

Central Okanagan Monthly Statistics
March 2013

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Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	979	1,104	-11.32%	2,540	2,959	-14.16%
2 Units Sold	329	351	-6.27%	785	850	-7.65%
3 Sales Volume	\$114,435,004	\$133,110,029	-14.03%	\$282,454,522	\$308,236,635	-8.36%
4 List/Sell Ratio	96.07%	95.18%		96.05%	95.71%	
5 Days to Sell	129	123	4.92%	130	115	12.63%
6 Active Listings	4,322	4,767	-9.34%			
Area = North Okanagan						
1 Units Listed	410	458	-10.48%	922	1,096	-15.88%
2 Units Sold	109	125	-12.80%	239	287	-16.72%
3 Sales Volume	\$35,744,574	\$43,512,552	-17.85%	\$72,874,509	\$100,000,133	-27.13%
4 List/Sell Ratio	96.08%	95.01%		95.79%	95.17%	
5 Days to Sell	159	152	4.75%	171	171	0.00%
6 Active Listings	2,117	2,200	-3.77%			
Area = Shuswap / Revels						
1 Units Listed	238	271	-12.18%	559	603	-7.30%
2 Units Sold	47	57	-17.54%	120	135	-11.11%
3 Sales Volume	\$13,220,450	\$16,425,408	-19.51%	\$33,260,394	\$41,979,370	-20.77%
4 List/Sell Ratio	93.08%	91.19%		94.48%	92.19%	
5 Days to Sell	195	189	2.82%	171	184	-7.20%
6 Active Listings	1,511	1,396	8.24%			
Area = Grand Total						
1 Units Listed	1,627	1,833	-11.24%	4,021	4,658	-13.68%
2 Units Sold	485	533	-9.01%	1,144	1,272	-10.06%
3 Sales Volume	\$163,400,028	\$193,047,989	-15.36%	\$388,589,425	\$450,216,139	-13.69%
4 List/Sell Ratio	95.82%	94.79%		95.86%	95.25%	
5 Days to Sell	142	137	3.87%	143	135	5.60%
6 Active Listings	7,950	8,363	-4.94%			

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

Central Okanagan Statistics -- March 2013

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	329	\$114,435,004	154	\$64,119,877
Last Month	236	\$80,146,001	114	\$47,406,351
This Month Last Year	351	\$133,110,029	167	\$76,246,823

Description	Total Listings Taken	Inventory
This Month	979	4,322
Last Month	790	4,091
This Month Last Year	1,104	4,767

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Central Okanagan Statistics -- March 2013

Quick Summary Part 2

Condo/Apt

Sales	58
New Listings	168
Current Inventory	778
Sell/Inv. Ratio	7.46%
Days to Sell	123
Average Price	\$242,295
Median Price	\$207,500

Condo/Townhouse

Sales	51
New Listings	91
Current Inventory	433
Sell/Inv. Ratio	11.78%
Days to Sell	126
Average Price	\$345,639
Median Price	\$317,000

Lots

Sales	17
New Listings	57
Current Inventory	591
Sell/Inv. Ratio	2.88%
Days to Sell	465
Average Price	\$174,173
Median Price	\$180,000

Residential

Sales	154
New Listings	477
Current Inventory	1,489
Sell/Inv. Ratio	10.34%
Days to Sell	99
Average Price	\$416,363
Median Price	\$400,066
Ratio of Sales vs Inventory	10.02%

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Central Okanagan Statistics -- March 2013

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	46	32	43.75%	98	106	-7.55	197	191	3.14
Duplex	14	14	0.00%	41	39	5.13	53	50	6.00
Mobile Home	53	41	29.27%	124	133	-6.77	191	186	2.69
Recreational	7	3	133.33%	13	7	85.71	38	33	15.15
Residential	477	457	4.38%	1,135	1,219	-6.89	1,489	1,492	-0.20
Residential WF	16	21	-23.81%	37	44	-15.91	103	108	-4.63
3/4-Plex	0	0	0.00%	1	1	0.00	4	6	-33.33
Timeshare	2	0	0.00%	3	0	0.00	6	4	50.00
Apartment	168	195	-13.85%	458	539	-15.03	778	920	-15.43
Townhouse	91	132	-31.06%	288	367	-21.53	433	515	-15.92
RES TOTAL	874	895.00	-2.35%	2,198	2,455	-10.47%	3,292	3,505	-6.08
FARMS	7	8	-12.50%	15	20	-25.00	62	52	19.23
MULTIFAMILY	0	1	-100.00%	3	2	50.00	10	7	42.86
Acreage	10	4	150.00%	31	37	-16.22	95	103	-7.77
Acreage WF	2	2	0.00%	5	3	66.67	24	20	20.00
Lots	43	137	-68.61%	147	268	-45.15	458	659	-30.50
Lots WF	2	6	-66.67%	5	8	-37.50	14	24	-41.67
LOTS TOTAL	57	149.00	-61.74%	188	316	-40.51%	591	806	-26.67
Business	12	6	100.00%	24	27	-11.11	57	53	7.55
Commercial	18	39	-53.85%	87	115	-24.35	243	272	-10.66
Land	8	6	33.33%	20	23	-13.04	61	70	-12.86
GRAND TOTAL	976	1,104	-11.59%	2,535	2,958	-14.30%	4,316	4,765	-9.42

