

**Central Okanagan Monthly Statistics  
October 2011**

# Table of Contents

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Table of Contents	2
Zone Totals	3
Quick Summary Part 1	4
Quick Summary Part 2	5
Listing Information	6
Sales Information (Month)	7
Sales Information (YTD)	8
Average/Median Price, Days to Sell (Month)	9
Average/Median Price, Days to Sell (YTD)	10

## Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
1 Units Listed	834	757	10.17%	9,860	10,711	-7.95%
2 Units Sold	277	281	-1.42%	3,152	3,253	-3.10%
3 Sales Volume	\$106,468,973	\$135,873,594	-21.64%	\$1,236,362,119	\$1,344,633,009	-8.05%
4 List/Sell Ratio	94.30%	94.11%		95.56%	95.53%	
5 Days to Sell	115	109	5.35%	104	102	2.12%
6 Active Listings	4,765	4,619	3.16%			
<b>Area = North Okanagan</b>						
1 Units Listed	324	361	-10.25%	3,928	4,280	-8.22%
2 Units Sold	100	118	-15.25%	1,156	1,326	-12.82%
3 Sales Volume	\$30,497,650	\$36,871,297	-17.29%	\$400,463,800	\$449,849,242	-10.98%
4 List/Sell Ratio	94.36%	95.11%		94.37%	95.68%	
5 Days to Sell	142	126	12.50%	138	121	14.62%
6 Active Listings	2,391	2,413	-0.91%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	131	136	-3.68%	2,209	2,460	-10.20%
2 Units Sold	63	42	50.00%	607	628	-3.34%
3 Sales Volume	\$17,643,565	\$12,638,000	39.61%	\$186,075,418	\$189,284,593	-1.70%
4 List/Sell Ratio	93.31%	92.23%		93.47%	94.15%	
5 Days to Sell	171	199	-14.01%	159	151	4.89%
6 Active Listings	1,514	1,490	1.61%			
<b>Area = Grand Total</b>						
1 Units Listed	1,289	1,254	2.79%	15,997	17,451	-8.33%
2 Units Sold	440	441	-0.23%	4,915	5,207	-5.61%
3 Sales Volume	\$154,610,188	\$185,382,891	-16.60%	\$1,822,901,337	\$1,983,766,844	-8.11%
4 List/Sell Ratio	94.20%	94.18%		95.08%	95.43%	
5 Days to Sell	129	122	5.65%	119	113	5.53%
6 Active Listings	8,670	8,522	1.74%			

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

Central Okanagan Statistics -- October 2011

**Quick Summary Part 1**

			<b>Residential</b>	
<b>Description</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>
<b>This Month</b>	277	\$106,468,973	125	\$57,937,835
<b>Last Month</b>	319	\$128,492,473	155	\$80,112,225
<b>This Month Last Year</b>	281	\$135,873,594	139	\$70,880,690

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	834	4,765
<b>Last Month</b>	831	4,991
<b>This Month Last Year</b>	757	4,619

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Central Okanagan Statistics -- October 2011

## Quick Summary Part 2

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### Condo/Apt

Sales	50
New Listings	200
Current Inventory	889
Sell/Inv. Ratio	5.62%
Days to Sell	118
Average Price	\$250,707
Median Price	\$210,625

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### Condo/Townhouse

Sales	37
New Listings	74
Current Inventory	507
Sell/Inv. Ratio	7.30%
Days to Sell	182
Average Price	\$347,664
Median Price	\$350,000

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### Lots

Sales	12
New Listings	86
Current Inventory	634
Sell/Inv. Ratio	1.89%
Days to Sell	109
Average Price	\$240,650
Median Price	\$207,500

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### Residential

Sales	125
New Listings	311
Current Inventory	1,481
Sell/Inv. Ratio	8.44%
Days to Sell	97
Average Price	\$463,503
Median Price	\$417,500
Ratio of Sales vs Inventory	6.38%

