

Central Okanagan Monthly Statistics
November 2010

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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	709	652	8.74%	11,421	10,870	5.07%
2 Units Sold	210	326	-35.58%	3,463	3,687	-6.08%
3 Sales Volume	\$73,538,882	\$118,878,126	-38.14%	\$1,415,931,891	\$1,451,554,170	-2.45%
4 List/Sell Ratio	95.94%	95.98%		95.53%	94.95%	
5 Days to Sell	121	112	7.81%	103	102	1.10%
6 Active Listings	4,413	4,559	-3.20%			
Area = North Okanagan						
1 Units Listed	251	273	-8.06%	4,532	4,096	10.64%
2 Units Sold	101	129	-21.71%	1,428	1,544	-7.51%
3 Sales Volume	\$34,731,860	\$45,425,955	-23.54%	\$486,081,102	\$528,188,374	-7.97%
4 List/Sell Ratio	94.83%	96.76%		95.65%	95.26%	
5 Days to Sell	130	139	-6.49%	121	131	-7.60%
6 Active Listings	2,220	2,117	4.87%			
Area = Shuswap / Revel						
1 Units Listed	95	122	-22.13%	2,557	2,239	14.20%
2 Units Sold	48	68	-29.41%	677	719	-5.84%
3 Sales Volume	\$15,613,491	\$21,397,315	-27.03%	\$208,598,084	\$225,117,814	-7.34%
4 List/Sell Ratio	90.41%	94.95%		94.04%	92.95%	
5 Days to Sell	157	191	-17.78%	152	148	2.11%
6 Active Listings	1,378	1,328	3.77%			
Area = Grand Total						
1 Units Listed	1,055	1,047	0.76%	18,510	17,205	7.59%
2 Units Sold	359	523	-31.36%	5,568	5,950	-6.42%
3 Sales Volume	\$123,884,233	\$185,701,396	-33.29%	\$2,110,611,078	\$2,204,860,357	-4.27%
4 List/Sell Ratio	94.90%	96.05%		95.41%	94.81%	
5 Days to Sell	129	129	-0.56%	114	115	-1.34%
6 Active Listings	8,011	8,004	0.09%			

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

Central Okanagan Statistics -- November 2010

Quick Summary Part 1**Residential**

Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	210	\$73,538,882	104	\$45,772,747
Last Month	280	\$133,148,594	138	\$68,155,690
This Month Last Year	326	\$118,878,126	151	\$68,322,105

Description	Total Listings Taken	Inventory
This Month	709	4,413
Last Month	757	4,676
This Month Last Year	652	4,559

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Central Okanagan Statistics -- November 2010

Quick Summary Part 2

Condo/Apt

Sales	44
New Listings	166
Current Inventory	884
Sell/Inv. Ratio	4.98%
Days to Sell	119
Average Price	\$237,066
Median Price	\$217,450

Condo/Townhouse

Sales	21
New Listings	85
Current Inventory	440
Sell/Inv. Ratio	4.77%
Days to Sell	118
Average Price	\$313,600
Median Price	\$303,000

Lots

Sales	7
New Listings	47
Current Inventory	578
Sell/Inv. Ratio	1.21%
Days to Sell	126
Average Price	\$296,071
Median Price	\$215,000

Residential

Sales	104
New Listings	273
Current Inventory	1,340
Sell/Inv. Ratio	7.76%
Days to Sell	89
Average Price	\$440,123
Median Price	\$407,500