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Central Okanagan Statistics -- March 2013

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	6	4	50.00%	\$5,685,000	\$3,267,000	74.01%	93.12%	96.41%
Duplex	10	6	66.67%	\$3,096,540	\$1,818,500	70.28%	94.76%	93.80%
Mobile Home	16	20	-20.00%	\$1,423,943	\$1,807,150	-21.21%	92.61%	91.11%
Recreational	1	0	0.00%	\$140,000	\$0	0.00%	82.84%	0.00%
Residential	154	167	-7.78%	\$64,119,877	\$76,246,823	-15.90%	96.41%	96.40%
Residential WF	2	2	0.00%	\$2,730,000	\$8,550,000	-68.07%	88.26%	89.25%
3/4-Plex	1	0	0.00%	\$432,500	\$0	0.00%	94.23%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	58	78	-25.64%	\$14,053,082	\$17,656,450	-20.41%	93.84%	94.63%
Townhouse	51	38	34.21%	\$17,627,600	\$12,154,700	45.03%	95.62%	95.00%
RES TOTAL	299	315	-5.08%	\$109,308,543	\$121,500,623	-10.03%	95.43%	95.34%
FARMS	1	1	0.00%	\$1,070,000	\$850,000	25.88%	89.24%	91.41%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	0	2	-100.00%	\$0	\$655,000	-100.00%	0.00%	92.93%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	17	13	30.77%	\$2,960,943	\$3,223,179	-8.14%	93.16%	96.08%
Lots WF	0	1	-100.00%	\$0	\$400,000	-100.00%	0.00%	95.47%
LOTS TOTAL	17	16	6.25%	\$2,960,943	\$4,278,179	-30.79%	93.16%	95.52%
Business	0	1	-100.00%	\$0	\$230,000	-100.00%	0.00%	77.97%
Commercial	12	15	-20.00%	\$1,095,518	\$3,801,227	-71.18%	579.23%	99.80%
Land	0	3	-100.00%	\$0	\$2,450,000	-100.00%	0.00%	84.63%
GRAND TOTAL	329	351	-6.27%	\$114,435,004	\$133,110,029	-14.03%	96.07%	95.18%

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Central Okanagan Statistics -- March 2013

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	14	17	-17.65%	\$13,067,400	\$13,484,000	-3.09%	92.91%	92.88%
Duplex	22	20	10.00%	\$7,060,540	\$6,388,102	10.53%	95.50%	95.24%
Mobile Home	33	44	-25.00%	\$3,059,843	\$3,631,500	-15.74%	92.76%	92.08%
Recreational	3	0	0.00%	\$338,500	\$0	0.00%	87.72%	0.00%
Residential	375	399	-6.02%	\$161,312,482	\$175,458,141	-8.06%	95.64%	96.43%
Residential WF	2	2	0.00%	\$2,730,000	\$8,550,000	-68.07%	88.26%	89.25%
3/4-Plex	2	0	0.00%	\$1,284,000	\$0	0.00%	94.49%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	136	172	-20.93%	\$31,206,250	\$39,404,388	-20.81%	94.11%	94.47%
Townhouse	114	112	1.79%	\$40,048,739	\$38,526,755	3.95%	96.16%	96.88%
RES TOTAL	701	766	-8.49%	\$260,107,754	\$285,442,886	-8.88%	95.25%	95.73%
FARMS	1	2	-50.00%	\$1,070,000	\$3,062,000	-65.06%	89.24%	79.43%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	8	4	100.00%	\$3,477,500	\$1,115,000	211.88%	88.38%	91.87%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	36	36	0.00%	\$6,618,742	\$7,185,876	-7.89%	92.15%	95.93%
Lots WF	1	1	0.00%	\$840,000	\$400,000	110.00%	84.42%	95.47%
LOTS TOTAL	45	41	9.76%	\$10,936,242	\$8,700,876	25.69%	90.29%	95.37%
Business	4	2	100.00%	\$371,705	\$480,000	-22.56%	70.87%	85.41%
Commercial	32	35	-8.57%	\$7,262,321	\$7,863,873	-7.65%	162.03%	109.43%
Land	1	3	-66.67%	\$2,510,000	\$2,450,000	2.45%	100.40%	84.63%
GRAND TOTAL	784	849	-7.66%	\$282,258,022	\$307,999,635	-8.36%	96.04%	95.71%

