

**Central Okanagan Monthly Statistics
June 2011**

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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	1,097	1,182	-7.19%	6,397	7,340	-12.85%
2 Units Sold	343	366	-6.28%	1,852	2,195	-15.63%
3 Sales Volume	\$133,107,513	\$157,755,008	-15.62%	\$714,085,540	\$886,768,895	-19.47%
4 List/Sell Ratio	96.50%	94.99%		96.22%	95.94%	
5 Days to Sell	102	91	12.13%	101	103	-1.60%
6 Active Listings	5,308	5,769	-7.99%			
Area = North Okanagan						
1 Units Listed	407	480	-15.21%	2,521	2,886	-12.65%
2 Units Sold	131	138	-5.07%	656	845	-22.37%
3 Sales Volume	\$43,198,500	\$48,963,189	-11.77%	\$230,256,552	\$282,742,334	-18.56%
4 List/Sell Ratio	94.80%	95.31%		94.17%	96.08%	
5 Days to Sell	119	139	-14.70%	134	123	8.73%
6 Active Listings	2,632	2,813	-6.43%			
Area = Shuswap / Revels						
1 Units Listed	330	272	21.32%	1,496	1,778	-15.86%
2 Units Sold	67	75	-10.67%	328	388	-15.46%
3 Sales Volume	\$22,508,150	\$22,646,972	-0.61%	\$106,243,197	\$116,747,163	-9.00%
4 List/Sell Ratio	90.67%	93.58%		93.39%	94.42%	
5 Days to Sell	156	116	34.97%	154	150	2.33%
6 Active Listings	1,831	1,953	-6.25%			
Area = Grand Total						
1 Units Listed	1,834	1,934	-5.17%	10,414	12,004	-13.25%
2 Units Sold	541	579	-6.56%	2,836	3,428	-17.27%
3 Sales Volume	\$198,814,163	\$229,365,169	-13.32%	\$1,050,585,289	\$1,286,258,391	-18.32%
4 List/Sell Ratio	95.43%	94.92%		95.47%	95.83%	
5 Days to Sell	113	105	6.71%	115	113	1.43%
6 Active Listings	9,771	10,535	-7.25%			

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

Central Okanagan Statistics -- June 2011

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	343	\$133,107,513	182	\$83,097,574
Last Month	366	\$144,035,031	178	\$83,305,150
This Month Last Year	366	\$157,755,008	181	\$86,608,920

Description	Total Listings Taken	Inventory
This Month	1,097	5,308
Last Month	1,212	5,223
This Month Last Year	1,182	5,769

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Central Okanagan Statistics -- June 2011

Quick Summary Part 2

Condo/Apt

Sales	49
New Listings	190
Current Inventory	980
Sell/Inv. Ratio	5.00%
Days to Sell	104
Average Price	\$289,912
Median Price	\$284,000

Condo/Townhouse

Sales	41
New Listings	144
Current Inventory	569
Sell/Inv. Ratio	7.21%
Days to Sell	129
Average Price	\$348,305
Median Price	\$340,750

Lots

Sales	20
New Listings	75
Current Inventory	686
Sell/Inv. Ratio	2.92%
Days to Sell	165
Average Price	\$296,065
Median Price	\$235,000

Residential

Sales	182
New Listings	447
Current Inventory	1,732
Sell/Inv. Ratio	10.51%
Days to Sell	85
Average Price	\$456,580
Median Price	\$422,500
Ratio of Sales vs Inventory	7.36%

