

**Central Okanagan Monthly Statistics
August 2011**

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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	834	826	0.97%	8,196	9,079	-9.73%
2 Units Sold	286	292	-2.05%	2,539	2,736	-7.20%
3 Sales Volume	\$113,341,833	\$115,777,493	-2.10%	\$994,268,880	\$1,114,020,366	-10.75%
4 List/Sell Ratio	95.69%	95.11%		95.79%	95.72%	
5 Days to Sell	107	89	19.97%	102	101	0.77%
6 Active Listings	5,237	5,309	-1.36%			
Area = North Okanagan						
1 Units Listed	378	326	15.95%	3,293	3,623	-9.11%
2 Units Sold	115	110	4.55%	926	1,062	-12.81%
3 Sales Volume	\$37,215,150	\$34,155,725	8.96%	\$326,706,903	\$356,891,222	-8.46%
4 List/Sell Ratio	95.98%	95.41%		94.41%	95.95%	
5 Days to Sell	150	101	49.30%	136	119	13.92%
6 Active Listings	2,681	2,729	-1.76%			
Area = Shuswap / Revels						
1 Units Listed	201	182	10.44%	1,925	2,181	-11.74%
2 Units Sold	65	68	-4.41%	469	522	-10.15%
3 Sales Volume	\$16,653,500	\$20,994,580	-20.68%	\$146,901,548	\$156,037,743	-5.86%
4 List/Sell Ratio	94.71%	94.95%		93.40%	94.44%	
5 Days to Sell	151	150	0.96%	159	148	7.12%
6 Active Listings	1,838	1,859	-1.13%			
Area = Grand Total						
1 Units Listed	1,413	1,334	5.92%	13,414	14,883	-9.87%
2 Units Sold	466	470	-0.85%	3,934	4,320	-8.94%
3 Sales Volume	\$167,210,483	\$170,927,798	-2.17%	\$1,467,877,331	\$1,626,949,331	-9.78%
4 List/Sell Ratio	95.66%	95.15%		95.24%	95.65%	
5 Days to Sell	124	101	23.07%	117	111	4.85%
6 Active Listings	9,756	9,897	-1.42%			

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

Central Okanagan Statistics -- August 2011

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	286	\$113,341,833	132	\$62,058,195
Last Month	374	\$155,821,235	151	\$73,706,758
This Month Last Year	292	\$115,777,493	130	\$64,181,640

Description	Total Listings Taken	Inventory
This Month	834	5,237
Last Month	963	5,338
This Month Last Year	826	5,309

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Central Okanagan Statistics -- August 2011

Quick Summary Part 2

Condo/Apt

Sales	63
New Listings	151
Current Inventory	934
Sell/Inv. Ratio	6.75%
Days to Sell	117
Average Price	\$243,307
Median Price	\$237,000

Condo/Townhouse

Sales	39
New Listings	98
Current Inventory	546
Sell/Inv. Ratio	7.14%
Days to Sell	118
Average Price	\$355,573
Median Price	\$350,000

Lots

Sales	17
New Listings	50
Current Inventory	117
Sell/Inv. Ratio	14.53%
Days to Sell	167
Average Price	\$241,294
Median Price	\$189,900

Residential

Sales	132
New Listings	357
Current Inventory	1,709
Sell/Inv. Ratio	7.72%
Days to Sell	85
Average Price	\$470,138
Median Price	\$431,935
Ratio of Sales vs Inventory	7.59%

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Central Okanagan Statistics -- August 2011