Ratio of Sales vs Inventory	5.43%
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Central Okanagan Statistics -- November 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	22	27	-18.52%	424	359	18.11	190	168	13.10
Duplex	15	16	-6.25%	237	195	21.54	61	66	-7.58
Mobile Home	29	36	-19.44%	530	508	4.33	179	199	-10.05
Recreational	2	2	0.00%	65	67	-2.99	38	45	-15.56
Residential	273	274	-0.36%	4,752	4,346	9.34	1,340	1,254	6.86
Residential WF	12	6	100.00%	147	152	-3.29	80	90	-11.11
3/4-Plex	0	0	0.00%	11	15	-26.67	5	8	-37.50
Timeshare	1	1	0.00%	5	6	-16.67	3	3	0.00
Apartment	166	145	14.48%	2,161	2,242	-3.61	884	1,051	-15.89
Townhouse	85	53	60.38%	1,280	1,133	12.97	440	399	10.28
RES TOTAL	605	560.00	8.04%	9,612	9,023	6.53%	3,220	3,283	-1.92
FARMS	3	7	-57.14%	99	107	-7.48	58	71	-18.31
MULTIFAMILY	0	3	-100.00%	12	26	-53.85	8	12	-33.33
Acreage	1	4	-75.00%	152	136	11.76	105	115	-8.70
Acreage WF	2	2	0.00%	25	23	8.70	18	12	50.00
Lots	41	31	32.26%	885	838	5.61	578	634	-8.83
Lots WF	3	1	200.00%	36	26	38.46	18	21	-14.29
LOTS TOTAL	47	38.00	23.68%	1,098	1,023	7.33%	719	782	-8.06
Business	6	6	0.00%	92	94	-2.13	58	66	-12.12
Commercial	31	19	63.16%	314	190	65.26	195	90	116.67
Land	5	6	-16.67%	117	114	2.63	81	82	-1.22
Leases	10	8	25.00%	60	228	-73.68	62	173	-64.16
IC&C TOTAL	52	39.00	33.33%	583	626	-6.87%	396	411	-3.65
GRAND TOTAL	707	647	9.27%	11,404	10,805	5.54%	4,401	4,559	-3.47

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Central Okanagan Statistics -- November 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	4	3	33.33%	\$1,967,500	\$2,234,900	-11.96%	95.11%	93.13%
Duplex	5	3	66.67%	\$1,986,750	\$710,000	179.82%	96.87%	95.96%
Mobile Home	7	14	-50.00%	\$711,000	\$1,255,150	-43.35%	91.59%	94.93%
Recreational	1	1	0.00%	\$124,800	\$167,000	-25.27%	92.51%	95.48%
Residential	104	151	-31.13%	\$45,772,747	\$68,322,105	-33.00%	95.47%	96.15%
Residential WF	0	2	-100.00%	\$0	\$2,724,000	-100.00%	0.00%	85.28%
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	44	70	-37.14%	\$10,430,893	\$19,161,950	-45.56%	95.22%	95.71%
Townhouse	21	44	-52.27%	\$6,585,601	\$15,567,001	-57.70%	94.83%	96.04%
RES TOTAL	186	288	-35.42%	\$67,579,291	\$110,142,106	-38.64%	95.35%	95.68%
FARMS	0	1	-100.00%	\$0	\$304,000	-100.00%	0.00%	86.88%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	0	4	-100.00%	\$0	\$1,359,800	-100.00%	0.00%	96.01%
Acreage WF	0	1	-100.00%	\$0	\$270,000	-100.00%	0.00%	90.03%
Lots	6	17	-64.71%	\$1,502,500	\$3,586,733	-58.11%	90.91%	92.28%
Lots WF	1	0	0.00%	\$570,000	\$0	0.00%	95.80%	0.00%
LOTS TOTAL	7	22	-68.18%	\$2,072,500	\$5,216,533	-60.27%	92.21%	93.10%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	10	3	233.33%	\$3,735,980	\$795,000	369.93%	105.95%	95.90%
Land	0	2	-100.00%	\$0	\$1,800,000	-100.00%	0.00%	92.31%
Leases	7	10	-30.00%	\$151,112	\$620,486	-75.65%	0.00%	0.00%
IC&C TOTAL	17	15	13.33%	\$3,887,091	\$3,215,486	20.89%	110.23%	115.70%
GRAND TOTAL	210	326	-35.58%	\$73,538,882	\$118,878,126	-35.58%	95.94%	95.98%

