

**Central Okanagan Monthly Statistics**  
**July 2013**

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## Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
1 Units Listed	916	919	-0.33%	6,477	7,132	-9.18%
2 Units Sold	472	418	12.92%	2,624	2,473	6.11%
3 Sales Volume	\$189,656,507	\$162,301,745	16.85%	\$1,007,187,288	\$949,681,194	6.06%
4 List/Sell Ratio	95.11%	95.72%		95.74%	95.79%	
5 Days to Sell	120	109	9.62%	119	111	7.17%
6 Active Listings	4,615	5,206	-11.35%			
<b>Area = North Okanagan</b>						
1 Units Listed	344	379	-9.23%	2,532	2,936	-13.76%
2 Units Sold	144	148	-2.70%	870	881	-1.25%
3 Sales Volume	\$48,712,546	\$48,397,782	0.65%	\$283,364,904	\$299,727,886	-5.46%
4 List/Sell Ratio	94.66%	95.73%		95.51%	94.86%	
5 Days to Sell	141	174	-18.80%	146	151	-2.87%
6 Active Listings	2,510	2,702	-7.11%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	212	227	-6.61%	1,662	1,787	-6.99%
2 Units Sold	100	71	40.85%	463	427	8.43%
3 Sales Volume	\$24,711,491	\$23,571,485	4.84%	\$125,726,577	\$129,178,540	-2.67%
4 List/Sell Ratio	94.65%	92.44%		94.29%	93.41%	
5 Days to Sell	122	168	-27.29%	156	164	-4.70%
6 Active Listings	1,851	1,938	-4.49%			
<b>Area = Grand Total</b>						
1 Units Listed	1,472	1,525	-3.48%	10,671	11,855	-9.99%
2 Units Sold	716	637	12.40%	3,957	3,781	4.65%
3 Sales Volume	\$263,080,543	\$234,271,013	12.30%	\$1,416,278,769	\$1,378,587,619	2.73%
4 List/Sell Ratio	94.98%	95.38%		95.56%	95.36%	
5 Days to Sell	124	131	-4.92%	129	126	2.46%
6 Active Listings	8,976	9,846	-8.84%			

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Central Okanagan Statistics -- July 2013

**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>	472	\$189,656,507	221	\$105,916,068
<b>Last Month</b>	483	\$195,736,418	254	\$121,522,041
<b>This Month Last Year</b>	418	\$162,301,745	208	\$97,042,226

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	916	4,615
<b>Last Month</b>	882	4,633
<b>This Month Last Year</b>	919	5,206

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Central Okanagan Statistics -- July 2013

## Quick Summary Part 2

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### Condo/Apt

Sales	94
New Listings	147
Current Inventory	843
Sell/Inv. Ratio	11.15%
Days to Sell	123
Average Price	\$254,044
Median Price	\$220,461

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### Condo/Townhouse

Sales	64
New Listings	129
Current Inventory	437
Sell/Inv. Ratio	14.65%
Days to Sell	73
Average Price	\$358,986
Median Price	\$325,000

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### Lots

Sales	33
New Listings	79
Current Inventory	631
Sell/Inv. Ratio	5.23%
Days to Sell	344
Average Price	\$237,712
Median Price	\$217,999

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### Residential

Sales	221
New Listings	371
Current Inventory	1,537
Sell/Inv. Ratio	14.38%
Days to Sell	88
Average Price	\$479,258
Median Price	\$422,500

