

**Central Okanagan Monthly Statistics
July 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	963	913	5.48%	7,362	8,253	-10.80%
2 Units Sold	341	249	36.95%	2,219	2,444	-9.21%
3 Sales Volume	\$139,426,985	\$111,223,979	25.36%	\$864,281,797	\$997,992,873	-13.40%
4 List/Sell Ratio	94.19%	94.41%		95.88%	95.77%	
5 Days to Sell	98	101	-2.62%	101	103	-1.34%
6 Active Listings	5,338	5,538	-3.61%			
Area = North Okanagan						
1 Units Listed	393	411	-4.38%	2,915	3,297	-11.59%
2 Units Sold	127	107	18.69%	790	952	-17.02%
3 Sales Volume	\$49,340,801	\$39,993,163	23.37%	\$282,520,253	\$322,735,497	-12.46%
4 List/Sell Ratio	94.13%	95.54%		94.19%	96.01%	
5 Days to Sell	148	112	31.83%	136	122	11.46%
6 Active Listings	2,688	2,766	-2.82%			
Area = Shuswap / Revels						
1 Units Listed	227	221	2.71%	1,722	1,999	-13.86%
2 Units Sold	62	66	-6.06%	393	454	-13.44%
3 Sales Volume	\$20,872,351	\$18,296,000	14.08%	\$127,593,548	\$135,043,163	-5.52%
4 List/Sell Ratio	92.56%	93.99%		93.24%	94.36%	
5 Days to Sell	188	134	40.59%	160	148	8.01%
6 Active Listings	1,873	1,904	-1.63%			
Area = Grand Total						
1 Units Listed	1,583	1,545	2.46%	11,999	13,549	-11.44%
2 Units Sold	530	422	25.59%	3,402	3,850	-11.64%
3 Sales Volume	\$209,640,137	\$169,513,142	23.67%	\$1,274,395,598	\$1,455,771,533	-12.46%
4 List/Sell Ratio	94.01%	94.63%		95.23%	95.69%	
5 Days to Sell	120	109	10.79%	116	113	2.94%
6 Active Listings	9,899	10,208	-3.03%			

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

Central Okanagan Statistics -- July 2011

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	341	\$139,426,985	136	\$66,689,508
Last Month	369	\$143,876,785	196	\$90,431,674
This Month Last Year	249	\$111,223,979	109	\$55,592,033

Description	Total Listings Taken	Inventory
This Month	963	5,338
Last Month	1,096	5,308
This Month Last Year	913	5,538

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

Central Okanagan Statistics -- July 2011

Quick Summary Part 2

Condo/Apt	
Sales	76
New Listings	177
Current Inventory	993
Sell/Inv. Ratio	7.65%
Days to Sell	101
Average Price	\$229,469
Median Price	\$216,950

Condo/Townhouse	
Sales	54
New Listings	113
Current Inventory	555
Sell/Inv. Ratio	9.73%
Days to Sell	99
Average Price	\$366,403
Median Price	\$336,750

Lots	
Sales	27
New Listings	80
Current Inventory	668
Sell/Inv. Ratio	4.04%
Days to Sell	137
Average Price	\$224,654
Median Price	\$160,000

Residential	
Sales	136
New Listings	408
Current Inventory	1,742
Sell/Inv. Ratio	7.81%
Days to Sell	81
Average Price	\$490,364
Median Price	\$434,000
Ratio of Sales vs Inventory	7.40%

