

**North 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

North Okanagan Statistics -- August 2011

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	115	\$37,215,150	46	\$16,369,900
Last Month	148	\$56,312,301	78	\$29,397,651
This Month Last Year	110	\$34,155,725	56	\$21,147,450

Description	Total Listings Taken	Inventory
This Month	378	2,681
Last Month	393	2,688
This Month Last Year	326	2,729

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North Okanagan Statistics -- August 2011

Quick Summary Part 2

Condo/Apt

Sales	9
New Listings	19
Current Inventory	169
Sell/Inv. Ratio	5.33%
Days to Sell	136
Average Price	\$182,267
Median Price	\$185,000

Condo/Townhouse

Sales	15
New Listings	38
Current Inventory	260
Sell/Inv. Ratio	5.77%
Days to Sell	122
Average Price	\$249,300
Median Price	\$227,000

Lots

Sales	13
New Listings	59
Current Inventory	195
Sell/Inv. Ratio	6.67%
Days to Sell	275
Average Price	\$333,738
Median Price	\$210,000

Residential

Sales	46
New Listings	143
Current Inventory	842
Sell/Inv. Ratio	5.46%
Days to Sell	108
Average Price	\$355,867
Median Price	\$326,250

Ratio of Sales vs Inventory	5.66%
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North 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 = North Okanagan									
Acreage/House	48	34	41.18%	363	379	-4.22	292	298	-2.01
Duplex	15	7	114.29%	71	88	-19.32	53	45	17.78
Mobile Home	27	18	50.00%	175	178	-1.69	131	121	8.26
Recreational	2	7	-71.43%	31	71	-56.34	30	64	-53.13
Residential	143	140	2.14%	1,363	1,435	-5.02	842	822	2.43
Residential WF	5	6	-16.67%	70	77	-9.09	63	58	8.62
3/4-Plex	0	1	-100.00%	12	19	-36.84	8	13	-38.46
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	19	16	18.75%	183	266	-31.20	169	201	-15.92
Townhouse	38	29	31.03%	358	409	-12.47	260	234	11.11
RES TOTAL	297	258.00	15.12%	2,626	2,922	-10.13%	1,848	1,856	-0.43
FARMS	6	7	-14.29%	54	64	-15.63	74	76	-2.63
MULTIFAMILY	2	2	0.00%	8	13	-38.46	8	6	33.33
Acreage	13	13	0.00%	167	128	30.47	195	187	4.28
Acreage WF	2	0	0.00%	11	19	-42.11	18	23	-21.74
Lots	41	15	173.33%	227	242	-6.20	324	346	-6.36
Lots WF	3	0	0.00%	20	13	53.85	24	19	26.32
LOTS TOTAL	59	28.00	110.71%	425	402	5.72%	561	575	-2.43
Business	0	6	-100.00%	38	72	-47.22	33	58	-43.10
Commercial	12	19	-36.84%	104	106	-1.89	113	100	13.00
Land	1	5	-80.00%	26	37	-29.73	35	44	-20.45
Leases	1	0	0.00%	9	2	350.00	7	11	-36.36
IC&C TOTAL	14	30.00	-53.33%	177	217	-18.43%	188	213	-11.74
GRAND TOTAL	378	325	16.31%	3,290	3,618	-9.07%	2,679	2,726	-1.72

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North 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 = North Okanagan								
Acreage/House	13	7	85.71%	\$6,014,500	\$3,451,000	74.28%	93.95%	93.88%
Duplex	4	2	100.00%	\$1,252,500	\$887,000	41.21%	96.95%	97.90%
Mobile Home	7	8	-12.50%	\$693,000	\$731,000	-5.20%	92.01%	90.48%
Recreational	1	2	-50.00%	\$60,000	\$221,500	-72.91%	100.00%	92.87%
Residential	46	56	-17.86%	\$16,369,900	\$21,147,450	-22.59%	96.55%	95.52%
Residential WF	4	0	0.00%	\$2,950,000	\$0	0.00%	92.51%	0.00%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	9	12	-25.00%	\$1,640,400	\$2,174,300	-24.56%	95.52%	95.21%
Townhouse	15	15	0.00%	\$3,739,500	\$4,189,500	-10.74%	97.18%	96.07%
RES TOTAL	99	102	-2.94%	\$32,719,800	\$32,801,750	-0.25%	95.63%	95.32%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	5	2	150.00%	\$2,101,000	\$440,000	377.50%	97.55%	98.24%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	7	2	250.00%	\$1,301,200	\$589,000	120.92%	92.64%	95.03%
Lots WF	1	0	0.00%	\$936,400	\$0	0.00%	95.55%	0.00%
LOTS TOTAL	13	4	225.00%	\$4,338,600	\$1,029,000	321.63%	95.60%	96.38%
Business	1	2	-50.00%	\$16,500	\$108,500	-84.79%	82.50%	68.24%
Commercial	2	2	0.00%	\$140,250	\$216,475	-35.21%	0.00%	137.00%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Leases	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
IC&C TOTAL	3	4	-25.00%	\$156,750	\$324,975	-51.77%	783.06%	102.51%
GRAND TOTAL	115	110	4.55%	\$37,215,150	\$34,155,725	4.55%	95.98%	95.41%

