

Central Okanagan Monthly Statistics
August 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 | 827 | 880 | -6.02% | 9,089 | 8,315 | 9.31% |
| 2 Units Sold | 284 | 387 | -26.61% | 2,728 | 2,523 | 8.13% |
| 3 Sales Volume | \$113,088,593 | \$156,387,334 | -27.69% | \$1,111,299,466 | \$975,273,913 | 13.95% |
| 4 List/Sell Ratio | 95.11% | 95.53% | | 95.70% | 94.95% | |
| 5 Days to Sell | 90 | 103 | -13.37% | 101 | 101 | 0.66% |
| 6 Active Listings | 5,309 | 5,347 | -0.71% | | | |
| Area = North Okanagan | | | | | | |
| 1 Units Listed | 326 | 360 | -9.44% | 3,614 | 3,195 | 13.11% |
| 2 Units Sold | 105 | 156 | -32.69% | 1,059 | 1,071 | -1.12% |
| 3 Sales Volume | \$32,354,225 | \$50,642,190 | -36.11% | \$357,114,722 | \$364,701,064 | -2.08% |
| 4 List/Sell Ratio | 95.40% | 94.19% | | 96.00% | 94.99% | |
| 5 Days to Sell | 100 | 122 | -18.21% | 120 | 126 | -4.73% |
| 6 Active Listings | 2,729 | 2,529 | 7.91% | | | |
| Area = Shuswap / Revel | | | | | | |
| 1 Units Listed | 181 | 221 | -18.10% | 2,182 | 1,803 | 21.02% |
| 2 Units Sold | 66 | 91 | -27.47% | 520 | 481 | 8.11% |
| 3 Sales Volume | \$20,571,580 | \$29,655,370 | -30.63% | \$155,614,743 | \$150,223,654 | 3.59% |
| 4 List/Sell Ratio | 95.01% | 91.14% | | 94.45% | 92.36% | |
| 5 Days to Sell | 148 | 123 | 20.41% | 148 | 142 | 4.46% |
| 6 Active Listings | 1,859 | 1,705 | 9.03% | | | |
| Area = Grand Total | | | | | | |
| 1 Units Listed | 1,334 | 1,461 | -8.69% | 14,885 | 13,313 | 11.81% |
| 2 Units Sold | 455 | 634 | -28.23% | 4,307 | 4,075 | 5.69% |
| 3 Sales Volume | \$166,014,398 | \$236,684,894 | -29.86% | \$1,624,028,931 | \$1,490,198,631 | 8.98% |
| 4 List/Sell Ratio | 95.15% | 94.67% | | 95.65% | 94.69% | |
| 5 Days to Sell | 100 | 111 | -9.37% | 111 | 112 | -0.53% |
| 6 Active Listings | 9,897 | 9,581 | 3.30% | | | |

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

Central Okanagan Statistics -- August 2010

Quick Summary Part 1

| Residential | | | | |
|-----------------------------|-------------------------|---------------------------|-------------------------|---------------------------|
| Description | Total Units Sold | Total Sales Volume | Total Units Sold | Total Sales Volume |
| This Month | 284 | \$113,088,593 | 126 | \$62,505,740 |
| Last Month | 249 | \$111,223,979 | 109 | \$55,592,033 |
| This Month Last Year | 387 | \$156,387,334 | 176 | \$82,639,400 |

| Description | Total Listings Taken | Inventory |
|-----------------------------|-----------------------------|------------------|
| This Month | 827 | 5,309 |
| Last Month | 914 | 5,538 |
| This Month Last Year | 880 | 5,347 |

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

Central Okanagan Statistics -- August 2010

Quick Summary Part 2

Condo/Apt

| | |
|-------------------|-----------|
| Sales | 73 |
| New Listings | 157 |
| Current Inventory | 1,047 |
| Sell/Inv. Ratio | 6.97% |
| Days to Sell | 89 |
| Average Price | \$283,464 |
| Median Price | \$255,000 |

Condo/Townhouse

| | |
|-------------------|-----------|
| Sales | 36 |
| New Listings | 105 |
| Current Inventory | 519 |
| Sell/Inv. Ratio | 6.94% |
| Days to Sell | 94 |
| Average Price | \$372,047 |
| Median Price | \$360,000 |

