

**Central Okanagan Monthly Statistics  
February 2011**

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## Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
1 Units Listed	1,016	1,095	-7.21%	1,928	2,115	-8.84%
2 Units Sold	233	310	-24.84%	448	592	-24.32%
3 Sales Volume	\$90,126,643	\$121,440,541	-25.79%	\$172,979,945	\$231,012,296	-25.12%
4 List/Sell Ratio	96.34%	95.11%		95.42%	96.50%	
5 Days to Sell	98	110	-11.08%	110	114	-3.07%
6 Active Listings	4,506	4,401	2.39%			
<b>Area = North Okanagan</b>						
1 Units Listed	364	386	-5.70%	658	735	-10.48%
2 Units Sold	91	109	-16.51%	172	191	-9.95%
3 Sales Volume	\$23,429,126	\$34,637,858	-32.36%	\$51,996,843	\$60,802,828	-14.48%
4 List/Sell Ratio	93.87%	96.23%		94.47%	96.16%	
5 Days to Sell	139	127	9.01%	160	123	30.14%
6 Active Listings	2,135	2,092	2.06%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	170	292	-41.78%	291	475	-38.74%
2 Units Sold	37	59	-37.29%	64	107	-40.19%
3 Sales Volume	\$11,103,700	\$16,330,465	-32.01%	\$18,100,855	\$30,533,371	-40.72%
4 List/Sell Ratio	93.77%	95.53%		92.94%	94.46%	
5 Days to Sell	174	168	3.49%	169	163	3.89%
6 Active Listings	1,298	1,333	-2.63%			
<b>Area = Grand Total</b>						
1 Units Listed	1,550	1,773	-12.58%	2,877	3,325	-13.47%
2 Units Sold	361	478	-24.48%	684	890	-23.15%
3 Sales Volume	\$124,659,469	\$172,408,864	-27.70%	\$243,077,643	\$322,348,495	-24.59%
4 List/Sell Ratio	95.63%	95.37%		95.03%	96.24%	
5 Days to Sell	116	121	-4.26%	128	122	5.43%
6 Active Listings	7,939	7,826	1.44%			

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

Central Okanagan Statistics -- February 2011

**Quick Summary Part 1**

			<b>Residential</b>	
<b>Description</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>
<b>This Month</b>	233	\$90,126,643	120	\$53,203,239
<b>Last Month</b>	215	\$82,853,301	100	\$43,637,508
<b>This Month Last Year</b>	310	\$121,440,541	136	\$62,480,594

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	1,016	4,506
<b>Last Month</b>	912	4,137
<b>This Month Last Year</b>	1,095	4,401

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Central Okanagan Statistics -- February 2011

## Quick Summary Part 2

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### Condo/Apt

Sales	51
New Listings	177
Current Inventory	922
Sell/Inv. Ratio	5.53%
Days to Sell	100
Average Price	\$282,292
Median Price	\$246,000

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### Condo/Townhouse

Sales	22
New Listings	134
Current Inventory	494
Sell/Inv. Ratio	4.45%
Days to Sell	103
Average Price	\$336,235
Median Price	\$304,250

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### Lots

Sales	6
New Listings	93
Current Inventory	88
Sell/Inv. Ratio	6.82%
Days to Sell	143
Average Price	\$267,833
Median Price	\$246,000

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### Residential

Sales	120
New Listings	435
Current Inventory	1,391
Sell/Inv. Ratio	8.63%
Days to Sell	91
Average Price	\$443,360
Median Price	\$422,099
Ratio of Sales vs Inventory	6.87%

