

**Central Okanagan Monthly Statistics
November 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	575	710	-19.01%	10,435	11,421	-8.63%
2 Units Sold	258	221	16.74%	3,427	3,474	-1.35%
3 Sales Volume	\$98,089,781	\$76,928,947	27.51%	\$1,341,499,200	\$1,421,561,956	-5.63%
4 List/Sell Ratio	94.01%	95.79%		95.43%	95.55%	
5 Days to Sell	112	121	-7.80%	105	103	1.55%
6 Active Listings	4,479	4,351	2.94%			
Area = North Okanagan						
1 Units Listed	234	251	-6.77%	4,162	4,531	-8.14%
2 Units Sold	95	108	-12.04%	1,259	1,434	-12.20%
3 Sales Volume	\$31,654,567	\$37,317,860	-15.18%	\$434,139,107	\$487,167,102	-10.88%
4 List/Sell Ratio	95.73%	94.75%		94.51%	95.61%	
5 Days to Sell	133	129	3.20%	138	121	13.84%
6 Active Listings	2,190	2,213	-1.04%			
Area = Shuswap / Revels						
1 Units Listed	127	95	33.68%	2,336	2,555	-8.57%
2 Units Sold	59	50	18.00%	672	678	-0.88%
3 Sales Volume	\$16,817,612	\$16,151,491	4.12%	\$204,867,330	\$205,436,084	-0.28%
4 List/Sell Ratio	93.34%	90.29%		93.42%	93.83%	
5 Days to Sell	177	157	12.24%	160	152	5.43%
6 Active Listings	1,362	1,377	-1.09%			
Area = Grand Total						
1 Units Listed	936	1,056	-11.36%	16,933	18,507	-8.50%
2 Units Sold	412	379	8.71%	5,358	5,586	-4.08%
3 Sales Volume	\$146,561,960	\$130,398,298	12.40%	\$1,980,505,637	\$2,114,165,142	-6.32%
4 List/Sell Ratio	94.30%	94.78%		95.01%	95.39%	
5 Days to Sell	126	128	-1.74%	119	114	5.10%
6 Active Listings	8,031	7,941	1.13%			

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

Central Okanagan Statistics -- November 2011

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	258	\$98,089,781	124	\$56,656,830
Last Month	293	\$112,516,273	132	\$61,591,235
This Month Last Year	221	\$76,928,947	110	\$47,971,312

Description	Total Listings Taken	Inventory
This Month	575	4,479
Last Month	834	4,765
This Month Last Year	710	4,351

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Central Okanagan Statistics -- November 2011

Quick Summary Part 2

Condo/Apt

Sales	52
New Listings	119
Current Inventory	851
Sell/Inv. Ratio	6.11%
Days to Sell	113
Average Price	\$250,545
Median Price	\$219,500

Condo/Townhouse

Sales	31
New Listings	58
Current Inventory	455
Sell/Inv. Ratio	6.81%
Days to Sell	97
Average Price	\$337,129
Median Price	\$297,000

Lots

Sales	9
New Listings	41
Current Inventory	614
Sell/Inv. Ratio	1.47%
Days to Sell	286
Average Price	\$222,745
Median Price	\$218,000

Residential

Sales	124
New Listings	225
Current Inventory	1,359
Sell/Inv. Ratio	9.12%
Days to Sell	94
Average Price	\$456,910
Median Price	\$426,700
Ratio of Sales vs Inventory	6.59%

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Central Okanagan Statistics -- November 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%
Zone = Central Okanagan									
Acreage/House	20	23	-13.04%	398	425	-6.35	185	190	-2.63
Duplex	13	15	-13.33%	178	237	-24.89	70	61	14.75
Mobile Home	31	29	6.90%	520	530	-1.89	181	179	1.12
Recreational	4	2	100.00%	50	65	-23.08	33	38	-13.16
Residential	225	273	-17.58%	4,340	4,751	-8.65	1,359	1,340	1.42
Residential WF	12	12	0.00%	137	147	-6.80	98	80	22.50
3/4-Plex	2	0	0.00%	17	11	54.55	8	5	60.00
Timeshare	0	1	-100.00%	2	5	-60.00	2	3	-33.33
Apartment	119	166	-28.31%	1,970	2,161	-8.84	851	884	-3.73
Townhouse	58	85	-31.76%	1,215	1,280	-5.08	455	440	3.41
RES TOTAL	484	606.00	-20.13%	8,827	9,612	-8.17%	3,242	3,220	0.68
FARMS	2	3	-33.33%	88	99	-11.11	58	58	0.00
MULTIFAMILY	3	0	0.00%	21	12	75.00	14	8	75.00
Acreage	8	1	700.00%	130	152	-14.47	96	105	-8.57
Acreage WF	2	2	0.00%	23	25	-8.00	21	18	16.67
Lots	31	41	-24.39%	731	885	-17.40	614	578	6.23
Lots WF	0	3	-100.00%	24	36	-33.33	21	18	16.67
LOTS TOTAL	41	47.00	-12.77%	908	1,098	-17.30%	752	719	4.59
Business	3	6	-50.00%	96	92	4.35	58	58	0.00
Commercial	33	41	-19.51%	391	374	4.55	277	195	42.05
Land	8	5	60.00%	92	117	-21.37	74	81	-8.64
GRAND TOTAL	574	708	-18.93%	10,423	11,404	-8.60%	4,475	4,339	3.13

