

**Central Okanagan Monthly Statistics
July 2012**

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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	919	963	-4.57%	7,146	7,363	-2.95%
2 Units Sold	421	372	13.17%	2,480	2,251	10.17%
3 Sales Volume	\$164,751,420	\$155,064,889	6.25%	\$953,864,044	\$880,779,701	8.30%
4 List/Sell Ratio	95.76%	93.99%		95.80%	95.79%	
5 Days to Sell	111	99	11.71%	111	101	9.45%
6 Active Listings	5,206	5,287	-1.53%			
Area = North Okanagan						
1 Units Listed	379	393	-3.56%	2,922	2,913	0.31%
2 Units Sold	148	149	-0.67%	881	812	8.50%
3 Sales Volume	\$48,397,782	\$56,642,301	-14.56%	\$299,727,886	\$289,821,753	3.42%
4 List/Sell Ratio	95.73%	94.26%		94.86%	94.21%	
5 Days to Sell	174	137	26.79%	151	134	12.42%
6 Active Listings	2,702	2,678	0.90%			
Area = Shuswap / Revels						
1 Units Listed	227	228	-0.44%	1,791	1,724	3.89%
2 Units Sold	71	73	-2.74%	427	403	5.96%
3 Sales Volume	\$23,570,935	\$23,526,851	0.19%	\$129,177,990	\$129,998,048	-0.63%
4 List/Sell Ratio	92.44%	92.61%		93.41%	93.20%	
5 Days to Sell	168	185	-8.88%	164	160	2.37%
6 Active Listings	1,938	1,873	3.47%			
Area = Grand Total						
1 Units Listed	1,525	1,584	-3.72%	11,859	12,000	-1.17%
2 Units Sold	640	594	7.74%	3,788	3,466	9.29%
3 Sales Volume	\$236,720,138	\$235,234,041	0.63%	\$1,382,769,919	\$1,300,599,502	6.32%
4 List/Sell Ratio	95.41%	93.92%		95.37%	95.17%	
5 Days to Sell	132	119	10.54%	126	116	8.90%
6 Active Listings	9,846	9,838	0.08%			

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

Central Okanagan Statistics -- July 2012

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	421	\$164,751,420	210	\$99,297,901
Last Month	431	\$164,814,638	204	\$96,300,813
This Month Last Year	372	\$155,064,889	150	\$73,197,411

Description	Total Listings Taken	Inventory
This Month	919	5,206
Last Month	978	5,251
This Month Last Year	963	5,287

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Central Okanagan Statistics -- July 2012

Quick Summary Part 2

Condo/Apt

Sales	71
New Listings	164
Current Inventory	968
Sell/Inv. Ratio	7.33%
Days to Sell	126
Average Price	\$221,619
Median Price	\$205,086

Condo/Townhouse

Sales	60
New Listings	110
Current Inventory	531
Sell/Inv. Ratio	11.30%
Days to Sell	100
Average Price	\$366,062
Median Price	\$330,000

Lots

Sales	31
New Listings	58
Current Inventory	806
Sell/Inv. Ratio	3.85%
Days to Sell	326
Average Price	\$211,984
Median Price	\$170,000

Residential

Sales	210
New Listings	375
Current Inventory	1,696
Sell/Inv. Ratio	12.38%
Days to Sell	75
Average Price	\$472,847
Median Price	\$428,950

Ratio of Sales vs Inventory	9.71%
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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	44	35	25.71%	286	281	1.78	244	242	0.83
Duplex	14	10	40.00%	115	112	2.68	66	68	-2.94
Mobile Home	52	43	20.93%	326	361	-9.70	234	227	3.08
Recreational	9	4	125.00%	30	37	-18.92	41	48	-14.58
Residential	375	407	-7.86%	3,025	3,087	-2.01	1,696	1,742	-2.64
Residential WF	10	18	-44.44%	120	108	11.11	134	117	14.53
3/4-Plex	1	4	-75.00%	6	14	-57.14	5	11	-54.55
Timeshare	0	0	0.00%	0	2	-100.00	4	6	-33.33
Apartment	164	177	-7.34%	1,309	1,320	-0.83	968	993	-2.52
Townhouse	110	115	-4.35%	856	888	-3.60	531	555	-4.32
RES TOTAL	779	813.00	-4.18%	6,073	6,210	-2.21%	3,923	4,009	-2.15
FARMS	18	8	125.00%	76	69	10.14	76	73	4.11
MULTIFAMILY	1	5	-80.00%	9	12	-25.00	11	12	-8.33
Acreage	16	18	-11.11%	99	97	2.06	119	108	10.19
Acreage WF	0	3	-100.00%	11	17	-35.29	23	25	-8.00
Lots	40	58	-31.03%	458	557	-17.77	635	668	-4.94
Lots WF	2	1	100.00%	23	16	43.75	29	19	52.63
LOTS TOTAL	58	80.00	-27.50%	591	687	-13.97%	806	820	-1.71
Business	10	11	-9.09%	64	70	-8.57	53	67	-20.90
Commercial	45	36	25.00%	276	246	12.20	268	226	18.58
Land	7	10	-30.00%	53	59	-10.17	66	74	-10.81
GRAND TOTAL	918	963	-4.67%	7,142	7,353	-2.87%	5,203	5,281	-1.48

