

Central Okanagan Monthly Statistics
January 2011

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Central Okanagan Statistics -- January 2011

Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	861	1,019	-15.51%	861	1,019	-15.51%
2 Units Sold	197	282	-30.14%	197	282	-30.14%
3 Sales Volume	\$76,753,301	\$109,571,755	-29.95%	\$76,753,301	\$109,571,755	-29.95%
4 List/Sell Ratio	94.37%	98.08%		94.37%	98.08%	
5 Days to Sell	124	118	4.32%	124	118	4.32%
6 Active Listings	4,137	4,120	0.41%			
Area = North Okanagan						
1 Units Listed	277	348	-20.40%	277	348	-20.40%
2 Units Sold	77	82	-6.10%	77	82	-6.10%
3 Sales Volume	\$27,443,217	\$26,164,970	4.89%	\$27,443,217	\$26,164,970	4.89%
4 List/Sell Ratio	94.91%	96.08%		94.91%	96.08%	
5 Days to Sell	189	116	62.57%	189	116	62.57%
6 Active Listings	2,004	1,954	2.56%			
Area = Shuswap / Revel						
1 Units Listed	116	183	-36.61%	116	183	-36.61%
2 Units Sold	27	48	-43.75%	27	48	-43.75%
3 Sales Volume	\$6,997,155	\$14,202,906	-50.73%	\$6,997,155	\$14,202,906	-50.73%
4 List/Sell Ratio	91.64%	93.26%		91.64%	93.26%	
5 Days to Sell	163	157	4.03%	163	157	4.03%
6 Active Listings	1,245	1,138	9.40%			
Area = Grand Total						
1 Units Listed	1,254	1,550	-19.10%	1,254	1,550	-19.10%
2 Units Sold	301	412	-26.94%	301	412	-26.94%
3 Sales Volume	\$111,193,673	\$149,939,631	-25.84%	\$111,193,673	\$149,939,631	-25.84%
4 List/Sell Ratio	94.33%	97.25%		94.33%	97.25%	
5 Days to Sell	144	123	17.44%	144	123	17.44%
6 Active Listings	7,386	7,212	2.41%			

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

Central Okanagan Statistics -- January 2011

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	197	\$76,753,301	94	\$40,954,508
Last Month	175	\$77,942,499		
This Month Last Year	282	\$109,571,755	134	\$64,331,041

Description	Total Listings Taken	Inventory
This Month	861	4,137
Last Month	439	3,794
This Month Last Year	1,019	4,120

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Central Okanagan Statistics -- January 2011

Quick Summary Part 2

Condo/Apt

Sales	33
New Listings	175
Current Inventory	855
Sell/Inv. Ratio	3.86%
Days to Sell	144
Average Price	\$267,141
Median Price	\$236,500

Condo/Townhouse

Sales	27
New Listings	101
Current Inventory	440
Sell/Inv. Ratio	6.14%
Days to Sell	112
Average Price	\$319,064
Median Price	\$317,000

Lots

Sales	8
New Listings	64
Current Inventory	21
Sell/Inv. Ratio	38.10%
Days to Sell	177
Average Price	\$208,238
Median Price	\$197,500

Residential

Sales	94
New Listings	378
Current Inventory	1,227
Sell/Inv. Ratio	7.66%
Days to Sell	112
Average Price	\$435,686
Median Price	\$410,000

Ratio of Sales vs Inventory	6.37%
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Central Okanagan Statistics -- January 2011

Comparative Activity -- Listing Information

Description	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Inventory		
							Cur Mo	Lst Yr Mo	Incr/Decr%
Zone = Central Okanagan									
Acreage/House	28	28	0.00%	28	28	0.00	166	152	9.21
Duplex	7	28	-75.00%	7	28	-75.00	61	76	-19.74
Mobile Home	49	50	-2.00%	49	50	-2.00	185	200	-7.50
Recreational	1	4	-75.00%	1	4	-75.00	31	34	-8.82
Residential	378	408	-7.35%	378	408	-7.35	1,227	1,151	6.60
Residential WF	9	16	-43.75%	9	16	-43.75	74	80	-7.50
3/4-Plex	2	1	100.00%	2	1	100.00	7	9	-22.22
Timeshare	0	1	-100.00%	0	1	-100.00	3	3	0.00
Apartment	175	195	-10.26%	175	195	-10.26	855	922	-7.27
Townhouse	101	119	-15.13%	101	119	-15.13	440	384	14.58
RES TOTAL	750	850.00	-11.76%	750	850	-11.76%	3,049	3,011	1.26
FARMS	3	8	-62.50%	3	8	-62.50	52	64	-18.75
MULTIFAMILY	1	0	0.00%	1	0	0.00	7	7	0.00
Acreage	13	12	8.33%	13	12	8.33	83	104	-20.19
Acreage WF	7	4	75.00%	7	4	75.00	21	15	40.00
Lots	42	87	-51.72%	42	87	-51.72	531	528	0.57
Lots WF	2	0	0.00%	2	0	0.00	16	17	-5.88
LOTS TOTAL	64	103.00	-37.86%	64	103	-37.86%	651	664	-1.96
Business	10	8	25.00%	10	8	25.00	53	64	-17.19
Commercial	24	20	20.00%	24	20	20.00	189	83	127.71
Land	3	26	-88.46%	3	26	-88.46	66	83	-20.48
Leases	4	0	0.00%	4	0	0.00	60	144	-58.33
IC&C TOTAL	41	54.00	-24.07%	41	54	-24.07%	368	374	-1.60
GRAND TOTAL	859	1,015	-15.37%	859	1,015	-15.37%	4,127	4,120	0.17