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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%
Zone = Central Okanagan									
Acreage/House	46	38	21.05%	246	268	-8.21	232	238	-2.52
Duplex	23	22	4.55%	103	167	-38.32	64	102	-37.25
Mobile Home	60	60	0.00%	318	316	0.63	241	239	0.84
Recreational	5	11	-54.55%	33	37	-10.81	46	16	187.50
Residential	447	503	-11.13%	2,680	3,051	-12.16	1,732	1,925	-10.03
Residential WF	19	13	46.15%	87	96	-9.38	106	108	-1.85
3/4-Plex	2	0	0.00%	10	7	42.86	8	10	-20.00
Timeshare	1	0	0.00%	4	4	0.00	6	5	20.00
Apartment	190	184	3.26%	1,142	1,382	-17.37	980	1,196	-18.06
Townhouse	144	154	-6.49%	769	819	-6.11	569	568	0.18
RES TOTAL	937	985.00	-4.87%	5,392	6,147	-12.28%	3,984	4,407	-9.60
FARMS	13	5	160.00%	61	64	-4.69	75	72	4.17
MULTIFAMILY	1	3	-66.67%	7	8	-12.50	8	9	-11.11
Acreage	10	22	-54.55%	79	96	-17.71	109	107	1.87
Acreage WF	3	3	0.00%	14	15	-6.67	22	19	15.79
Lots	61	108	-43.52%	500	636	-21.38	686	710	-3.38
Lots WF	1	5	-80.00%	16	23	-30.43	21	28	-25.00
LOTS TOTAL	75	138.00	-45.65%	609	770	-20.91%	838	864	-3.01
Business	8	14	-42.86%	59	51	15.69	60	62	-3.23
Commercial	48	21	128.57%	192	178	7.87	222	179	24.02
Land	9	8	12.50%	48	79	-39.24	67	84	-20.24
Leases	3	5	-40.00%	19	32	-40.63	47	92	-48.91
IC&C TOTAL	68	48.00	41.67%	318	340	-6.47%	396	417	-5.04
GRAND TOTAL	1,094	1,179	-7.21%	6,387	7,329	-12.85%	5,301	5,769	-8.11

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Central Okanagan Statistics -- June 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	7	12	-41.67%	\$4,979,500	\$9,613,500	-48.20%	92.61%	91.69%
Duplex	7	11	-36.36%	\$2,568,000	\$4,338,300	-40.81%	96.24%	96.58%
Mobile Home	21	23	-8.70%	\$2,020,900	\$2,300,350	-12.15%	93.62%	91.34%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	182	181	0.55%	\$83,097,574	\$86,608,920	-4.05%	96.26%	96.20%
Residential WF	3	7	-57.14%	\$3,109,000	\$17,185,000	-81.91%	93.00%	89.23%
3/4-Plex	1	0	0.00%	\$210,000	\$0	0.00%	96.37%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	49	52	-5.77%	\$14,205,707	\$11,959,700	18.78%	94.88%	96.53%
Townhouse	41	48	-14.58%	\$14,280,496	\$18,223,838	-21.64%	97.44%	95.66%
RES TOTAL	311	334	-6.89%	\$124,471,176	\$150,229,608	-17.15%	95.95%	94.95%
FARMS	1	0	0.00%	\$800,000	\$0	0.00%	94.12%	0.00%
MULTIFAMILY	0	1	-100.00%	\$0	\$525,000	-100.00%	0.00%	90.53%
Acreage	3	2	50.00%	\$688,500	\$829,600	-17.01%	92.06%	80.23%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	17	16	6.25%	\$5,232,800	\$3,245,500	61.23%	96.44%	92.75%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	20	18	11.11%	\$5,921,300	\$4,075,100	45.30%	95.91%	89.89%
Business	1	1	0.00%	\$62,500	\$245,000	-74.49%	83.33%	94.59%
Commercial	7	6	16.67%	\$1,272,116	\$811,783	56.71%	114.08%	115.99%
Land	0	1	-100.00%	\$0	\$810,000	-100.00%	0.00%	101.38%
Leases	3	2	50.00%	\$580,421	\$120,517	381.61%	0.00%	0.00%
IC&C TOTAL	11	10	10.00%	\$1,915,037	\$1,987,300	-3.64%	160.91%	113.05%
GRAND TOTAL	343	363	-5.51%	\$133,107,513	\$156,817,008	-5.51%	96.50%	94.99%

