

Central Okanagan Monthly Statistics
September 2010

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Central Okanagan Statistics -- September 2010

Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	875	1,015	-13.79%	9,909	9,329	6.22%
2 Units Sold	221	404	-45.30%	2,959	2,927	1.09%
3 Sales Volume	\$87,872,354	\$159,625,134	-44.95%	\$1,204,425,720	\$1,134,899,047	6.13%
4 List/Sell Ratio	95.52%	97.08%		95.68%	95.25%	
5 Days to Sell	105	108	-3.12%	101	102	-0.18%
6 Active Listings	5,059	5,242	-3.49%			
Area = North Okanagan						
1 Units Listed	296	331	-10.57%	3,964	3,527	12.39%
2 Units Sold	134	188	-28.72%	1,198	1,259	-4.85%
3 Sales Volume	\$51,270,724	\$64,756,632	-20.83%	\$410,186,946	\$429,457,696	-4.49%
4 List/Sell Ratio	94.20%	95.49%		95.77%	95.07%	
5 Days to Sell	127	150	-15.47%	121	129	-6.82%
6 Active Listings	2,583	2,415	6.96%			
Area = Shuswap / Revel						
1 Units Listed	143	153	-6.54%	2,326	1,956	18.92%
2 Units Sold	58	95	-38.95%	580	576	0.69%
3 Sales Volume	\$22,647,445	\$33,252,810	-31.89%	\$178,685,188	\$183,476,464	-2.61%
4 List/Sell Ratio	94.82%	93.65%		94.49%	92.59%	
5 Days to Sell	148	176	-15.90%	148	147	0.58%
6 Active Listings	1,663	1,617	2.84%			
Area = Grand Total						
1 Units Listed	1,314	1,499	-12.34%	16,199	14,812	9.36%
2 Units Sold	413	687	-39.88%	4,737	4,762	-0.52%
3 Sales Volume	\$161,790,523	\$257,634,577	-37.20%	\$1,793,297,854	\$1,747,833,207	2.60%
4 List/Sell Ratio	95.00%	96.22%		95.58%	94.92%	
5 Days to Sell	118	129	-8.51%	112	114	-2.17%
6 Active Listings	9,305	9,274	0.33%			

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

Central Okanagan Statistics -- September 2010

Quick Summary Part 1**Residential**

Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	221	\$87,872,354	117	\$54,566,750
Last Month	293	\$116,192,493	131	\$64,596,640
This Month Last Year	404	\$159,625,134	211	\$98,675,224

Description	Total Listings Taken	Inventory
This Month	875	5,059
Last Month	826	5,309
This Month Last Year	1,015	5,242

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Central Okanagan Statistics -- September 2010

Quick Summary Part 2

Condo/Apt

Sales	37
New Listings	158
Current Inventory	988
Sell/Inv. Ratio	3.74%
Days to Sell	105
Average Price	\$234,800
Median Price	\$218,000

Condo/Townhouse

Sales	33
New Listings	87
Current Inventory	493
Sell/Inv. Ratio	6.69%
Days to Sell	109
Average Price	\$341,088
Median Price	\$332,000

Lots

Sales	5
New Listings	71
Current Inventory	613
Sell/Inv. Ratio	0.82%
Days to Sell	92
Average Price	\$217,180
Median Price	\$195,000

Residential

Sales	117
New Listings	392
Current Inventory	1,666
Sell/Inv. Ratio	7.02%
Days to Sell	92
Average Price	\$466,382
Median Price	\$425,000