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Ratio of Sales vs Inventory	12.56%
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## 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	47	44	6.82%	258	285	-9.47	232	244	-4.92
Duplex	19	14	35.71%	112	115	-2.61	58	66	-12.12
Mobile Home	45	52	-13.46%	297	328	-9.45	210	234	-10.26
Recreational	9	8	12.50%	36	29	24.14	41	41	0.00
Residential	371	376	-1.33%	2,848	3,018	-5.63	1,537	1,696	-9.38
Residential WF	11	11	0.00%	104	122	-14.75	119	134	-11.19
3/4-Plex	0	1	-100.00%	7	6	16.67	8	5	60.00
Timeshare	2	0	0.00%	6	0	0.00	9	4	125.00
Apartment	147	164	-10.37%	1,149	1,309	-12.22	843	968	-12.91
Townhouse	129	110	17.27%	749	859	-12.81	437	531	-17.70
RES TOTAL	780	780.00	0.00%	5,566	6,071	-8.32%	3,494	3,923	-10.94
FARMS	9	18	-50.00%	47	76	-38.16	59	76	-22.37
MULTIFAMILY	1	1	0.00%	15	9	66.67	15	11	36.36
Acreage	15	16	-6.25%	98	97	1.03	119	119	0.00
Acreage WF	2	0	0.00%	14	11	27.27	26	23	13.04
Lots	60	39	53.85%	360	449	-19.82	462	635	-27.24
Lots WF	2	2	0.00%	18	23	-21.74	24	29	-17.24
LOTS TOTAL	79	57.00	38.60%	490	580	-15.52%	631	806	-21.71
Business	7	10	-30.00%	60	64	-6.25	62	53	16.98
Commercial	34	45	-24.44%	237	276	-14.13	276	268	2.99
Land	5	7	-28.57%	56	53	5.66	74	66	12.12
IC&C TOTAL	46	62.00	-25.81%	353	393	-10.18%	412	387	6.46
<b>GRAND TOTAL</b>	<b>915</b>	<b>918</b>	<b>-0.33%</b>	<b>6,471</b>	<b>7,129</b>	<b>-9.23%</b>	<b>4,611</b>	<b>5,203</b>	<b>-11.38</b>

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Central Okanagan Statistics -- July 2013

## 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	16	11	45.45%	\$10,996,000	\$7,984,000	37.73%	94.15%	95.78%
Duplex	7	8	-12.50%	\$2,028,000	\$2,505,000	-19.04%	96.52%	95.18%
Mobile Home	22	15	46.67%	\$1,686,550	\$1,038,000	62.48%	90.47%	89.44%
Recreational	2	0	0.00%	\$248,000	\$0	0.00%	95.38%	0.00%
Residential	221	208	6.25%	\$105,916,068	\$97,042,226	9.14%	96.11%	96.08%
Residential WF	6	2	200.00%	\$10,011,600	\$3,377,500	196.42%	89.72%	89.16%
3/4-Plex	0	1	-100.00%	\$0	\$700,000	-100.00%	0.00%	92.72%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	94	70	34.29%	\$23,880,097	\$15,540,959	53.66%	94.30%	95.73%
Townhouse	64	60	6.67%	\$22,975,130	\$21,963,710	4.60%	96.62%	96.19%
RES TOTAL	432	375	15.20%	\$177,741,444	\$150,151,395	18.37%	95.37%	95.80%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	1	-100.00%	\$0	\$3,800,000	-100.00%	0.00%	90.48%
Acreage	4	1	300.00%	\$1,307,500	\$500,000	161.50%	89.26%	66.67%
Acreage WF	0	1	-100.00%	\$0	\$330,000	-100.00%	0.00%	94.56%
Lots	29	28	3.57%	\$6,536,998	\$5,536,500	18.07%	92.04%	95.42%
Lots WF	0	1	-100.00%	\$0	\$205,000	-100.00%	0.00%	97.67%
LOTS TOTAL	33	31	6.45%	\$7,844,498	\$6,571,500	19.37%	91.56%	92.41%
Business	3	1	200.00%	\$1,160,000	\$120,000	866.67%	86.38%	80.54%
Commercial	3	9	-66.67%	\$2,228,564	\$1,078,850	106.57%	92.81%	143.85%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
IC&C TOTAL	6	10	-40.00%	\$3,388,564	\$1,198,850	182.65%	90.50%	133.35%
<b>GRAND TOTAL</b>	<b>471</b>	<b>417</b>	<b>12.95%</b>	<b>\$188,974,507</b>	<b>\$161,721,745</b>	<b>16.85%</b>	<b>95.12%</b>	<b>95.72%</b>

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Central Okanagan Statistics -- July 2013

