

**Central Okanagan Monthly Statistics
September 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	832	875	-4.91%	9,027	9,954	-9.31%
2 Units Sold	296	236	25.42%	2,851	2,972	-4.07%
3 Sales Volume	\$121,046,673	\$94,739,049	27.77%	\$1,122,101,521	\$1,208,759,415	-7.17%
4 List/Sell Ratio	94.56%	95.38%		95.64%	95.70%	
5 Days to Sell	112	102	10.42%	103	101	1.75%
6 Active Listings	4,992	4,993	-0.02%			
Area = North Okanagan						
1 Units Listed	311	296	5.07%	3,604	3,919	-8.04%
2 Units Sold	108	146	-26.03%	1,041	1,208	-13.82%
3 Sales Volume	\$33,902,077	\$56,086,724	-39.55%	\$362,857,651	\$412,977,946	-12.14%
4 List/Sell Ratio	95.48%	94.37%		94.50%	95.73%	
5 Days to Sell	146	124	17.27%	137	120	14.52%
6 Active Listings	2,596	2,575	0.82%			
Area = Shuswap / Revels						
1 Units Listed	153	143	6.99%	2,077	2,324	-10.63%
2 Units Sold	76	64	18.75%	546	586	-6.83%
3 Sales Volume	\$21,835,805	\$20,608,850	5.95%	\$168,811,353	\$176,646,593	-4.44%
4 List/Sell Ratio	94.37%	93.12%		93.52%	94.29%	
5 Days to Sell	158	145	8.86%	158	148	7.15%
6 Active Listings	1,699	1,662	2.23%			
Area = Grand Total						
1 Units Listed	1,296	1,314	-1.37%	14,708	16,197	-9.19%
2 Units Sold	480	446	7.62%	4,438	4,766	-6.88%
3 Sales Volume	\$176,784,555	\$171,434,623	3.12%	\$1,653,770,524	\$1,798,383,954	-8.04%
4 List/Sell Ratio	94.71%	94.77%		95.17%	95.56%	
5 Days to Sell	127	115	10.18%	118	112	5.53%
6 Active Listings	9,287	9,230	0.62%			

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

Central Okanagan Statistics -- September 2011

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	296	\$121,046,673	145	\$75,090,225
Last Month	304	\$120,884,147	144	\$68,063,995
This Month Last Year	236	\$94,739,049	125	\$58,373,345

Description	Total Listings Taken	Inventory
This Month	832	4,992
Last Month	833	5,186
This Month Last Year	875	4,993

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Central Okanagan Statistics -- September 2011

Quick Summary Part 2

Condo/Apt

Sales	65
New Listings	180
Current Inventory	878
Sell/Inv. Ratio	7.40%
Days to Sell	107
Average Price	\$256,189
Median Price	\$212,500

Condo/Townhouse

Sales	40
New Listings	96
Current Inventory	540
Sell/Inv. Ratio	7.41%
Days to Sell	127
Average Price	\$328,331
Median Price	\$303,646

Lots

Sales	11
New Listings	44
Current Inventory	643
Sell/Inv. Ratio	1.71%
Days to Sell	226
Average Price	\$185,036
Median Price	\$175,000

Residential

Sales	145
New Listings	362
Current Inventory	1,590
Sell/Inv. Ratio	9.12%
Days to Sell	88
Average Price	\$517,864
Median Price	\$427,000

Ratio of Sales vs Inventory	7.15%
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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	32	26	23.08%	355	375	-5.33	244	232	5.17
Duplex	19	18	5.56%	152	213	-28.64	77	80	-3.75
Mobile Home	49	43	13.95%	459	459	0.00	223	210	6.19
Recreational	3	10	-70.00%	44	61	-27.87	38	42	-9.52
Residential	362	391	-7.42%	3,804	4,184	-9.08	1,590	1,666	-4.56
Residential WF	3	12	-75.00%	118	125	-5.60	97	92	5.43
3/4-Plex	0	4	-100.00%	14	11	27.27	6	5	20.00
Timeshare	0	0	0.00%	2	4	-50.00	3	3	0.00
Apartment	180	158	13.92%	1,651	1,861	-11.28	878	988	-11.13
Townhouse	96	87	10.34%	1,082	1,116	-3.05	540	493	9.53
RES TOTAL	744	749.00	-0.67%	7,681	8,409	-8.66%	3,696	3,811	-3.02
FARMS	2	5	-60.00%	76	88	-13.64	70	64	9.38
MULTIFAMILY	0	0	0.00%	16	10	60.00	13	8	62.50
Acreage	6	20	-70.00%	112	138	-18.84	111	118	-5.93
Acreage WF	1	4	-75.00%	19	23	-17.39	21	21	0.00
Lots	35	45	-22.22%	629	756	-16.80	643	613	4.89
Lots WF	2	2	0.00%	21	30	-30.00	20	21	-4.76
LOTS TOTAL	44	71.00	-38.03%	781	947	-17.53%	795	773	2.85
Business	5	6	-16.67%	83	78	6.41	63	55	14.55
Commercial	33	36	-8.33%	311	308	0.97	280	193	45.08
Land	4	6	-33.33%	67	99	-32.32	69	75	-8.00
GRAND TOTAL	832	873	-4.70%	9,015	9,939	-9.30%	4,986	4,979	0.14