Lots

| | |
|-------------------|-----------|
| Sales | 15 |
| New Listings | 51 |
| Current Inventory | 660 |
| Sell/Inv. Ratio | 2.27% |
| Days to Sell | 112 |
| Average Price | \$267,387 |
| Median Price | \$174,000 |

Residential

| | |
|-------------------|-----------|
| Sales | 126 |
| New Listings | 352 |
| Current Inventory | 1,743 |
| Sell/Inv. Ratio | 7.23% |
| Days to Sell | 78 |
| Average Price | \$496,077 |
| Median Price | \$437,500 |

| | |
|-----------------------------|-------|
| Ratio of Sales vs Inventory | 6.30% |
|-----------------------------|-------|

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

Central Okanagan Statistics -- August 2010

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 | 28 | 33 | -15.15% | 348 | 270 | 28.89 | 255 | 212 | 20.28 |
| Duplex | 12 | 11 | 9.09% | 195 | 146 | 33.56 | 87 | 67 | 29.85 |
| Mobile Home | 45 | 52 | -13.46% | 416 | 375 | 10.93 | 231 | 228 | 1.32 |
| Recreational | 8 | 2 | 300.00% | 51 | 51 | 0.00 | 44 | 49 | -10.20 |
| Residential | 352 | 380 | -7.37% | 3,798 | 3,333 | 13.95 | 1,743 | 1,675 | 4.06 |
| Residential WF | 6 | 15 | -60.00% | 112 | 119 | -5.88 | 95 | 110 | -13.64 |
| 3/4-Plex | 0 | 1 | -100.00% | 7 | 12 | -41.67 | 2 | 6 | -66.67 |
| Timeshare | 0 | 0 | 0.00% | 5 | 5 | 0.00 | 4 | 5 | -20.00 |
| Apartment | 157 | 154 | 1.95% | 1,702 | 1,655 | 2.84 | 1,047 | 1,061 | -1.32 |
| Townhouse | 105 | 103 | 1.94% | 1,029 | 881 | 16.80 | 519 | 501 | 3.59 |
| RES TOTAL | 713 | 751.00 | -5.06% | 7,663 | 6,847 | 11.92% | 4,027 | 3,914 | 2.89 |
| FARMS | 8 | 7 | 14.29% | 83 | 79 | 5.06 | 72 | 76 | -5.26 |
| MULTIFAMILY | 0 | 4 | -100.00% | 10 | 21 | -52.38 | 9 | 11 | -18.18 |
| Acreage | 13 | 6 | 116.67% | 120 | 103 | 16.50 | 103 | 128 | -19.53 |
| Acreage WF | 0 | 2 | -100.00% | 19 | 20 | -5.00 | 19 | 20 | -5.00 |
| Lots | 36 | 58 | -37.93% | 716 | 728 | -1.65 | 660 | 756 | -12.70 |
| Lots WF | 2 | 0 | 0.00% | 28 | 19 | 47.37 | 23 | 23 | 0.00 |
| LOTS TOTAL | 51 | 66.00 | -22.73% | 883 | 870 | 1.49% | 805 | 927 | -13.16 |
| Business | 10 | 10 | 0.00% | 72 | 74 | -2.70 | 62 | 72 | -13.89 |
| Commercial | 31 | 18 | 72.22% | 235 | 128 | 83.59 | 180 | 104 | 73.08 |
| Land | 8 | 7 | 14.29% | 93 | 86 | 8.14 | 77 | 82 | -6.10 |
| Leases | 4 | 13 | -69.23% | 37 | 160 | -76.88 | 63 | 161 | -60.87 |
| IC&C TOTAL | 53 | 48.00 | 10.42% | 437 | 448 | -2.46% | 382 | 419 | -8.83 |
| GRAND TOTAL | 825 | 876 | -5.82% | 9,076 | 8,265 | 9.81% | 5,295 | 5,347 | -0.97 |