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Central Okanagan Statistics -- January 2011

Comparative Activity -- Sales Information (Month)

Description	Unit Sales			Sales Volume			List/Sale Ratio	
	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo
Zone = Central Okanagan								
Acreage/House	9	7	28.57%	\$6,464,000	\$4,132,000	56.44%	87.44%	93.98%
Duplex	4	5	-20.00%	\$1,269,757	\$1,437,500	-11.67%	96.38%	97.21%
Mobile Home	10	10	0.00%	\$538,300	\$732,000	-26.46%	90.70%	90.17%
Recreational	0	2	-100.00%	\$0	\$465,000	-100.00%	0.00%	93.21%
Residential	98	134	-26.87%	\$42,817,508	\$64,331,041	-33.44%	96.11%	96.73%
Residential WF	4	3	33.33%	\$5,985,000	\$5,580,000	7.26%	86.90%	93.81%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	36	53	-32.08%	\$9,589,650	\$12,789,200	-25.02%	94.81%	95.31%
Townhouse	30	32	-6.25%	\$9,605,723	\$11,469,146	-16.25%	95.58%	96.13%
RES TOTAL	191	246	-22.36%	\$76,269,938	\$100,935,887	-24.44%	94.27%	96.14%
FARMS	1	0	0.00%	\$1,100,000	\$0	0.00%	85.27%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	3	2	50.00%	\$667,000	\$380,000	75.53%	92.25%	93.97%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	6	16	-62.50%	\$1,298,900	\$3,876,600	-66.49%	90.84%	92.26%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	9	18	-50.00%	\$1,965,900	\$4,256,600	-53.82%	91.32%	92.41%
Business	1	1	0.00%	\$155,000	\$145,000	6.90%	88.57%	74.36%
Commercial	4	17	-76.47%	\$608,963	\$4,234,268	-85.62%	189.16%	219.91%
Land	1	0	0.00%	\$499,000	\$0	0.00%	83.87%	0.00%
Leases	1	0	0.00%	\$82,500	\$0	0.00%	0.00%	0.00%
IC&C TOTAL	7	18	-61.11%	\$1,345,463	\$4,379,268	-69.28%	123.22%	206.53%
GRAND TOTAL	208	282	-26.24%	\$80,681,301	\$109,571,755	-26.24%	94.43%	98.08%

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Central Okanagan Statistics -- January 2011

Comparative Activity -- Sales Information (YTD)

Description	Unit Sales			Sales Volume			List/Sale Ratio	
	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD
Zone = Central Okanagan								
Acreage/House	9	7	28.57%	\$6,464,000	\$4,132,000	56.44%	87.44%	93.98%
Duplex	4	5	-20.00%	\$1,269,757	\$1,437,500	-11.67%	96.38%	97.21%
Mobile Home	10	10	0.00%	\$538,300	\$732,000	-26.46%	90.70%	90.17%
Recreational	0	2	-100.00%	\$0	\$465,000	-100.00%	0.00%	93.21%
Residential	98	134	-26.87%	\$42,817,508	\$64,331,041	-33.44%	96.11%	96.73%
Residential WF	4	3	33.33%	\$5,985,000	\$5,580,000	7.26%	86.90%	93.81%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	36	53	-32.08%	\$9,589,650	\$12,789,200	-25.02%	94.81%	95.31%
Townhouse	30	32	-6.25%	\$9,605,723	\$11,469,146	-16.25%	95.58%	96.13%
RES TOTAL	191	246	-22.36%	\$76,269,938	\$100,935,887	-24.44%	94.27%	96.14%
FARMS	1	0	0.00%	\$1,100,000	\$0	0.00%	85.27%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	3	2	50.00%	\$667,000	\$380,000	75.53%	92.25%	93.97%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	6	16	-62.50%	\$1,298,900	\$3,876,600	-66.49%	90.84%	92.26%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	9	18	-50.00%	\$1,965,900	\$4,256,600	-53.82%	91.32%	92.41%
Business	1	1	0.00%	\$155,000	\$145,000	6.90%	88.57%	74.36%
Commercial	4	17	-76.47%	\$608,963	\$4,234,268	-85.62%	189.16%	219.91%
Land	1	0	0.00%	\$499,000	\$0	0.00%	83.87%	0.00%
Leases	1	0	0.00%	\$82,500	\$0	0.00%	0.00%	0.00%
IC&C TOTAL	7	18	-61.11%	\$1,345,463	\$4,379,268	-69.28%	123.22%	206.53%
GRAND TOTAL	208	282	-26.24%	\$80,681,301	\$109,571,755	-26.24%	94.43%	98.08%