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Central Okanagan Statistics -- February 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%
<b>Zone = Central Okanagan</b>									
Acreage/House	34	52	-34.62%	63	80	-21.25	176	172	2.33
Duplex	22	23	-4.35%	32	51	-37.25	71	82	-13.41
Mobile Home	43	31	38.71%	93	81	14.81	206	193	6.74
Recreational	7	4	75.00%	8	8	0.00	37	17	117.65
Residential	435	472	-7.84%	846	880	-3.86	1,391	1,317	5.62
Residential WF	8	15	-46.67%	18	31	-41.94	81	88	-7.95
3/4-Plex	2	2	0.00%	4	3	33.33	7	11	-36.36
Timeshare	1	1	0.00%	1	2	-50.00	4	3	33.33
Apartment	177	226	-21.68%	355	422	-15.88	922	996	-7.43
Townhouse	134	124	8.06%	239	243	-1.65	494	425	16.24
RES TOTAL	863	950.00	-9.16%	1,659	1,801	-7.88%	3,389	3,304	2.57
FARMS	11	12	-8.33%	15	20	-25.00	56	65	-13.85
MULTIFAMILY	3	0	0.00%	4	0	0.00	9	5	80.00
Acreage	11	18	-38.89%	25	30	-16.67	88	114	-22.81
Acreage WF	0	1	-100.00%	7	5	40.00	21	14	50.00
Lots	80	68	17.65%	123	155	-20.65	550	505	8.91
Lots WF	2	3	-33.33%	4	3	33.33	18	18	0.00
LOTS TOTAL	93	90.00	3.33%	159	193	-17.62%	677	651	3.99
Business	10	9	11.11%	21	17	23.53	57	64	-10.94
Commercial	21	27	-22.22%	46	47	-2.13	178	111	60.36
Land	7	7	0.00%	10	33	-69.70	71	83	-14.46
Leases	7	0	0.00%	11	0	0.00	61	118	-48.31
IC&C TOTAL	45	43.00	4.65%	88	97	-9.28%	367	376	-2.39
<b>GRAND TOTAL</b>	<b>1,015</b>	<b>1,095</b>	<b>-7.31%</b>	<b>1,925</b>	<b>2,111</b>	<b>-8.81%</b>	<b>4,498</b>	<b>4,401</b>	<b>2.20</b>

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Central Okanagan Statistics -- February 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
<b>Zone = Central Okanagan</b>								
Acreage/House	6	8	-25.00%	\$2,684,500	\$7,170,500	-62.56%	94.83%	95.11%
Duplex	3	7	-57.14%	\$1,219,900	\$2,895,500	-57.87%	96.52%	96.40%
Mobile Home	13	21	-38.10%	\$1,547,500	\$2,220,600	-30.31%	92.09%	93.15%
Recreational	1	1	0.00%	\$150,000	\$775,000	-80.65%	88.29%	86.21%
Residential	120	136	-11.76%	\$53,203,239	\$62,480,594	-14.85%	96.57%	96.65%
Residential WF	2	2	0.00%	\$3,150,000	\$3,735,000	-15.66%	87.65%	83.41%
3/4-Plex	2	1	100.00%	\$1,022,000	\$799,000	27.91%	96.15%	94.02%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	51	62	-17.74%	\$14,396,900	\$16,256,700	-11.44%	95.16%	96.21%
Townhouse	22	34	-35.29%	\$7,397,170	\$10,923,300	-32.28%	96.24%	97.03%
RES TOTAL	220	272	-19.12%	\$84,771,209	\$107,256,194	-20.96%	95.78%	95.80%
FARMS	1	1	0.00%	\$390,000	\$1,420,000	-72.54%	89.86%	90.04%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	3	4	-25.00%	\$1,017,000	\$2,770,000	-63.29%	96.67%	71.26%
Acreage WF	0	1	-100.00%	\$0	\$975,000	-100.00%	0.00%	85.53%
Lots	3	17	-82.35%	\$590,000	\$3,844,200	-84.65%	92.20%	93.46%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	6	22	-72.73%	\$1,607,000	\$7,589,200	-78.83%	94.98%	83.03%
Business	1	4	-75.00%	\$155,000	\$3,021,000	-94.87%	62.02%	77.70%
Commercial	3	5	-40.00%	\$2,636,497	\$423,042	523.22%	98.78%	127.87%
Land	0	1	-100.00%	\$0	\$775,000	-100.00%	0.00%	97.00%
Leases	2	5	-60.00%	\$566,937	\$956,106	-40.70%	0.00%	0.00%
IC&C TOTAL	6	15	-60.00%	\$3,358,434	\$5,175,148	-35.10%	115.06%	103.13%
<b>GRAND TOTAL</b>	<b>233</b>	<b>310</b>	<b>-24.84%</b>	<b>\$90,126,643</b>	<b>\$121,440,541</b>	<b>-24.84%</b>	<b>96.34%</b>	<b>95.11%</b>

