

**Central Okanagan Monthly Statistics
October 2010**

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Central Okanagan Statistics -- October 2010

Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	755	888	-14.98%	10,663	10,217	4.37%
2 Units Sold	271	434	-37.56%	3,245	3,361	-3.45%
3 Sales Volume	\$130,028,594	\$197,776,997	-34.25%	\$1,340,223,009	\$1,332,676,044	0.57%
4 List/Sell Ratio	94.06%	92.68%		95.52%	94.86%	
5 Days to Sell	110	97	13.25%	102	101	0.95%
6 Active Listings	4,676	4,861	-3.81%			
Area = North Okanagan						
1 Units Listed	365	297	22.90%	4,330	3,824	13.23%
2 Units Sold	108	156	-30.77%	1,317	1,415	-6.93%
3 Sales Volume	\$34,245,757	\$53,304,723	-35.75%	\$448,723,703	\$482,762,419	-7.05%
4 List/Sell Ratio	95.10%	95.54%		95.72%	95.12%	
5 Days to Sell	122	142	-14.08%	120	131	-7.87%
6 Active Listings	2,421	2,220	9.05%			
Area = Shuswap / Revel						
1 Units Listed	136	161	-15.53%	2,462	2,117	16.30%
2 Units Sold	41	75	-45.33%	628	651	-3.53%
3 Sales Volume	\$12,297,000	\$20,244,034	-39.26%	\$192,643,593	\$203,720,499	-5.44%
4 List/Sell Ratio	92.15%	94.10%		94.34%	92.74%	
5 Days to Sell	198	119	66.58%	151	144	4.84%
6 Active Listings	1,491	1,452	2.69%			
Area = Grand Total						
1 Units Listed	1,256	1,346	-6.69%	17,455	16,158	8.03%
2 Units Sold	420	665	-36.84%	5,190	5,427	-4.37%
3 Sales Volume	\$176,571,351	\$271,325,755	-34.92%	\$1,981,590,305	\$2,019,158,962	-1.86%
4 List/Sell Ratio	94.12%	93.33%		95.45%	94.70%	
5 Days to Sell	121	110	10.50%	113	114	-1.17%
6 Active Listings	8,588	8,533	0.64%			

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

Central Okanagan Statistics -- October 2010

Quick Summary Part 1

Residential				
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	271	\$130,028,594	132	\$65,572,190
Last Month	235	\$93,584,049	125	\$58,373,345
This Month Last Year	434	\$197,776,997	223	\$105,670,245

Description	Total Listings Taken	Inventory
This Month	755	4,676
Last Month	875	5,059
This Month Last Year	888	4,861

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Central Okanagan Statistics -- October 2010

Quick Summary Part 2

Condo/Apt

Sales	44
New Listings	134
Current Inventory	921
Sell/Inv. Ratio	4.78%
Days to Sell	128
Average Price	\$244,118
Median Price	\$216,250

Condo/Townhouse

Sales	32
New Listings	79
Current Inventory	456
Sell/Inv. Ratio	7.02%
Days to Sell	89
Average Price	\$316,619
Median Price	\$315,000

Lots

Sales	10
New Listings	102
Current Inventory	596
Sell/Inv. Ratio	1.68%
Days to Sell	147
Average Price	\$345,390
Median Price	\$212,500

Residential

Sales	132
New Listings	293
Current Inventory	1,483
Sell/Inv. Ratio	8.90%
Days to Sell	91
Average Price	\$496,759
Median Price	\$427,500

