

Central Okanagan Monthly Statistics
December 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	447	525	-14.86%	11,869	11,395	4.16%
2 Units Sold	169	259	-34.75%	3,644	3,946	-7.65%
3 Sales Volume	\$75,754,084	\$116,685,079	-35.08%	\$1,495,143,540	\$1,568,239,249	-4.66%
4 List/Sell Ratio	93.40%	95.19%		95.42%	94.96%	
5 Days to Sell	137	105	31.23%	105	102	2.50%
6 Active Listings	3,794	4,070	-6.78%			
Area = North Okanagan						
1 Units Listed	155	184	-15.76%	4,687	4,280	9.51%
2 Units Sold	63	116	-45.69%	1,497	1,660	-9.82%
3 Sales Volume	\$21,259,901	\$38,429,050	-44.68%	\$508,427,003	\$566,617,424	-10.27%
4 List/Sell Ratio	93.24%	95.12%		95.51%	95.25%	
5 Days to Sell	173	149	16.69%	123	133	-6.95%
6 Active Listings	1,955	1,932	1.19%			
Area = Shuswap / Revel						
1 Units Listed	84	81	3.70%	2,641	2,320	13.84%
2 Units Sold	25	37	-32.43%	703	756	-7.01%
3 Sales Volume	\$8,378,000	\$10,752,900	-22.09%	\$213,814,084	\$235,870,714	-9.35%
4 List/Sell Ratio	92.56%	94.73%		93.78%	93.03%	
5 Days to Sell	180	199	-9.72%	153	151	1.23%
6 Active Listings	1,206	1,183	1.94%			
Area = Grand Total						
1 Units Listed	686	790	-13.16%	19,197	17,995	6.68%
2 Units Sold	257	412	-37.62%	5,844	6,362	-8.14%
3 Sales Volume	\$105,391,985	\$165,867,029	-36.46%	\$2,217,384,627	\$2,370,727,387	-6.47%
4 List/Sell Ratio	93.30%	95.15%		95.28%	94.84%	
5 Days to Sell	150	126	19.77%	115	116	-0.53%
6 Active Listings	6,955	7,185	-3.20%			

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

Central Okanagan Statistics -- December 2010

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	169	\$75,754,084	82	\$37,927,239
Last Month	222	\$76,996,447	110	\$47,971,312
This Month Last Year	259	\$116,685,079	116	\$55,100,599

Description	Total Listings Taken	Inventory
This Month	447	3,794
Last Month	710	4,413
This Month Last Year	525	4,070

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Central Okanagan Statistics -- December 2010

Quick Summary Part 2

Condo/Apt

Sales	22
New Listings	94
Current Inventory	774
Sell/Inv. Ratio	2.84%
Days to Sell	137
Average Price	\$246,241
Median Price	\$192,500

Condo/Townhouse

Sales	23
New Listings	72
Current Inventory	395
Sell/Inv. Ratio	5.82%
Days to Sell	101
Average Price	\$333,472
Median Price	\$325,000

Lots

Sales	10
New Listings	38
Current Inventory	499
Sell/Inv. Ratio	2.00%
Days to Sell	243
Average Price	\$227,925
Median Price	\$192,000

Residential

Sales	82
New Listings	138
Current Inventory	1,109
Sell/Inv. Ratio	7.39%
Days to Sell	123
Average Price	\$462,527
Median Price	\$418,750
Ratio of Sales vs Inventory	4.93%

