

**Central Okanagan Monthly Statistics
November 2012**

Table of Contents

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
Area = Central Okanagan						
1 Units Listed	566	573	-1.22%	9,926	10,429	-4.82%
2 Units Sold	271	285	-4.91%	3,717	3,453	7.65%
3 Sales Volume	\$111,768,612	\$108,597,452	2.92%	\$1,459,386,762	\$1,351,615,871	7.97%
4 List/Sell Ratio	94.50%	94.13%		95.76%	95.43%	
5 Days to Sell	131	112	17.59%	116	105	10.87%
6 Active Listings	4,224	4,479	-5.69%			
Area = North Okanagan						
1 Units Listed	200	233	-14.16%	3,985	4,159	-4.18%
2 Units Sold	108	101	6.93%	1,399	1,266	10.51%
3 Sales Volume	\$32,104,853	\$34,841,567	-7.85%	\$463,786,721	\$437,425,546	6.03%
4 List/Sell Ratio	96.82%	95.51%		95.07%	94.52%	
5 Days to Sell	184	135	36.44%	151	138	9.01%
6 Active Listings	2,162	2,190	-1.28%			
Area = Shuswap / Revels						
1 Units Listed	109	127	-14.17%	2,364	2,333	1.33%
2 Units Sold	59	61	-3.28%	703	674	4.30%
3 Sales Volume	\$15,219,498	\$17,292,612	-11.99%	\$205,976,413	\$205,342,330	0.31%
4 List/Sell Ratio	94.14%	93.39%		93.58%	93.42%	
5 Days to Sell	188	177	6.53%	170	160	5.93%
6 Active Listings	1,518	1,362	11.45%			
Area = Grand Total						
1 Units Listed	875	933	-6.22%	16,275	16,921	-3.82%
2 Units Sold	438	447	-2.01%	5,819	5,393	7.90%
3 Sales Volume	\$159,092,963	\$160,731,631	-1.02%	\$2,129,149,896	\$1,994,383,747	6.76%
4 List/Sell Ratio	94.92%	94.35%		95.39%	95.02%	
5 Days to Sell	152	126	20.82%	131	119	9.51%
6 Active Listings	7,904	8,031	-1.58%			

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

Central Okanagan Statistics -- November 2012

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	271	\$111,768,612	140	\$65,880,945
Last Month	304	\$115,645,168	123	\$55,704,945
This Month Last Year	285	\$108,597,452	136	\$63,149,618

Description	Total Listings Taken	Inventory
This Month	566	4,224
Last Month	723	4,557
This Month Last Year	573	4,479

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Central Okanagan Statistics -- November 2012

Quick Summary Part 2

Condo/Apt

Sales	45
New Listings	101
Current Inventory	737
Sell/Inv. Ratio	6.11%
Days to Sell	157
Average Price	\$240,178
Median Price	\$160,000

Condo/Townhouse

Sales	36
New Listings	61
Current Inventory	438
Sell/Inv. Ratio	8.22%
Days to Sell	105
Average Price	\$329,635
Median Price	\$331,793

Lots

Sales	14
New Listings	63
Current Inventory	642
Sell/Inv. Ratio	2.18%
Days to Sell	329
Average Price	\$211,379
Median Price	\$151,450

Residential

Sales	140
New Listings	219
Current Inventory	1,381
Sell/Inv. Ratio	10.14%
Days to Sell	94
Average Price	\$470,578
Median Price	\$419,500
Ratio of Sales vs Inventory	7.69%

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Central Okanagan Statistics -- November 2012

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	20	0.00%	396	397	-0.25	199	185	7.57
Duplex	10	15	-33.33%	160	180	-11.11	47	70	-32.86
Mobile Home	17	31	-45.16%	450	520	-13.46	161	181	-11.05
Recreational	1	4	-75.00%	46	50	-8.00	37	33	12.12
Residential	219	222	-1.35%	4,232	4,337	-2.42	1,381	1,359	1.62
Residential WF	7	11	-36.36%	161	136	18.38	95	98	-3.06
3/4-Plex	1	1	0.00%	9	16	-43.75	4	8	-50.00
Timeshare	0	0	0.00%	1	2	-50.00	5	2	150.00
Apartment	101	120	-15.83%	1,829	1,969	-7.11	737	851	-13.40
Townhouse	61	58	5.17%	1,178	1,216	-3.13	438	455	-3.74
RES TOTAL	437	482.00	-9.34%	8,462	8,823	-4.09%	3,104	3,242	-4.26
FARMS	12	2	500.00%	112	88	27.27	76	58	31.03
MULTIFAMILY	1	3	-66.67%	11	21	-47.62	8	14	-42.86
Acreage	11	8	37.50%	129	130	-0.77	102	96	6.25
Acreage WF	3	2	50.00%	16	23	-30.43	23	21	9.52
Lots	48	31	54.84%	584	729	-19.89	499	614	-18.73
Lots WF	1	0	0.00%	27	24	12.50	18	21	-14.29
LOTS TOTAL	63	41.00	53.66%	756	906	-16.56%	642	752	-14.63
Business	10	3	233.33%	93	96	-3.13	58	58	0.00
Commercial	29	33	-12.12%	394	391	0.77	266	277	-3.97
Land	14	8	75.00%	93	92	1.09	68	74	-8.11
GRAND TOTAL	566	572	-1.05%	9,921	10,417	-4.76%	4,222	4,475	-5.65

