

**Central Okanagan Monthly Statistics**  
**July 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	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%			
<b>Area = North Okanagan</b>						
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%			
<b>Area = Shuswap / Revels</b>						
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%			
<b>Area = Grand Total</b>						
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**

			<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>	341	\$139,426,985	136	\$66,689,508
<b>Last Month</b>	369	\$143,876,785	196	\$90,431,674
<b>This Month Last Year</b>	249	\$111,223,979	109	\$55,592,033

  

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

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Central Okanagan Statistics -- July 2011

## Quick Summary Part 2

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### 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

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### 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

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### 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

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### 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%

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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	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
<b>GRAND TOTAL</b>	<b>963</b>	<b>913</b>	<b>5.48%</b>	<b>7,352</b>	<b>8,242</b>	<b>-10.80%</b>	<b>5,332</b>	<b>5,525</b>	<b>-3.49</b>

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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
<b>Zone = Central Okanagan</b>								
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%
<b>GRAND TOTAL</b>	<b>341</b>	<b>249</b>	<b>36.95%</b>	<b>\$139,426,985</b>	<b>\$111,223,979</b>	<b>36.95%</b>	<b>94.19%</b>	<b>94.41%</b>

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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
<b>Zone = Central Okanagan</b>								
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%
<b>GRAND TOTAL</b>	<b>2,215</b>	<b>2,439</b>	<b>-9.18%</b>	<b>\$862,722,797</b>	<b>\$996,360,873</b>	<b>-9.18%</b>	<b>95.88%</b>	<b>95.77%</b>

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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%
<b>Zone = Central Okanagan</b>									
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		
<b>MULTIFAMILY</b>									
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%
<b>GRAND TOTAL</b>	<b>\$408,877</b>	<b>\$446,683</b>	<b>-8.46%</b>	<b>\$325,000</b>	<b>\$370,000</b>	<b>-12.16%</b>	<b>98</b>	<b>101</b>	<b>-2.62%</b>

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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%
<b>Zone = Central Okanagan</b>									
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%
<b>GRAND TOTAL</b>	<b>\$389,491</b>	<b>\$408,512</b>	<b>-4.66%</b>	<b>\$355,000</b>	<b>\$370,000</b>	<b>-4.05%</b>	<b>101</b>	<b>102</b>	<b>-1.57%</b>

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