

**Central Okanagan Monthly Statistics  
May 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	1,213	1,319	-8.04%	5,302	6,158	-13.90%
2 Units Sold	338	410	-17.56%	1,480	1,829	-19.08%
3 Sales Volume	\$133,654,431	\$168,799,277	-20.82%	\$570,393,054	\$729,013,887	-21.76%
4 List/Sell Ratio	96.63%	96.36%		96.16%	96.15%	
5 Days to Sell	97	96	1.67%	102	105	-3.58%
6 Active Listings	5,223	5,545	-5.81%			
<b>Area = North Okanagan</b>						
1 Units Listed	464	550	-15.64%	2,115	2,406	-12.09%
2 Units Sold	123	171	-28.07%	519	707	-26.59%
3 Sales Volume	\$48,263,322	\$54,667,723	-11.72%	\$184,897,252	\$233,779,145	-20.91%
4 List/Sell Ratio	96.26%	96.33%		94.21%	96.24%	
5 Days to Sell	129	124	4.20%	136	120	13.29%
6 Active Listings	2,629	2,711	-3.02%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	321	350	-8.29%	1,165	1,507	-22.69%
2 Units Sold	69	79	-12.66%	253	313	-19.17%
3 Sales Volume	\$27,583,585	\$23,301,200	18.38%	\$81,809,647	\$94,100,191	-13.06%
4 List/Sell Ratio	93.35%	95.17%		94.17%	94.63%	
5 Days to Sell	122	166	-26.57%	152	159	-4.10%
6 Active Listings	1,692	1,859	-8.98%			
<b>Area = Grand Total</b>						
1 Units Listed	1,998	2,219	-9.96%	8,582	10,071	-14.79%
2 Units Sold	530	660	-19.70%	2,252	2,849	-20.95%
3 Sales Volume	\$209,501,337	\$246,768,201	-15.10%	\$837,099,953	\$1,056,893,223	-20.80%
4 List/Sell Ratio	96.10%	96.24%		95.52%	96.03%	
5 Days to Sell	108	111	-3.16%	115	115	0.29%
6 Active Listings	9,544	10,115	-5.65%			

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

Central Okanagan Statistics -- May 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>	338	\$133,654,431	168	\$79,149,450
<b>Last Month</b>	324	\$120,753,934	160	\$77,008,259
<b>This Month Last Year</b>	410	\$168,799,277	202	\$101,352,647

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	1,213	5,223
<b>Last Month</b>	1,030	4,896
<b>This Month Last Year</b>	1,319	5,545

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Central Okanagan Statistics -- May 2011

## Quick Summary Part 2

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### Condo/Apt

Sales	68
New Listings	221
Current Inventory	964
Sell/Inv. Ratio	7.05%
Days to Sell	120
Average Price	\$273,083
Median Price	\$254,272

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### Condo/Townhouse

Sales	50
New Listings	154
Current Inventory	548
Sell/Inv. Ratio	9.12%
Days to Sell	90
Average Price	\$349,839
Median Price	\$327,450

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### Lots

Sales	13
New Listings	189
Current Inventory	690
Sell/Inv. Ratio	1.88%
Days to Sell	224
Average Price	\$250,723
Median Price	\$225,000

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### Residential

Sales	168
New Listings	463
Current Inventory	1,721
Sell/Inv. Ratio	9.76%
Days to Sell	79
Average Price	\$471,128
Median Price	\$436,038
Ratio of Sales vs Inventory	7.62%