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Central Okanagan Statistics -- December 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	16	15	6.67%	440	374	17.65	157	153	2.61
Duplex	17	14	21.43%	254	209	21.53	67	66	1.52
Mobile Home	26	25	4.00%	556	533	4.32	155	184	-15.76
Recreational	2	2	0.00%	67	69	-2.90	31	44	-29.55
Residential	138	179	-22.91%	4,891	4,525	8.09	1,109	1,058	4.82
Residential WF	9	4	125.00%	156	156	0.00	77	78	-1.28
3/4-Plex	0	0	0.00%	11	15	-26.67	5	8	-37.50
Timeshare	0	1	-100.00%	5	7	-28.57	3	2	50.00
Apartment	94	117	-19.66%	2,255	2,359	-4.41	774	961	-19.46
Townhouse	72	71	1.41%	1,352	1,204	12.29	395	355	11.27
RES TOTAL	374	428.00	-12.62%	9,987	9,451	5.67%	2,773	2,909	-4.68
FARMS	3	4	-25.00%	102	111	-8.11	49	65	-24.62
MULTIFAMILY	1	1	0.00%	13	27	-51.85	6	10	-40.00
Acreage	8	7	14.29%	160	143	11.89	73	108	-32.41
Acreage WF	1	1	0.00%	26	24	8.33	16	12	33.33
Lots	29	34	-14.71%	914	872	4.82	499	556	-10.25
Lots WF	0	2	-100.00%	36	28	28.57	14	20	-30.00
LOTS TOTAL	38	44.00	-13.64%	1,136	1,067	6.47%	602	696	-13.51
Business	3	13	-76.92%	95	107	-11.21	45	69	-34.78
Commercial	18	19	-5.26%	332	209	58.85	180	89	102.25
Land	7	7	0.00%	124	121	2.48	70	60	16.67
Leases	1	4	-75.00%	61	232	-73.71	57	172	-66.86
IC&C TOTAL	29	43.00	-32.56%	612	669	-8.52%	352	390	-9.74
GRAND TOTAL	445	520	-14.42%	11,850	11,325	4.64%	3,782	4,070	-7.08

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Central Okanagan Statistics -- December 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	7	6	16.67%	\$4,867,500	\$6,515,000	-25.29%	90.70%	91.79%
Duplex	1	4	-75.00%	\$277,000	\$1,427,000	-80.59%	98.96%	96.59%
Mobile Home	8	7	14.29%	\$734,500	\$710,900	3.32%	94.12%	95.51%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	82	116	-29.31%	\$37,927,239	\$55,100,599	-31.17%	95.05%	96.51%
Residential WF	3	5	-40.00%	\$5,095,000	\$10,732,000	-52.53%	87.95%	86.62%
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	22	61	-63.93%	\$5,417,300	\$14,184,690	-61.81%	92.12%	96.72%
Townhouse	23	32	-28.13%	\$7,669,850	\$12,798,376	-40.07%	96.30%	95.56%
RES TOTAL	146	231	-36.80%	\$61,988,389	\$101,468,565	-38.91%	93.97%	94.96%
FARMS	3	1	200.00%	\$2,655,000	\$1,725,000	53.91%	84.85%	91.03%
MULTIFAMILY	1	1	0.00%	\$5,200,000	\$750,000	593.33%	94.72%	96.28%
Acreage	1	4	-75.00%	\$430,000	\$1,325,750	-67.57%	86.17%	90.27%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	9	9	0.00%	\$1,849,250	\$2,290,804	-19.28%	90.04%	91.17%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	10	13	-23.08%	\$2,279,250	\$3,616,554	-36.98%	89.28%	90.84%
Business	2	3	-33.33%	\$82,000	\$135,000	-39.26%	142.61%	93.20%
Commercial	5	6	-16.67%	\$2,250,445	\$2,327,310	-3.30%	86.16%	90.48%
Land	1	2	-50.00%	\$1,112,000	\$6,440,000	-82.73%	85.54%	104.63%
Leases	1	1	0.00%	\$187,000	\$52,650	255.18%	0.00%	0.00%
IC&C TOTAL	9	12	-25.00%	\$3,631,445	\$8,954,960	-59.45%	91.49%	100.94%
GRAND TOTAL	169	258	-34.50%	\$75,754,084	\$116,515,079	-34.50%	93.40%	95.20%