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Central Okanagan Statistics -- September 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	7	6	16.67%	\$6,918,100	\$4,892,000	41.42%	88.64%	93.08%
Duplex	3	4	-25.00%	\$1,438,000	\$913,100	57.49%	91.72%	93.78%
Mobile Home	15	10	50.00%	\$1,621,560	\$891,800	81.83%	94.23%	94.31%
Recreational	2	0	0.00%	\$295,000	\$0	0.00%	86.79%	0.00%
Residential	145	125	16.00%	\$75,090,225	\$58,373,345	28.64%	95.67%	95.46%
Residential WF	1	3	-66.67%	\$700,000	\$5,130,000	-86.35%	89.17%	90.65%
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	65	41	58.54%	\$16,652,300	\$9,501,103	75.27%	93.01%	95.29%
Townhouse	40	33	21.21%	\$13,133,232	\$11,255,900	16.68%	96.38%	96.11%
RES TOTAL	278	222	25.23%	\$115,848,417	\$90,957,248	27.37%	94.77%	95.08%
FARMS	1	2	-50.00%	\$2,300,000	\$1,839,000	25.07%	79.08%	91.96%
MULTIFAMILY	1	0	0.00%	\$621,000	\$0	0.00%	94.23%	0.00%
Acreage	0	1	-100.00%	\$0	\$375,000	-100.00%	0.00%	96.40%
Acreage WF	1	0	0.00%	\$177,500	\$0	0.00%	89.20%	0.00%
Lots	10	3	233.33%	\$1,857,900	\$570,900	225.43%	92.75%	89.65%
Lots WF	0	1	-100.00%	\$0	\$140,000	-100.00%	0.00%	93.33%
LOTS TOTAL	11	5	120.00%	\$2,035,400	\$1,085,900	87.44%	92.43%	92.35%
Business	0	1	-100.00%	\$0	\$143,000	-100.00%	0.00%	95.40%
Commercial	5	6	-16.67%	\$241,856	\$713,900	-66.12%	0.00%	210.00%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	296	236	25.42%	\$121,046,673	\$94,739,049	25.42%	94.56%	95.38%

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Central Okanagan Statistics -- September 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	69	70	-1.43%	\$68,026,500	\$59,952,123	13.47%	92.21%	93.27%
Duplex	40	65	-38.46%	\$14,278,857	\$23,776,940	-39.95%	95.71%	95.60%
Mobile Home	156	160	-2.50%	\$14,380,035	\$15,537,753	-7.45%	92.71%	91.60%
Recreational	7	7	0.00%	\$1,110,000	\$2,728,500	-59.32%	69.00%	94.61%
Residential	1,383	1,407	-1.71%	\$657,265,979	\$682,142,197	-3.65%	96.12%	96.45%
Residential WF	21	27	-22.22%	\$31,038,000	\$54,875,000	-43.44%	88.35%	89.08%
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	533	546	-2.38%	\$135,067,481	\$140,054,021	-3.56%	94.95%	95.91%
Townhouse	398	405	-1.73%	\$138,390,686	\$143,755,285	-3.73%	96.53%	96.19%
RES TOTAL	2,611	2,691	-2.97%	\$1,061,464,539	\$1,124,199,819	-5.58%	95.42%	95.69%
FARMS	7	11	-36.36%	\$8,604,000	\$10,694,000	-19.54%	83.73%	87.52%
MULTIFAMILY	2	2	0.00%	\$1,373,600	\$1,375,000	-0.10%	95.46%	94.90%
Acreage	14	28	-50.00%	\$4,197,700	\$13,275,400	-68.38%	93.51%	82.12%
Acreage WF	2	4	-50.00%	\$382,500	\$2,943,000	-87.00%	96.11%	88.25%
Lots	121	130	-6.92%	\$27,424,210	\$29,460,671	-6.91%	93.42%	92.95%
Lots WF	2	2	0.00%	\$659,000	\$530,000	24.34%	97.20%	81.92%
LOTS TOTAL	139	164	-15.24%	\$32,663,410	\$46,209,071	-29.31%	93.54%	89.13%
Business	12	13	-7.69%	\$896,000	\$4,047,500	-77.86%	73.73%	79.79%
Commercial	74	81	-8.64%	\$14,116,972	\$16,392,025	-13.88%	146.06%	139.85%
Land	2	5	-60.00%	\$1,424,000	\$4,210,000	-66.18%	84.01%	96.98%
GRAND TOTAL	2,847	2,967	-4.04%	\$1,120,542,521	\$1,207,127,415	-4.04%	95.64%	95.70%