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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	50	56	-10.71%	199	230	-13.48	223	231	-3.46
Duplex	14	25	-44.00%	80	145	-44.83	67	103	-34.95
Mobile Home	40	51	-21.57%	258	256	0.78	236	217	8.76
Recreational	4	2	100.00%	27	26	3.85	45	15	200.00
Residential	463	524	-11.64%	2,236	2,548	-12.24	1,721	1,831	-6.01
Residential WF	18	18	0.00%	68	83	-18.07	102	106	-3.77
3/4-Plex	2	0	0.00%	8	7	14.29	8	10	-20.00
Timeshare	0	1	-100.00%	3	4	-25.00	5	6	-16.67
Apartment	221	280	-21.07%	953	1,198	-20.45	964	1,195	-19.33
Townhouse	154	150	2.67%	624	665	-6.17	548	504	8.73
RES TOTAL	966	1,107.00	-12.74%	4,456	5,162	-13.68%	3,919	4,218	-7.09
FARMS	12	12	0.00%	48	59	-18.64	69	77	-10.39
MULTIFAMILY	1	2	-50.00%	6	5	20.00	8	8	0.00
Acreage	15	15	0.00%	69	74	-6.76	108	95	13.68
Acreage WF	0	1	-100.00%	11	12	-8.33	20	17	17.65
Lots	169	123	37.40%	439	528	-16.86	690	667	3.45
Lots WF	5	6	-16.67%	15	18	-16.67	21	25	-16.00
LOTS TOTAL	189	145.00	30.34%	534	632	-15.51%	839	804	4.35
Business	4	3	33.33%	51	37	37.84	65	57	14.04
Commercial	29	32	-9.38%	144	157	-8.28	200	185	8.11
Land	10	12	-16.67%	39	71	-45.07	65	97	-32.99
Leases	1	4	-75.00%	16	27	-40.74	52	99	-47.47
IC&C TOTAL	44	51.00	-13.73%	250	292	-14.38%	382	438	-12.79
<b>GRAND TOTAL</b>	<b>1,212</b>	<b>1,317</b>	<b>-7.97%</b>	<b>5,294</b>	<b>6,150</b>	<b>-13.92%</b>	<b>5,217</b>	<b>5,545</b>	<b>-5.92</b>

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Central Okanagan Statistics -- May 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	8	-12.50%	\$6,170,000	\$9,270,000	-33.44%	96.06%	93.97%
Duplex	6	6	0.00%	\$1,904,500	\$2,314,240	-17.71%	96.61%	96.46%
Mobile Home	12	22	-45.45%	\$1,291,400	\$2,429,400	-46.84%	93.27%	91.54%
Recreational	1	1	0.00%	\$165,000	\$443,000	-62.75%	82.50%	98.88%
Residential	168	202	-16.83%	\$79,149,450	\$101,352,647	-21.91%	96.49%	96.62%
Residential WF	2	0	0.00%	\$2,920,000	\$0	0.00%	88.59%	0.00%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare	0	1	-100.00%	\$0	\$1,500	-100.00%	0.00%	0.00%
Apartment	68	70	-2.86%	\$18,569,643	\$19,168,597	-3.12%	95.46%	96.98%
Townhouse	50	68	-26.47%	\$17,491,941	\$23,569,152	-25.78%	96.14%	97.00%
RES TOTAL	314	378	-16.93%	\$127,661,934	\$158,548,535	-19.48%	96.02%	96.48%
FARMS	1	1	0.00%	\$730,000	\$1,065,000	-31.46%	100.14%	90.64%
MULTIFAMILY	0	1	-100.00%	\$0	\$850,000	-100.00%	0.00%	97.81%
Acreage	1	3	-66.67%	\$135,000	\$1,610,000	-91.61%	96.50%	89.75%
Acreage WF	0	1	-100.00%	\$0	\$598,000	-100.00%	0.00%	100.00%
Lots	12	19	-36.84%	\$3,124,400	\$4,420,800	-29.33%	91.77%	92.52%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	13	23	-43.48%	\$3,259,400	\$6,628,800	-50.83%	91.96%	92.45%
Business	1	2	-50.00%	\$40,000	\$320,000	-87.50%	40.04%	100.00%
Commercial	8	3	166.67%	\$1,709,097	\$712,802	139.77%	235.72%	109.66%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Leases	0	1	-100.00%	\$0	\$49,140	-100.00%	0.00%	0.00%
IC&C TOTAL	9	6	50.00%	\$1,749,097	\$1,081,942	61.66%	212.02%	111.54%
<b>GRAND TOTAL</b>	<b>337</b>	<b>409</b>	<b>-17.60%</b>	<b>\$133,400,431</b>	<b>\$168,174,277</b>	<b>-17.60%</b>	<b>96.63%</b>	<b>96.37%</b>

