

**Central Okanagan Monthly Statistics**  
**April 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	1,031	1,362	-24.30%	4,090	4,839	-15.48%
2 Units Sold	298	440	-32.27%	1,117	1,419	-21.28%
3 Sales Volume	\$110,302,137	\$178,690,517	-38.27%	\$427,386,825	\$560,214,609	-23.71%
4 List/Sell Ratio	95.78%	95.73%		95.98%	96.09%	
5 Days to Sell	102	105	-2.61%	103	108	-4.38%
6 Active Listings	4,896	5,309	-7.78%			
<b>Area = North Okanagan</b>						
1 Units Listed	483	549	-12.02%	1,651	1,856	-11.05%
2 Units Sold	86	189	-54.50%	379	536	-29.29%
3 Sales Volume	\$30,300,900	\$63,741,335	-52.46%	\$131,223,529	\$179,111,422	-26.74%
4 List/Sell Ratio	95.47%	96.12%		93.42%	96.21%	
5 Days to Sell	97	106	-7.72%	140	118	18.57%
6 Active Listings	2,490	2,549	-2.31%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	302	358	-15.64%	844	1,157	-27.05%
2 Units Sold	44	74	-40.54%	177	234	-24.36%
3 Sales Volume	\$11,984,281	\$22,058,900	-45.67%	\$51,697,562	\$70,798,991	-26.98%
4 List/Sell Ratio	95.77%	94.34%		94.63%	94.45%	
5 Days to Sell	149	158	-5.42%	168	156	7.38%
6 Active Listings	1,525	1,716	-11.13%			
<b>Area = Grand Total</b>						
1 Units Listed	1,816	2,269	-19.96%	6,585	7,852	-16.14%
2 Units Sold	428	703	-39.12%	1,673	2,189	-23.57%
3 Sales Volume	\$152,587,318	\$264,490,752	-42.31%	\$610,307,917	\$810,125,022	-24.66%
4 List/Sell Ratio	95.72%	95.71%		95.31%	95.97%	
5 Days to Sell	106	111	-4.14%	119	116	2.42%
6 Active Listings	8,911	9,574	-6.93%			

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

Central Okanagan Statistics -- April 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>	298	\$110,302,137	150	\$71,647,859
<b>Last Month</b>	356	\$139,048,344	182	\$89,616,417
<b>This Month Last Year</b>	440	\$178,690,517	207	\$104,875,121

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	1,031	4,896
<b>Last Month</b>	1,122	4,750
<b>This Month Last Year</b>	1,362	5,309

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Central Okanagan Statistics -- April 2011

## Quick Summary Part 2

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<b>Condo/Apt</b>	
Sales	47
New Listings	179
Current Inventory	918
Sell/Inv. Ratio	5.12%
Days to Sell	107
Average Price	\$222,838
Median Price	\$213,000

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<b>Condo/Townhouse</b>	
Sales	41
New Listings	115
Current Inventory	498
Sell/Inv. Ratio	8.23%
Days to Sell	96
Average Price	\$344,477
Median Price	\$330,000

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<b>Lots</b>	
Sales	12
New Listings	71
Current Inventory	586
Sell/Inv. Ratio	2.05%
Days to Sell	248
Average Price	\$201,733
Median Price	\$179,450

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<b>Residential</b>	
Sales	150
New Listings	448
Current Inventory	1,627
Sell/Inv. Ratio	9.22%
Days to Sell	84
Average Price	\$477,652
Median Price	\$434,500
Ratio of Sales vs Inventory	6.89%