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Central Okanagan Statistics -- July 2012

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	11	8	37.50%	\$7,984,000	\$17,104,000	-53.32%	95.78%	89.63%
Duplex	8	3	166.67%	\$2,505,000	\$1,264,200	98.15%	95.18%	95.56%
Mobile Home	15	26	-42.31%	\$1,038,000	\$2,242,025	-53.70%	89.44%	93.28%
Recreational	0	1	-100.00%	\$0	\$65,000	-100.00%	0.00%	73.03%
Residential	210	150	40.00%	\$99,297,901	\$73,197,411	35.66%	96.14%	95.63%
Residential WF	2	4	-50.00%	\$3,377,500	\$8,925,000	-62.16%	89.16%	84.73%
3/4-Plex	1	0	0.00%	\$700,000	\$0	0.00%	92.72%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	71	79	-10.13%	\$15,734,959	\$18,072,607	-12.93%	95.68%	94.94%
Townhouse	60	61	-1.64%	\$21,963,710	\$22,439,354	-2.12%	96.19%	97.39%
RES TOTAL	378	332	13.86%	\$152,601,070	\$143,309,597	6.48%	95.84%	94.25%
FARMS	0	3	-100.00%	\$0	\$3,674,000	-100.00%	0.00%	81.66%
MULTIFAMILY	1	0	0.00%	\$3,800,000	\$0	0.00%	90.48%	0.00%
Acreage	1	2	-50.00%	\$500,000	\$830,000	-39.76%	66.67%	95.51%
Acreage WF	1	0	0.00%	\$330,000	\$0	0.00%	94.56%	0.00%
Lots	28	25	12.00%	\$5,536,500	\$5,290,650	4.65%	95.42%	92.75%
Lots WF	1	1	0.00%	\$205,000	\$160,000	28.13%	97.67%	89.39%
LOTS TOTAL	31	28	10.71%	\$6,571,500	\$6,280,650	4.63%	92.41%	93.02%
Business	1	1	0.00%	\$120,000	\$17,500	585.71%	80.54%	77.78%
Commercial	9	8	12.50%	\$1,078,850	\$1,783,141	-39.50%	143.85%	107.74%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	420	372	12.90%	\$164,171,420	\$155,064,889	5.87%	95.76%	93.99%

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Central Okanagan Statistics -- July 2012

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	61	55	10.91%	\$46,108,550	\$49,742,500	-7.31%	93.72%	91.56%
Duplex	51	33	54.55%	\$16,067,002	\$11,528,857	39.36%	95.02%	95.95%
Mobile Home	102	129	-20.93%	\$8,718,088	\$11,812,575	-26.20%	92.55%	92.74%
Recreational	2	4	-50.00%	\$234,000	\$675,000	-65.33%	92.49%	61.15%
Residential	1,195	1,095	9.13%	\$556,246,428	\$515,111,759	7.99%	96.31%	96.23%
Residential WF	13	18	-27.78%	\$27,278,900	\$26,313,000	3.67%	90.04%	87.97%
3/4-Plex	5	3	66.67%	\$2,521,000	\$1,232,000	104.63%	95.24%	96.19%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	469	403	16.38%	\$110,019,824	\$102,751,814	7.07%	95.28%	95.19%
Townhouse	353	318	11.01%	\$121,229,845	\$111,130,124	9.09%	96.85%	96.72%
RES TOTAL	2,251	2,058	9.38%	\$888,423,636	\$830,297,630	7.00%	95.84%	95.49%
FARMS	6	6	0.00%	\$9,516,500	\$6,304,000	50.96%	90.44%	85.56%
MULTIFAMILY	2	1	100.00%	\$4,340,000	\$752,600	476.67%	88.59%	96.49%
Acreage	13	13	0.00%	\$5,049,000	\$3,632,500	39.00%	88.18%	94.09%
Acreage WF	2	0	0.00%	\$565,000	\$0	0.00%	92.79%	0.00%
Lots	110	96	14.58%	\$21,265,861	\$22,234,510	-4.36%	95.17%	93.66%
Lots WF	3	2	50.00%	\$2,155,000	\$659,000	227.01%	88.91%	97.20%
LOTS TOTAL	128	111	15.32%	\$29,034,861	\$26,526,010	9.46%	93.35%	93.80%
Business	6	10	-40.00%	\$1,802,125	\$764,000	135.88%	102.16%	73.66%
Commercial	79	60	31.67%	\$13,398,921	\$13,543,461	-1.07%	120.75%	142.95%
Land	6	2	200.00%	\$6,531,000	\$1,424,000	358.64%	76.75%	84.01%
GRAND TOTAL	2,478	2,248	10.23%	\$953,047,044	\$879,611,701	8.35%	95.80%	95.80%