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Central Okanagan Statistics -- November 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	10	5	100.00%	\$6,001,434	\$2,102,500	185.44%	94.02%	94.81%
Duplex	5	5	0.00%	\$1,474,000	\$1,986,750	-25.81%	95.26%	96.87%
Mobile Home	12	8	50.00%	\$1,046,500	\$850,000	23.12%	92.08%	91.87%
Recreational	1	1	0.00%	\$246,000	\$124,800	97.12%	98.48%	92.51%
Residential	124	110	12.73%	\$56,656,830	\$47,971,312	18.11%	94.95%	95.44%
Residential WF	1	0	0.00%	\$1,155,000	\$0	0.00%	93.15%	0.00%
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	52	46	13.04%	\$13,028,317	\$10,825,893	20.34%	93.84%	95.26%
Townhouse	31	22	40.91%	\$10,451,000	\$6,820,601	53.23%	94.24%	94.95%
RES TOTAL	236	197	19.80%	\$90,059,081	\$70,681,856	27.41%	94.60%	95.34%
FARMS	1	0	0.00%	\$1,625,000	\$0	0.00%	81.29%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	2	0	0.00%	\$526,000	\$0	0.00%	87.70%	0.00%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	7	6	16.67%	\$1,478,705	\$1,502,500	-1.58%	94.28%	90.91%
Lots WF	0	1	-100.00%	\$0	\$570,000	-100.00%	0.00%	95.80%
LOTS TOTAL	9	7	28.57%	\$2,004,705	\$2,072,500	-3.27%	92.46%	92.21%
Business	0	1	-100.00%	\$0	\$355,000	-100.00%	0.00%	88.77%
Commercial	11	16	-31.25%	\$2,075,995	\$3,819,591	-45.65%	95.31%	108.32%
Land	1	0	0.00%	\$2,325,000	\$0	0.00%	83.04%	0.00%
GRAND TOTAL	258	221	16.74%	\$98,089,781	\$76,928,947	16.74%	94.01%	95.79%

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Central Okanagan Statistics -- November 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	92	86	6.98%	\$83,977,934	\$82,283,123	2.06%	92.18%	93.35%
Duplex	52	78	-33.33%	\$17,894,257	\$28,223,190	-36.60%	95.52%	95.61%
Mobile Home	190	183	3.83%	\$17,446,210	\$17,767,453	-1.81%	92.78%	91.71%
Recreational	9	9	0.00%	\$1,701,825	\$3,148,300	-45.94%	77.09%	94.30%
Residential	1,650	1,656	-0.36%	\$781,536,044	\$800,994,199	-2.43%	95.92%	96.29%
Residential WF	24	30	-20.00%	\$34,348,000	\$64,650,000	-46.87%	88.87%	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	650	637	2.04%	\$164,760,848	\$161,869,103	1.79%	94.53%	95.83%
Townhouse	469	460	1.96%	\$162,569,236	\$160,935,186	1.02%	96.28%	96.17%
RES TOTAL	3,140	3,143	-0.10%	\$1,266,141,355	\$1,321,248,554	-4.17%	95.24%	95.58%
FARMS	8	11	-27.27%	\$10,229,000	\$10,694,000	-4.35%	83.33%	87.52%
MULTIFAMILY	3	2	50.00%	\$3,098,600	\$1,375,000	125.35%	95.81%	94.90%
Acreage	16	31	-48.39%	\$4,723,700	\$15,556,400	-69.64%	92.83%	81.44%
Acreage WF	2	4	-50.00%	\$382,500	\$2,943,000	-87.00%	96.11%	88.25%
Lots	140	143	-2.10%	\$31,790,711	\$32,136,071	-1.07%	93.78%	92.85%
Lots WF	2	3	-33.33%	\$659,000	\$1,100,000	-40.09%	97.20%	88.57%
LOTS TOTAL	160	181	-11.60%	\$37,555,911	\$51,735,471	-27.41%	93.74%	88.76%
Business	13	17	-23.53%	\$1,041,000	\$7,120,500	-85.38%	72.28%	83.56%
Commercial	95	109	-12.84%	\$17,550,334	\$23,227,431	-24.44%	139.99%	125.12%
Land	3	5	-40.00%	\$3,749,000	\$4,210,000	-10.95%	83.40%	96.98%
GRAND TOTAL	3,422	3,468	-1.33%	\$1,339,365,200	\$1,419,610,956	-1.33%	95.43%	95.55%

