

**North Okanagan Monthly Statistics
July 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	914	1,095	-16.53%	8,260	7,435	11.10%
2 Units Sold	239	468	-48.93%	2,435	2,136	14.00%
3 Sales Volume	\$106,599,579	\$183,555,414	-41.93%	\$993,906,473	\$818,886,579	21.37%
4 List/Sell Ratio	94.60%	95.39%		95.80%	94.84%	
5 Days to Sell	98	108	-9.54%	102	100	2.21%
6 Active Listings	5,538	5,402	2.52%			
Area = North Okanagan						
1 Units Listed	410	399	2.76%	3,290	2,835	16.05%
2 Units Sold	103	206	-50.00%	950	915	3.83%
3 Sales Volume	\$37,900,663	\$68,761,923	-44.88%	\$322,667,997	\$314,058,874	2.74%
4 List/Sell Ratio	95.53%	95.32%		96.06%	95.12%	
5 Days to Sell	112	127	-12.31%	122	126	-3.46%
6 Active Listings	2,766	2,518	9.85%			
Area = Shuswap / Revels						
1 Units Listed	221	242	-8.68%	2,004	1,582	26.68%
2 Units Sold	65	122	-46.72%	453	390	16.15%
3 Sales Volume	\$18,041,000	\$39,630,912	-54.48%	\$134,788,163	\$120,568,284	11.79%
4 List/Sell Ratio	93.98%	93.82%		94.36%	92.67%	
5 Days to Sell	135	140	-3.61%	148	146	1.43%
6 Active Listings	1,904	1,694	12.40%			
Area = Grand Total						
1 Units Listed	1,545	1,736	-11.00%	13,554	11,852	14.36%
2 Units Sold	407	796	-48.87%	3,838	3,441	11.54%
3 Sales Volume	\$162,541,242	\$291,948,248	-44.33%	\$1,451,362,633	\$1,253,513,737	15.78%
4 List/Sell Ratio	94.75%	95.16%		95.72%	94.70%	
5 Days to Sell	107	118	-9.10%	113	112	0.27%
6 Active Listings	10,208	9,614	6.18%			

North Okanagan Statistics -- July 2010

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	103	\$37,900,663	49	\$18,318,863
Last Month	138	\$48,963,189	53	\$23,130,963
This Month Last Year	206	\$68,761,923	101	\$37,520,098

Description	Total Listings Taken	Inventory
This Month	410	2,766
Last Month	477	2,813
This Month Last Year	399	2,518

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

North Okanagan Statistics -- July 2010

Quick Summary Part 2

Condo/Apt

Sales	9
New Listings	19
Current Inventory	225
Sell/Inv. Ratio	4.00%
Days to Sell	137
Average Price	\$170,111
Median Price	\$155,000

Condo/Townhouse

Sales	16
New Listings	43
Current Inventory	245
Sell/Inv. Ratio	6.53%
Days to Sell	117
Average Price	\$270,788
Median Price	\$287,175

Lots

Sales	1
New Listings	66
Current Inventory	180
Sell/Inv. Ratio	0.56%
Days to Sell	378
Average Price	\$203,500
Median Price	\$203,500

Residential

Sales	49
New Listings	152
Current Inventory	838
Sell/Inv. Ratio	5.85%
Days to Sell	113
Average Price	\$373,854
Median Price	\$340,000

Ratio of Sales vs Inventory	5.04%
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North Okanagan Statistics -- July 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 = North Okanagan									
Acreage/House	42	46	-8.70%	345	289	19.38	293	266	10.15
Duplex	4	8	-50.00%	81	69	17.39	47	55	-14.55
Mobile Home	33	20	65.00%	160	111	44.14	129	100	29.00
Recreational	5	2	150.00%	64	30	113.33	60	34	76.47
Residential	152	166	-8.43%	1,293	1,104	17.12	838	709	18.19
Residential WF	6	10	-40.00%	71	57	24.56	63	56	12.50
3/4-Plex	2	0	0.00%	18	8	125.00	12	10	20.00
Timeshare	0	0	0.00%	0	0	0.00		0	0.00
Apartment	19	24	-20.83%	250	170	47.06	225	159	41.51
Townhouse	43	45	-4.44%	380	312	21.79	245	235	4.26
RES TOTAL	306	321.00	-4.67%	2,662	2,150	23.81%	1,912	1,624	17.73
FARMS	8	6	33.33%	57	48	18.75	72	69	4.35
MULTIFAMILY	1	1	0.00%	11	12	-8.33	5	15	-66.67
Acreage	20	12	66.67%	115	103	11.65	180	159	13.21
Acreage WF	2	3	-33.33%	19	12	58.33	23	16	43.75
Lots	43	30	43.33%	222	295	-24.75	346	390	-11.28
Lots WF	1	3	-66.67%	13	13	0.00	22	18	22.22
LOTS TOTAL	66	48.00	37.50%	369	423	-12.77%	571	583	-2.06
Business	11	6	83.33%	66	51	29.41	56	67	-16.42
Commercial	15	10	50.00%	87	77	12.99	95	71	33.80
Land	3	2	50.00%	32	23	39.13	41	39	5.13
Leases	0	1	-100.00%	2	34	-94.12	11	50	-78.00
IC&C TOTAL	29	19.00	52.63%	187	185	1.08%	203	227	-10.57
GRAND TOTAL	410	395	3.80%	3,286	2,818	16.61%	2,763	2,518	9.73