Ratio of Sales vs Inventory	6.31%
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Central Okanagan Statistics -- October 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	27	26	3.85%	401	332	20.78	214	182	17.58
Duplex	10	12	-16.67%	222	179	24.02	66	57	15.79
Mobile Home	42	51	-17.65%	501	472	6.14	197	218	-9.63
Recreational	2	8	-75.00%	63	65	-3.08	39	47	-17.02
Residential	293	324	-9.57%	4,480	4,072	10.02	1,483	1,378	7.62
Residential WF	10	12	-16.67%	135	146	-7.53	87	102	-14.71
3/4-Plex	0	0	0.00%	11	15	-26.67	5	9	-44.44
Timeshare	0	0	0.00%	4	5	-20.00	2	3	-33.33
Apartment	134	193	-30.57%	1,995	2,097	-4.86	921	1,083	-14.96
Townhouse	79	80	-1.25%	1,195	1,080	10.65	456	448	1.79
RES TOTAL	597	706.00	-15.44%	9,007	8,463	6.43%	3,470	3,527	-1.62
FARMS	8	12	-33.33%	96	100	-4.00	63	74	-14.86
MULTIFAMILY	2	0	0.00%	12	23	-47.83	8	10	-20.00
Acreage	13	15	-13.33%	152	132	15.15	116	125	-7.20
Acreage WF	0	1	-100.00%	23	21	9.52	17	14	21.43
Lots	86	47	82.98%	794	806	-1.49	596	676	-11.83
Lots WF	3	5	-40.00%	33	25	32.00	19	24	-20.83
LOTS TOTAL	102	68.00	50.00%	1,002	984	1.83%	748	839	-10.85
Business	8	8	0.00%	86	88	-2.27	55	65	-15.38
Commercial	20	36	-44.44%	283	171	65.50	184	93	97.85
Land	13	14	-7.14%	112	108	3.70	78	83	-6.02
Leases	5	38	-86.84%	50	220	-77.27	57	170	-66.47
IC&C TOTAL	46	96.00	-52.08%	531	587	-9.54%	374	411	-9.00
GRAND TOTAL	755	882	-14.40%	10,648	10,157	4.83%	4,663	4,861	-4.07

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Central Okanagan Statistics -- October 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	11	11	0.00%	\$20,228,500	\$10,234,650	97.65%	93.46%	91.95%
Duplex	8	10	-20.00%	\$2,459,500	\$3,216,000	-23.52%	94.74%	94.86%
Mobile Home	14	21	-33.33%	\$1,318,700	\$2,473,100	-46.68%	92.74%	92.79%
Recreational	1	1	0.00%	\$295,000	\$92,000	220.65%	92.22%	69.75%
Residential	132	223	-40.81%	\$65,572,190	\$105,670,245	-37.95%	95.37%	95.79%
Residential WF	3	4	-25.00%	\$9,775,000	\$10,057,000	-2.80%	89.85%	84.55%
3/4-Plex	0	1	-100.00%	\$0	\$529,900	-100.00%	0.00%	100.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	44	76	-42.11%	\$10,741,189	\$19,737,052	-45.58%	95.46%	96.49%
Townhouse	32	59	-45.76%	\$10,131,800	\$21,171,750	-52.14%	96.65%	96.40%
RES TOTAL	245	406	-39.66%	\$120,521,879	\$173,181,697	-30.41%	94.64%	94.91%
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	3	2	50.00%	\$2,281,000	\$700,000	225.86%	77.69%	97.51%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	7	14	-50.00%	\$1,172,900	\$3,497,905	-66.47%	92.89%	93.31%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	10	16	-37.50%	\$3,453,900	\$4,197,905	-17.72%	82.26%	93.98%
Business	3	0	0.00%	\$2,718,000	\$0	0.00%	89.15%	0.00%
Commercial	9	3	200.00%	\$2,771,688	\$877,000	216.04%	83.58%	85.20%
Land	0	1	-100.00%	\$0	\$18,000,000	-100.00%	0.00%	72.00%
Leases	3	7	-57.14%	\$244,128	\$1,083,395	-77.47%	0.00%	0.00%
IC&C TOTAL	15	11	36.36%	\$5,733,815	\$19,960,395	-71.27%	90.08%	76.68%
GRAND TOTAL	270	433	-37.64%	\$129,709,594	\$197,339,997	-37.64%	94.05%	92.66%