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## 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	51	51	0.00%	149	174	-14.37	201	208	-3.37
Duplex	20	27	-25.93%	66	120	-45.00	66	104	-36.54
Mobile Home	54	68	-20.59%	217	205	5.85	240	227	5.73
Recreational	5	7	-28.57%	23	24	-4.17	43	17	152.94
Residential	448	552	-18.84%	1,774	2,024	-12.35	1,627	1,758	-7.45
Residential WF	16	17	-5.88%	50	65	-23.08	94	103	-8.74
3/4-Plex	1	2	-50.00%	6	7	-14.29	7	10	-30.00
Timeshare	2	0	0.00%	3	3	0.00	5	3	66.67
Apartment	179	237	-24.47%	732	918	-20.26	918	1,122	-18.18
Townhouse	115	142	-19.01%	470	515	-8.74	498	479	3.97
RES TOTAL	891	1,103.00	-19.22%	3,490	4,055	-13.93%	3,699	4,031	-8.24
FARMS	10	11	-9.09%	36	47	-23.40	63	71	-11.27
MULTIFAMILY	1	2	-50.00%	5	3	66.67	8	8	0.00
Acreage	14	8	75.00%	54	59	-8.47	100	101	-0.99
Acreage WF	2	3	-33.33%	11	11	0.00	23	17	35.29
Lots	53	135	-60.74%	270	405	-33.33	586	622	-5.79
Lots WF	2	4	-50.00%	10	12	-16.67	18	24	-25.00
LOTS TOTAL	71	150.00	-52.67%	345	487	-29.16%	727	764	-4.84
Business	9	7	28.57%	47	34	38.24	67	62	8.06
Commercial	33	54	-38.89%	115	125	-8.00	206	168	22.62
Land	12	16	-25.00%	29	59	-50.85	64	95	-32.63
Leases	4	18	-77.78%	15	23	-34.78	54	110	-50.91
IC&C TOTAL	58	95.00	-38.95%	206	241	-14.52%	391	435	-10.11
<b>GRAND TOTAL</b>	<b>1,031</b>	<b>1,361</b>	<b>-24.25%</b>	<b>4,082</b>	<b>4,833</b>	<b>-15.54%</b>	<b>4,888</b>	<b>5,309</b>	<b>-7.93</b>

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Central Okanagan Statistics -- April 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	7	11	-36.36%	\$4,582,000	\$7,608,500	-39.78%	92.62%	96.16%
Duplex	3	15	-80.00%	\$997,000	\$5,843,000	-82.94%	96.62%	93.12%
Mobile Home	23	19	21.05%	\$2,174,650	\$2,019,653	7.67%	93.21%	89.74%
Recreational	1	0	0.00%	\$295,000	\$0	0.00%	45.74%	0.00%
Residential	150	207	-27.54%	\$71,647,859	\$104,875,121	-31.68%	96.14%	96.50%
Residential WF	0	1	-100.00%	\$0	\$1,290,000	-100.00%	0.00%	93.48%
3/4-Plex	0	2	-100.00%	\$0	\$577,500	-100.00%	0.00%	98.73%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	47	88	-46.59%	\$10,473,363	\$22,712,982	-53.89%	95.69%	96.05%
Townhouse	41	55	-25.45%	\$14,123,537	\$19,588,040	-27.90%	96.34%	96.33%
RES TOTAL	272	398	-31.66%	\$104,293,409	\$164,514,796	-36.61%	95.61%	96.17%
FARMS	0	3	-100.00%	\$0	\$3,610,000	-100.00%	0.00%	85.46%
MULTIFAMILY	1	0	0.00%	\$752,600	\$0	0.00%	96.49%	0.00%
Acreage	0	8	-100.00%	\$0	\$4,141,800	-100.00%	0.00%	82.56%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	12	19	-36.84%	\$2,420,800	\$4,928,200	-50.88%	93.82%	94.38%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	12	27	-55.56%	\$2,420,800	\$9,070,000	-73.31%	93.82%	88.59%
Business	0	1	-100.00%	\$0	\$65,000	-100.00%	0.00%	75.67%
Commercial	7	6	16.67%	\$1,222,040	\$1,108,957	10.20%	99.79%	114.03%
Land	1	0	0.00%	\$925,000	\$0	0.00%	84.09%	0.00%
Leases	4	4	0.00%	\$323,288	\$252,764	27.90%	0.00%	0.00%
IC&C TOTAL	12	11	9.09%	\$2,470,329	\$1,426,721	73.15%	106.25%	134.79%
<b>GRAND TOTAL</b>	<b>297</b>	<b>439</b>	<b>-32.35%</b>	<b>\$109,937,137</b>	<b>\$178,621,517</b>	<b>-32.35%</b>	<b>95.79%</b>	<b>95.73%</b>