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Central Okanagan Statistics -- February 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
<b>Zone = Central Okanagan</b>								
Acreage/House	15	15	0.00%	\$9,148,500	\$11,302,500	-19.06%	89.49%	94.70%
Duplex	7	12	-41.67%	\$2,489,657	\$4,333,000	-42.54%	96.45%	96.67%
Mobile Home	24	31	-22.58%	\$2,243,300	\$2,952,600	-24.02%	92.03%	92.39%
Recreational	1	3	-66.67%	\$150,000	\$1,240,000	-87.90%	88.29%	88.70%
Residential	220	270	-18.52%	\$96,840,747	\$126,811,635	-23.63%	96.35%	96.69%
Residential WF	7	5	40.00%	\$9,566,000	\$9,315,000	2.69%	87.44%	89.34%
3/4-Plex	2	1	100.00%	\$1,022,000	\$799,000	27.91%	96.15%	94.02%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	88	115	-23.48%	\$24,154,550	\$29,045,900	-16.84%	95.03%	95.81%
Townhouse	54	66	-18.18%	\$17,598,393	\$22,392,446	-21.41%	95.90%	96.57%
RES TOTAL	418	518	-19.31%	\$163,213,147	\$208,192,081	-21.60%	95.06%	95.97%
FARMS	2	1	100.00%	\$1,490,000	\$1,420,000	4.93%	86.43%	90.04%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	6	6	0.00%	\$1,684,000	\$3,150,000	-46.54%	94.87%	73.40%
Acreage WF	0	1	-100.00%	\$0	\$975,000	-100.00%	0.00%	85.53%
Lots	9	33	-72.73%	\$1,888,900	\$7,720,800	-75.53%	91.26%	92.86%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	15	40	-62.50%	\$3,572,900	\$11,845,800	-69.84%	92.93%	86.18%
Business	2	5	-60.00%	\$310,000	\$3,166,000	-90.21%	72.96%	77.54%
Commercial	7	22	-68.18%	\$3,245,460	\$4,657,310	-30.31%	108.51%	206.42%
Land	1	1	0.00%	\$499,000	\$775,000	-35.61%	83.87%	97.00%
Leases	3	5	-40.00%	\$649,437	\$956,106	-32.07%	0.00%	0.00%
IC&C TOTAL	13	33	-60.61%	\$4,703,897	\$9,554,416	-50.77%	117.28%	133.85%
<b>GRAND TOTAL</b>	<b>448</b>	<b>592</b>	<b>-24.32%</b>	<b>\$172,979,945</b>	<b>\$231,012,296</b>	<b>-24.32%</b>	<b>95.42%</b>	<b>96.50%</b>

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Central Okanagan Statistics -- February 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%
<b>Zone = Central Okanagan</b>									
Acreage/House	\$447,417	\$896,313	-50.08%	\$478,500	\$800,000	-40.19%	100	81	23.85%
Duplex	\$406,633	\$413,643	-1.69%	\$336,000	\$334,000	0.60%	21	63	-66.82%
Mobile Home	\$119,038	\$105,743	12.57%	\$85,000	\$89,000	-4.49%	100	121	-17.16%
Recreational	\$150,000	\$775,000	-80.65%	\$150,000	\$775,000	-80.65%	168	248	-32.26%
Residential	\$443,360	\$459,416	-3.49%	\$422,099	\$430,500	-1.95%	91	69	31.23%
Residential WF	\$1,575,000	\$1,867,500	-15.66%	\$1,575,000	\$1,867,500	-15.66%	331	105	216.75%
3/4-Plex	\$511,000	\$799,000	-36.05%	\$511,000	\$799,000	-36.05%	28	24	14.58%
Timeshare									
Apartment	\$282,292	\$262,205	7.66%	\$246,000	\$244,250	0.72%	100	121	-16.72%
Townhouse	\$336,235	\$321,274	4.66%	\$304,250	\$300,000	1.42%	103	98	4.25%
RES TOTAL	\$385,324	\$394,324	-2.28%	\$352,500	\$366,500	-3.82%	96	90	7.33%
FARMS	\$390,000	\$1,420,000	-72.54%	\$390,000	\$1,420,000	-72.54%	162	233	-30.47%
<b>MULTIFAMILY</b>									
Acreage	\$339,000	\$692,500	-51.05%	\$375,000	\$607,481	-38.27%	128	244	-47.40%
Acreage WF		\$975,000			\$975,000			52	
Lots	\$196,667	\$226,129	-13.03%	\$215,000	\$195,000	10.26%	157	320	-51.01%
Lots WF									
LOTS TOTAL	\$267,833	\$344,964	-22.36%	\$246,000	\$238,750	3.04%	143	294	-51.51%
Business	\$155,000	\$755,250	-79.48%	\$155,000	\$433,000	-64.20%	137	282	-51.38%
Commercial	\$878,832	\$84,608	938.71%	\$145,000	\$52,500	176.19%	78	182	-57.14%
Land		\$775,000			\$775,000			39	
Leases	\$283,469	\$191,221	48.24%	\$283,469	\$55,216	413.38%	98	175	-44.35%
IC&C TOTAL	\$559,739	\$345,010	62.24%	\$190,344	\$55,216	244.73%	94	197	-52.07%
<b>GRAND TOTAL</b>	<b>\$386,810</b>	<b>\$391,744</b>	<b>-1.26%</b>	<b>\$346,000</b>	<b>\$350,000</b>	<b>-1.14%</b>	<b>98</b>	<b>110</b>	<b>-11.08%</b>