Ratio of Sales vs Inventory	5.11%
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Central Okanagan Statistics -- September 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	26	36	-27.78%	374	306	22.22	232	215	7.91
Duplex	17	21	-19.05%	212	167	26.95	80	67	19.40
Mobile Home	43	46	-6.52%	459	421	9.03	210	233	-9.87
Recreational	10	6	66.67%	61	57	7.02	42	45	-6.67
Residential	392	415	-5.54%	4,188	3,748	11.74	1,666	1,582	5.31
Residential WF	12	15	-20.00%	124	134	-7.46	92	112	-17.86
3/4-Plex	4	3	33.33%	11	15	-26.67	5	10	-50.00
Timeshare	0	0	0.00%	5	5	0.00	3	4	-25.00
Apartment	158	249	-36.55%	1,860	1,904	-2.31	988	1,117	-11.55
Townhouse	87	119	-26.89%	1,116	1,000	11.60	493	495	-0.40
RES TOTAL	749	910.00	-17.69%	8,410	7,757	8.42%	3,811	3,880	-1.78
FARMS	5	9	-44.44%	88	88	0.00	64	77	-16.88
MULTIFAMILY	0	2	-100.00%	10	23	-56.52	8	10	-20.00
Acreage	20	14	42.86%	140	117	19.66	118	131	-9.92
Acreage WF	4	0	0.00%	23	20	15.00	21	18	16.67
Lots	45	32	40.63%	708	759	-6.72	613	704	-12.93
Lots WF	2	1	100.00%	30	20	50.00	21	22	-4.55
LOTS TOTAL	71	47.00	51.06%	901	916	-1.64%	773	875	-11.66
Business	6	6	0.00%	78	80	-2.50	55	68	-19.12
Commercial	28	7	300.00%	263	135	94.81	193	99	94.95
Land	6	8	-25.00%	99	94	5.32	75	82	-8.54
Leases	8	22	-63.64%	45	182	-75.27	66	151	-56.29
IC&C TOTAL	48	43.00	11.63%	485	491	-1.22%	389	400	-2.75
GRAND TOTAL	873	1,011	-13.65%	9,894	9,275	6.67%	5,045	5,242	-3.76

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Central Okanagan Statistics -- September 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	5	6	-16.67%	\$4,078,000	\$4,543,000	-10.24%	93.18%	97.00%
Duplex	3	9	-66.67%	\$635,500	\$3,197,450	-80.12%	92.94%	97.86%
Mobile Home	10	11	-9.09%	\$891,800	\$1,062,000	-16.03%	94.31%	92.83%
Recreational	0	1	-100.00%	\$0	\$100,000	-100.00%	0.00%	90.91%
Residential	117	211	-44.55%	\$54,566,750	\$98,675,224	-44.70%	95.51%	96.30%
Residential WF	3	2	50.00%	\$5,130,000	\$3,800,000	35.00%	90.65%	95.50%
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	37	75	-50.67%	\$8,687,603	\$19,415,554	-55.25%	95.25%	95.36%
Townhouse	33	61	-45.90%	\$11,255,900	\$21,576,945	-47.83%	96.11%	96.82%
RES TOTAL	208	376	-44.68%	\$85,245,553	\$152,370,173	-44.05%	95.11%	96.26%
FARMS	1	2	-50.00%	\$684,000	\$1,360,000	-49.71%	97.73%	95.12%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	1	2	-50.00%	\$375,000	\$524,000	-28.44%	96.40%	95.31%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	3	9	-66.67%	\$570,900	\$2,613,000	-78.15%	89.65%	94.23%
Lots WF	1	0	0.00%	\$140,000	\$0	0.00%	93.33%	0.00%
LOTS TOTAL	5	11	-54.55%	\$1,085,900	\$3,137,000	-65.38%	92.35%	94.41%
Business	1	3	-66.67%	\$143,000	\$780,500	-81.68%	95.40%	93.05%
Commercial	5	1	400.00%	\$574,234	\$255,000	125.19%	168.92%	96.23%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Leases	1	10	-90.00%	\$139,667	\$1,452,461	-90.38%	0.00%	0.00%
IC&C TOTAL	7	14	-50.00%	\$856,900	\$2,487,961	-65.56%	174.93%	225.37%
GRAND TOTAL	221	403	-45.16%	\$87,872,354	\$159,355,134	-45.16%	95.52%	97.08%