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Central Okanagan Statistics -- June 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	46	56	-17.86%	\$32,203,500	\$47,563,523	-32.29%	92.65%	93.44%
Duplex	30	53	-43.40%	\$10,264,657	\$19,752,440	-48.03%	96.00%	95.64%
Mobile Home	102	117	-12.82%	\$9,478,550	\$11,584,153	-18.18%	92.55%	91.29%
Recreational	3	5	-40.00%	\$610,000	\$2,182,000	-72.04%	60.10%	93.05%
Residential	930	1,043	-10.83%	\$433,616,248	\$503,745,179	-13.92%	96.36%	96.61%
Residential WF	14	15	-6.67%	\$17,388,000	\$31,040,000	-43.98%	89.74%	88.94%
3/4-Plex	3	3	0.00%	\$1,232,000	\$1,376,500	-10.50%	96.19%	95.94%
Timeshare	0	1	-100.00%	\$0	\$1,500	-100.00%	0.00%	0.00%
Apartment	320	384	-16.67%	\$83,506,935	\$97,632,579	-14.47%	95.24%	96.21%
Townhouse	253	301	-15.95%	\$87,233,770	\$106,726,281	-18.26%	96.60%	96.62%
RES TOTAL	1,701	1,978	-14.00%	\$675,533,660	\$821,604,155	-17.78%	95.77%	95.95%
FARMS	3	8	-62.50%	\$2,630,000	\$8,565,000	-69.29%	91.67%	86.31%
MULTIFAMILY	1	2	-50.00%	\$752,600	\$1,375,000	-45.27%	96.49%	94.90%
Acreage	11	23	-52.17%	\$2,802,500	\$10,916,400	-74.33%	93.67%	81.26%
Acreage WF	0	3	-100.00%	\$0	\$2,148,000	-100.00%	0.00%	91.91%
Lots	69	106	-34.91%	\$16,642,960	\$24,508,675	-32.09%	93.94%	93.35%
Lots WF	1	0	0.00%	\$499,000	\$0	0.00%	100.00%	0.00%
LOTS TOTAL	81	132	-38.64%	\$19,944,460	\$37,573,075	-46.92%	94.04%	89.41%
Business	9	11	-18.18%	\$746,500	\$3,872,500	-80.72%	73.57%	79.47%
Commercial	37	44	-15.91%	\$9,706,641	\$9,078,639	6.92%	124.18%	141.68%
Land	2	2	0.00%	\$1,424,000	\$1,585,000	-10.16%	84.01%	99.19%
Leases	15	13	15.38%	\$2,053,679	\$1,483,526	38.43%	0.00%	0.00%
IC&C TOTAL	63	70	-10.00%	\$13,930,820	\$16,019,664	-13.04%	132.31%	124.39%
GRAND TOTAL	1,849	2,190	-15.57%	\$712,791,540	\$885,136,895	-15.57%	96.23%	95.94%

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Central Okanagan Statistics -- June 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	\$711,357	\$801,125	-11.21%	\$556,000	\$612,000	-9.15%	117	78	49.36%
Duplex	\$366,857	\$394,391	-6.98%	\$339,000	\$366,000	-7.38%	105	47	123.02%
Mobile Home	\$96,233	\$100,015	-3.78%	\$75,000	\$76,700	-2.22%	111	89	24.03%
Recreational									
Residential	\$456,580	\$478,502	-4.58%	\$422,500	\$455,000	-7.14%	85	68	24.97%
Residential WF	\$1,036,333	\$2,455,000	-57.79%	\$1,150,000	\$2,050,000	-43.90%	130	180	-27.95%
3/4-Plex	\$210,000			\$210,000			20		
Timeshare									
Apartment	\$289,912	\$229,994	26.05%	\$284,000	\$227,500	24.84%	104	88	17.38%
Townhouse	\$348,305	\$379,663	-8.26%	\$340,750	\$345,250	-1.30%	129	82	58.07%
RES TOTAL	\$400,229	\$449,789	-11.02%	\$378,000	\$385,000	-1.82%	97	77	26.41%
FARMS	\$800,000			\$800,000			212		
MULTIFAMILY		\$525,000			\$525,000			202	
Acreage	\$229,500	\$414,800	-44.67%	\$210,000	\$414,800	-49.37%	157	104	51.28%
Acreage WF									
Lots	\$307,812	\$202,844	51.75%	\$250,000	\$187,450	33.37%	166	335	-50.32%
Lots WF									
LOTS TOTAL	\$296,065	\$226,394	30.77%	\$235,000	\$190,000	23.68%	165	309	-46.63%
Business	\$62,500	\$245,000	-74.49%	\$62,500	\$245,000	-74.49%	94	335	-71.94%
Commercial	\$181,731	\$135,297	34.32%	\$52,500	\$57,115	-8.08%	76	88	-13.64%
Land		\$810,000			\$810,000			304	
Leases	\$193,474	\$60,258	221.07%	\$255,150	\$60,258	323.43%	223	272	-18.01%
IC&C TOTAL	\$174,094	\$198,730	-12.40%	\$62,500	\$84,198	-25.77%	118	171	-31.21%
GRAND TOTAL	\$388,069	\$432,003	-10.17%	\$370,000	\$375,000	-1.33%	102	91	11.78%