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Central Okanagan Statistics -- October 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%
<b>Zone = Central Okanagan</b>									
Acreage/House	23	27	-14.81%	378	402	-5.97	211	214	-1.40
Duplex	14	9	55.56%	166	222	-25.23	73	66	10.61
Mobile Home	31	42	-26.19%	490	501	-2.20	191	197	-3.05
Recreational	1	2	-50.00%	45	63	-28.57	29	39	-25.64
Residential	311	294	5.78%	4,114	4,478	-8.13	1,481	1,483	-0.13
Residential WF	7	10	-30.00%	125	135	-7.41	95	87	9.20
3/4-Plex	1	0	0.00%	15	11	36.36	7	5	40.00
Timeshare	0	0	0.00%	2	4	-50.00	2	2	0.00
Apartment	200	134	49.25%	1,851	1,995	-7.22	889	921	-3.47
Townhouse	74	79	-6.33%	1,157	1,195	-3.18	507	456	11.18
RES TOTAL	662	597.00	10.89%	8,343	9,006	-7.36%	3,485	3,470	0.43
FARMS	10	8	25.00%	86	96	-10.42	64	63	1.59
MULTIFAMILY	2	2	0.00%	18	12	50.00	11	8	37.50
Acreage	10	13	-23.08%	122	151	-19.21	103	116	-11.21
Acreage WF	2	0	0.00%	21	23	-8.70	22	17	29.41
Lots	71	88	-19.32%	700	844	-17.06	634	596	6.38
Lots WF	3	3	0.00%	24	33	-27.27	22	19	15.79
LOTS TOTAL	86	104.00	-17.31%	867	1,051	-17.51%	781	748	4.41
Business	10	8	25.00%	93	86	8.14	62	55	12.73
Commercial	48	25	92.00%	358	333	7.51	282	184	53.26
Land	16	13	23.08%	84	112	-25.00	76	78	-2.56
<b>GRAND TOTAL</b>	<b>834</b>	<b>757</b>	<b>10.17%</b>	<b>9,849</b>	<b>10,696</b>	<b>-7.92%</b>	<b>4,761</b>	<b>4,606</b>	<b>3.37</b>

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Central Okanagan Statistics -- October 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
<b>Zone = Central Okanagan</b>								
Acreage/House	14	11	27.27%	\$12,250,000	\$20,228,500	-39.44%	88.42%	93.46%
Duplex	7	8	-12.50%	\$2,141,400	\$2,459,500	-12.93%	94.44%	94.74%
Mobile Home	19	15	26.67%	\$1,770,675	\$1,379,700	28.34%	93.41%	92.80%
Recreational	0	1	-100.00%	\$0	\$295,000	-100.00%	0.00%	92.22%
Residential	125	139	-10.07%	\$57,937,835	\$70,880,690	-18.26%	94.90%	95.37%
Residential WF	1	3	-66.67%	\$855,000	\$9,775,000	-91.25%	93.04%	89.85%
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	50	45	11.11%	\$12,535,350	\$10,989,189	14.07%	91.15%	95.38%
Townhouse	37	33	12.12%	\$12,863,550	\$10,359,300	24.17%	95.43%	96.61%
RES TOTAL	253	255	-0.78%	\$100,353,810	\$126,366,879	-20.59%	93.60%	94.66%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	1	0	0.00%	\$1,725,000	\$0	0.00%	96.10%	0.00%
Acreage	0	3	-100.00%	\$0	\$2,281,000	-100.00%	0.00%	77.69%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	12	7	71.43%	\$2,887,796	\$1,172,900	146.21%	97.08%	92.89%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	12	10	20.00%	\$2,887,796	\$3,453,900	-16.39%	97.08%	82.26%
Business	1	3	-66.67%	\$145,000	\$2,718,000	-94.67%	64.44%	89.15%
Commercial	10	12	-16.67%	\$1,357,367	\$3,015,815	-54.99%	195.56%	90.94%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
<b>GRAND TOTAL</b>	<b>277</b>	<b>280</b>	<b>-1.07%</b>	<b>\$106,468,973</b>	<b>\$135,554,594</b>	<b>-1.07%</b>	<b>94.30%</b>	<b>94.10%</b>