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

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	35	53	-33.96%	281	321	-12.46	242	252	-3.97
Duplex	10	16	-37.50%	113	183	-38.25	68	89	-23.60
Mobile Home	43	55	-21.82%	361	371	-2.70	227	230	-1.30
Recreational	4	6	-33.33%	37	43	-13.95	48	42	14.29
Residential	408	391	4.35%	3,088	3,442	-10.28	1,742	1,833	-4.96
Residential WF	18	10	80.00%	107	106	0.94	117	105	11.43
3/4-Plex	4	0	0.00%	14	7	100.00	11	5	120.00
Timeshare	1	0	0.00%	5	4	25.00	6	4	50.00
Apartment	177	164	7.93%	1,319	1,546	-14.68	993	1,126	-11.81
Townhouse	113	105	7.62%	884	924	-4.33	555	540	2.78
RES TOTAL	813	800.00	1.63%	6,209	6,947	-10.62%	4,009	4,226	-5.13
FARMS	8	11	-27.27%	69	75	-8.00	73	71	2.82
MULTIFAMILY	5	2	150.00%	12	10	20.00	12	10	20.00
Acreage	18	10	80.00%	97	106	-8.49	108	111	-2.70
Acreage WF	3	4	-25.00%	17	19	-10.53	25	21	19.05
Lots	58	39	48.72%	557	675	-17.48	668	689	-3.05
Lots WF	1	3	-66.67%	16	26	-38.46	19	27	-29.63
LOTS TOTAL	80	56.00	42.86%	687	826	-16.83%	820	848	-3.30
Business	11	11	0.00%	70	62	12.90	67	61	9.84
Commercial	29	26	11.54%	221	204	8.33	226	168	34.52
Land	10	6	66.67%	58	85	-31.76	74	73	1.37
Leases	7	1	600.00%	26	33	-21.21	51	68	-25.00
IC&C TOTAL	57	44.00	29.55%	375	384	-2.34%	418	370	12.97
GRAND TOTAL	963	913	5.48%	7,352	8,242	-10.80%	5,332	5,525	-3.49

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

Central Okanagan Statistics -- July 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	6	16.67%	\$16,104,000	\$6,419,900	150.85%	89.80%	91.86%
Duplex	3	6	-50.00%	\$1,264,200	\$2,440,400	-48.20%	95.56%	95.75%
Mobile Home	23	15	53.33%	\$2,038,625	\$1,276,900	59.65%	93.32%	91.16%
Recreational	1	1	0.00%	\$65,000	\$120,000	-45.83%	73.03%	85.78%
Residential	136	109	24.77%	\$66,689,508	\$55,592,033	19.96%	95.67%	95.92%
Residential WF	2	5	-60.00%	\$4,500,000	\$10,730,000	-58.06%	84.13%	90.37%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	76	46	65.22%	\$17,439,607	\$11,774,450	48.11%	94.89%	96.04%
Townhouse	54	34	58.82%	\$19,785,754	\$12,054,400	64.14%	97.08%	93.88%
RES TOTAL	302	222	36.04%	\$127,886,694	\$100,408,083	27.37%	94.49%	94.72%
FARMS	3	0	0.00%	\$3,674,000	\$0	0.00%	81.66%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	2	0	0.00%	\$830,000	\$0	0.00%	95.51%	0.00%
Acreage WF	0	1	-100.00%	\$0	\$795,000	-100.00%	0.00%	79.66%
Lots	24	11	118.18%	\$5,075,650	\$2,735,296	85.56%	92.87%	90.18%
Lots WF	1	0	0.00%	\$160,000	\$0	0.00%	89.39%	0.00%
LOTS TOTAL	27	12	125.00%	\$6,065,650	\$3,530,296	71.82%	93.13%	87.58%
Business	1	1	0.00%	\$17,500	\$32,000	-45.31%	77.78%	64.00%
Commercial	5	7	-28.57%	\$1,602,472	\$4,471,106	-64.16%	96.82%	89.91%
Land	0	3	-100.00%	\$0	\$2,625,000	-100.00%	0.00%	95.70%
Leases	3	4	-25.00%	\$180,669	\$157,494	14.72%	0.00%	0.00%
IC&C TOTAL	9	15	-40.00%	\$1,800,641	\$7,285,600	-75.28%	107.34%	93.81%
GRAND TOTAL	341	249	36.95%	\$139,426,985	\$111,223,979	36.95%	94.19%	94.41%