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Central Okanagan Statistics -- November 2012

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	11	-9.09%	\$8,761,600	\$6,381,434	37.30%	89.94%	94.08%
Duplex	5	5	0.00%	\$1,789,000	\$1,474,000	21.37%	97.11%	95.26%
Mobile Home	7	12	-41.67%	\$420,100	\$1,046,500	-59.86%	88.68%	92.08%
Recreational	0	1	-100.00%	\$0	\$246,000	-100.00%	0.00%	98.48%
Residential	140	136	2.94%	\$65,880,945	\$63,149,618	4.33%	95.49%	94.96%
Residential WF	1	1	0.00%	\$2,625,000	\$1,155,000	127.27%	94.53%	93.15%
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	45	57	-21.05%	\$10,808,006	\$14,004,517	-22.82%	93.26%	93.99%
Townhouse	36	37	-2.70%	\$11,866,849	\$12,391,100	-4.23%	96.23%	94.50%
RES TOTAL	244	260	-6.15%	\$102,151,500	\$99,848,169	2.31%	94.81%	94.67%
FARMS	2	1	100.00%	\$5,000,000	\$1,625,000	207.69%	84.75%	81.29%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	2	2	0.00%	\$1,104,000	\$526,000	109.89%	94.37%	87.70%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	12	7	71.43%	\$1,855,300	\$1,478,705	25.47%	86.23%	94.28%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	14	9	55.56%	\$2,959,300	\$2,004,705	47.62%	89.10%	92.46%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	11	14	-21.43%	\$1,657,811	\$2,794,578	-40.68%	126.52%	95.44%
Land	0	1	-100.00%	\$0	\$2,325,000	-100.00%	0.00%	83.04%
GRAND TOTAL	271	285	-4.91%	\$111,768,612	\$108,597,452	2.92%	94.50%	94.13%

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Central Okanagan Statistics -- November 2012

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	91	93	-2.15%	\$73,318,650	\$84,357,934	-13.09%	93.02%	92.19%
Duplex	72	52	38.46%	\$23,287,002	\$17,894,257	30.14%	95.26%	95.52%
Mobile Home	171	190	-10.00%	\$14,294,388	\$17,446,210	-18.07%	92.04%	92.78%
Recreational	4	9	-55.56%	\$684,000	\$1,701,825	-59.81%	93.97%	77.09%
Residential	1,754	1,662	5.54%	\$821,146,755	\$788,028,832	4.20%	96.15%	95.92%
Residential WF	33	24	37.50%	\$61,638,900	\$34,348,000	79.45%	90.89%	88.87%
3/4-Plex	5	4	25.00%	\$2,521,000	\$1,907,000	32.20%	95.24%	92.76%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	706	655	7.79%	\$171,735,549	\$165,737,048	3.62%	95.04%	94.54%
Townhouse	519	475	9.26%	\$179,482,271	\$164,509,336	9.10%	96.77%	96.28%
RES TOTAL	3,355	3,164	6.04%	\$1,348,108,515	\$1,275,930,443	5.66%	95.60%	95.24%
FARMS	10	8	25.00%	\$16,171,500	\$10,229,000	58.09%	88.80%	83.33%
MULTIFAMILY	4	3	33.33%	\$5,702,000	\$3,098,600	84.02%	86.62%	95.81%
Acreage	20	16	25.00%	\$8,127,964	\$4,723,700	72.07%	90.10%	92.83%
Acreage WF	2	2	0.00%	\$565,000	\$382,500	47.71%	92.79%	96.11%
Lots	175	140	25.00%	\$31,767,307	\$31,790,711	-0.07%	92.43%	93.78%
Lots WF	6	2	200.00%	\$4,821,000	\$659,000	631.56%	83.60%	97.20%
LOTS TOTAL	203	160	26.88%	\$45,281,271	\$37,555,911	20.57%	90.99%	93.74%
Business	10	13	-23.08%	\$1,919,625	\$1,041,000	84.40%	98.91%	72.28%
Commercial	123	98	25.51%	\$29,240,851	\$18,268,917	60.06%	138.06%	137.49%
Land	10	3	233.33%	\$12,146,000	\$3,749,000	223.98%	79.34%	83.40%
GRAND TOTAL	3,715	3,449	7.71%	\$1,458,569,762	\$1,349,872,871	8.05%	95.76%	95.43%