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

Central Okanagan Statistics -- August 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 | 2 | 7 | -71.43% | \$1,076,700 | \$4,507,500 | -76.11% | 95.38% | 93.31% |
| Duplex | 1 | 10 | -90.00% | \$445,000 | \$3,217,000 | -86.17% | 96.76% | 96.87% |
| Mobile Home | 18 | 28 | -35.71% | \$1,784,900 | \$2,868,350 | -37.77% | 92.71% | 92.91% |
| Recreational | 1 | 3 | -66.67% | \$426,500 | \$1,380,000 | -69.09% | 106.89% | 94.29% |
| Residential | 126 | 176 | -28.41% | \$62,505,740 | \$82,639,400 | -24.36% | 96.15% | 96.35% |
| Residential WF | 4 | 5 | -20.00% | \$7,975,000 | \$13,107,000 | -39.15% | 86.96% | 88.74% |
| 3/4-Plex | 0 | 1 | -100.00% | \$0 | \$517,600 | -100.00% | 0.00% | 106.72% |
| Timeshare | 0 | 0 | 0.00% | \$0 | \$0 | 0.00% | 0.00% | 0.00% |
| Apartment | 73 | 66 | 10.61% | \$20,692,888 | \$16,595,236 | 24.69% | 94.79% | 96.08% |
| Townhouse | 36 | 70 | -48.57% | \$13,393,704 | \$24,971,360 | -46.36% | 95.14% | 95.92% |
| RES TOTAL | 261 | 366 | -28.69% | \$108,300,432 | \$149,803,446 | -27.70% | 95.00% | 95.40% |
| FARMS | 1 | 1 | 0.00% | \$290,000 | \$325,000 | -10.77% | 98.31% | 93.12% |
| MULTIFAMILY | 0 | 0 | 0.00% | \$0 | \$0 | 0.00% | 0.00% | 0.00% |
| Acreage | 4 | 1 | 300.00% | \$1,984,000 | \$215,000 | 822.79% | 84.70% | 93.52% |
| Acreage WF | 0 | 0 | 0.00% | \$0 | \$0 | 0.00% | 0.00% | 0.00% |
| Lots | 10 | 8 | 25.00% | \$1,636,800 | \$1,750,900 | -6.52% | 92.36% | 95.15% |
| Lots WF | 1 | 0 | 0.00% | \$390,000 | \$0 | 0.00% | 78.47% | 0.00% |
| LOTS TOTAL | 15 | 9 | 66.67% | \$4,010,800 | \$1,965,900 | 104.02% | 86.97% | 94.97% |
| Business | 0 | 2 | -100.00% | \$0 | \$80,000 | -100.00% | 0.00% | 57.55% |
| Commercial | 1 | 2 | -50.00% | \$104,568 | \$3,095,000 | -96.62% | 0.00% | 91.06% |
| Land | 0 | 0 | 0.00% | \$0 | \$0 | 0.00% | 0.00% | 0.00% |
| Leases | 6 | 5 | 20.00% | \$382,793 | \$422,988 | -9.50% | 0.00% | 0.00% |
| IC&C TOTAL | 7 | 9 | -22.22% | \$487,361 | \$3,597,988 | -86.45% | 0.00% | 101.69% |
| GRAND TOTAL | 284 | 385 | -26.23% | \$113,088,593 | \$155,692,334 | -26.23% | 95.11% | 95.52% |