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Central Okanagan Statistics -- January 2011

Average/Median price, Days to Sell (Month)

Description	Average Price			Median Price			Days to Sell		
	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%
Zone = Central Okanagan									
Acreage/House	\$718,222	\$590,286	21.67%	\$550,000	\$546,000	0.73%	116	97	19.53%
Duplex	\$317,439	\$287,500	10.41%	\$312,500	\$280,000	11.61%	101	65	55.57%
Mobile Home	\$53,830	\$73,200	-26.46%	\$46,450	\$63,500	-26.85%	116	166	-30.36%
Recreational		\$232,500			\$232,500			176	
Residential	\$436,913	\$480,082	-8.99%	\$410,000	\$439,438	-6.70%	110	93	18.23%
Residential WF	\$1,496,250	\$1,860,000	-19.56%	\$1,300,000	\$1,930,000	-32.64%	143	199	-28.27%
3/4-Plex									
Timeshare									
Apartment	\$266,379	\$241,306	10.39%	\$242,250	\$230,000	5.33%	153	145	5.54%
Townhouse	\$320,191	\$358,411	-10.66%	\$316,000	\$323,000	-2.17%	111	100	11.19%
RES TOTAL	\$399,319	\$410,308	-2.68%	\$358,000	\$380,000	-5.79%	120	110	8.90%
FARMS	\$1,100,000			\$1,100,000			95		
MULTIFAMILY									
Acreage	\$222,333	\$190,000	17.02%	\$220,000	\$190,000	15.79%	88	179	-50.65%
Acreage WF									
Lots	\$216,483	\$242,288	-10.65%	\$220,500	\$193,500	13.95%	239	187	27.75%
Lots WF									
LOTS TOTAL	\$218,433	\$236,478	-7.63%	\$220,000	\$193,500	13.70%	188	186	1.41%
Business	\$155,000	\$145,000	6.90%	\$155,000	\$145,000	6.90%	542	112	383.93%
Commercial	\$152,241	\$249,075	-38.88%	\$149,000	\$80,690	84.66%	158	171	-7.86%
Land	\$499,000			\$499,000			102		
Leases	\$82,500			\$82,500			84		
IC&C TOTAL	\$192,209	\$243,293	-21.00%	\$155,000	\$101,970	52.01%	194	168	15.53%
GRAND TOTAL	\$387,891	\$388,552	-0.17%	\$348,500	\$358,750	-2.86%	125	118	5.56%

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Central Okanagan Statistics -- January 2011

Average/Median price, Days to Sell (YTD)

Description	Average Price			Median Price			Days to Sell		
	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%
Zone = Central Okanagan									
Acreage/House	\$718,222	\$590,286	21.67%	\$550,000	\$546,000	0.73%	116	97	19.53%
Duplex	\$317,439	\$287,500	10.41%	\$312,500	\$280,000	11.61%	101	65	55.57%
Mobile Home	\$53,830	\$73,200	-26.46%	\$46,450	\$63,500	-26.85%	116	166	-30.36%
Recreational		\$232,500			\$232,500			176	
Residential	\$436,913	\$480,082	-8.99%	\$410,000	\$439,438	-6.70%	110	93	18.23%
Residential WF	\$1,496,250	\$1,860,000	-19.56%	\$1,300,000	\$1,930,000	-32.64%	143	199	-28.27%
3/4-Plex									
Timeshare									
Apartment	\$266,379	\$241,306	10.39%	\$242,250	\$230,000	5.33%	153	145	5.54%
Townhouse	\$320,191	\$358,411	-10.66%	\$316,000	\$323,000	-2.17%	111	100	11.19%
RES TOTAL	\$399,319	\$410,308	-2.68%	\$358,000	\$380,000	-5.79%	120	110	8.90%
FARMS	\$1,100,000			\$1,100,000			95		
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Commercial	\$152,241	\$249,075	-38.88%	\$149,000	\$80,690	84.66%	158	171	-7.86%
Land	\$499,000			\$499,000			102		
Leases	\$82,500			\$82,500			84		
IC&C TOTAL	\$192,209	\$243,293	-21.00%	\$155,000	\$101,970	52.01%	194	168	15.53%
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