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Central Okanagan Statistics -- June 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	\$700,076	\$849,349	-17.57%	\$555,500	\$680,000	-18.31%	113	101	12.26%
Duplex	\$342,155	\$372,688	-8.19%	\$334,450	\$334,000	0.13%	90	71	26.69%
Mobile Home	\$92,927	\$99,010	-6.14%	\$82,000	\$83,000	-1.20%	98	114	-13.98%
Recreational	\$203,333	\$436,400	-53.41%	\$165,000	\$443,000	-62.75%	193	248	-21.92%
Residential	\$466,254	\$482,977	-3.46%	\$429,500	\$445,000	-3.48%	86	74	16.57%
Residential WF	\$1,242,000	\$2,069,333	-39.98%	\$1,075,000	\$1,930,000	-44.30%	137	198	-31.20%
3/4-Plex	\$410,667	\$458,833	-10.50%	\$260,000	\$357,500	-27.27%	25	45	-44.03%
Timeshare		\$1,500			\$1,500			111	
Apartment	\$260,959	\$254,252	2.64%	\$234,900	\$240,000	-2.13%	110	123	-10.43%
Townhouse	\$344,798	\$354,572	-2.76%	\$325,000	\$330,000	-1.52%	101	89	12.73%
RES TOTAL	\$397,139	\$415,371	-4.39%	\$370,000	\$380,000	-2.63%	95	90	5.12%
FARMS	\$876,667	\$1,070,625	-18.12%	\$800,000	\$942,500	-15.12%	204	181	12.66%
MULTIFAMILY	\$752,600	\$687,500	9.47%	\$752,600	\$687,500	9.47%	39	115	-65.94%
Acreage	\$254,773	\$474,626	-46.32%	\$252,000	\$359,000	-29.81%	141	241	-41.41%
Acreage WF		\$716,000			\$598,000			74	
Lots	\$241,202	\$231,214	4.32%	\$220,000	\$195,000	12.82%	202	263	-23.23%
Lots WF	\$499,000			\$499,000			44		
LOTS TOTAL	\$246,228	\$284,645	-13.50%	\$225,000	\$212,500	5.88%	192	255	-24.76%
Business	\$82,944	\$352,045	-76.44%	\$62,500	\$120,000	-47.92%	212	226	-5.92%
Commercial	\$262,342	\$206,333	27.14%	\$97,350	\$89,830	8.37%	113	137	-17.35%
Land	\$712,000	\$792,500	-10.16%	\$712,000	\$792,500	-10.16%	226	172	31.78%
Leases	\$136,912	\$114,117	19.97%	\$113,660	\$51,216	121.92%	190	197	-3.66%
IC&C TOTAL	\$221,124	\$228,852	-3.38%	\$109,000	\$89,830	21.34%	149	163	-8.49%
GRAND TOTAL	\$385,501	\$404,172	-4.62%	\$358,000	\$370,000	-3.24%	101	103	-1.72%

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