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Central Okanagan Statistics -- October 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	82	66	24.24%	\$81,870,623	\$50,226,275	63.00%	93.44%	93.04%
Duplex	73	87	-16.09%	\$26,236,440	\$29,937,417	-12.36%	95.52%	97.12%
Mobile Home	174	149	16.78%	\$16,856,453	\$14,753,250	14.26%	91.69%	92.37%
Recreational	8	9	-11.11%	\$3,023,500	\$2,532,000	19.41%	94.38%	94.87%
Residential	1,541	1,673	-7.89%	\$748,614,387	\$765,686,731	-2.23%	96.30%	95.66%
Residential WF	30	24	25.00%	\$64,650,000	\$52,630,500	22.84%	89.19%	87.47%
3/4-Plex	3	8	-62.50%	\$1,376,500	\$2,998,500	-54.09%	95.94%	95.87%
Timeshare	1	0	0.00%	\$1,500	\$0	0.00%	0.00%	0.00%
Apartment	590	643	-8.24%	\$150,795,210	\$164,116,134	-8.12%	95.87%	94.71%
Townhouse	437	485	-9.90%	\$153,887,085	\$169,448,028	-9.18%	96.22%	95.67%
RES TOTAL	2,939	3,144	-6.52%	\$1,247,311,698	\$1,252,328,836	-0.40%	95.57%	95.05%
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	31	14	121.43%	\$15,556,400	\$5,295,500	193.77%	81.44%	71.57%
Acreage WF	4	1	300.00%	\$2,943,000	\$200,000	1,371.50%	88.25%	72.99%
Lots	137	79	73.42%	\$30,633,571	\$18,443,161	66.10%	92.94%	93.12%
Lots WF	2	0	0.00%	\$530,000	\$0	0.00%	81.92%	0.00%
LOTS TOTAL	174	94	85.11%	\$49,662,971	\$23,938,661	107.46%	88.62%	87.12%
Business	16	13	23.08%	\$6,765,500	\$2,450,157	176.13%	83.30%	81.29%
Commercial	66	21	214.29%	\$17,000,234	\$10,471,750	62.34%	113.06%	90.07%
Land	5	2	150.00%	\$4,210,000	\$19,020,000	-77.87%	96.98%	72.60%
Leases	27	54	-50.00%	\$2,407,607	\$7,043,397	-65.82%	0.00%	0.00%
IC&C TOTAL	114	90	26.67%	\$30,383,340	\$38,985,304	-22.06%	110.49%	95.45%
GRAND TOTAL	3,239	3,343	-3.11%	\$1,338,272,009	\$1,326,635,100	-3.11%	95.52%	94.85%