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Central Okanagan Statistics -- December 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	93	75	24.00%	\$87,150,623	\$58,976,175	47.77%	93.20%	92.90%
Duplex	79	94	-15.96%	\$28,500,190	\$32,074,417	-11.14%	95.65%	97.07%
Mobile Home	191	170	12.35%	\$18,501,953	\$16,719,300	10.66%	91.80%	92.69%
Recreational	9	10	-10.00%	\$3,148,300	\$2,699,000	16.65%	94.30%	94.91%
Residential	1,738	1,940	-10.41%	\$836,681,438	\$889,109,435	-5.90%	96.20%	95.75%
Residential WF	33	31	6.45%	\$69,745,000	\$66,086,500	5.54%	89.10%	87.24%
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	659	774	-14.86%	\$167,286,403	\$197,462,774	-15.28%	95.70%	94.95%
Townhouse	483	561	-13.90%	\$168,605,036	\$197,813,405	-14.77%	96.17%	95.69%
RES TOTAL	3,289	3,663	-10.21%	\$1,380,996,942	\$1,463,939,507	-5.67%	95.48%	95.09%
FARMS	14	14	0.00%	\$13,349,000	\$11,840,000	12.74%	86.98%	88.96%
MULTIFAMILY	3	4	-25.00%	\$6,575,000	\$2,321,300	183.25%	94.76%	92.80%
Acreage	32	22	45.45%	\$15,986,400	\$7,981,050	100.30%	81.56%	77.60%
Acreage WF	4	2	100.00%	\$2,943,000	\$470,000	526.17%	88.25%	81.90%
Lots	152	105	44.76%	\$33,985,321	\$24,320,699	39.74%	92.69%	92.81%
Lots WF	3	0	0.00%	\$1,100,000	\$0	0.00%	88.57%	0.00%
LOTS TOTAL	191	129	48.06%	\$54,014,721	\$32,771,749	64.82%	88.78%	88.42%
Business	19	16	18.75%	\$7,202,500	\$2,585,157	178.61%	83.95%	81.84%
Commercial	81	30	170.00%	\$22,986,658	\$13,594,060	69.09%	108.56%	90.46%
Land	6	6	0.00%	\$5,322,000	\$27,260,000	-80.48%	94.34%	79.46%
Leases	35	65	-46.15%	\$2,745,718	\$7,716,533	-64.42%	0.00%	0.00%
IC&C TOTAL	141	117	20.51%	\$38,256,876	\$51,155,750	-25.21%	108.08%	97.45%
GRAND TOTAL	3,638	3,927	-7.36%	\$1,493,192,540	\$1,562,028,305	-7.36%	95.42%	94.96%

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Central Okanagan Statistics -- December 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	\$695,357	\$1,085,833	-35.96%	\$705,000	\$603,000	16.92%	187	91	105.43%
Duplex	\$277,000	\$356,750	-22.35%	\$277,000	\$306,000	-9.48%	21	61	-65.43%
Mobile Home	\$91,813	\$101,557	-9.60%	\$84,000	\$100,000	-16.00%	70	52	34.86%
Recreational									
Residential	\$462,527	\$475,005	-2.63%	\$418,750	\$443,500	-5.58%	123	86	42.88%
Residential WF	\$1,698,333	\$2,146,400	-20.88%	\$1,590,000	\$1,650,000	-3.64%	158	133	18.55%
3/4-Plex									
Timeshare									
Apartment	\$246,241	\$232,536	5.89%	\$192,500	\$222,000	-13.29%	137	91	50.95%
Townhouse	\$333,472	\$399,949	-16.62%	\$325,000	\$339,500	-4.27%	101	135	-25.28%
RES TOTAL	\$424,578	\$439,258	-3.34%	\$370,500	\$366,000	1.23%	122	94	29.93%
FARMS	\$885,000	\$1,725,000	-48.70%	\$955,000	\$1,725,000	-44.64%	105	58	81.61%
MULTIFAMILY	\$5,200,000	\$750,000	593.33%	\$5,200,000	\$750,000	593.33%	550	117	370.09%
Acreage	\$430,000	\$331,438	29.74%	\$430,000	\$310,875	38.32%	150	269	-44.13%
Acreage WF									
Lots	\$205,472	\$254,534	-19.28%	\$159,000	\$215,000	-26.05%	253	168	50.99%
Lots WF									
LOTS TOTAL	\$227,925	\$278,196	-18.07%	\$192,000	\$263,900	-27.25%	243	199	22.25%
Business	\$41,000	\$45,000	-8.89%	\$41,000	\$35,000	17.14%	268	205	30.28%
Commercial	\$450,089	\$387,885	16.04%	\$350,000	\$181,250	93.10%	189	224	-15.50%
Land	\$1,112,000	\$3,220,000	-65.47%	\$1,112,000	\$3,220,000	-65.47%	75	223	-66.37%
Leases	\$187,000	\$52,650	255.18%	\$187,000	\$52,650	255.18%	545	137	297.81%
IC&C TOTAL	\$403,494	\$746,247	-45.93%	\$300,000	\$121,250	147.42%	233	212	10.19%
GRAND TOTAL	\$448,249	\$451,609	-0.74%	\$360,000	\$357,000	0.84%	137	105	31.27%