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Central Okanagan Statistics -- October 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
<b>Zone = Central Okanagan</b>								
Acreage/House	82	81	1.23%	\$77,976,500	\$80,180,623	-2.75%	92.04%	93.32%
Duplex	47	73	-35.62%	\$16,420,257	\$26,236,440	-37.41%	95.54%	95.52%
Mobile Home	177	175	1.14%	\$16,320,710	\$16,917,453	-3.53%	92.83%	91.70%
Recreational	8	8	0.00%	\$1,455,825	\$3,023,500	-51.85%	74.36%	94.38%
Residential	1,518	1,546	-1.81%	\$720,225,814	\$753,022,887	-4.36%	96.02%	96.34%
Residential WF	23	30	-23.33%	\$33,193,000	\$64,650,000	-48.66%	88.73%	89.19%
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	592	591	0.17%	\$149,908,631	\$151,043,210	-0.75%	94.60%	95.87%
Townhouse	436	438	-0.46%	\$151,627,236	\$154,114,585	-1.61%	96.43%	96.22%
RES TOTAL	2,887	2,946	-2.00%	\$1,169,034,974	\$1,250,566,698	-6.52%	95.30%	95.59%
FARMS	7	11	-36.36%	\$8,604,000	\$10,694,000	-19.54%	83.73%	87.52%
MULTIFAMILY	3	2	50.00%	\$3,098,600	\$1,375,000	125.35%	95.81%	94.90%
Acreage	14	31	-54.84%	\$4,197,700	\$15,556,400	-73.02%	93.51%	81.44%
Acreage WF	2	4	-50.00%	\$382,500	\$2,943,000	-87.00%	96.11%	88.25%
Lots	133	137	-2.92%	\$30,312,006	\$30,633,571	-1.05%	93.76%	92.94%
Lots WF	2	2	0.00%	\$659,000	\$530,000	24.34%	97.20%	81.92%
LOTS TOTAL	151	174	-13.22%	\$35,551,206	\$49,662,971	-28.42%	93.82%	88.62%
Business	13	16	-18.75%	\$1,041,000	\$6,765,500	-84.61%	72.28%	83.30%
Commercial	84	93	-9.68%	\$15,474,339	\$19,407,840	-20.27%	149.38%	129.07%
Land	2	5	-60.00%	\$1,424,000	\$4,210,000	-66.18%	84.01%	96.98%
<b>GRAND TOTAL</b>	<b>3,147</b>	<b>3,247</b>	<b>-3.08%</b>	<b>\$1,234,228,119</b>	<b>\$1,342,682,009</b>	<b>-3.08%</b>	<b>95.56%</b>	<b>95.53%</b>

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Central Okanagan Statistics -- October 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%
<b>Zone = Central Okanagan</b>									
Acreage/House	\$875,000	\$1,838,955	-52.42%	\$693,000	\$740,000	-6.35%	113	137	-17.57%
Duplex	\$305,914	\$307,438	-0.50%	\$275,000	\$282,500	-2.65%	43	96	-55.56%
Mobile Home	\$93,193	\$91,980	1.32%	\$83,000	\$61,000	36.07%	97	72	34.74%
Recreational		\$295,000			\$295,000			519	
Residential	\$463,503	\$509,933	-9.11%	\$417,500	\$430,000	-2.91%	97	90	8.27%
Residential WF	\$855,000	\$3,258,333	-73.76%	\$855,000	\$2,350,000	-63.62%	175	164	6.49%
3/4-Plex									
Timeshare									
Apartment	\$250,707	\$244,204	2.66%	\$210,625	\$217,500	-3.16%	118	132	-10.82%
Townhouse	\$347,664	\$313,918	10.75%	\$350,000	\$315,000	11.11%	182	87	108.89%
RES TOTAL	\$396,655	\$495,556	-19.96%	\$360,000	\$375,000	-4.00%	113	101	12.60%
<b>FARMS</b>									
MULTIFAMILY	\$1,725,000			\$1,725,000			109		
Acreage		\$760,333			\$396,000			140	
Acreage WF									
Lots	\$240,650	\$167,557	43.62%	\$207,500	\$175,000	18.57%	109	150	-27.32%
Lots WF									
LOTS TOTAL	\$240,650	\$345,390	-30.33%	\$207,500	\$212,500	-2.35%	109	147	-25.81%
Business	\$145,000	\$906,000	-84.00%	\$145,000	\$165,000	-12.12%	88	184	-52.17%
Commercial	\$135,737	\$251,318	-45.99%	\$114,775	\$159,000	-27.81%	154	232	-33.35%
Land									
<b>GRAND TOTAL</b>	<b>\$384,365</b>	<b>\$484,124</b>	<b>-20.61%</b>	<b>\$337,500</b>	<b>\$367,500</b>	<b>-8.16%</b>	<b>115</b>	<b>109</b>	<b>5.25%</b>

