

**Central Okanagan Monthly Statistics
July 2010**

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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	914	1,095	-16.53%	8,260	7,435	11.10%
2 Units Sold	239	468	-48.93%	2,435	2,136	14.00%
3 Sales Volume	\$106,599,579	\$183,555,414	-41.93%	\$993,906,473	\$818,886,579	21.37%
4 List/Sell Ratio	94.60%	95.39%		95.80%	94.84%	
5 Days to Sell	98	108	-9.54%	102	100	2.21%
6 Active Listings	5,538	5,402	2.52%			
Area = North Okanagan						
1 Units Listed	410	399	2.76%	3,290	2,835	16.05%
2 Units Sold	103	206	-50.00%	950	915	3.83%
3 Sales Volume	\$37,900,663	\$68,761,923	-44.88%	\$322,667,997	\$314,058,874	2.74%
4 List/Sell Ratio	95.53%	95.32%		96.06%	95.12%	
5 Days to Sell	112	127	-12.31%	122	126	-3.46%
6 Active Listings	2,766	2,518	9.85%			
Area = Shuswap / Revels						
1 Units Listed	221	242	-8.68%	2,004	1,582	26.68%
2 Units Sold	65	122	-46.72%	453	390	16.15%
3 Sales Volume	\$18,041,000	\$39,630,912	-54.48%	\$134,788,163	\$120,568,284	11.79%
4 List/Sell Ratio	93.98%	93.82%		94.36%	92.67%	
5 Days to Sell	135	140	-3.61%	148	146	1.43%
6 Active Listings	1,904	1,694	12.40%			
Area = Grand Total						
1 Units Listed	1,545	1,736	-11.00%	13,554	11,852	14.36%
2 Units Sold	407	796	-48.87%	3,838	3,441	11.54%
3 Sales Volume	\$162,541,242	\$291,948,248	-44.33%	\$1,451,362,633	\$1,253,513,737	15.78%
4 List/Sell Ratio	94.75%	95.16%		95.72%	94.70%	
5 Days to Sell	107	118	-9.10%	113	112	0.27%
6 Active Listings	10,208	9,614	6.18%			

Central Okanagan Statistics -- July 2010

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	239	\$106,599,579	105	\$53,897,533
Last Month	366	\$156,603,008	182	\$87,343,920
This Month Last Year	468	\$183,555,414	227	\$105,203,351

Description	Total Listings Taken	Inventory
This Month	914	5,538
Last Month	1,185	5,769
This Month Last Year	1,095	5,402

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

Central Okanagan Statistics -- July 2010

Quick Summary Part 2

Condo/Apt

Sales	46
New Listings	164
Current Inventory	1,126
Sell/Inv. Ratio	4.09%
Days to Sell	117
Average Price	\$255,966
Median Price	\$265,000

Condo/Townhouse

Sales	31
New Listings	105
Current Inventory	540
Sell/Inv. Ratio	5.74%
Days to Sell	89
Average Price	\$352,077
Median Price	\$300,000

Lots

Sales	10
New Listings	56
Current Inventory	689
Sell/Inv. Ratio	1.45%
Days to Sell	198
Average Price	\$249,040
Median Price	\$184,000

Residential

Sales	105
New Listings	392
Current Inventory	1,833
Sell/Inv. Ratio	5.73%
Days to Sell	81
Average Price	\$513,310
Median Price	\$459,000

Ratio of Sales vs Inventory	4.58%
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Central Okanagan Statistics -- July 2010