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Central Okanagan Statistics -- May 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	37	44	-15.91%	\$26,140,000	\$37,950,023	-31.12%	92.55%	93.89%
Duplex	22	42	-47.62%	\$7,426,657	\$15,414,140	-51.82%	95.89%	95.37%
Mobile Home	80	94	-14.89%	\$7,372,650	\$9,283,803	-20.59%	92.28%	91.27%
Recreational	3	5	-40.00%	\$610,000	\$2,182,000	-72.04%	60.10%	93.05%
Residential	738	862	-14.39%	\$346,362,974	\$417,136,259	-16.97%	96.40%	96.70%
Residential WF	11	8	37.50%	\$14,279,000	\$13,855,000	3.06%	89.06%	88.58%
3/4-Plex	2	3	-33.33%	\$1,022,000	\$1,376,500	-25.75%	96.15%	95.94%
Timeshare	0	1	-100.00%	\$0	\$1,500	-100.00%	0.00%	0.00%
Apartment	266	332	-19.88%	\$68,124,356	\$85,672,879	-20.48%	95.31%	96.16%
Townhouse	204	253	-19.37%	\$69,714,874	\$88,502,444	-21.23%	96.38%	96.82%
RES TOTAL	1,363	1,644	-17.09%	\$541,052,511	\$671,374,547	-19.41%	95.72%	96.18%
FARMS	2	8	-75.00%	\$1,830,000	\$8,565,000	-78.63%	90.64%	86.31%
MULTIFAMILY	1	1	0.00%	\$752,600	\$850,000	-11.46%	96.49%	97.81%
Acreage	8	21	-61.90%	\$2,114,000	\$10,086,800	-79.04%	94.21%	81.35%
Acreage WF	0	3	-100.00%	\$0	\$2,148,000	-100.00%	0.00%	91.91%
Lots	50	90	-44.44%	\$10,835,160	\$21,263,175	-49.04%	92.79%	93.44%
Lots WF	1	0	0.00%	\$499,000	\$0	0.00%	100.00%	0.00%
LOTS TOTAL	59	114	-48.25%	\$13,448,160	\$33,497,975	-59.85%	93.26%	89.35%
Business	8	10	-20.00%	\$684,000	\$3,627,500	-81.14%	72.79%	78.62%
Commercial	30	38	-21.05%	\$8,434,525	\$8,266,855	2.03%	125.86%	144.83%
Land	2	1	100.00%	\$1,424,000	\$775,000	83.74%	84.01%	97.00%
Leases	12	11	9.09%	\$1,473,258	\$1,363,009	8.09%	0.00%	0.00%
IC&C TOTAL	52	60	-13.33%	\$12,015,783	\$14,032,364	-14.37%	128.67%	126.18%
<b>GRAND TOTAL</b>	<b>1,477</b>	<b>1,827</b>	<b>-19.16%</b>	<b>\$569,099,054</b>	<b>\$728,319,887</b>	<b>-19.16%</b>	<b>96.17%</b>	<b>96.15%</b>

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Central Okanagan Statistics -- May 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	\$881,429	\$1,158,750	-23.93%	\$650,000	\$505,000	28.71%	105	115	-8.67%
Duplex	\$317,417	\$385,707	-17.71%	\$287,750	\$368,950	-22.01%	59	46	29.20%
Mobile Home	\$107,617	\$110,427	-2.55%	\$107,000	\$104,000	2.88%	69	129	-46.65%
Recreational	\$165,000	\$443,000	-62.75%	\$165,000	\$443,000	-62.75%	127	37	243.24%
Residential	\$471,128	\$501,746	-6.10%	\$436,038	\$446,500	-2.34%	79	78	1.85%
Residential WF	\$1,460,000			\$1,460,000			95		
3/4-Plex									
Timeshare		\$1,500			\$1,500			111	
Apartment	\$273,083	\$273,837	-0.28%	\$254,272	\$255,625	-0.53%	120	107	12.99%
Townhouse	\$349,839	\$346,605	0.93%	\$327,450	\$329,900	-0.74%	90	71	25.79%
RES TOTAL	\$406,567	\$419,441	-3.07%	\$385,000	\$387,000	-0.52%	90	85	5.48%
FARMS	\$730,000	\$1,065,000	-31.46%	\$730,000	\$1,065,000	-31.46%	306	37	727.03%
MULTIFAMILY		\$850,000			\$850,000			27	
Acreage	\$135,000	\$536,667	-74.84%	\$135,000	\$585,000	-76.92%	134	425	-68.50%
Acreage WF		\$598,000			\$598,000			129	
Lots	\$260,367	\$232,674	11.90%	\$232,450	\$239,000	-2.74%	232	218	6.40%
Lots WF									
LOTS TOTAL	\$250,723	\$288,209	-13.01%	\$225,000	\$269,900	-16.64%	224	241	-6.96%
Business	\$40,000	\$160,000	-75.00%	\$40,000	\$160,000	-75.00%	289	185	56.22%
Commercial	\$213,637	\$237,601	-10.09%	\$88,667	\$162,792	-45.53%	129	74	74.60%
Land									
Leases		\$49,140			\$49,140			415	
IC&C TOTAL	\$194,344	\$180,324	7.78%	\$79,985	\$141,396	-43.43%	146	168	-12.66%
<b>GRAND TOTAL</b>	<b>\$395,847</b>	<b>\$411,184</b>	<b>-3.73%</b>	<b>\$372,000</b>	<b>\$380,000</b>	<b>-2.11%</b>	<b>97</b>	<b>95</b>	<b>2.42%</b>