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	42	28	50.00%	323	349	-7.45	245	255	-3.92
Duplex	20	12	66.67%	133	195	-31.79	74	87	-14.94
Mobile Home	49	45	8.89%	410	416	-1.44	233	231	0.87
Recreational	4	8	-50.00%	41	51	-19.61	40	44	-9.09
Residential	357	351	1.71%	3,444	3,793	-9.20	1,709	1,743	-1.95
Residential WF	8	7	14.29%	115	113	1.77	106	95	11.58
3/4-Plex	0	0	0.00%	14	7	100.00	9	2	350.00
Timeshare	0	0	0.00%	5	4	25.00	6	4	50.00
Apartment	151	157	-3.82%	1,469	1,703	-13.74	934	1,047	-10.79
Townhouse	98	105	-6.67%	984	1,029	-4.37	546	519	5.20
RES TOTAL	729	713.00	2.24%	6,938	7,660	-9.43%	3,902	4,027	-3.10
FARMS	5	8	-37.50%	74	83	-10.84	75	72	4.17
MULTIFAMILY	4	0	0.00%	16	10	60.00	14	9	55.56
Acreage	9	12	-25.00%	106	118	-10.17	117	103	13.59
Acreage WF	1	0	0.00%	18	19	-5.26	23	19	21.05
Lots	37	36	2.78%	594	711	-16.46	656	660	-0.61
Lots WF	3	2	50.00%	19	28	-32.14	21	23	-8.70
LOTS TOTAL	50	50.00	0.00%	737	876	-15.87%	817	805	1.49
Business	8	10	-20.00%	78	72	8.33	64	62	3.23
Commercial	26	31	-16.13%	247	235	5.11	229	180	27.22
Land	5	8	-37.50%	63	93	-32.26	78	77	1.30
Leases	5	4	25.00%	31	37	-16.22	51	63	-19.05
IC&C TOTAL	44	53.00	-16.98%	419	437	-4.12%	422	382	10.47
GRAND TOTAL	832	824	0.97%	8,184	9,066	-9.73%	5,230	5,295	-1.23

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Central Okanagan Statistics -- August 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	6	2	200.00%	\$10,465,900	\$1,076,700	872.03%	99.73%	95.38%
Duplex	4	2	100.00%	\$1,312,000	\$671,000	95.53%	98.21%	96.57%
Mobile Home	11	18	-38.89%	\$904,400	\$1,784,900	-49.33%	89.73%	92.71%
Recreational	1	1	0.00%	\$140,000	\$426,500	-67.17%	84.90%	106.89%
Residential	132	130	1.54%	\$62,058,195	\$64,181,640	-3.31%	95.75%	96.15%
Residential WF	2	4	-50.00%	\$4,025,000	\$7,975,000	-49.53%	90.76%	86.96%
3/4-Plex	1	0	0.00%	\$675,000	\$0	0.00%	87.10%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	63	75	-16.00%	\$15,328,367	\$21,145,888	-27.51%	95.54%	94.72%
Townhouse	39	37	5.41%	\$13,867,330	\$13,718,704	1.08%	95.15%	95.10%
RES TOTAL	259	269	-3.72%	\$108,776,192	\$110,980,332	-1.99%	95.72%	95.00%
FARMS	0	1	-100.00%	\$0	\$290,000	-100.00%	0.00%	98.31%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	1	4	-75.00%	\$565,200	\$1,984,000	-71.51%	90.00%	84.70%
Acreage WF	1	0	0.00%	\$205,000	\$0	0.00%	103.02%	0.00%
Lots	15	10	50.00%	\$3,331,800	\$1,645,800	102.44%	92.27%	92.87%
Lots WF	0	1	-100.00%	\$0	\$390,000	-100.00%	0.00%	78.47%
LOTS TOTAL	17	15	13.33%	\$4,102,000	\$4,019,800	2.04%	92.43%	87.17%
Business	2	0	0.00%	\$132,000	\$0	0.00%	74.16%	0.00%
Commercial	7	1	600.00%	\$305,003	\$104,568	191.68%	160.56%	0.00%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Leases	1	6	-83.33%	\$26,638	\$382,793	-93.04%	0.00%	0.00%
IC&C TOTAL	10	7	42.86%	\$463,641	\$487,361	-4.87%	126.00%	0.00%
GRAND TOTAL	286	292	-2.05%	\$113,341,833	\$115,777,493	-2.05%	95.69%	95.11%

