24%	176	152	15.79%
4 Recreational	4	5	-20.00%	81	142	-42.96%	46	70	-34.29%
5 Residential	310	278	11.51%	5342	4354	22.69%	1738	1001	73.63%
6 Residential WF	5	6	-16.67%	169	142	19.01%	81	43	88.37%
7 3/4-Plex	5	2	150.00%	25	17	47.06%	15	4	275.00%
8 Timeshare	0	1	-100.00%	16	13	23.08%	11	12	-8.33%
9 Apartment	161	204	-21.08%	2904	2040	42.35%	1141	662	72.36%
10 Townhouse	68	107	-36.45%	1380	1032	33.72%	551	263	109.51%
11 RES. TOTAL	624	685	-8.91%	11228	8872	26.56%	4051	2414	67.81%
12 FARMS	12	3	300.00%	117	103	13.59%	70	59	18.64%
13 MULTIFAMILY	1	3	-66.67%	18	13	38.46%	8	5	60.00%
14 Acreage	5	12	-58.33%	179	146	22.60%	118	61	93.44%
15 Acreage WF	3	1	200.00%	24	19	26.32%	16	12	33.33%
16 Lots	66	59	11.86%	723	707	2.26%	452	308	46.75%
17 Lots WF	3	0	0.00%	26	21	23.81%	15	7	114.29%
18 LOTS TOTAL	77	72	6.94%	957	897	6.69%	601	388	54.90%
19 Business	8	10	-20.00%	122	139	-12.23%	78	81	-3.70%
20 Commercial	7	9	-22.22%	193	87	121.84%	131	43	204.65%
21 Land	6	5	20.00%	103	68	51.47%	60	63	-4.76%
22 Leases	19	17	11.76%	213	152	40.13%	149	94	58.51%
23 IC&I TOTAL	40	41	-2.44%	631	446	41.48%	418	281	48.75%
24 GRAND TOTAL	754	804	-6.22%	12952	10332	25.36%	5149	3147	63.62%

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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	2	7	-71.43%	\$1,165,000.	\$7,664,000.	-84.80%	88.21%	94.90%
2 Duplex	1	13	-92.31%	\$392,400.	\$5,047,595.	-92.23%	98.37%	96.37%
3 Mobile Home	10	21	-52.38%	\$1,000,500.	\$1,904,100.	-47.46%	78.76%	88.39%
4 Recreational	0	1	-100.00%	\$0.	\$292,000.	0.00%	0.00%	97.65%
5 Residential	71	158	-55.06%	\$32,730,500.	\$73,092,280.	-55.22%	88.47%	96.35%
6 Residential WF	0	2	-100.00%	\$0.	\$4,675,000.	0.00%	0.00%	81.04%
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	37	83	-55.42%	\$9,204,195.	\$23,393,236.	-60.65%	88.41%	95.36%
10 Townhouse	17	32	-46.88%	\$5,179,000.	\$10,680,870.	-51.51%	88.86%	97.14%
11 RES. TOTAL	138	317	-56.47%	\$49,671,596.	\$126,749,080.	-60.81%	87.87%	95.52%
12 FARMS	0	1	-100.00%	\$0.	\$975,000.	0.00%	0.00%	97.98%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	0	4	-100.00%	\$0.	\$5,348,500.	0.00%	0.00%	85.62%
15 Acreage WF	0	2	-100.00%	\$0.	\$6,549,000.	0.00%	0.00%	97.63%
16 Lots	3	21	-85.71%	\$783,500.	\$4,180,700.	-81.26%	90.20%	93.88%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	3	27	-88.89%	\$783,500.	\$16,078,200.	-95.13%	90.20%	92.94%
19 Business	3	2	50.00%	\$116,000.	\$296,980.	-60.94%	60.36%	82.82%
20 Commercial	2	3	-33.33%	\$2,625,000.	\$1,397,700.	87.81%	92.17%	96.80%
21 Land	0	4	-100.00%	\$0.	\$6,575,000.	0.00%	0.00%	91.42%
22 Leases	3	10	-70.00%	\$434,900.	\$708,340.62	-38.60%	0.00%	0.00%
23 IC&I TOTAL	8	19	-57.89%	\$3,175,900.	\$8,978,021.	-64.63%	73.08%	91.30%
24 GRAND TOTAL	149	364	-59.07%	\$53,630,996.	\$152,780,304.	-64.90%	87.41%	95.22%