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Central Okanagan Statistics -- September 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	70	55	27.27%	\$60,828,123	\$39,991,625	52.10%	93.44%	93.32%
Duplex	64	77	-16.88%	\$23,499,340	\$26,721,417	-12.06%	95.60%	97.40%
Mobile Home	160	128	25.00%	\$15,537,753	\$12,280,150	26.53%	91.60%	92.29%
Recreational	7	8	-12.50%	\$2,728,500	\$2,440,000	11.82%	94.61%	96.18%
Residential	1,401	1,450	-3.38%	\$679,235,602	\$660,016,486	2.91%	96.40%	95.64%
Residential WF	27	20	35.00%	\$54,875,000	\$42,573,500	28.89%	89.08%	88.19%
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	542	567	-4.41%	\$139,240,521	\$144,379,082	-3.56%	95.91%	94.48%
Townhouse	405	426	-4.93%	\$143,755,285	\$148,276,278	-3.05%	96.19%	95.56%
RES TOTAL	2,680	2,738	-2.12%	\$1,121,078,124	\$1,079,147,138	3.89%	95.67%	95.07%
FARMS	10	12	-16.67%	\$9,539,000	\$9,811,000	-2.77%	87.36%	88.67%
MULTIFAMILY	2	3	-33.33%	\$1,375,000	\$1,571,300	-12.49%	94.90%	91.23%
Acreage	28	12	133.33%	\$13,275,400	\$4,595,500	188.88%	82.12%	68.78%
Acreage WF	4	1	300.00%	\$2,943,000	\$200,000	1,371.50%	88.25%	72.99%
Lots	130	65	100.00%	\$29,460,671	\$14,945,256	97.12%	92.95%	93.08%
Lots WF	2	0	0.00%	\$530,000	\$0	0.00%	81.92%	0.00%
LOTS TOTAL	164	78	110.26%	\$46,209,071	\$19,740,756	134.08%	89.13%	85.78%
Business	13	13	0.00%	\$4,047,500	\$2,450,157	65.19%	79.79%	81.29%
Commercial	56	18	211.11%	\$14,171,546	\$9,594,750	47.70%	120.91%	90.54%
Land	5	1	400.00%	\$4,210,000	\$1,020,000	312.75%	96.98%	85.00%
Leases	24	47	-48.94%	\$2,163,479	\$5,960,002	-63.70%	0.00%	0.00%
IC&C TOTAL	98	79	24.05%	\$24,592,525	\$19,024,909	29.26%	116.36%	128.42%
GRAND TOTAL	2,954	2,910	1.51%	\$1,202,793,720	\$1,129,295,103	1.51%	95.68%	95.24%

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Central Okanagan Statistics -- September 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	\$815,600	\$757,167	7.72%	\$684,000	\$733,500	-6.75%	118	91	28.76%
Duplex	\$211,833	\$355,272	-40.37%	\$250,000	\$345,000	-27.54%	64	71	-9.58%
Mobile Home	\$89,180	\$96,545	-7.63%	\$85,000	\$107,000	-20.56%	114	122	-6.03%
Recreational		\$100,000			\$100,000			67	
Residential	\$466,382	\$467,655	-0.27%	\$425,000	\$438,500	-3.08%	92	86	6.97%
Residential WF	\$1,710,000	\$1,900,000	-10.00%	\$2,275,000	\$1,900,000	19.74%	163	194	-15.93%
3/4-Plex									
Timeshare									
Apartment	\$234,800	\$258,874	-9.30%	\$218,000	\$238,000	-8.40%	105	114	-7.83%
Townhouse	\$341,088	\$353,720	-3.57%	\$332,000	\$350,000	-5.14%	109	120	-9.21%
RES TOTAL	\$409,834	\$405,240	1.13%	\$375,000	\$379,950	-1.30%	99	99	0.96%
FARMS	\$684,000	\$680,000	0.59%	\$684,000	\$680,000	0.59%	78	110	-29.09%
MULTIFAMILY									
Acreage	\$375,000	\$262,000	43.13%	\$375,000	\$262,000	43.13%	53	478	-88.90%
Acreage WF									
Lots	\$190,300	\$290,333	-34.45%	\$195,000	\$244,900	-20.38%	121	264	-54.24%
Lots WF	\$140,000			\$140,000			46		
LOTS TOTAL	\$217,180	\$285,182	-23.85%	\$195,000	\$249,000	-21.69%	92	303	-69.53%
Business	\$143,000	\$260,167	-45.04%	\$143,000	\$200,000	-28.50%	93	172	-45.83%
Commercial	\$114,847	\$255,000	-54.96%	\$95,462	\$255,000	-62.56%	262	84	211.43%
Land									
Leases	\$139,667	\$145,246	-3.84%	\$139,667	\$160,900	-13.20%	471	223	111.02%
IC&C TOTAL	\$122,414	\$177,712	-31.12%	\$102,500	\$160,900	-36.30%	267	202	32.25%
GRAND TOTAL	\$397,612	\$395,422	0.55%	\$365,000	\$373,500	-2.28%	105	108	-3.00%