Comparative Activity -- Listing Information

Description							Inventory		
	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%
Zone = Central Okanagan									
Acreage/House	53	41	29.27%	320	237	35.02	252	211	19.43
Duplex	15	19	-21.05%	182	135	34.81	89	78	14.10
Mobile Home	55	47	17.02%	371	323	14.86	230	234	-1.71
Recreational	6	5	20.00%	43	49	-12.24	42	51	-17.65
Residential	392	443	-11.51%	3,445	2,953	16.66	1,833	1,686	8.72
Residential WF	10	10	0.00%	106	104	1.92	105	111	-5.41
3/4-Plex	1	0	0.00%	8	11	-27.27	5	8	-37.50
Timeshare	0	0	0.00%	5	5	0.00	4	5	-20.00
Apartment	164	237	-30.80%	1,545	1,501	2.93	1,126	1,082	4.07
Townhouse	105	126	-16.67%	924	778	18.77	540	536	0.75
RES TOTAL	801	928.00	-13.69%	6,949	6,096	13.99%	4,226	4,002	5.60
FARMS	11	5	120.00%	75	72	4.17	71	75	-5.33
MULTIFAMILY	2	2	0.00%	10	17	-41.18	10	13	-23.08
Acreage	10	16	-37.50%	107	97	10.31	111	128	-13.28
Acreage WF	4	3	33.33%	19	18	5.56	21	18	16.67
Lots	39	66	-40.91%	679	670	1.34	689	742	-7.14
Lots WF	3	2	50.00%	26	19	36.84	27	23	17.39
LOTS TOTAL	56	87.00	-35.63%	831	804	3.36%	848	911	-6.92
Business	11	17	-35.29%	62	64	-3.13	61	68	-10.29
Commercial	26	24	8.33%	204	110	85.45	168	90	86.67
Land	6	10	-40.00%	85	79	7.59	73	76	-3.95
Leases	1	15	-93.33%	33	147	-77.55	68	167	-59.28
IC&C TOTAL	44	66.00	-33.33%	384	400	-4.00%	370	401	-7.73
GRAND TOTAL	914	1,088	-15.99%	8,249	7,389	11.64%	5,525	5,402	2.28

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Central Okanagan Statistics -- July 2010

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	6	0.00%	\$6,419,900	\$3,729,000	72.16%	91.86%	97.45%
Duplex	6	10	-40.00%	\$2,440,400	\$3,389,900	-28.01%	95.75%	97.91%
Mobile Home	15	15	0.00%	\$1,276,900	\$1,318,800	-3.18%	91.16%	94.09%
Recreational	1	0	0.00%	\$120,000	\$0	0.00%	85.78%	0.00%
Residential	105	227	-53.74%	\$53,897,533	\$105,203,351	-48.77%	95.96%	96.22%
Residential WF	5	3	66.67%	\$10,730,000	\$8,025,000	33.71%	90.37%	91.54%
3/4-Plex	0	2	-100.00%	\$0	\$480,000	-100.00%	0.00%	89.22%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	46	105	-56.19%	\$11,774,450	\$27,162,522	-56.65%	96.04%	95.00%
Townhouse	31	64	-51.56%	\$10,914,400	\$23,605,645	-53.76%	94.48%	94.49%
RES TOTAL	215	432	-50.23%	\$97,573,583	\$172,914,218	-43.57%	94.80%	95.58%
FARMS	0	3	-100.00%	\$0	\$2,242,000	-100.00%	0.00%	91.55%
MULTIFAMILY	0	2	-100.00%	\$0	\$1,146,900	-100.00%	0.00%	88.37%
Acreage	0	1	-100.00%	\$0	\$264,500	-100.00%	0.00%	88.20%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	10	15	-33.33%	\$2,490,396	\$3,089,601	-19.39%	89.32%	93.63%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	10	16	-37.50%	\$2,490,396	\$3,354,101	-25.75%	89.32%	93.17%
Business	1	3	-66.67%	\$32,000	\$945,157	-96.61%	64.00%	79.77%
Commercial	7	3	133.33%	\$4,471,106	\$1,290,000	246.60%	89.91%	89.80%
Land	2	0	0.00%	\$1,875,000	\$0	0.00%	96.45%	0.00%
Leases	4	4	0.00%	\$157,494	\$185,938	-15.30%	0.00%	0.00%
IC&C TOTAL	14	10	40.00%	\$6,535,600	\$2,421,095	169.94%	93.81%	92.36%
GRAND TOTAL	239	463	-48.38%	\$106,599,579	\$182,078,314	-48.38%	94.60%	95.39%