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Central Okanagan Statistics -- November 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	85	69	23.19%	\$82,148,123	\$52,461,175	56.59%	93.36%	93.04%
Duplex	78	90	-13.33%	\$28,223,190	\$30,647,417	-7.91%	95.61%	97.10%
Mobile Home	182	163	11.66%	\$17,628,453	\$16,008,400	10.12%	91.70%	92.57%
Recreational	9	10	-10.00%	\$3,148,300	\$2,699,000	16.65%	94.30%	94.91%
Residential	1,650	1,824	-9.54%	\$796,555,634	\$834,008,836	-4.49%	96.26%	95.70%
Residential WF	30	26	15.38%	\$64,650,000	\$55,354,500	16.79%	89.19%	87.36%
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	635	713	-10.94%	\$161,474,103	\$183,278,084	-11.90%	95.83%	94.82%
Townhouse	459	529	-13.23%	\$160,700,186	\$185,015,029	-13.14%	96.16%	95.70%
RES TOTAL	3,132	3,432	-8.74%	\$1,315,905,989	\$1,362,470,941	-3.42%	95.55%	95.10%
FARMS	11	13	-15.38%	\$10,694,000	\$10,115,000	5.72%	87.52%	88.62%
MULTIFAMILY	2	3	-33.33%	\$1,375,000	\$1,571,300	-12.49%	94.90%	91.23%
Acreage	31	18	72.22%	\$15,556,400	\$6,655,300	133.74%	81.44%	75.50%
Acreage WF	4	2	100.00%	\$2,943,000	\$470,000	526.17%	88.25%	81.90%
Lots	143	96	48.96%	\$32,136,071	\$22,029,895	45.87%	92.85%	92.98%
Lots WF	3	0	0.00%	\$1,100,000	\$0	0.00%	88.57%	0.00%
LOTS TOTAL	181	116	56.03%	\$51,735,471	\$29,155,195	77.45%	88.76%	88.13%
Business	16	13	23.08%	\$6,765,500	\$2,450,157	176.13%	83.30%	81.29%
Commercial	76	24	216.67%	\$20,736,213	\$11,266,750	84.05%	111.71%	90.46%
Land	5	4	25.00%	\$4,210,000	\$20,820,000	-79.78%	96.98%	73.96%
Leases	34	64	-46.88%	\$2,558,718	\$7,663,883	-66.61%	0.00%	0.00%
IC&C TOTAL	131	105	24.76%	\$34,270,431	\$42,200,790	-18.79%	110.46%	96.74%
GRAND TOTAL	3,457	3,669	-5.78%	\$1,413,980,891	\$1,445,513,226	-5.78%	95.53%	94.94%