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Central Okanagan Statistics -- November 2012

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	\$876,160	\$580,130	51.03%	\$551,250	\$550,000	0.23%	207	144	43.65%
Duplex	\$357,800	\$294,800	21.37%	\$332,500	\$315,000	5.56%	106	152	-30.43%
Mobile Home	\$60,014	\$87,208	-31.18%	\$55,500	\$71,000	-21.83%	108	121	-10.67%
Recreational		\$246,000			\$246,000			168	
Residential	\$470,578	\$464,335	1.34%	\$419,500	\$426,700	-1.69%	94	96	-1.66%
Residential WF	\$2,625,000	\$1,155,000	127.27%	\$2,625,000	\$1,155,000	127.27%	227	217	4.61%
3/4-Plex									
Timeshare									
Apartment	\$240,178	\$245,693	-2.24%	\$160,000	\$215,000	-25.58%	157	114	37.52%
Townhouse	\$329,635	\$334,895	-1.57%	\$331,793	\$297,000	11.71%	105	98	6.99%
RES TOTAL	\$418,654	\$384,031	9.02%	\$378,500	\$374,500	1.07%	113	105	7.61%
FARMS	\$2,500,000	\$1,625,000	53.85%	\$2,500,000	\$1,625,000	53.85%	596	-6	0.00%
MULTIFAMILY									
Acreage	\$552,000	\$263,000	109.89%	\$552,000	\$263,000	109.89%	181	70	157.86%
Acreage WF									
Lots	\$154,608	\$211,244	-26.81%	\$132,500	\$218,000	-39.22%	353	348	1.47%
Lots WF									
LOTS TOTAL	\$211,379	\$222,745	-5.10%	\$151,450	\$218,000	-30.53%	329	286	14.75%
Business									
Commercial	\$150,710	\$199,613	-24.50%	\$13,500	\$27,587	-51.06%	197	128	54.34%
Land		\$2,325,000			\$2,325,000			110	
GRAND TOTAL	\$412,430	\$381,044	8.24%	\$360,000	\$360,000	0.00%	131	112	17.59%

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Central Okanagan Statistics -- November 2012

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	\$805,699	\$907,075	-11.18%	\$645,000	\$600,100	7.48%	136	125	9.35%
Duplex	\$323,431	\$344,120	-6.01%	\$310,000	\$333,950	-7.17%	111	89	25.73%
Mobile Home	\$83,593	\$91,822	-8.96%	\$72,000	\$82,000	-12.20%	115	107	7.56%
Recreational	\$171,000	\$189,092	-9.57%	\$140,000	\$165,000	-15.15%	140	163	-14.36%
Residential	\$468,157	\$474,145	-1.26%	\$425,000	\$429,750	-1.11%	89	88	0.59%
Residential WF	\$1,867,845	\$1,431,167	30.51%	\$1,500,000	\$1,207,500	24.22%	201	192	4.32%
3/4-Plex	\$504,200	\$476,750	5.76%	\$595,000	\$467,500	27.27%	108	28	294.18%
Timeshare									
Apartment	\$243,251	\$253,034	-3.87%	\$215,000	\$224,000	-4.02%	123	111	10.66%
Townhouse	\$345,823	\$346,335	-0.15%	\$334,900	\$329,000	1.79%	111	110	1.56%
RES TOTAL	\$401,821	\$403,265	-0.36%	\$363,000	\$367,000	-1.09%	104	99	4.47%
FARMS	\$1,617,150	\$1,278,625	26.48%	\$1,275,000	\$1,187,000	7.41%	240	163	47.27%
MULTIFAMILY	\$1,425,500	\$1,032,867	38.01%	\$681,000	\$752,600	-9.51%	373	62	498.40%
Acreage	\$406,398	\$295,231	37.65%	\$349,000	\$283,500	23.10%	243	123	97.68%
Acreage WF	\$282,500	\$191,250	47.71%	\$282,500	\$191,250	47.71%	45	188	-76.00%
Lots	\$181,527	\$227,077	-20.06%	\$170,000	\$194,250	-12.48%	243	187	30.14%
Lots WF	\$803,500	\$329,500	143.85%	\$775,000	\$329,500	135.20%	324	136	138.48%
LOTS TOTAL	\$223,060	\$234,724	-4.97%	\$170,000	\$200,000	-15.00%	244	180	35.46%
Business	\$191,963	\$80,077	139.72%	\$175,000	\$62,500	180.00%	186	172	8.38%
Commercial	\$237,730	\$186,418	27.53%	\$67,830	\$71,216	-4.75%	200	137	45.54%
Land	\$1,214,600	\$1,249,667	-2.81%	\$950,000	\$925,000	2.70%	377	187	101.19%
GRAND TOTAL	\$392,616	\$391,381	0.32%	\$349,900	\$355,000	-1.44%	116	105	11.09%

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