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North Okanagan Statistics -- July 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 = North Okanagan								
Acreage/House	7	12	-41.67%	\$3,919,250	\$5,211,500	-24.80%	93.86%	92.46%
Duplex	3	4	-25.00%	\$862,400	\$1,073,400	-19.66%	96.92%	98.72%
Mobile Home	7	7	0.00%	\$824,900	\$502,300	64.22%	96.81%	89.33%
Recreational	1	6	-83.33%	\$105,000	\$1,252,000	-91.61%	87.57%	91.49%
Residential	49	101	-51.49%	\$18,318,863	\$37,520,098	-51.18%	95.35%	96.53%
Residential WF	5	3	66.67%	\$3,587,000	\$3,925,000	-8.61%	93.10%	85.25%
3/4-Plex	2	1	100.00%	\$707,500	\$535,000	32.24%	95.75%	97.45%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	9	13	-30.77%	\$1,531,000	\$2,863,900	-46.54%	94.22%	95.91%
Townhouse	16	36	-55.56%	\$4,332,600	\$11,245,040	-61.47%	97.10%	95.95%
RES TOTAL	99	183	-45.90%	\$34,188,513	\$64,128,238	-46.69%	95.16%	95.17%
FARMS	1	0	0.00%	\$935,000	\$0	0.00%	95.41%	0.00%
MULTIFAMILY	1	0	0.00%	\$2,553,250	\$0	0.00%	100.00%	0.00%
Acreage	1	3	-66.67%	\$203,500	\$747,500	-72.78%	95.99%	85.93%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	0	14	-100.00%	\$0	\$2,533,500	-100.00%	0.00%	92.86%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	1	17	-94.12%	\$203,500	\$3,281,000	-93.80%	95.99%	91.18%
Business	0	1	-100.00%	\$0	\$267,500	-100.00%	0.00%	90.68%
Commercial	1	1	0.00%	\$20,400	\$590,000	-96.54%	0.00%	94.40%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Leases	0	3	-100.00%	\$0	\$270,185	-100.00%	0.00%	0.00%
IC&C TOTAL	1	5	-80.00%	\$20,400	\$1,127,685	-98.19%	0.00%	122.57%
GRAND TOTAL	103	205	-49.76%	\$37,900,663	\$68,536,923	-49.76%	95.53%	95.32%

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North Okanagan Statistics -- July 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 = North Okanagan								
Acreage/House	69	54	27.78%	\$36,201,020	\$26,046,000	38.99%	94.81%	93.00%
Duplex	24	21	14.29%	\$8,814,700	\$6,811,023	29.42%	97.72%	96.89%
Mobile Home	37	29	27.59%	\$4,066,900	\$2,858,550	42.27%	94.63%	88.50%
Recreational	9	9	0.00%	\$2,037,500	\$2,069,400	-1.54%	91.49%	88.92%
Residential	446	481	-7.28%	\$169,750,854	\$176,669,897	-3.92%	96.44%	95.86%
Residential WF	11	11	0.00%	\$5,615,000	\$11,635,500	-51.74%	93.43%	88.05%
3/4-Plex	7	3	133.33%	\$2,208,900	\$1,158,000	90.75%	93.38%	96.27%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	75	62	20.97%	\$16,955,783	\$11,201,300	51.37%	95.85%	94.36%
Townhouse	144	141	2.13%	\$41,254,862	\$40,341,282	2.26%	97.42%	96.29%
RES TOTAL	822	811	1.36%	\$286,905,518	\$278,790,951	2.91%	96.23%	95.12%
FARMS	5	1	400.00%	\$5,415,500	\$769,000	604.23%	96.21%	96.14%
MULTIFAMILY	4	1	300.00%	\$5,118,250	\$365,000	1,302.26%	100.49%	91.71%
Acreage	16	17	-5.88%	\$3,817,450	\$5,006,000	-23.74%	94.31%	88.75%
Acreage WF	2	1	100.00%	\$1,240,000	\$185,000	570.27%	80.28%	82.22%
Lots	73	46	58.70%	\$12,518,650	\$7,917,935	58.10%	93.26%	92.18%
Lots WF	3	1	200.00%	\$2,805,000	\$1,070,000	162.15%	86.31%	71.38%
LOTS TOTAL	94	65	44.62%	\$20,381,100	\$14,178,935	43.74%	91.54%	88.87%
Business	3	5	-40.00%	\$79,000	\$5,003,817	-98.42%	71.82%	93.22%
Commercial	12	12	0.00%	\$2,480,811	\$10,687,695	-76.79%	109.68%	93.70%
Land	1	3	-66.67%	\$110,000	\$2,225,000	-95.06%	110.11%	108.86%
Leases	2	13	-84.62%	\$75,417	\$974,475	-92.26%	0.00%	9,254.28%
IC&C TOTAL	18	33	-45.45%	\$2,745,228	\$18,890,988	-85.47%	111.06%	100.33%
GRAND TOTAL	943	911	3.51%	\$320,565,597	\$312,994,874	3.51%	96.09%	95.12%