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Central Okanagan Statistics -- July 2010

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	62	42	47.62%	\$53,523,423	\$30,941,125	72.98%	93.58%	92.80%
Duplex	59	58	1.72%	\$22,192,840	\$20,306,967	9.29%	95.65%	97.42%
Mobile Home	132	89	48.31%	\$12,861,053	\$8,349,800	54.03%	91.27%	92.01%
Recreational	6	4	50.00%	\$2,302,000	\$960,000	139.79%	92.64%	99.65%
Residential	1,149	1,063	8.09%	\$558,377,712	\$478,701,862	16.64%	96.52%	95.39%
Residential WF	20	13	53.85%	\$41,770,000	\$25,666,500	62.74%	89.30%	86.92%
3/4-Plex	3	6	-50.00%	\$1,376,500	\$1,951,000	-29.45%	95.94%	92.35%
Timeshare	1	0	0.00%	\$1,500	\$0	0.00%	0.00%	0.00%
Apartment	431	426	1.17%	\$109,727,029	\$108,368,292	1.25%	96.19%	94.08%
Townhouse	332	295	12.54%	\$117,640,681	\$101,727,973	15.64%	96.41%	95.21%
RES TOTAL	2,195	1,996	9.97%	\$919,772,738	\$776,973,519	18.38%	95.83%	94.78%
FARMS	8	9	-11.11%	\$8,565,000	\$8,126,000	5.40%	86.31%	87.51%
MULTIFAMILY	2	3	-33.33%	\$1,375,000	\$1,571,300	-12.49%	94.90%	91.23%
Acreage	23	9	155.56%	\$10,916,400	\$3,856,500	183.06%	81.26%	65.35%
Acreage WF	3	1	200.00%	\$2,148,000	\$200,000	974.00%	91.91%	72.99%
Lots	116	48	141.67%	\$26,999,071	\$10,581,356	155.16%	92.96%	92.47%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	142	58	144.83%	\$40,063,471	\$14,637,856	173.70%	89.40%	83.08%
Business	12	8	50.00%	\$3,904,500	\$1,589,657	145.62%	79.31%	78.07%
Commercial	50	15	233.33%	\$13,492,745	\$6,244,750	116.07%	118.56%	90.07%
Land	4	1	300.00%	\$3,460,000	\$1,020,000	239.22%	97.68%	85.00%
Leases	17	32	-46.88%	\$1,641,019	\$4,084,553	-59.82%	0.00%	0.00%
IC&C TOTAL	83	56	48.21%	\$22,498,264	\$12,938,960	73.88%	113.37%	127.20%
GRAND TOTAL	2,430	2,122	14.51%	\$992,274,473	\$814,247,635	14.51%	95.80%	94.84%

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Central Okanagan Statistics -- July 2010

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	\$1,069,983	\$621,500	72.16%	\$747,500	\$608,500	22.84%	65	130	-50.38%
Duplex	\$406,733	\$338,990	19.98%	\$370,250	\$332,500	11.35%	70	119	-41.37%
Mobile Home	\$85,127	\$87,920	-3.18%	\$79,000	\$65,000	21.54%	91	133	-31.79%
Recreational	\$120,000			\$120,000			48		
Residential	\$513,310	\$463,451	10.76%	\$459,000	\$425,000	8.00%	81	90	-10.32%
Residential WF	\$2,146,000	\$2,675,000	-19.78%	\$2,200,000	\$2,400,000	-8.33%	94	72	30.00%
3/4-Plex		\$240,000			\$240,000			124	
Timeshare									
Apartment	\$255,966	\$258,691	-1.05%	\$265,000	\$249,000	6.43%	117	125	-6.12%
Townhouse	\$352,077	\$368,838	-4.54%	\$300,000	\$335,000	-10.45%	89	108	-17.52%
RES TOTAL	\$453,831	\$400,264	13.38%	\$370,000	\$365,000	1.37%	90	104	-13.56%
FARMS		\$747,333			\$567,000			192	
MULTIFAMILY		\$573,450			\$573,450			56	
Acreage		\$264,500			\$264,500			183	
Acreage WF									
Lots	\$249,040	\$205,973	20.91%	\$184,000	\$217,500	-15.40%	198	136	46.09%
Lots WF									
LOTS TOTAL	\$249,040	\$209,631	18.80%	\$184,000	\$222,988	-17.48%	198	139	42.96%
Business	\$32,000	\$315,052	-89.84%	\$32,000	\$105,157	-69.57%	352	290	21.38%
Commercial	\$638,729	\$430,000	48.54%	\$521,500	\$378,634	37.73%	91	314	-71.19%
Land	\$937,500			\$937,500			243		
Leases	\$39,373	\$46,484	-15.30%	\$43,538	\$44,055	-1.17%	138	100	37.50%
IC&C TOTAL	\$466,829	\$242,109	92.82%	\$107,705	\$96,760	11.31%	144	221	-34.77%
GRAND TOTAL	\$446,023	\$393,258	13.42%	\$368,000	\$359,600	2.34%	98	108	-9.70%