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Central Okanagan Statistics -- April 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	30	36	-16.67%	\$20,408,000	\$28,680,023	-28.84%	91.02%	93.86%
Duplex	16	36	-55.56%	\$5,522,157	\$13,099,900	-57.85%	95.64%	95.18%
Mobile Home	66	72	-8.33%	\$5,932,250	\$6,854,403	-13.45%	92.37%	91.18%
Recreational	2	4	-50.00%	\$445,000	\$1,739,000	-74.41%	54.61%	91.68%
Residential	560	660	-15.15%	\$261,853,124	\$315,783,612	-17.08%	96.35%	96.72%
Residential WF	8	8	0.00%	\$10,564,000	\$13,855,000	-23.75%	88.49%	88.58%
3/4-Plex	2	3	-33.33%	\$1,022,000	\$1,376,500	-25.75%	96.15%	95.94%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	195	262	-25.57%	\$48,732,713	\$66,504,282	-26.72%	95.45%	95.93%
Townhouse	147	185	-20.54%	\$49,703,196	\$64,933,292	-23.45%	96.43%	96.75%
RES TOTAL	1,026	1,266	-18.96%	\$404,182,440	\$512,826,012	-21.19%	95.60%	96.08%
FARMS	1	7	-85.71%	\$1,100,000	\$7,500,000	-85.33%	85.27%	85.72%
MULTIFAMILY	1	0	0.00%	\$752,600	\$0	0.00%	96.49%	0.00%
Acreage	7	18	-61.11%	\$1,979,000	\$8,476,800	-76.65%	94.06%	79.92%
Acreage WF	0	2	-100.00%	\$0	\$1,550,000	-100.00%	0.00%	89.13%
Lots	38	71	-46.48%	\$7,710,760	\$16,842,375	-54.22%	93.21%	93.69%
Lots WF	1	0	0.00%	\$499,000	\$0	0.00%	100.00%	0.00%
LOTS TOTAL	46	91	-49.45%	\$10,188,760	\$26,869,175	-62.08%	93.68%	88.61%
Business	6	8	-25.00%	\$614,000	\$3,307,500	-81.44%	89.01%	77.03%
Commercial	22	35	-37.14%	\$6,725,428	\$7,554,053	-10.97%	112.53%	149.35%
Land	2	1	100.00%	\$1,424,000	\$775,000	83.74%	84.01%	97.00%
Leases	11	10	10.00%	\$1,359,598	\$1,313,869	3.48%	0.00%	0.00%
IC&C TOTAL	41	54	-24.07%	\$10,123,026	\$12,950,422	-21.83%	121.03%	127.58%
<b>GRAND TOTAL</b>	<b>1,115</b>	<b>1,418</b>	<b>-21.37%</b>	<b>\$426,346,825</b>	<b>\$560,145,609</b>	<b>-21.37%</b>	<b>96.00%</b>	<b>96.09%</b>

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Central Okanagan Statistics -- April 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	\$654,571	\$691,682	-5.37%	\$650,000	\$715,500	-9.15%	129	104	24.10%
Duplex	\$332,333	\$389,533	-14.68%	\$275,000	\$343,000	-19.83%	116	90	29.37%
Mobile Home	\$94,550	\$106,298	-11.05%	\$87,900	\$76,300	15.20%	92	117	-21.32%
Recreational	\$295,000			\$295,000			285		
Residential	\$477,652	\$506,643	-5.72%	\$434,500	\$461,000	-5.75%	84	74	14.66%
Residential WF		\$1,290,000			\$1,290,000			96	
3/4-Plex		\$288,750			\$288,750			55	
Timeshare									
Apartment	\$222,838	\$258,102	-13.66%	\$213,000	\$240,000	-11.25%	107	140	-23.39%
Townhouse	\$344,477	\$356,146	-3.28%	\$330,000	\$340,000	-2.94%	96	108	-10.55%
RES TOTAL	\$383,432	\$413,354	-7.24%	\$372,500	\$388,500	-4.12%	93	96	-3.53%
FARMS		\$1,203,333			\$710,000			312	
MULTIFAMILY	\$752,600			\$752,600			39		
Acreage		\$517,725			\$379,450			242	
Acreage WF									
Lots	\$201,733	\$259,379	-22.22%	\$179,450	\$209,900	-14.51%	248	197	25.50%
Lots WF									
LOTS TOTAL	\$201,733	\$335,926	-39.95%	\$179,450	\$239,900	-25.20%	248	211	17.57%
Business		\$65,000			\$65,000			176	
Commercial	\$174,577	\$184,826	-5.55%	\$94,900	\$107,479	-11.70%	134	45	196.22%
Land	\$925,000			\$925,000			350		
Leases	\$80,822	\$63,191	27.90%	\$28,527	\$28,101	1.52%	189	135	39.74%
IC&C TOTAL	\$205,861	\$129,702	58.72%	\$69,950	\$45,701	53.06%	171	90	89.64%
<b>GRAND TOTAL</b>	<b>\$370,159</b>	<b>\$406,883</b>	<b>-9.03%</b>	<b>\$360,000</b>	<b>\$385,000</b>	<b>-6.49%</b>	<b>102</b>	<b>105</b>	<b>-2.42%</b>