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Central Okanagan Statistics -- September 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	\$868,973	\$727,120	19.51%	\$677,000	\$650,000	4.15%	98	118	-17.38%
Duplex	\$367,177	\$347,031	5.81%	\$329,900	\$330,000	-0.03%	71	85	-16.65%
Mobile Home	\$97,111	\$95,939	1.22%	\$83,000	\$81,750	1.53%	109	104	5.64%
Recreational	\$389,786	\$305,000	27.80%	\$426,500	\$375,000	13.73%	233	353	-33.85%
Residential	\$484,822	\$455,184	6.51%	\$444,000	\$423,000	4.96%	76	87	-13.14%
Residential WF	\$2,032,407	\$2,128,675	-4.52%	\$2,000,000	\$1,820,000	9.89%	156	143	9.41%
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	\$256,901	\$254,637	0.89%	\$241,050	\$235,000	2.57%	117	110	5.96%
Townhouse	\$354,951	\$348,066	1.98%	\$333,000	\$329,000	1.22%	93	106	-11.55%
RES TOTAL	\$418,313	\$394,137	6.13%	\$378,750	\$365,500	3.63%	90	97	-7.18%
FARMS	\$953,900	\$817,583	16.67%	\$805,000	\$634,500	26.87%	155	125	23.67%
MULTIFAMILY	\$687,500	\$523,767	31.26%	\$687,500	\$424,400	61.99%	115	47	141.90%
Acreage	\$474,121	\$382,958	23.80%	\$380,000	\$232,500	63.44%	222	222	0.04%
Acreage WF	\$735,750	\$200,000	267.88%	\$696,500	\$200,000	248.25%	87	303	-71.37%
Lots	\$226,621	\$229,927	-1.44%	\$194,000	\$217,500	-10.80%	241	162	48.71%
Lots WF	\$265,000			\$265,000			49		
LOTS TOTAL	\$281,763	\$253,087	11.33%	\$207,469	\$217,750	-4.72%	232	173	33.84%
Business	\$311,346	\$188,474	65.19%	\$120,000	\$105,000	14.29%	225	245	-7.98%
Commercial	\$253,063	\$533,042	-52.52%	\$103,534	\$350,000	-70.42%	141	173	-18.65%
Land	\$842,000	\$1,020,000	-17.45%	\$810,000	\$1,020,000	-20.59%	222	331	-32.81%
Leases	\$90,145	\$126,809	-28.91%	\$64,602	\$82,500	-21.70%	210	140	49.59%
IC&C TOTAL	\$250,944	\$240,822	4.20%	\$88,076	\$145,000	-39.26%	173	168	3.44%
GRAND TOTAL	\$407,175	\$388,074	4.92%	\$370,000	\$360,000	2.78%	101	101	-0.16%

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