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Central Okanagan Statistics -- September 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	\$988,300	\$815,333	21.21%	\$600,100	\$749,000	-19.88%	275	105	160.67%
Duplex	\$479,333	\$228,275	109.98%	\$438,000	\$263,800	66.03%	55	80	-31.46%
Mobile Home	\$108,104	\$89,180	21.22%	\$92,500	\$85,000	8.82%	101	114	-11.52%
Recreational	\$147,500			\$147,500			131		
Residential	\$517,864	\$466,987	10.89%	\$427,000	\$425,000	0.47%	88	91	-3.02%
Residential WF	\$700,000	\$1,710,000	-59.06%	\$700,000	\$2,275,000	-69.23%	562	163	245.49%
3/4-Plex									
Timeshare									
Apartment	\$256,189	\$231,734	10.55%	\$212,500	\$210,500	0.95%	107	98	9.72%
Townhouse	\$328,331	\$341,088	-3.74%	\$303,646	\$332,000	-8.54%	127	109	16.85%
RES TOTAL	\$416,721	\$409,717	1.71%	\$361,000	\$375,000	-3.73%	105	97	8.52%
FARMS	\$2,300,000	\$919,500	150.14%	\$2,300,000	\$919,500	150.14%	504	98	414.29%
MULTIFAMILY	\$621,000			\$621,000			39		
Acreage		\$375,000			\$375,000			53	
Acreage WF	\$177,500			\$177,500			360		
Lots	\$185,790	\$190,300	-2.37%	\$170,250	\$195,000	-12.69%	212	121	75.77%
Lots WF		\$140,000			\$140,000			46	
LOTS TOTAL	\$185,036	\$217,180	-14.80%	\$175,000	\$195,000	-10.26%	226	92	144.63%
Business		\$143,000			\$143,000			93	
Commercial	\$48,371	\$118,983	-59.35%	\$28,856	\$98,981	-70.85%	207	297	-30.05%
Land									
GRAND TOTAL	\$408,941	\$401,437	1.87%	\$352,500	\$367,500	-4.08%	112	102	10.42%

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Central Okanagan Statistics -- September 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	\$985,891	\$856,459	15.11%	\$600,100	\$677,000	-11.36%	129	97	33.13%
Duplex	\$356,971	\$365,799	-2.41%	\$337,500	\$326,800	3.27%	89	72	24.00%
Mobile Home	\$92,180	\$97,111	-5.08%	\$82,000	\$83,000	-1.20%	107	109	-1.99%
Recreational	\$158,571	\$389,786	-59.32%	\$150,000	\$426,500	-64.83%	169	233	-27.48%
Residential	\$475,247	\$484,820	-1.97%	\$430,000	\$443,500	-3.04%	86	76	13.82%
Residential WF	\$1,478,000	\$2,032,407	-27.28%	\$1,260,000	\$2,000,000	-37.00%	199	156	27.29%
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	\$253,410	\$256,509	-1.21%	\$225,000	\$240,500	-6.44%	109	116	-6.22%
Townhouse	\$347,715	\$354,951	-2.04%	\$329,000	\$333,000	-1.20%	104	93	11.18%
RES TOTAL	\$406,536	\$417,763	-2.69%	\$367,000	\$378,000	-2.91%	97	90	7.50%
FARMS	\$1,229,143	\$972,182	26.43%	\$1,149,000	\$900,000	27.67%	187	152	23.21%
MULTIFAMILY	\$686,800	\$687,500	-0.10%	\$686,800	\$687,500	-0.10%	39	115	-65.94%
Acreage	\$299,836	\$474,121	-36.76%	\$283,500	\$380,000	-25.39%	130	222	-41.30%
Acreage WF	\$191,250	\$735,750	-74.01%	\$191,250	\$696,500	-72.54%	188	87	116.14%
Lots	\$226,646	\$226,621	0.01%	\$189,900	\$194,000	-2.11%	185	241	-23.15%
Lots WF	\$329,500	\$265,000	24.34%	\$329,500	\$265,000	24.34%	136	49	180.41%
LOTS TOTAL	\$234,989	\$281,763	-16.60%	\$195,000	\$207,469	-6.01%	179	232	-22.73%
Business	\$74,667	\$311,346	-76.02%	\$51,250	\$120,000	-57.29%	179	225	-20.74%
Commercial	\$190,770	\$202,371	-5.73%	\$75,104	\$79,688	-5.75%	137	162	-15.34%
Land	\$712,000	\$842,000	-15.44%	\$712,000	\$810,000	-12.10%	226	222	1.62%
GRAND TOTAL	\$393,587	\$406,851	-3.26%	\$355,000	\$370,000	-4.05%	103	101	1.59%

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