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Central Okanagan Statistics -- July 2012

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	\$725,818	\$2,138,000	-66.05%	\$650,000	\$1,825,000	-64.38%	110	136	-18.85%
Duplex	\$313,125	\$421,400	-25.69%	\$273,750	\$419,200	-34.70%	81	143	-43.31%
Mobile Home	\$69,200	\$86,232	-19.75%	\$55,000	\$79,250	-30.60%	99	127	-22.03%
Recreational		\$65,000			\$65,000			98	
Residential	\$472,847	\$487,983	-3.10%	\$428,950	\$433,250	-0.99%	75	87	-14.28%
Residential WF	\$1,688,750	\$2,231,250	-24.31%	\$1,688,750	\$2,212,500	-23.67%	315	134	135.14%
3/4-Plex	\$700,000			\$700,000			236		
Timeshare									
Apartment	\$221,619	\$228,767	-3.12%	\$205,086	\$216,000	-5.05%	126	99	27.76%
Townhouse	\$366,062	\$367,858	-0.49%	\$330,000	\$339,000	-2.65%	100	95	5.56%
RES TOTAL	\$403,707	\$431,655	-6.47%	\$370,000	\$348,500	6.17%	92	97	-4.62%
FARMS		\$1,224,667			\$1,225,000			63	
MULTIFAMILY	\$3,800,000			\$3,800,000			133		
Acreage	\$500,000	\$415,000	20.48%	\$500,000	\$415,000	20.48%	48	102	-52.71%
Acreage WF	\$330,000			\$330,000			48		
Lots	\$197,732	\$211,626	-6.57%	\$170,000	\$160,000	6.25%	347	132	163.46%
Lots WF	\$205,000	\$160,000	28.13%	\$205,000	\$160,000	28.13%	280	228	22.81%
LOTS TOTAL	\$211,984	\$224,309	-5.49%	\$170,000	\$160,000	6.25%	326	133	144.80%
Business	\$120,000	\$17,500	585.71%	\$120,000	\$17,500	585.71%	85	134	-36.57%
Commercial	\$119,872	\$222,893	-46.22%	\$25,920	\$80,339	-67.74%	161	92	75.36%
Land									
GRAND TOTAL	\$390,884	\$416,841	-6.23%	\$353,700	\$334,000	5.90%	111	99	11.94%

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Central Okanagan Statistics -- July 2012

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	\$755,878	\$904,409	-16.42%	\$670,000	\$610,000	9.84%	118	118	0.09%
Duplex	\$315,039	\$349,359	-9.82%	\$305,000	\$335,000	-8.96%	101	95	6.35%
Mobile Home	\$85,471	\$91,570	-6.66%	\$72,750	\$82,000	-11.28%	98	107	-8.12%
Recreational	\$117,000	\$168,750	-30.67%	\$117,000	\$157,500	-25.71%	217	170	28.02%
Residential	\$465,478	\$470,422	-1.05%	\$425,000	\$430,000	-1.16%	86	87	-0.88%
Residential WF	\$2,098,377	\$1,461,833	43.54%	\$1,500,000	\$1,205,000	24.48%	239	136	76.05%
3/4-Plex	\$504,200	\$410,667	22.78%	\$595,000	\$260,000	128.85%	108	25	333.60%
Timeshare									
Apartment	\$234,584	\$254,967	-7.99%	\$215,000	\$230,000	-6.52%	120	108	11.10%
Townhouse	\$343,427	\$349,466	-1.73%	\$330,000	\$329,000	0.30%	114	100	14.37%
RES TOTAL	\$394,680	\$403,449	-2.17%	\$360,000	\$370,000	-2.70%	100	96	4.86%
FARMS	\$1,586,083	\$1,050,667	50.96%	\$1,643,750	\$1,124,500	46.18%	97	134	-27.40%
MULTIFAMILY	\$2,170,000	\$752,600	188.33%	\$2,170,000	\$752,600	188.33%	199	39	408.97%
Acreage	\$388,385	\$279,423	39.00%	\$345,000	\$280,000	23.21%	231	135	71.05%
Acreage WF	\$282,500			\$282,500			45		
Lots	\$193,326	\$231,609	-16.53%	\$170,000	\$199,950	-14.98%	238	183	30.09%
Lots WF	\$718,333	\$329,500	118.01%	\$400,000	\$329,500	21.40%	395	136	190.44%
LOTS TOTAL	\$226,835	\$238,973	-5.08%	\$171,250	\$213,750	-19.88%	238	176	34.83%
Business	\$300,354	\$76,400	293.13%	\$241,063	\$51,250	370.37%	217	205	6.14%
Commercial	\$169,607	\$225,724	-24.86%	\$55,283	\$102,792	-46.22%	191	129	47.85%
Land	\$1,088,500	\$712,000	52.88%	\$750,000	\$712,000	5.34%	262	226	15.71%
GRAND TOTAL	\$384,603	\$391,286	-1.71%	\$348,700	\$355,000	-1.77%	111	101	9.72%

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