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Central Okanagan Statistics -- October 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%
<b>Zone = Central Okanagan</b>									
Acreage/House	\$950,933	\$989,884	-3.93%	\$608,500	\$684,000	-11.04%	122	103	18.93%
Duplex	\$349,367	\$359,403	-2.79%	\$335,000	\$325,000	3.08%	82	74	10.27%
Mobile Home	\$92,207	\$96,671	-4.62%	\$82,000	\$82,000	0.00%	107	106	0.39%
Recreational	\$181,978	\$377,938	-51.85%	\$157,500	\$423,250	-62.79%	162	269	-39.71%
Residential	\$474,457	\$487,078	-2.59%	\$429,750	\$442,500	-2.88%	87	77	13.02%
Residential WF	\$1,443,174	\$2,155,000	-33.03%	\$1,260,000	\$2,037,500	-38.16%	191	157	21.95%
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	\$253,224	\$255,572	-0.92%	\$225,000	\$239,900	-6.21%	110	117	-5.77%
Townhouse	\$347,769	\$351,860	-1.16%	\$330,000	\$331,500	-0.45%	110	93	18.77%
RES TOTAL	\$404,931	\$424,497	-4.61%	\$366,500	\$378,000	-3.04%	99	91	8.03%
FARMS	\$1,229,143	\$972,182	26.43%	\$1,149,000	\$900,000	27.67%	187	152	23.21%
MULTIFAMILY	\$1,032,867	\$687,500	50.24%	\$752,600	\$687,500	9.47%	62	115	-45.56%
Acreage	\$299,836	\$501,819	-40.25%	\$283,500	\$385,000	-26.36%	130	214	-39.11%
Acreage WF	\$191,250	\$735,750	-74.01%	\$191,250	\$696,500	-72.54%	188	87	116.14%
Lots	\$227,910	\$223,603	1.93%	\$193,000	\$194,000	-0.52%	178	236	-24.55%
Lots WF	\$329,500	\$265,000	24.34%	\$329,500	\$265,000	24.34%	136	49	180.41%
LOTS TOTAL	\$235,438	\$285,419	-17.51%	\$200,000	\$209,950	-4.74%	173	227	-23.52%
Business	\$80,077	\$422,844	-81.06%	\$62,500	\$131,500	-52.47%	172	218	-21.12%
Commercial	\$184,218	\$208,686	-11.72%	\$78,241	\$79,688	-1.82%	139	171	-18.60%
Land	\$712,000	\$842,000	-15.44%	\$712,000	\$810,000	-12.10%	226	222	1.62%
<b>GRAND TOTAL</b>	<b>\$392,192</b>	<b>\$413,515</b>	<b>-5.16%</b>	<b>\$354,500</b>	<b>\$370,000</b>	<b>-4.19%</b>	<b>104</b>	<b>102</b>	<b>1.92%</b>

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