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North 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 = North Okanagan								
Acreage/House	67	76	-11.84%	\$34,265,555	\$39,652,020	-13.58%	94.18%	94.73%
Duplex	26	26	0.00%	\$9,670,917	\$9,701,700	-0.32%	97.16%	97.73%
Mobile Home	42	45	-6.67%	\$4,134,250	\$4,797,900	-13.83%	91.13%	93.97%
Recreational	6	11	-45.45%	\$1,106,500	\$2,259,000	-51.02%	89.23%	91.63%
Residential	451	504	-10.52%	\$165,177,836	\$191,580,804	-13.78%	96.26%	96.33%
Residential WF	14	12	16.67%	\$17,907,500	\$6,865,000	160.85%	91.95%	93.92%
3/4-Plex	4	7	-42.86%	\$1,346,775	\$2,208,900	-39.03%	89.96%	93.38%
Apartment	78	87	-10.34%	\$13,259,000	\$19,130,083	-30.69%	91.46%	95.78%
Townhouse	133	159	-16.35%	\$38,679,418	\$45,079,362	-14.20%	96.22%	97.28%
RES TOTAL	821	927	-11.43%	\$285,547,751	\$321,274,768	-11.12%	95.38%	96.13%
FARMS	1	5	-80.00%	\$4,200,000	\$5,415,500	-22.44%	87.52%	96.21%
MULTIFAMILY	0	3	-100.00%	\$0	\$3,618,250	-100.00%	0.00%	97.97%
Acreage	24	18	33.33%	\$6,883,500	\$4,257,450	61.68%	92.82%	94.70%
Acreage WF	0	2	-100.00%	\$0	\$1,240,000	-100.00%	0.00%	80.28%
Lots	47	75	-37.33%	\$8,545,500	\$13,107,650	-34.81%	93.47%	93.34%
Lots WF	2	3	-33.33%	\$2,036,400	\$2,805,000	-27.40%	82.11%	86.31%
LOTS TOTAL	73	98	-25.51%	\$17,465,400	\$21,410,100	-18.42%	91.74%	91.76%
Business	9	5	80.00%	\$981,500	\$187,500	423.47%	80.66%	69.70%
Commercial	19	14	35.71%	\$9,440,931	\$2,697,286	250.02%	97.75%	111.47%
Land	3	1	200.00%	\$9,071,320	\$110,000	8,146.65%	75.70%	110.11%
Leases	0	2	-100.00%	\$0	\$75,417	-100.00%	0.00%	0.00%
IC&C TOTAL	31	22	40.91%	\$19,493,751	\$3,070,203	534.93%	85.28%	110.09%
GRAND TOTAL	926	1,055	-12.23%	\$326,706,903	\$354,788,822	-12.23%	94.41%	95.98%