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Central Okanagan Statistics -- November 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	\$600,143	\$420,500	42.72%	\$571,717	\$529,000	8.08%	145	293	-50.72%
Duplex	\$294,800	\$397,350	-25.81%	\$315,000	\$455,000	-30.77%	152	116	30.86%
Mobile Home	\$87,208	\$106,250	-17.92%	\$71,000	\$102,000	-30.39%	121	148	-18.66%
Recreational	\$246,000	\$124,800	97.12%	\$246,000	\$124,800	97.12%	168	120	40.00%
Residential	\$456,910	\$436,103	4.77%	\$426,700	\$405,000	5.36%	94	89	5.26%
Residential WF 3/4-Plex	\$1,155,000			\$1,155,000			217		
Timeshare									
Apartment	\$250,545	\$235,346	6.46%	\$219,500	\$217,450	0.94%	113	118	-3.90%
Townhouse	\$337,129	\$310,027	8.74%	\$297,000	\$301,500	-1.49%	97	117	-16.52%
RES TOTAL	\$381,606	\$358,791	6.36%	\$372,500	\$336,500	10.70%	104	107	-2.97%
FARMS	\$1,625,000			\$1,625,000			-6		
MULTIFAMILY									
Acreage	\$263,000			\$263,000			70		
Acreage WF									
Lots	\$211,244	\$250,417	-15.64%	\$218,000	\$207,500	5.06%	348	147	137.37%
Lots WF		\$570,000			\$570,000			5	
LOTS TOTAL	\$222,745	\$296,071	-24.77%	\$218,000	\$215,000	1.40%	286	126	126.48%
Business		\$355,000			\$355,000			336	
Commercial	\$188,727	\$238,724	-20.94%	\$33,600	\$70,259	-52.18%	143	276	-48.34%
Land	\$2,325,000			\$2,325,000			110		
GRAND TOTAL	\$380,193	\$348,095	9.22%	\$360,000	\$330,000	9.09%	112	121	-7.80%

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Central Okanagan Statistics -- November 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	\$912,804	\$956,781	-4.60%	\$603,550	\$657,500	-8.21%	125	114	9.48%
Duplex	\$344,120	\$361,836	-4.90%	\$333,950	\$325,900	2.47%	89	77	15.17%
Mobile Home	\$91,822	\$97,090	-5.43%	\$82,000	\$82,000	0.00%	107	108	-0.76%
Recreational	\$189,092	\$349,811	-45.94%	\$165,000	\$420,000	-60.71%	163	253	-35.50%
Residential	\$473,658	\$483,692	-2.07%	\$429,750	\$440,000	-2.33%	88	78	12.74%
Residential WF	\$1,431,167	\$2,155,000	-33.59%	\$1,207,500	\$2,037,500	-40.74%	192	157	22.63%
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	\$253,478	\$254,112	-0.25%	\$225,000	\$237,000	-5.06%	111	117	-5.48%
Townhouse	\$346,630	\$349,859	-0.92%	\$329,000	\$328,900	0.03%	110	94	16.44%
RES TOTAL	\$403,230	\$420,378	-4.08%	\$366,750	\$375,000	-2.20%	99	92	7.43%
FARMS	\$1,278,625	\$972,182	31.52%	\$1,187,000	\$900,000	31.89%	163	152	7.31%
MULTIFAMILY	\$1,032,867	\$687,500	50.24%	\$752,600	\$687,500	9.47%	62	115	-45.56%
Acreage	\$295,231	\$501,819	-41.17%	\$283,500	\$385,000	-26.36%	123	214	-42.63%
Acreage WF	\$191,250	\$735,750	-74.01%	\$191,250	\$696,500	-72.54%	188	87	116.14%
Lots	\$227,077	\$224,728	1.05%	\$194,250	\$194,000	0.13%	187	233	-19.68%
Lots WF	\$329,500	\$366,667	-10.14%	\$329,500	\$390,000	-15.51%	136	34	300.00%
LOTS TOTAL	\$234,724	\$285,831	-17.88%	\$200,000	\$210,000	-4.76%	180	223	-19.34%
Business	\$80,077	\$418,853	-80.88%	\$62,500	\$143,000	-56.29%	172	225	-23.57%
Commercial	\$184,740	\$213,096	-13.31%	\$73,710	\$79,688	-7.50%	139	186	-25.14%
Land	\$1,249,667	\$842,000	48.42%	\$925,000	\$810,000	14.20%	187	222	-15.77%
GRAND TOTAL	\$391,398	\$409,346	-4.38%	\$355,000	\$366,000	-3.01%	104	103	1.36%

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