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Central Okanagan Statistics -- August 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	61	64	-4.69%	\$60,208,400	\$55,060,123	9.35%	92.88%	93.29%
Duplex	37	61	-39.34%	\$12,840,857	\$22,863,840	-43.84%	96.18%	95.68%
Mobile Home	140	150	-6.67%	\$12,716,975	\$14,645,953	-13.17%	92.52%	91.45%
Recreational	5	7	-28.57%	\$815,000	\$2,728,500	-70.13%	64.23%	94.61%
Residential	1,227	1,282	-4.29%	\$576,679,301	\$623,768,852	-7.55%	96.19%	96.54%
Residential WF	20	24	-16.67%	\$30,338,000	\$49,745,000	-39.01%	88.33%	88.92%
3/4-Plex	4	3	33.33%	\$1,907,000	\$1,376,500	38.54%	92.76%	95.94%
Timeshare	0	1	-100.00%	\$0	\$1,500	-100.00%	0.00%	0.00%
Apartment	466	505	-7.72%	\$118,080,181	\$130,552,917	-9.55%	95.24%	95.95%
Townhouse	358	372	-3.76%	\$125,244,454	\$132,499,385	-5.48%	96.55%	96.20%
RES TOTAL	2,318	2,469	-6.12%	\$938,830,168	\$1,033,242,570	-9.14%	95.53%	95.75%
FARMS	6	9	-33.33%	\$6,304,000	\$8,855,000	-28.81%	85.56%	86.65%
MULTIFAMILY	1	2	-50.00%	\$752,600	\$1,375,000	-45.27%	96.49%	94.90%
Acreage	14	27	-48.15%	\$4,197,700	\$12,900,400	-67.46%	93.51%	81.77%
Acreage WF	1	4	-75.00%	\$205,000	\$2,943,000	-93.03%	103.02%	88.25%
Lots	111	127	-12.60%	\$25,566,310	\$28,889,771	-11.50%	93.47%	93.01%
Lots WF	2	1	100.00%	\$659,000	\$390,000	68.97%	97.20%	78.47%
LOTS TOTAL	128	159	-19.50%	\$30,628,010	\$45,123,171	-32.12%	93.61%	89.06%
Business	12	12	0.00%	\$896,000	\$3,904,500	-77.05%	73.73%	79.31%
Commercial	49	52	-5.77%	\$11,614,116	\$13,654,313	-14.94%	120.21%	119.98%
Land	2	5	-60.00%	\$1,424,000	\$4,210,000	-66.18%	84.01%	96.98%
Leases	19	23	-17.39%	\$2,260,986	\$2,023,812	11.72%	0.00%	0.00%
IC&C TOTAL	82	92	-10.87%	\$16,195,102	\$23,792,625	-31.93%	128.79%	115.25%
GRAND TOTAL	2,535	2,731	-7.18%	\$992,709,880	\$1,112,388,366	-7.18%	95.80%	95.72%

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Central Okanagan Statistics -- August 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	\$1,744,317	\$538,350	224.01%	\$477,500	\$538,350	-11.30%	60	70	-14.39%
Duplex	\$328,000	\$335,500	-2.24%	\$317,000	\$335,500	-5.51%	61	66	-7.58%
Mobile Home	\$82,218	\$99,161	-17.09%	\$65,000	\$80,000	-18.75%	119	90	32.57%
Recreational	\$140,000	\$426,500	-67.17%	\$140,000	\$426,500	-67.17%	246	348	-29.31%
Residential	\$470,138	\$493,705	-4.77%	\$431,935	\$437,500	-1.27%	85	78	9.27%
Residential WF	\$2,012,500	\$1,993,750	0.94%	\$2,012,500	\$1,987,500	1.26%	581	70	732.26%
3/4-Plex	\$675,000			\$675,000			35		
Timeshare									
Apartment	\$243,307	\$281,945	-13.70%	\$237,000	\$248,000	-4.44%	117	89	31.81%
Townhouse	\$355,573	\$370,776	-4.10%	\$350,000	\$360,000	-2.78%	118	97	21.79%
RES TOTAL	\$419,985	\$412,566	1.80%	\$357,000	\$368,000	-2.99%	102	85	20.57%
FARMS		\$290,000			\$290,000			20	
MULTIFAMILY									
Acreage	\$565,200	\$496,000	13.95%	\$565,200	\$547,500	3.23%	71	157	-54.85%
Acreage WF	\$205,000			\$205,000			15		
Lots	\$222,120	\$164,580	34.96%	\$176,900	\$146,950	20.38%	184	100	83.82%
Lots WF		\$390,000			\$390,000			51	
LOTS TOTAL	\$241,294	\$267,987	-9.96%	\$189,900	\$174,000	9.14%	167	112	49.39%
Business	\$66,000			\$66,000			49		
Commercial	\$43,572	\$104,568	-58.33%	\$33,600	\$104,568	-67.87%	160	83	92.77%
Land									
Leases	\$26,638	\$63,799	-58.25%	\$26,638	\$79,688	-66.57%	69	243	-71.59%
IC&C TOTAL	\$46,364	\$69,623	-33.41%	\$30,119	\$79,688	-62.20%	129	220	-41.55%
GRAND TOTAL	\$396,300	\$396,498	-0.05%	\$342,500	\$365,000	-6.16%	107	89	19.97%