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Central Okanagan Statistics -- October 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	\$1,838,955	\$930,423	97.65%	\$740,000	\$680,000	8.82%	137	167	-18.19%
Duplex	\$307,438	\$321,600	-4.40%	\$282,500	\$304,500	-7.22%	96	82	17.66%
Mobile Home	\$94,193	\$117,767	-20.02%	\$61,250	\$117,000	-47.65%	71	120	-40.51%
Recreational	\$295,000	\$92,000	220.65%	\$295,000	\$92,000	220.65%	519	122	325.41%
Residential	\$496,759	\$473,858	4.83%	\$427,500	\$440,000	-2.84%	91	89	2.20%
Residential WF	\$3,258,333	\$2,514,250	29.59%	\$2,350,000	\$2,600,000	-9.62%	164	174	-5.69%
3/4-Plex		\$529,900			\$529,900			50	
Timeshare									
Apartment	\$244,118	\$259,698	-6.00%	\$216,250	\$258,750	-16.43%	128	87	48.16%
Townhouse	\$316,619	\$358,843	-11.77%	\$315,000	\$335,000	-5.97%	89	78	13.02%
RES TOTAL	\$491,926	\$426,556	15.33%	\$374,300	\$380,400	-1.60%	101	92	10.65%
FARMS									
MULTIFAMILY									
Acreage	\$760,333	\$350,000	117.24%	\$396,000	\$350,000	13.14%	140	307	-54.43%
Acreage WF									
Lots	\$167,557	\$249,850	-32.94%	\$175,000	\$260,000	-32.69%	150	160	-6.51%
Lots WF									
LOTS TOTAL	\$345,390	\$262,369	31.64%	\$212,500	\$277,500	-23.42%	147	179	-17.79%
Business	\$906,000			\$165,000			184		
Commercial	\$307,965	\$292,333	5.35%	\$175,000	\$290,000	-39.66%	220	82	168.98%
Land		\$18,000,000			\$18,000,000			466	
Leases	\$81,376	\$154,771	-47.42%	\$79,688	\$79,634	0.07%	268	177	51.10%
IC&C TOTAL	\$382,254	\$1,814,581	-78.93%	\$165,000	\$238,525	-30.82%	222	177	25.24%
GRAND TOTAL	\$480,406	\$455,751	5.41%	\$365,000	\$369,900	-1.32%	110	97	13.15%

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Central Okanagan Statistics -- October 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	\$998,422	\$761,004	31.20%	\$689,500	\$654,000	5.43%	102	126	-19.09%
Duplex	\$359,403	\$344,108	4.44%	\$325,000	\$325,000	0.00%	74	84	-12.04%
Mobile Home	\$96,876	\$99,015	-2.16%	\$82,000	\$84,900	-3.42%	106	106	0.47%
Recreational	\$377,938	\$281,333	34.34%	\$423,250	\$370,000	14.39%	269	327	-17.75%
Residential	\$485,798	\$457,673	6.15%	\$442,500	\$425,000	4.12%	77	88	-11.94%
Residential WF	\$2,155,000	\$2,192,938	-1.73%	\$2,037,500	\$1,900,000	7.24%	157	148	6.07%
3/4-Plex	\$458,833	\$374,813	22.42%	\$357,500	\$366,500	-2.46%	45	88	-49.31%
Timeshare	\$1,500			\$1,500			111		
Apartment	\$255,585	\$255,235	0.14%	\$239,900	\$238,000	0.80%	117	107	8.97%
Townhouse	\$352,144	\$349,377	0.79%	\$332,000	\$330,000	0.61%	93	102	-9.03%
RES TOTAL	\$424,400	\$398,323	6.55%	\$378,000	\$367,750	2.79%	91	97	-5.67%
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	\$501,819	\$378,250	32.67%	\$385,000	\$244,500	57.46%	214	234	-8.52%
Acreage WF	\$735,750	\$200,000	267.88%	\$696,500	\$200,000	248.25%	87	303	-71.37%
Lots	\$223,603	\$233,458	-4.22%	\$194,000	\$220,000	-11.82%	236	162	46.13%
Lots WF	\$265,000			\$265,000			49		
LOTS TOTAL	\$285,419	\$254,667	12.08%	\$209,950	\$220,500	-4.78%	227	174	30.33%
Business	\$422,844	\$188,474	124.35%	\$131,500	\$105,000	25.24%	218	245	-11.14%
Commercial	\$257,579	\$498,655	-48.35%	\$129,050	\$340,000	-62.04%	152	160	-5.32%
Land	\$842,000	\$9,510,000	-91.15%	\$810,000	\$9,510,000	-91.48%	222	399	-44.19%
Leases	\$89,171	\$130,433	-31.64%	\$70,410	\$81,730	-13.85%	216	145	49.09%
IC&C TOTAL	\$266,521	\$433,170	-38.47%	\$100,735	\$151,356	-33.45%	179	169	6.35%
GRAND TOTAL	\$413,174	\$396,840	4.12%	\$370,000	\$361,200	2.44%	102	101	0.94%

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