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Central Okanagan Statistics -- August 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 | 64 | 49 | 30.61% | \$54,600,123 | \$35,448,625 | 54.03% | 93.62% | 92.86% |
| Duplex | 60 | 68 | -11.76% | \$22,637,840 | \$23,523,967 | -3.77% | 95.67% | 97.34% |
| Mobile Home | 150 | 117 | 28.21% | \$14,645,953 | \$11,218,150 | 30.56% | 91.45% | 92.24% |
| Recreational | 7 | 7 | 0.00% | \$2,728,500 | \$2,340,000 | 16.60% | 94.61% | 96.42% |
| Residential | 1,279 | 1,239 | 3.23% | \$622,577,952 | \$561,341,262 | 10.91% | 96.48% | 95.53% |
| Residential WF | 24 | 18 | 33.33% | \$49,745,000 | \$38,773,500 | 28.30% | 88.92% | 87.53% |
| 3/4-Plex | 3 | 7 | -57.14% | \$1,376,500 | \$2,468,600 | -44.24% | 95.94% | 95.03% |
| Timeshare | 1 | 0 | 0.00% | \$1,500 | \$0 | 0.00% | 0.00% | 0.00% |
| Apartment | 503 | 492 | 2.24% | \$130,099,917 | \$124,963,528 | 4.11% | 95.97% | 94.34% |
| Townhouse | 371 | 365 | 1.64% | \$132,174,385 | \$126,699,333 | 4.32% | 96.21% | 95.35% |
| RES TOTAL | 2,462 | 2,362 | 4.23% | \$1,030,587,670 | \$926,776,965 | 11.20% | 95.74% | 94.88% |
| FARMS | 9 | 10 | -10.00% | \$8,855,000 | \$8,451,000 | 4.78% | 86.65% | 87.72% |
| MULTIFAMILY | 2 | 3 | -33.33% | \$1,375,000 | \$1,571,300 | -12.49% | 94.90% | 91.23% |
| Acreage | 27 | 10 | 170.00% | \$12,900,400 | \$4,071,500 | 216.85% | 81.77% | 66.40% |
| Acreage WF | 4 | 1 | 300.00% | \$2,943,000 | \$200,000 | 1,371.50% | 88.25% | 72.99% |
| Lots | 127 | 56 | 126.79% | \$28,880,771 | \$12,332,256 | 134.19% | 92.99% | 92.84% |
| Lots WF | 1 | 0 | 0.00% | \$390,000 | \$0 | 0.00% | 78.47% | 0.00% |
| LOTS TOTAL | 159 | 67 | 137.31% | \$45,114,171 | \$16,603,756 | 171.71% | 89.04% | 84.33% |
| Business | 12 | 10 | 20.00% | \$3,904,500 | \$1,669,657 | 133.85% | 79.31% | 76.76% |
| Commercial | 51 | 17 | 200.00% | \$13,597,313 | \$9,339,750 | 45.59% | 119.48% | 90.39% |
| Land | 5 | 1 | 400.00% | \$4,210,000 | \$1,020,000 | 312.75% | 96.98% | 85.00% |
| Leases | 23 | 37 | -37.84% | \$2,023,812 | \$4,507,541 | -55.10% | 0.00% | 0.00% |
| IC&C TOTAL | 91 | 65 | 40.00% | \$23,735,625 | \$16,536,948 | 43.53% | 114.97% | 120.62% |
| GRAND TOTAL | 2,723 | 2,507 | 8.62% | \$1,109,667,466 | \$969,939,969 | 8.62% | 95.70% | 94.95% |

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

Central Okanagan Statistics -- August 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 | \$538,350 | \$643,929 | -16.40% | \$538,350 | \$540,000 | -0.31% | 70 | 97 | -28.56% |
| Duplex | \$445,000 | \$321,700 | 38.33% | \$445,000 | \$311,250 | 42.97% | 112 | 53 | 109.74% |
| Mobile Home | \$99,161 | \$102,441 | -3.20% | \$80,000 | \$95,500 | -16.23% | 90 | 86 | 4.72% |
| Recreational | \$426,500 | \$460,000 | -7.28% | \$426,500 | \$500,000 | -14.70% | 348 | 748 | -53.50% |
| Residential | \$496,077 | \$469,542 | 5.65% | \$437,500 | \$449,400 | -2.65% | 78 | 85 | -8.99% |
| Residential WF | \$1,993,750 | \$2,621,400 | -23.94% | \$1,987,500 | \$2,225,000 | -10.67% | 70 | 170 | -59.02% |
| 3/4-Plex | | \$517,600 | | | \$517,600 | | | 53 | |
| Timeshare | | | | | | | | | |
| Apartment | \$283,464 | \$251,443 | 12.73% | \$255,000 | \$227,750 | 11.96% | 89 | 113 | -20.70% |
| Townhouse | \$372,047 | \$356,734 | 4.29% | \$360,000 | \$325,000 | 10.77% | 94 | 117 | -19.29% |
| RES TOTAL | \$414,944 | \$409,299 | 1.38% | \$369,000 | \$365,500 | 0.96% | 85 | 102 | -16.78% |
| FARMS | \$290,000 | \$325,000 | -10.77% | \$290,000 | \$325,000 | -10.77% | 20 | 107 | -81.31% |
| MULTIFAMILY | | | | | | | | | |
| Acreage | \$496,000 | \$215,000 | 130.70% | \$547,500 | \$215,000 | 154.65% | 157 | 148 | 6.25% |
| Acreage WF | | | | | | | | | |
| Lots | \$163,680 | \$218,863 | -25.21% | \$146,950 | \$194,450 | -24.43% | 100 | 121 | -16.93% |
| Lots WF | \$390,000 | | | \$390,000 | | | 51 | | |
| LOTS TOTAL | \$267,387 | \$218,433 | 22.41% | \$174,000 | \$199,000 | -12.56% | 112 | 124 | -9.30% |
| Business | | \$40,000 | | | \$40,000 | | | 196 | |
| Commercial | \$104,568 | \$1,547,500 | -93.24% | \$104,568 | \$1,547,500 | -93.24% | 83 | 103 | -19.02% |
| Land | | | | | | | | | |
| Leases | \$63,799 | \$84,598 | -24.59% | \$79,688 | \$63,360 | 25.77% | 243 | 131 | 85.37% |
| IC&C TOTAL | \$69,623 | \$399,776 | -82.58% | \$79,688 | \$70,000 | 13.84% | 220 | 139 | 58.27% |
| GRAND TOTAL | \$398,199 | \$404,396 | -1.53% | \$365,000 | \$362,000 | 0.83% | 90 | 104 | -13.52% |