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Central Okanagan Statistics -- April 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	\$680,267	\$796,667	-14.61%	\$552,500	\$722,500	-23.53%	119	105	13.14%
Duplex	\$345,135	\$363,886	-5.15%	\$335,500	\$320,000	4.84%	95	83	14.80%
Mobile Home	\$89,883	\$95,200	-5.59%	\$80,000	\$79,350	0.82%	100	118	-15.27%
Recreational	\$222,500	\$434,750	-48.82%	\$222,500	\$459,500	-51.58%	227	300	-24.56%
Residential	\$467,595	\$478,460	-2.27%	\$425,500	\$442,250	-3.79%	88	74	18.94%
Residential WF	\$1,320,500	\$1,731,875	-23.75%	\$1,275,000	\$1,695,000	-24.78%	164	214	-23.58%
3/4-Plex	\$511,000	\$458,833	11.37%	\$511,000	\$357,500	42.94%	28	45	-38.43%
Timeshare									
Apartment	\$249,911	\$253,833	-1.55%	\$225,000	\$237,000	-5.06%	111	134	-17.51%
Townhouse	\$338,117	\$350,991	-3.67%	\$320,000	\$325,000	-1.54%	98	98	0.31%
RES TOTAL	\$393,940	\$405,076	-2.75%	\$366,500	\$378,000	-3.04%	96	95	1.24%
FARMS	\$1,100,000	\$1,071,429	2.67%	\$1,100,000	\$900,000	22.22%	95	202	-52.97%
MULTIFAMILY	\$752,600			\$752,600			39		
Acreage	\$282,714	\$470,933	-39.97%	\$287,000	\$342,000	-16.08%	135	225	-40.01%
Acreage WF		\$775,000			\$775,000			46	
Lots	\$202,915	\$237,217	-14.46%	\$196,450	\$195,000	0.74%	217	260	-16.50%
Lots WF	\$499,000			\$499,000			44		
LOTS TOTAL	\$221,495	\$295,266	-24.98%	\$218,830	\$210,000	4.20%	201	248	-19.16%
Business	\$102,333	\$413,438	-75.25%	\$122,000	\$53,250	129.11%	246	222	10.47%
Commercial	\$305,701	\$215,830	41.64%	\$119,347	\$98,970	20.59%	119	151	-20.83%
Land	\$712,000	\$775,000	-8.13%	\$712,000	\$775,000	-8.13%	226	39	479.49%
Leases	\$123,600	\$131,387	-5.93%	\$82,500	\$53,216	55.03%	188	160	17.45%
IC&C TOTAL	\$246,903	\$239,823	2.95%	\$120,000	\$79,285	51.35%	161	161	0.32%
<b>GRAND TOTAL</b>	<b>\$382,374</b>	<b>\$395,025</b>	<b>-3.20%</b>	<b>\$354,750</b>	<b>\$365,000</b>	<b>-2.81%</b>	<b>103</b>	<b>108</b>	<b>-4.66%</b>

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