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Central Okanagan Statistics -- December 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	\$937,103	\$786,349	19.17%	\$665,000	\$640,000	3.91%	119	121	-1.53%
Duplex	\$360,762	\$341,217	5.73%	\$325,000	\$325,000	0.00%	76	84	-9.54%
Mobile Home	\$96,869	\$98,349	-1.50%	\$82,000	\$83,950	-2.32%	106	102	4.40%
Recreational	\$349,811	\$269,900	29.61%	\$420,000	\$268,500	56.42%	253	306	-17.57%
Residential	\$481,405	\$458,304	5.04%	\$439,950	\$425,000	3.52%	80	88	-8.76%
Residential WF	\$2,113,485	\$2,131,823	-0.86%	\$2,025,000	\$1,750,000	15.71%	157	155	1.47%
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	\$253,849	\$255,120	-0.50%	\$235,000	\$237,950	-1.24%	118	105	11.91%
Townhouse	\$349,079	\$352,609	-1.00%	\$328,000	\$330,000	-0.61%	94	107	-11.37%
RES TOTAL	\$419,884	\$399,656	5.06%	\$375,000	\$367,000	2.18%	94	97	-3.36%
FARMS	\$953,500	\$845,714	12.74%	\$927,500	\$634,500	46.18%	142	125	13.18%
MULTIFAMILY	\$2,191,667	\$580,325	277.66%	\$850,000	\$587,200	44.75%	260	65	301.03%
Acreage	\$499,575	\$362,775	37.71%	\$390,500	\$244,500	59.71%	212	251	-15.43%
Acreage WF	\$735,750	\$235,000	213.09%	\$696,500	\$235,000	196.38%	87	196	-55.63%
Lots	\$223,588	\$231,626	-3.47%	\$194,000	\$218,000	-11.01%	234	168	39.47%
Lots WF	\$366,667			\$390,000			34		
LOTS TOTAL	\$282,800	\$254,045	11.32%	\$210,000	\$220,000	-4.55%	224	182	22.88%
Business	\$379,079	\$161,572	134.62%	\$120,000	\$72,500	65.52%	229	237	-3.53%
Commercial	\$283,786	\$453,135	-37.37%	\$145,000	\$302,500	-52.07%	156	174	-9.96%
Land	\$887,000	\$4,543,333	-80.48%	\$817,500	\$1,405,000	-41.81%	198	265	-25.39%
Leases	\$78,449	\$118,716	-33.92%	\$55,216	\$78,693	-29.83%	261	155	68.10%
IC&C TOTAL	\$271,325	\$437,229	-37.94%	\$98,970	\$130,569	-24.20%	194	177	9.63%
GRAND TOTAL	\$410,443	\$397,766	3.19%	\$365,750	\$360,000	1.60%	105	102	2.50%

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