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

Central Okanagan Statistics -- August 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 | \$853,127 | \$723,441 | 17.93% | \$667,500 | \$639,000 | 4.46% | 97 | 122 | -20.53% |
| Duplex | \$377,297 | \$345,941 | 9.06% | \$338,500 | \$325,000 | 4.15% | 72 | 87 | -17.07% |
| Mobile Home | \$97,640 | \$95,882 | 1.83% | \$83,000 | \$81,500 | 1.84% | 109 | 102 | 7.08% |
| Recreational | \$389,786 | \$334,286 | 16.60% | \$426,500 | \$380,000 | 12.24% | 233 | 394 | -40.71% |
| Residential | \$486,769 | \$453,060 | 7.44% | \$445,000 | \$420,000 | 5.95% | 74 | 88 | -15.02% |
| Residential WF | \$2,072,708 | \$2,154,083 | -3.78% | \$1,965,000 | \$1,725,000 | 13.91% | 155 | 137 | 13.32% |
| 3/4-Plex | \$458,833 | \$352,657 | 30.11% | \$357,500 | \$263,000 | 35.93% | 45 | 94 | -52.26% |
| Timeshare | \$1,500 | | | \$1,500 | | | 111 | | |
| Apartment | \$258,648 | \$253,991 | 1.83% | \$244,900 | \$235,000 | 4.21% | 118 | 109 | 7.53% |
| Townhouse | \$356,265 | \$347,121 | 2.63% | \$335,000 | \$326,350 | 2.65% | 92 | 103 | -11.12% |
| RES TOTAL | \$418,598 | \$392,370 | 6.68% | \$379,950 | \$365,000 | 4.10% | 90 | 97 | -7.75% |
| FARMS | \$983,889 | \$845,100 | 16.42% | \$900,000 | \$583,000 | 54.37% | 163 | 128 | 27.39% |
| MULTIFAMILY | \$687,500 | \$523,767 | 31.26% | \$687,500 | \$424,400 | 61.99% | 115 | 47 | 141.90% |
| Acreage | \$477,793 | \$407,150 | 17.35% | \$385,000 | \$220,000 | 75.00% | 228 | 171 | 33.59% |
| Acreage WF | \$735,750 | \$200,000 | 267.88% | \$696,500 | \$200,000 | 248.25% | 87 | 303 | -71.37% |
| Lots | \$227,408 | \$220,219 | 3.26% | \$193,000 | \$213,450 | -9.58% | 244 | 146 | 67.32% |
| Lots WF | \$390,000 | | | \$390,000 | | | 51 | | |
| LOTS TOTAL | \$283,737 | \$247,817 | 14.49% | \$209,900 | \$215,000 | -2.37% | 236 | 152 | 55.46% |
| Business | \$325,375 | \$166,966 | 94.88% | \$92,500 | \$87,500 | 5.71% | 236 | 267 | -11.42% |
| Commercial | \$266,614 | \$549,397 | -51.47% | \$123,250 | \$350,000 | -64.79% | 129 | 179 | -27.66% |
| Land | \$842,000 | \$1,020,000 | -17.45% | \$810,000 | \$1,020,000 | -20.59% | 222 | 331 | -32.81% |
| Leases | \$87,992 | \$121,825 | -27.77% | \$58,793 | \$71,682 | -17.98% | 199 | 118 | 68.35% |
| IC&C TOTAL | \$260,831 | \$254,415 | 2.52% | \$79,688 | \$123,303 | -35.37% | 166 | 160 | 3.75% |
| GRAND TOTAL | \$407,517 | \$386,893 | 5.33% | \$370,000 | \$360,000 | 2.78% | 101 | 100 | 0.67% |

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