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Central Okanagan Statistics -- November 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	\$491,875	\$744,967	-33.97%	\$534,500	\$599,900	-10.90%	330	64	417.93%
Duplex	\$397,350	\$236,667	67.89%	\$455,000	\$210,000	116.67%	116	111	4.50%
Mobile Home	\$101,571	\$89,654	13.29%	\$65,000	\$70,450	-7.74%	157	86	82.68%
Recreational	\$124,800	\$167,000	-25.27%	\$124,800	\$167,000	-25.27%	120	119	0.84%
Residential	\$440,123	\$452,464	-2.73%	\$407,500	\$420,000	-2.98%	89	91	-1.37%
Residential WF		\$1,362,000			\$1,362,000			290	
3/4-Plex									
Timeshare									
Apartment	\$237,066	\$273,742	-13.40%	\$217,450	\$245,000	-11.24%	119	100	18.94%
Townhouse	\$313,600	\$353,795	-11.36%	\$303,000	\$331,500	-8.60%	118	132	-10.67%
RES TOTAL	\$363,330	\$382,438	-5.00%	\$342,500	\$364,450	-6.02%	108	101	7.74%
FARMS		\$304,000			\$304,000			191	
MULTIFAMILY									
Acreage		\$339,950			\$199,900			292	
Acreage WF		\$270,000			\$270,000			88	
Lots	\$250,417	\$210,984	18.69%	\$207,500	\$210,000	-1.19%	147	195	-24.81%
Lots WF	\$570,000			\$570,000			5		
LOTS TOTAL	\$296,071	\$237,115	24.86%	\$215,000	\$204,950	4.90%	126	208	-39.16%
Business									
Commercial	\$373,598	\$265,000	40.98%	\$187,171	\$245,000	-23.60%	170	166	2.02%
Land		\$900,000			\$900,000			174	
Leases	\$21,587	\$62,049	-65.21%	\$13,225	\$67,238	-80.33%	392	211	85.45%
IC&C TOTAL	\$228,652	\$214,366	6.66%	\$67,500	\$83,094	-18.77%	261	197	32.35%
GRAND TOTAL	\$350,185	\$364,657	-3.97%	\$332,250	\$349,950	-5.06%	121	112	7.81%

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Central Okanagan Statistics -- November 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	\$966,449	\$760,307	27.11%	\$665,000	\$650,000	2.31%	113	124	-8.40%
Duplex	\$361,836	\$340,527	6.26%	\$325,900	\$325,000	0.28%	77	85	-9.82%
Mobile Home	\$96,860	\$98,211	-1.38%	\$81,750	\$83,000	-1.51%	108	104	3.87%
Recreational	\$349,811	\$269,900	29.61%	\$420,000	\$268,500	56.42%	253	306	-17.57%
Residential	\$482,761	\$457,242	5.58%	\$440,000	\$424,250	3.71%	78	88	-11.32%
Residential WF	\$2,155,000	\$2,129,019	1.22%	\$2,037,500	\$1,820,000	11.95%	157	159	-1.24%
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	\$254,290	\$257,052	-1.07%	\$237,000	\$239,000	-0.84%	117	107	10.08%
Townhouse	\$350,109	\$349,745	0.10%	\$329,800	\$330,000	-0.06%	94	105	-10.20%
RES TOTAL	\$420,149	\$396,990	5.83%	\$375,000	\$367,150	2.14%	92	97	-4.91%
FARMS	\$972,182	\$778,077	24.95%	\$900,000	\$599,000	50.25%	152	130	16.30%
MULTIFAMILY	\$687,500	\$523,767	31.26%	\$687,500	\$424,400	61.99%	115	47	141.90%
Acreage	\$501,819	\$369,739	35.72%	\$385,000	\$232,500	65.59%	214	247	-13.28%
Acreage WF	\$735,750	\$235,000	213.09%	\$696,500	\$235,000	196.38%	87	196	-55.63%
Lots	\$224,728	\$229,478	-2.07%	\$194,000	\$219,000	-11.42%	233	168	38.75%
Lots WF	\$366,667			\$390,000			34		
LOTS TOTAL	\$285,831	\$251,338	13.72%	\$210,000	\$220,000	-4.55%	223	180	23.55%
Business	\$422,844	\$188,474	124.35%	\$131,500	\$105,000	25.24%	218	245	-11.14%
Commercial	\$272,845	\$469,448	-41.88%	\$135,596	\$312,500	-56.61%	154	161	-4.30%
Land	\$842,000	\$5,205,000	-83.82%	\$810,000	\$960,000	-15.63%	222	286	-22.31%
Leases	\$75,256	\$119,748	-37.15%	\$53,216	\$79,164	-32.78%	253	155	62.41%
IC&C TOTAL	\$261,606	\$401,912	-34.91%	\$90,300	\$130,569	-30.84%	190	173	9.97%
GRAND TOTAL	\$409,020	\$393,980	3.82%	\$366,000	\$360,000	1.67%	103	102	1.09%

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