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

Central Okanagan Statistics -- July 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	54	62	-12.90%	\$48,742,500	\$53,983,423	-9.71%	91.66%	93.25%
Duplex	33	59	-44.07%	\$11,528,857	\$22,192,840	-48.05%	95.95%	95.65%
Mobile Home	126	132	-4.55%	\$11,609,175	\$12,861,053	-9.73%	92.74%	91.27%
Recreational	4	6	-33.33%	\$675,000	\$2,302,000	-70.68%	61.15%	92.64%
Residential	1,080	1,152	-6.25%	\$507,639,855	\$559,337,212	-9.24%	96.27%	96.54%
Residential WF	16	20	-20.00%	\$21,888,000	\$41,770,000	-47.60%	88.53%	89.30%
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	400	430	-6.98%	\$102,118,814	\$109,407,029	-6.66%	95.18%	96.19%
Townhouse	310	335	-7.46%	\$108,189,524	\$118,780,681	-8.92%	96.66%	96.33%
RES TOTAL	2,026	2,200	-7.91%	\$813,623,726	\$922,012,238	-11.76%	95.57%	95.81%
FARMS	6	8	-25.00%	\$6,304,000	\$8,565,000	-26.40%	85.56%	86.31%
MULTIFAMILY	1	2	-50.00%	\$752,600	\$1,375,000	-45.27%	96.49%	94.90%
Acreage	13	23	-43.48%	\$3,632,500	\$10,916,400	-66.72%	94.09%	81.26%
Acreage WF	0	4	-100.00%	\$0	\$2,943,000	-100.00%	0.00%	88.25%
Lots	95	117	-18.80%	\$22,019,510	\$27,243,971	-19.18%	93.70%	93.02%
Lots WF	2	0	0.00%	\$659,000	\$0	0.00%	97.20%	0.00%
LOTS TOTAL	110	144	-23.61%	\$26,311,010	\$41,103,371	-35.99%	93.83%	89.25%
Business	10	12	-16.67%	\$764,000	\$3,904,500	-80.43%	73.66%	79.31%
Commercial	42	51	-17.65%	\$11,309,113	\$13,549,745	-16.54%	119.40%	119.06%
Land	2	5	-60.00%	\$1,424,000	\$4,210,000	-66.18%	84.01%	96.98%
Leases	18	17	5.88%	\$2,234,348	\$1,641,019	36.16%	0.00%	0.00%
IC&C TOTAL	72	85	-15.29%	\$15,731,461	\$23,305,264	-32.50%	128.88%	112.89%
GRAND TOTAL	2,215	2,439	-9.18%	\$862,722,797	\$996,360,873	-9.18%	95.88%	95.77%

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

Central Okanagan Statistics -- July 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	\$2,300,571	\$1,069,983	115.01%	\$2,300,000	\$747,500	207.69%	148	65	129.01%
Duplex	\$421,400	\$406,733	3.61%	\$419,200	\$370,250	13.22%	143	70	105.25%
Mobile Home	\$88,636	\$85,127	4.12%	\$85,000	\$79,000	7.59%	129	91	42.63%
Recreational	\$65,000	\$120,000	-45.83%	\$65,000	\$120,000	-45.83%	98	48	104.17%
Residential	\$490,364	\$510,019	-3.85%	\$434,000	\$452,000	-3.98%	81	80	1.19%
Residential WF	\$2,250,000	\$2,146,000	4.85%	\$2,250,000	\$2,200,000	2.27%	82	94	-12.39%
3/4-Plex									
Timeshare									
Apartment	\$229,469	\$255,966	-10.35%	\$216,950	\$265,000	-18.13%	101	117	-14.19%
Townhouse	\$366,403	\$354,541	3.35%	\$336,750	\$306,000	10.05%	99	112	-11.54%
RES TOTAL	\$423,466	\$452,289	-6.37%	\$340,000	\$372,667	-8.77%	95	93	2.41%
FARMS	\$1,224,667			\$1,225,000			63		
MULTIFAMILY									
Acreage	\$415,000			\$415,000			102		
Acreage WF		\$795,000			\$795,000			126	
Lots	\$211,485	\$248,663	-14.95%	\$158,750	\$185,000	-14.19%	136	186	-27.16%
Lots WF	\$160,000			\$160,000			228		
LOTS TOTAL	\$224,654	\$294,191	-23.64%	\$160,000	\$214,950	-25.56%	137	181	-24.65%
Business	\$17,500	\$32,000	-45.31%	\$17,500	\$32,000	-45.31%	134	352	-61.93%
Commercial	\$320,494	\$638,729	-49.82%	\$116,458	\$521,500	-77.67%	79	91	-13.00%
Land		\$875,000			\$825,000			256	
Leases	\$60,223	\$39,373	52.95%	\$52,444	\$43,538	20.46%	114	138	-17.33%
IC&C TOTAL	\$200,071	\$485,707	-58.81%	\$52,444	\$145,000	-63.83%	97	154	-37.17%
GRAND TOTAL	\$408,877	\$446,683	-8.46%	\$325,000	\$370,000	-12.16%	98	101	-2.62%