**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	70	113	-38.05%	\$69,660,400.	\$103,610,400.	-32.77%	91.07%	94.54%
2 Duplex	93	184	-49.46%	\$36,032,040.	\$65,828,832.	-45.26%	95.48%	96.81%
3 Mobile Home	238	282	-15.60%	\$28,201,456.	\$30,624,592.	-7.91%	89.93%	92.25%
4 Recreational	9	53	-83.02%	\$2,192,562.	\$19,217,050.	-88.59%	92.31%	95.55%
5 Residential	1690	2731	-38.12%	\$855,900,544.	\$1,298,833,280.	-34.10%	95.13%	97.05%
6 Residential WF	25	50	-50.00%	\$61,718,000.	\$97,457,728.	-36.67%	91.74%	91.36%
7 3/4-Plex	4	14	-71.43%	\$2,145,000.	\$6,447,500.	-66.73%	98.74%	95.11%
8 Timeshare	1	5	-80.00%	\$2,000.	\$33,200.	-93.98%	36.36%	87.47%
9 Apartment	793	1206	-34.25%	\$228,258,384.	\$324,593,600.	-29.68%	94.89%	96.96%
10 Townhouse	410	698	-41.26%	\$158,301,840.	\$243,389,792.	-34.96%	95.43%	97.05%
11 RES. TOTAL	3333	5336	-37.54%	\$1,442,412,288.	\$2,190,035,968.	-34.14%	94.62%	96.63%
12 FARMS	9	19	-52.63%	\$9,685,000.	\$19,873,900.	-51.27%	89.62%	91.99%
13 MULTIFAMILY	1	6	-83.33%	\$860,000.	\$10,562,000.	-91.86%	98.28%	93.28%
14 Acreage	22	43	-48.84%	\$12,997,050.	\$31,107,300.	-58.22%	92.41%	93.80%
15 Acreage WF	2	3	-33.33%	\$2,150,000.	\$7,949,000.	-72.95%	91.17%	98.42%
16 Lots	130	305	-57.38%	\$30,713,954.	\$64,280,448.	-52.22%	95.56%	96.44%
17 Lots WF	1	6	-83.33%	\$1,700,000.	\$7,240,000.	-76.52%	94.44%	93.86%
18 LOTS TOTAL	156	357	-56.30%	\$48,231,004.	\$110,576,744.	-56.38%	94.98%	96.09%
19 Business	24	23	4.35%	\$5,205,700.	\$11,624,080.	-55.22%	77.64%	74.56%
20 Commercial	31	45	-31.11%	\$25,206,628.	\$29,620,136.	-14.90%	105.01%	94.72%
21 Land	20	34	-41.18%	\$25,828,750.	\$38,051,000.	-32.12%	90.88%	100.59%
22 Leases	83	95	-12.63%	\$8,494,136.	\$10,528,959.	-19.33%	96.83%	90.07%
23 IC&I TOTAL	158	197	-19.80%	\$64,735,216.	\$89,824,176.	-27.93%	92.65%	92.00%
24 GRAND TOTAL	3657	5915	-38.17%	\$1,565,923,456.	\$2,420,872,704.	-35.32%	94.58%	96.49%

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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	\$582,500.	\$1,094,857.12	-46.80%	\$582,500.	\$790,000.	-26.27%	95	127	-25.20%
2 Duplex	\$392,400.	\$388,276.53	1.06%	\$392,400.	\$357,000.	9.92%	116	42	176.19%
3 Mobile Home	\$100,050.	\$90,671.42	10.34%	\$105,500.	\$80,000.	31.88%	112	66	69.70%
4 Recreational	\$0.	\$292,000.	0.00%	\$0.	\$292,000.	0.00%	0	15	0.00%
5 Residential	\$460,992.96	\$462,609.34	-0.35%	\$425,000.	\$445,000.	-4.49%	79	57	38.60%
6 Residential WF	\$0.	\$2,337,500.	0.00%	\$0.	\$2,337,500.	0.00%	0	189	0.00%
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	\$248,762.03	\$281,846.21	-11.74%	\$223,000.	\$264,500.	-15.69%	80	71	12.68%
10 Townhouse	\$304,647.06	\$333,777.18	-8.73%	\$305,000.	\$327,750.	-6.94%	118	47	151.06%
11 RES. TOTAL	\$359,939.09	\$399,839.37	-9.98%	\$340,500.	\$370,000.	-7.97%	87	62	40.32%
12 FARMS	\$0.	\$975,000.	0.00%	\$0.	\$975,000.	0.00%	0	18	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$0.	\$1,337,125.	0.00%	\$0.	\$624,250.	0.00%	0	125	0.00%
15 Acreage WF	\$0.	\$3,274,500.	0.00%	\$0.	\$3,274,500.	0.00%	0	124	0.00%
16 Lots	\$261,166.67	\$199,080.95	31.19%	\$250,000.	\$190,000.	31.58%	154	109	41.28%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$261,166.67	\$595,488.87	-56.14%	\$250,000.	\$224,500.	11.36%	154	113	36.28%
19 Business	\$38,666.66	\$148,490.	-73.96%	\$41,000.	\$148,490.	-72.39%	93	253	-63.24%
20 Commercial	\$1,312,500.	\$465,900.	181.71%	\$1,312,500.	\$450,000.	191.67%	142	65	118.46%
21 Land	\$0.	\$1,643,750.	0.00%	\$0.	\$2,337,500.	0.00%	0	323	0.00%
22 Leases	\$144,966.67	\$70,834.06	104.66%	\$97,200.	\$55,820.30	74.13%	399	123	224.39%
23 IC&I TOTAL	\$396,987.50	\$472,527.40	-15.99%	\$81,100.	\$99,540.60	-18.53%	220	170	29.41%
24 GRAND TOTAL	\$359,939.56	\$419,726.09	-14.24%	\$327,500.	\$357,000.	-8.26%	96	71	35.21%