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Central Okanagan Statistics -- July 2010

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	\$863,281	\$736,693	17.18%	\$682,500	\$654,000	4.36%	98	126	-22.40%
Duplex	\$376,150	\$350,120	7.43%	\$334,000	\$327,500	1.98%	71	92	-22.95%
Mobile Home	\$97,432	\$93,818	3.85%	\$83,000	\$75,000	10.67%	112	107	4.47%
Recreational	\$383,667	\$240,000	59.86%	\$431,500	\$227,500	89.67%	214	128	67.78%
Residential	\$485,968	\$450,331	7.91%	\$446,000	\$420,000	6.19%	74	88	-15.70%
Residential WF	\$2,088,500	\$1,974,346	5.78%	\$1,965,000	\$1,150,000	70.87%	172	124	38.78%
3/4-Plex	\$458,833	\$325,167	41.11%	\$357,500	\$256,500	39.38%	45	100	-55.48%
Timeshare	\$1,500			\$1,500			111		
Apartment	\$254,587	\$254,386	0.08%	\$241,100	\$236,680	1.87%	122	109	12.28%
Townhouse	\$354,339	\$344,841	2.75%	\$328,900	\$326,350	0.78%	89	100	-10.86%
RES TOTAL	\$419,031	\$389,265	7.65%	\$380,000	\$365,000	4.11%	90	96	-6.62%
FARMS	\$1,070,625	\$902,889	18.58%	\$942,500	\$599,000	57.35%	181	131	38.81%
MULTIFAMILY	\$687,500	\$523,767	31.26%	\$687,500	\$424,400	61.99%	115	47	141.90%
Acreage	\$474,626	\$428,500	10.76%	\$359,000	\$225,000	59.56%	241	174	38.76%
Acreage WF	\$716,000	\$200,000	258.00%	\$598,000	\$200,000	199.00%	74	303	-75.69%
Lots	\$232,751	\$220,445	5.58%	\$194,500	\$216,250	-10.06%	258	150	71.89%
Lots WF									
LOTS TOTAL	\$282,137	\$252,377	11.79%	\$209,950	\$216,250	-2.91%	251	156	60.71%
Business	\$325,375	\$198,707	63.75%	\$92,500	\$105,079	-11.97%	236	285	-16.97%
Commercial	\$269,855	\$416,317	-35.18%	\$129,050	\$350,000	-63.13%	130	189	-31.06%
Land	\$865,000	\$1,020,000	-15.20%	\$817,500	\$1,020,000	-19.85%	207	331	-37.46%
Leases	\$96,531	\$127,642	-24.37%	\$51,216	\$71,841	-28.71%	183	116	57.85%
IC&C TOTAL	\$271,063	\$231,053	17.32%	\$98,970	\$137,785	-28.17%	160	163	-2.05%
GRAND TOTAL	\$408,343	\$383,717	6.42%	\$370,000	\$360,000	2.78%	102	100	2.27%

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