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

Central Okanagan Statistics -- July 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	\$902,639	\$870,700	3.67%	\$593,750	\$682,500	-13.00%	119	97	22.52%
Duplex	\$349,359	\$376,150	-7.12%	\$335,000	\$334,000	0.30%	95	71	33.73%
Mobile Home	\$92,136	\$97,432	-5.44%	\$82,000	\$83,000	-1.20%	107	112	-4.42%
Recreational	\$168,750	\$383,667	-56.02%	\$157,500	\$431,500	-63.50%	170	214	-20.92%
Residential	\$470,037	\$485,536	-3.19%	\$430,000	\$445,450	-3.47%	86	74	15.41%
Residential WF	\$1,368,000	\$2,088,500	-34.50%	\$1,075,000	\$1,965,000	-45.29%	130	172	-24.69%
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	\$255,297	\$254,435	0.34%	\$230,000	\$241,050	-4.58%	108	122	-11.49%
Townhouse	\$348,998	\$354,569	-1.57%	\$328,250	\$328,000	0.08%	101	92	9.76%
RES TOTAL	\$401,591	\$419,096	-4.18%	\$369,500	\$380,000	-2.76%	95	90	5.36%
FARMS	\$1,050,667	\$1,070,625	-1.86%	\$1,124,500	\$942,500	19.31%	134	181	-26.21%
MULTIFAMILY	\$752,600	\$687,500	9.47%	\$752,600	\$687,500	9.47%	39	115	-65.94%
Acreage	\$279,423	\$474,626	-41.13%	\$280,000	\$359,000	-22.01%	135	241	-43.94%
Acreage WF		\$735,750			\$696,500			87	
Lots	\$231,784	\$232,854	-0.46%	\$199,900	\$195,000	2.51%	184	256	-28.10%
Lots WF	\$329,500			\$329,500			136		
LOTS TOTAL	\$239,191	\$285,440	-16.20%	\$211,875	\$212,500	-0.29%	178	249	-28.72%
Business	\$76,400	\$325,375	-76.52%	\$51,250	\$92,500	-44.59%	205	236	-13.43%
Commercial	\$269,265	\$265,681	1.35%	\$103,620	\$123,250	-15.93%	109	130	-16.46%
Land	\$712,000	\$842,000	-15.44%	\$712,000	\$810,000	-12.10%	226	222	1.62%
Leases	\$124,130	\$96,531	28.59%	\$95,367	\$51,216	86.20%	177	183	-3.22%
IC&C TOTAL	\$218,493	\$274,180	-20.31%	\$102,792	\$98,970	3.86%	143	161	-11.63%
GRAND TOTAL	\$389,491	\$408,512	-4.66%	\$355,000	\$370,000	-4.05%	101	102	-1.57%

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