## 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	62	60	3.33%	\$49,111,800	\$45,478,550	7.99%	93.65%	93.81%
Duplex	60	51	17.65%	\$19,414,540	\$16,067,002	20.83%	95.76%	95.02%
Mobile Home	114	102	11.76%	\$9,703,670	\$8,718,088	11.31%	92.30%	92.55%
Recreational	8	2	300.00%	\$906,750	\$234,000	287.50%	92.47%	92.49%
Residential	1,327	1,192	11.33%	\$606,306,815	\$553,537,578	9.53%	96.07%	96.29%
Residential WF	17	13	30.77%	\$26,811,551	\$27,278,900	-1.71%	91.42%	90.04%
3/4-Plex	2	5	-60.00%	\$1,284,000	\$2,521,000	-49.07%	94.49%	95.24%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	432	468	-7.69%	\$104,157,676	\$109,825,824	-5.16%	94.72%	95.28%
Townhouse	353	352	0.28%	\$124,904,977	\$120,767,845	3.43%	96.59%	96.77%
RES TOTAL	2,375	2,245	5.79%	\$942,601,780	\$884,428,786	6.58%	95.67%	95.83%
FARMS	4	6	-33.33%	\$3,957,000	\$9,516,500	-58.42%	91.75%	90.44%
MULTIFAMILY	0	2	-100.00%	\$0	\$4,340,000	-100.00%	0.00%	88.59%
Acreage	17	13	30.77%	\$6,337,000	\$5,049,000	25.51%	90.26%	88.18%
Acreage WF	1	2	-50.00%	\$1,612,000	\$565,000	185.31%	94.82%	92.79%
Lots	138	109	26.61%	\$28,536,627	\$21,077,861	35.39%	92.68%	95.18%
Lots WF	2	3	-33.33%	\$2,140,000	\$2,155,000	-0.70%	85.84%	88.91%
LOTS TOTAL	158	127	24.41%	\$38,625,627	\$28,846,861	33.90%	91.96%	93.34%
Business	9	6	50.00%	\$2,069,205	\$1,802,125	14.82%	83.93%	102.16%
Commercial	72	79	-8.86%	\$14,349,176	\$13,398,921	7.09%	129.83%	120.75%
Land	3	6	-50.00%	\$4,532,500	\$6,531,000	-30.60%	78.35%	76.75%
IC&C TOTAL	84	91	-7.69%	\$20,950,881	\$21,732,046	-3.59%	108.54%	101.70%
<b>GRAND TOTAL</b>	<b>2,621</b>	<b>2,471</b>	<b>6.07%</b>	<b>\$1,006,135,288</b>	<b>\$948,864,194</b>	<b>6.04%</b>	<b>95.74%</b>	<b>95.78%</b>

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Central Okanagan Statistics -- July 2013

## 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	\$687,250	\$725,818	-5.31%	\$680,000	\$650,000	4.62%	182	110	65.02%
Duplex	\$289,714	\$313,125	-7.48%	\$272,750	\$273,750	-0.37%	70	81	-13.67%
Mobile Home	\$76,661	\$69,200	10.78%	\$63,450	\$55,000	15.36%	124	99	25.79%
Recreational	\$124,000			\$124,000			402		
Residential	\$479,258	\$466,549	2.72%	\$422,500	\$427,950	-1.27%	88	74	18.58%
Residential WF	\$1,668,600	\$1,688,750	-1.19%	\$1,345,000	\$1,688,750	-20.36%	205	315	-34.87%
3/4-Plex		\$700,000			\$700,000			236	
Timeshare									
Apartment	\$254,044	\$222,014	14.43%	\$220,461	\$205,143	7.47%	123	117	5.05%
Townhouse	\$358,986	\$366,062	-1.93%	\$325,000	\$330,000	-1.52%	73	100	-26.96%
RES TOTAL	\$411,439	\$400,404	2.76%	\$361,750	\$370,000	-2.23%	102	90	12.45%
<b>FARMS</b>									
MULTIFAMILY		\$3,800,000			\$3,800,000			133	
Acreage	\$326,875	\$500,000	-34.63%	\$332,500	\$500,000	-33.50%	313	48	552.08%
Acreage WF		\$330,000			\$330,000			48	
Lots	\$225,414	\$197,732	14.00%	\$215,000	\$170,000	26.47%	348	347	0.20%
Lots WF		\$205,000			\$205,000			280	
LOTS TOTAL	\$237,712	\$211,984	12.14%	\$217,999	\$170,000	28.23%	344	326	5.51%
Business	\$386,667	\$120,000	222.22%	\$185,000	\$120,000	54.17%	187	85	119.61%
Commercial	\$742,855	\$119,872	519.71%	\$86,800	\$25,920	234.88%	194	161	20.41%
Land									
IC&C TOTAL	\$564,761	\$119,885	371.09%	\$135,900	\$30,377	347.38%	190	154	24.00%
<b>GRAND TOTAL</b>	<b>\$401,220</b>	<b>\$387,822</b>	<b>3.45%</b>	<b>\$351,000</b>	<b>\$352,500</b>	<b>-0.43%</b>	<b>120</b>	<b>109</b>	<b>9.34%</b>