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Central Okanagan Statistics -- March 2013

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	\$947,500	\$816,750	16.01%	\$887,500	\$686,000	29.37%	132	157	-16.03%
Duplex	\$309,654	\$303,083	2.17%	\$297,750	\$276,750	7.59%	102	103	-0.52%
Mobile Home	\$88,996	\$90,358	-1.51%	\$76,250	\$85,250	-10.56%	116	119	-2.52%
Recreational	\$140,000			\$140,000			204		
Residential	\$416,363	\$456,568	-8.81%	\$400,066	\$415,000	-3.60%	99	92	7.60%
Residential WF	\$1,365,000	\$4,275,000	-68.07%	\$1,365,000	\$4,275,000	-68.07%	161	302	-46.60%
3/4-Plex	\$432,500			\$432,500			73		
Timeshare									
Apartment	\$242,295	\$226,365	7.04%	\$207,500	\$214,950	-3.47%	123	139	-11.71%
Townhouse	\$345,639	\$319,861	8.06%	\$317,000	\$324,700	-2.37%	126	123	2.05%
RES TOTAL	\$365,580	\$385,716	-5.22%	\$334,000	\$338,000	-1.18%	111	112	-0.88%
FARMS	\$1,070,000	\$850,000	25.88%	\$1,070,000	\$850,000	25.88%	168	61	175.41%
MULTIFAMILY									
Acreage		\$327,500			\$327,500			108	
Acreage WF									
Lots	\$174,173	\$247,937	-29.75%	\$180,000	\$182,500	-1.37%	465	267	73.89%
Lots WF		\$400,000			\$400,000			362	
LOTS TOTAL	\$174,173	\$267,386	-34.86%	\$180,000	\$243,840	-26.18%	465	253	83.54%
Business		\$230,000			\$230,000			437	
Commercial	\$91,293	\$253,415	-63.97%	\$24,768	\$89,250	-72.25%	105	173	-39.31%
Land		\$816,667			\$950,000			273	
GRAND TOTAL	\$347,827	\$379,231	-8.28%	\$324,900	\$335,000	-3.01%	129	123	4.92%

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Central Okanagan Statistics -- March 2013

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	\$933,386	\$793,176	17.68%	\$745,000	\$690,000	7.97%	146	127	15.46%
Duplex	\$320,934	\$319,405	0.48%	\$292,250	\$307,500	-4.96%	103	110	-5.94%
Mobile Home	\$92,723	\$82,534	12.34%	\$79,000	\$72,500	8.97%	142	93	53.22%
Recreational	\$112,833			\$108,500			149		
Residential	\$430,167	\$439,745	-2.18%	\$395,000	\$410,000	-3.66%	105	92	14.25%
Residential WF	\$1,365,000	\$4,275,000	-68.07%	\$1,365,000	\$4,275,000	-68.07%	161	302	-46.60%
3/4-Plex	\$642,000			\$642,000			321		
Timeshare									
Apartment	\$229,458	\$229,095	0.16%	\$207,500	\$211,200	-1.75%	119	127	-5.79%
Townhouse	\$351,305	\$343,989	2.13%	\$323,250	\$332,500	-2.78%	126	118	6.98%
RES TOTAL	\$371,052	\$372,641	-0.43%	\$340,000	\$342,750	-0.80%	115	105	8.88%
FARMS	\$1,070,000	\$1,531,000	-30.11%	\$1,070,000	\$1,531,000	-30.11%	168	122	37.70%
MULTIFAMILY									
Acreage	\$434,688	\$278,750	55.94%	\$404,000	\$327,500	23.36%	212	145	46.13%
Acreage WF									
Lots	\$183,854	\$199,608	-7.89%	\$178,750	\$175,000	2.14%	373	237	57.03%
Lots WF	\$840,000	\$400,000	110.00%	\$840,000	\$400,000	110.00%	305	362	-15.75%
LOTS TOTAL	\$243,028	\$212,216	14.52%	\$205,000	\$182,500	12.33%	343	231	48.08%
Business	\$92,926	\$240,000	-61.28%	\$91,853	\$240,000	-61.73%	261	299	-12.63%
Commercial	\$226,948	\$224,682	1.01%	\$64,755	\$67,830	-4.53%	131	168	-22.30%
Land	\$2,510,000	\$816,667	207.35%	\$2,510,000	\$950,000	164.21%	549	273	101.34%
GRAND TOTAL	\$360,023	\$362,779	-0.76%	\$327,475	\$338,000	-3.11%	130	115	12.77%

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