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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	\$995,148.56	\$916,906.18	8.53%	\$749,950.	\$760,000.	-1.32%	95	93	2.15%
2 Duplex	\$387,441.28	\$357,765.40	8.29%	\$358,000.	\$320,000.	11.87%	59	49	20.41%
3 Mobile Home	\$118,493.50	\$108,597.84	9.11%	\$109,750.	\$102,750.	6.81%	72	60	20.00%
4 Recreational	\$243,618.	\$362,585.84	-32.81%	\$221,062.	\$320,000.	-30.92%	170	129	31.78%
5 Residential	\$506,450.03	\$475,588.90	6.49%	\$474,450.	\$437,000.	8.57%	64	56	14.29%
6 Residential WF	\$2,468,720.	\$1,949,154.50	26.66%	\$2,145,000.	\$1,650,000.	30.00%	104	91	14.29%
7 3/4-Plex	\$536,250.	\$460,535.71	16.44%	\$500,000.	\$445,000.	12.36%	87	63	38.10%
8 Timeshare	\$2,000.	\$6,640.	-69.88%	\$2,000.	\$5,700.	-64.91%	168	207	-18.84%
9 Apartment	\$287,841.59	\$269,148.90	6.95%	\$260,000.	\$243,750.	6.67%	70	65	7.69%
10 Townhouse	\$386,102.06	\$348,696.	10.73%	\$359,450.	\$327,500.	9.76%	74	55	34.55%
11 RES. TOTAL	\$432,766.93	\$410,426.53	5.44%	\$398,400.	\$368,125.	8.22%	68	60	13.33%
12 FARMS	\$1,076,111.12	\$1,045,994.75	2.88%	\$1,100,000.	\$920,000.	19.57%	154	115	33.91%
13 MULTIFAMILY	\$860,000.	\$1,760,333.37	-51.15%	\$860,000.	\$2,337,500.	-63.21%	28	65	-56.92%
14 Acreage	\$590,775.	\$723,425.56	-18.34%	\$512,500.	\$418,000.	22.61%	128	122	4.92%
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	\$210,755.56	12.10%	\$211,000.	\$194,500.	8.48%	132	119	10.92%
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	\$309,173.09	\$309,738.78	-0.18%	\$235,000.	\$210,000.	11.90%	132	120	10.00%
19 Business	\$216,904.17	\$505,394.78	-57.08%	\$105,500.	\$98,000.	7.65%	180	221	-18.55%
20 Commercial	\$813,117.06	\$658,225.25	23.53%	\$1,600,000.	\$292,000.	447.95%	122	112	8.93%
21 Land	\$1,291,437.50	\$1,119,147.	15.39%	\$1,687,500.	\$642,000.	162.85%	448	242	85.12%
22 Leases	\$102,338.99	\$110,727.89	-7.58%	\$37,619.	\$16,356.	130.00%	199	218	-8.72%
23 IC&I TOTAL	\$409,716.56	\$457,671.62	-10.48%	\$140,984.	\$162,000.	-12.97%	212	198	7.07%
24 GRAND TOTAL	\$428,198.93	\$409,325.71	4.61%	\$390,000.	\$359,000.	8.64%	78	68	14.71%

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