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Central Okanagan Statistics -- May 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	\$706,486	\$862,501	-18.09%	\$610,000	\$707,250	-13.75%	118	107	9.76%
Duplex	\$337,575	\$367,003	-8.02%	\$334,450	\$325,000	2.91%	85	78	9.95%
Mobile Home	\$92,158	\$98,764	-6.69%	\$82,500	\$85,500	-3.51%	96	121	-20.48%
Recreational	\$203,333	\$436,400	-53.41%	\$165,000	\$443,000	-62.75%	193	248	-21.92%
Residential	\$469,327	\$483,917	-3.02%	\$430,000	\$443,500	-3.04%	86	75	14.76%
Residential WF	\$1,298,091	\$1,731,875	-25.05%	\$1,000,000	\$1,695,000	-41.00%	138	214	-35.42%
3/4-Plex	\$511,000	\$458,833	11.37%	\$511,000	\$357,500	42.94%	28	45	-38.43%
Timeshare		\$1,500			\$1,500			111	
Apartment	\$256,107	\$258,051	-0.75%	\$232,125	\$242,050	-4.10%	112	128	-12.61%
Townhouse	\$341,740	\$349,812	-2.31%	\$320,000	\$327,000	-2.14%	96	91	5.28%
RES TOTAL	\$396,957	\$408,379	-2.80%	\$370,000	\$380,000	-2.63%	94	93	1.78%
FARMS	\$915,000	\$1,070,625	-14.54%	\$915,000	\$942,500	-2.92%	201	181	10.54%
MULTIFAMILY	\$752,600	\$850,000	-11.46%	\$752,600	\$850,000	-11.46%	39	27	44.44%
Acreage	\$264,250	\$480,324	-44.99%	\$269,500	\$359,000	-24.93%	135	254	-46.82%
Acreage WF		\$716,000			\$598,000			74	
Lots	\$216,703	\$236,258	-8.28%	\$210,000	\$199,500	5.26%	220	251	-12.13%
Lots WF	\$499,000			\$499,000			44		
LOTS TOTAL	\$227,935	\$293,842	-22.43%	\$220,000	\$223,000	-1.35%	206	247	-16.57%
Business	\$85,500	\$362,750	-76.43%	\$74,500	\$92,500	-19.46%	227	215	5.75%
Commercial	\$281,151	\$217,549	29.24%	\$104,022	\$111,110	-6.38%	122	144	-15.76%
Land	\$712,000	\$775,000	-8.13%	\$712,000	\$775,000	-8.13%	226	39	479.49%
Leases	\$122,771	\$123,910	-0.92%	\$98,080	\$51,216	91.50%	182	183	-1.02%
IC&C TOTAL	\$231,073	\$233,873	-1.20%	\$109,847	\$89,830	22.28%	156	162	-3.61%
<b>GRAND TOTAL</b>	<b>\$385,307</b>	<b>\$398,643</b>	<b>-3.35%</b>	<b>\$355,000</b>	<b>\$370,000</b>	<b>-4.05%</b>	<b>101</b>	<b>105</b>	<b>-3.66%</b>

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