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Central Okanagan Statistics -- August 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	\$987,023	\$860,314	14.73%	\$577,500	\$667,500	-13.48%	112	97	16.42%
Duplex	\$347,050	\$374,817	-7.41%	\$335,000	\$334,000	0.30%	91	71	28.85%
Mobile Home	\$90,836	\$97,640	-6.97%	\$80,000	\$83,000	-3.61%	108	109	-1.19%
Recreational	\$163,000	\$389,786	-58.18%	\$150,000	\$426,500	-64.83%	185	233	-20.83%
Residential	\$469,991	\$486,559	-3.41%	\$430,000	\$445,000	-3.37%	86	75	15.68%
Residential WF	\$1,516,900	\$2,072,708	-26.82%	\$1,392,500	\$1,965,000	-29.13%	180	155	16.26%
3/4-Plex	\$476,750	\$458,833	3.90%	\$467,500	\$357,500	30.77%	28	45	-38.43%
Timeshare		\$1,500			\$1,500			111	
Apartment	\$253,391	\$258,521	-1.98%	\$230,000	\$244,500	-5.93%	109	117	-7.03%
Townhouse	\$349,845	\$356,181	-1.78%	\$330,000	\$334,000	-1.20%	101	92	10.09%
RES TOTAL	\$405,017	\$418,486	-3.22%	\$368,250	\$379,000	-2.84%	96	90	7.17%
FARMS	\$1,050,667	\$983,889	6.79%	\$1,124,500	\$900,000	24.94%	134	163	-18.12%
MULTIFAMILY	\$752,600	\$687,500	9.47%	\$752,600	\$687,500	9.47%	39	115	-65.94%
Acreage	\$299,836	\$477,793	-37.25%	\$283,500	\$385,000	-26.36%	130	228	-42.91%
Acreage WF	\$205,000	\$735,750	-72.14%	\$205,000	\$696,500	-70.57%	15	87	-82.71%
Lots	\$230,327	\$227,479	1.25%	\$193,000	\$194,000	-0.52%	183	244	-25.04%
Lots WF	\$329,500	\$390,000	-15.51%	\$329,500	\$390,000	-15.51%	136	51	166.67%
LOTS TOTAL	\$239,281	\$283,794	-15.68%	\$207,500	\$209,900	-1.14%	175	236	-25.85%
Business	\$74,667	\$325,375	-77.05%	\$51,250	\$92,500	-44.59%	179	236	-24.44%
Commercial	\$237,023	\$262,583	-9.73%	\$79,985	\$113,909	-29.78%	116	130	-10.24%
Land	\$712,000	\$842,000	-15.44%	\$712,000	\$810,000	-12.10%	226	222	1.62%
Leases	\$118,999	\$87,992	35.24%	\$82,500	\$58,793	40.32%	171	199	-13.68%
IC&C TOTAL	\$197,501	\$258,615	-23.63%	\$81,242	\$79,688	1.95%	141	166	-15.04%
GRAND TOTAL	\$391,602	\$407,319	-3.86%	\$355,000	\$370,000	-4.05%	102	101	0.58%

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