

**Central Okanagan Monthly Statistics
June 2011**

Table of Contents

Table of Contents	2
Zone Totals	3
Quick Summary Part 1	4
Quick Summary Part 2	5
Listing Information	6
Sales Information (Month)	7
Sales Information (YTD)	8
Average/Median Price, Days to Sell (Month)	9
Average/Median Price, Days to Sell (YTD)	10

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

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

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%

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

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

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%

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

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%

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

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%

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

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%

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