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Central Okanagan Statistics -- July 2013

## 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	\$792,126	\$757,976	4.51%	\$697,500	\$670,000	4.10%	142	119	18.75%
Duplex	\$323,576	\$315,039	2.71%	\$293,250	\$305,000	-3.85%	79	101	-21.95%
Mobile Home	\$85,120	\$85,471	-0.41%	\$72,000	\$72,750	-1.03%	120	98	21.99%
Recreational	\$113,344	\$117,000	-3.13%	\$101,375	\$117,000	-13.35%	453	217	108.87%
Residential	\$456,900	\$464,377	-1.61%	\$419,000	\$425,000	-1.41%	89	86	3.16%
Residential WF	\$1,577,150	\$2,098,377	-24.84%	\$1,640,000	\$1,500,000	9.33%	169	239	-29.50%
3/4-Plex	\$642,000	\$504,200	27.33%	\$642,000	\$595,000	7.90%	321	108	195.66%
Timeshare									
Apartment	\$241,106	\$234,671	2.74%	\$215,750	\$215,000	0.35%	118	118	-0.42%
Townhouse	\$353,838	\$343,090	3.13%	\$329,900	\$330,000	-0.03%	102	114	-10.54%
RES TOTAL	\$396,885	\$393,955	0.74%	\$360,000	\$360,000	0.00%	101	100	0.63%
FARMS	\$989,250	\$1,586,083	-37.63%	\$973,500	\$1,643,750	-40.78%	133	97	36.88%
MULTIFAMILY		\$2,170,000			\$2,170,000			199	
Acreage	\$372,765	\$388,385	-4.02%	\$350,000	\$345,000	1.45%	299	231	29.45%
Acreage WF	\$1,612,000	\$282,500	470.62%	\$1,612,000	\$282,500	470.62%	48	45	6.67%
Lots	\$206,787	\$193,375	6.94%	\$182,500	\$170,000	7.35%	379	240	58.09%
Lots WF	\$1,070,000	\$718,333	48.96%	\$1,070,000	\$400,000	167.50%	437	395	10.51%
LOTS TOTAL	\$244,466	\$227,141	7.63%	\$188,500	\$170,000	10.88%	369	239	54.12%
Business	\$229,912	\$300,354	-23.45%	\$160,000	\$241,063	-33.63%	221	217	1.82%
Commercial	\$199,294	\$169,607	17.50%	\$38,600	\$55,283	-30.18%	138	191	-28.04%
Land	\$1,510,833	\$1,088,500	38.80%	\$1,520,000	\$750,000	102.67%	473	262	80.88%
IC&C TOTAL	\$249,415	\$238,814	4.44%	\$60,045	\$95,125	-36.88%	159	198	-19.76%
<b>GRAND TOTAL</b>	<b>\$383,875</b>	<b>\$384,000</b>	<b>-0.03%</b>	<b>\$350,000</b>	<b>\$348,000</b>	<b>0.57%</b>	<b>119</b>	<b>111</b>	<b>7.11%</b>

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