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North 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 = North Okanagan									
Acreage/House	\$462,654	\$493,000	-6.16%	\$460,000	\$500,000	-8.00%	195	104	86.54%
Duplex	\$313,125	\$443,500	-29.40%	\$287,500	\$443,500	-35.17%	111	88	26.57%
Mobile Home	\$99,000	\$91,375	8.34%	\$79,000	\$71,000	11.27%	205	125	63.56%
Recreational	\$60,000	\$110,750	-45.82%	\$60,000	\$110,750	-45.82%	28	33	-13.85%
Residential	\$355,867	\$377,633	-5.76%	\$326,250	\$373,750	-12.71%	108	93	15.97%
Residential WF	\$737,500			\$692,500			105		
3/4-Plex									
Apartment	\$182,267	\$181,192	0.59%	\$185,000	\$160,000	15.63%	136	110	23.66%
Townhouse	\$249,300	\$279,300	-10.74%	\$227,000	\$261,000	-13.03%	122	71	70.81%
RES TOTAL	\$330,503	\$321,586	2.77%	\$305,000	\$309,000	-1.29%	130	94	38.48%
FARMS									
MULTIFAMILY									
Acreage	\$420,200	\$220,000	91.00%	\$210,000	\$220,000	-4.55%	31	77	-59.48%
Acreage WF									
Lots	\$185,886	\$294,500	-36.88%	\$184,300	\$294,500	-37.42%	413	88	368.83%
Lots WF	\$936,400			\$936,400			535		
LOTS TOTAL	\$333,738	\$257,250	29.73%	\$210,000	\$222,000	-5.41%	275	83	233.71%
Business	\$16,500	\$54,250	-69.59%	\$16,500	\$54,250	-69.59%	487	356	36.99%
Commercial	\$70,125	\$108,238	-35.21%	\$70,125	\$108,238	-35.21%	178	231	-22.94%
Land									
Leases									
IC&C TOTAL	\$52,250	\$81,244	-35.69%	\$70,125	\$74,238	-5.54%	281	293	-4.18%
GRAND TOTAL	\$323,610	\$310,507	4.22%	\$299,000	\$297,500	0.50%	150	101	49.30%

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North 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 = North Okanagan									
Acreage/House	\$511,426	\$521,737	-1.98%	\$465,000	\$524,250	-11.30%	141	120	17.72%
Duplex	\$371,958	\$373,142	-0.32%	\$333,500	\$368,500	-9.50%	78	64	21.59%
Mobile Home	\$98,435	\$106,620	-7.68%	\$81,000	\$82,500	-1.82%	152	95	59.03%
Recreational	\$184,417	\$205,364	-10.20%	\$116,250	\$105,000	10.71%	173	191	-9.81%
Residential	\$366,248	\$380,121	-3.65%	\$335,000	\$352,750	-5.03%	106	99	7.27%
Residential WF	\$1,279,107	\$572,083	123.59%	\$1,107,500	\$295,000	275.42%	82	105	-21.69%
3/4-Plex	\$336,694	\$315,557	6.70%	\$363,588	\$278,500	30.55%	73	85	-14.12%
Apartment	\$169,987	\$219,886	-22.69%	\$165,000	\$207,000	-20.29%	125	93	34.48%
Townhouse	\$290,823	\$283,518	2.58%	\$267,000	\$288,000	-7.29%	118	107	10.14%
RES TOTAL	\$347,805	\$346,575	0.35%	\$312,500	\$325,000	-3.85%	114	102	12.45%
FARMS	\$4,200,000	\$1,083,100	287.78%	\$4,200,000	\$720,000	483.33%	919	265	246.53%
MULTIFAMILY		\$1,206,083			\$755,000			97	
Acreage	\$286,813	\$236,525	21.26%	\$239,000	\$198,950	20.13%	358	335	6.96%
Acreage WF		\$620,000			\$620,000			195	
Lots	\$181,819	\$174,769	4.03%	\$178,000	\$155,200	14.69%	332	240	38.20%
Lots WF	\$1,018,200	\$935,000	8.90%	\$1,018,200	\$1,000,000	1.82%	359	390	-8.08%
LOTS TOTAL	\$239,252	\$218,470	9.51%	\$189,000	\$164,950	14.58%	341	261	30.63%
Business	\$109,056	\$37,500	190.81%	\$39,000	\$28,500	36.84%	211	218	-3.03%
Commercial	\$496,891	\$192,663	157.91%	\$70,125	\$198,500	-64.67%	162	197	-17.64%
Land	\$3,023,773	\$110,000	2,648.88%	\$4,000,000	\$110,000	3,536.36%	473	11	4,196.97%
Leases		\$37,709			\$37,709			156	
IC&C TOTAL	\$628,831	\$139,555	350.60%	\$70,125	\$83,200	-15.72%	206	190	8.96%
GRAND TOTAL	\$352,815	\$336,293	4.91%	\$301,000	\$310,000	-2.90%	136	119	14.35%

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