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Central Okanagan Statistics -- February 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%
<b>Zone = Central Okanagan</b>									
Acreage/House	\$609,900	\$753,500	-19.06%	\$525,000	\$699,000	-24.89%	110	88	24.04%
Duplex	\$355,665	\$361,083	-1.50%	\$335,000	\$319,250	4.93%	66	64	4.07%
Mobile Home	\$93,471	\$95,245	-1.86%	\$76,750	\$83,000	-7.53%	104	136	-23.50%
Recreational	\$150,000	\$413,333	-63.71%	\$150,000	\$420,000	-64.29%	168	200	-16.00%
Residential	\$440,185	\$469,673	-6.28%	\$413,000	\$435,500	-5.17%	99	81	22.20%
Residential WF	\$1,366,571	\$1,863,000	-26.65%	\$1,550,000	\$1,930,000	-19.69%	184	161	14.06%
3/4-Plex	\$511,000	\$799,000	-36.05%	\$511,000	\$799,000	-36.05%	28	24	14.58%
Timeshare									
Apartment	\$274,484	\$252,573	8.67%	\$243,000	\$233,500	4.07%	121	132	-8.00%
Townhouse	\$325,896	\$339,279	-3.94%	\$309,750	\$314,250	-1.43%	112	99	13.34%
RES TOTAL	\$390,462	\$401,915	-2.85%	\$356,750	\$370,000	-3.58%	107	99	7.82%
FARMS	\$745,000	\$1,420,000	-47.54%	\$745,000	\$1,420,000	-47.54%	129	233	-44.85%
<b>MULTIFAMILY</b>									
Acreage	\$280,667	\$525,000	-46.54%	\$269,500	\$260,000	3.65%	108	222	-51.27%
Acreage WF		\$975,000			\$975,000			52	
Lots	\$209,878	\$233,964	-10.29%	\$215,000	\$194,000	10.82%	211	255	-17.26%
Lots WF									
LOTS TOTAL	\$238,193	\$296,145	-19.57%	\$240,000	\$210,019	14.28%	170	245	-30.66%
Business	\$155,000	\$633,200	-75.52%	\$155,000	\$145,000	6.90%	340	248	37.01%
Commercial	\$463,637	\$211,696	119.01%	\$145,000	\$75,970	90.87%	124	174	-28.84%
Land	\$499,000	\$775,000	-35.61%	\$499,000	\$775,000	-35.61%	102	39	161.54%
Leases	\$216,479	\$191,221	13.21%	\$225,687	\$55,216	308.74%	93	175	-46.92%
IC&C TOTAL	\$361,838	\$289,528	24.98%	\$155,000	\$80,690	92.09%	148	181	-18.23%
<b>GRAND TOTAL</b>	<b>\$386,116</b>	<b>\$390,223</b>	<b>-1.05%</b>	<b>\$348,500</b>	<b>\$355,000</b>	<b>-1.83%</b>	<b>110</b>	<b>114</b>	<b>-3.07%</b>

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