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North Okanagan Statistics -- July 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 = North Okanagan									
Acreage/House	\$559,893	\$434,292	28.92%	\$581,250	\$370,500	56.88%	108	178	-39.46%
Duplex	\$287,467	\$268,350	7.12%	\$229,500	\$244,250	-6.04%	43	213	-79.81%
Mobile Home	\$117,843	\$71,757	64.22%	\$127,000	\$59,900	112.02%	105	161	-34.69%
Recreational	\$105,000	\$208,667	-49.68%	\$105,000	\$180,500	-41.83%	67	163	-58.98%
Residential	\$373,854	\$371,486	0.64%	\$340,000	\$350,000	-2.86%	113	107	5.75%
Residential WF	\$717,400	\$1,308,333	-45.17%	\$350,000	\$605,000	-42.15%	66	173	-61.81%
3/4-Plex	\$353,750	\$535,000	-33.88%	\$353,750	\$535,000	-33.88%	96	16	496.88%
Timeshare									
Apartment	\$170,111	\$220,300	-22.78%	\$155,000	\$210,000	-26.19%	137	105	30.18%
Townhouse	\$270,788	\$312,362	-13.31%	\$287,175	\$279,000	2.93%	117	91	28.90%
RES TOTAL	\$345,339	\$350,428	-1.45%	\$314,350	\$328,000	-4.16%	110	115	-4.76%
FARMS	\$935,000			\$935,000			168		
MULTIFAMILY	\$2,553,250			\$2,553,250			28		
Acreage	\$203,500	\$249,167	-18.33%	\$203,500	\$177,500	14.65%	378	303	24.62%
Acreage WF									
Lots		\$180,964			\$170,000			244	
Lots WF									
LOTS TOTAL	\$203,500	\$193,000	5.44%	\$203,500	\$177,500	14.65%	378	255	48.44%
Business		\$267,500			\$267,500			461	
Commercial	\$20,400	\$590,000	-96.54%	\$20,400	\$590,000	-96.54%	47	124	-62.10%
Land									
Leases		\$90,062			\$34,560			54	
IC&C TOTAL	\$20,400	\$225,537	-90.95%	\$20,400	\$207,350	-90.16%	47	149	-68.54%
GRAND TOTAL	\$367,968	\$334,326	10.06%	\$314,350	\$303,000	3.75%	112	128	-12.62%

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North Okanagan Statistics -- July 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 = North Okanagan									
Acreage/House	\$524,652	\$482,333	8.77%	\$525,000	\$442,750	18.58%	122	165	-26.18%
Duplex	\$367,279	\$324,334	13.24%	\$368,500	\$267,000	38.01%	62	115	-45.67%
Mobile Home	\$109,916	\$98,571	11.51%	\$93,500	\$93,000	0.54%	89	142	-37.22%
Recreational	\$226,389	\$229,933	-1.54%	\$105,000	\$237,400	-55.77%	227	170	33.49%
Residential	\$380,607	\$367,297	3.62%	\$351,000	\$340,000	3.24%	100	106	-6.18%
Residential WF	\$510,455	\$1,057,773	-51.74%	\$240,000	\$935,000	-74.33%	102	117	-13.04%
3/4-Plex	\$315,557	\$386,000	-18.25%	\$278,500	\$428,000	-34.93%	85	122	-30.33%
Timeshare									
Apartment	\$226,077	\$180,666	25.14%	\$208,000	\$174,250	19.37%	90	131	-31.23%
Townhouse	\$286,492	\$286,108	0.13%	\$292,750	\$273,000	7.23%	111	131	-15.36%
RES TOTAL	\$349,033	\$343,762	1.53%	\$325,000	\$314,000	3.50%	102	119	-13.82%
FARMS	\$1,083,100	\$769,000	40.85%	\$720,000	\$769,000	-6.37%	265	87	204.83%
MULTIFAMILY	\$1,279,563	\$365,000	250.57%	\$1,127,500	\$365,000	208.90%	174	145	19.83%
Acreage	\$238,591	\$294,471	-18.98%	\$198,950	\$250,000	-20.42%	367	203	81.04%
Acreage WF	\$620,000	\$185,000	235.14%	\$620,000	\$185,000	235.14%	195	589	-66.89%
Lots	\$171,488	\$172,129	-0.37%	\$155,000	\$160,000	-3.13%	244	194	26.07%
Lots WF	\$935,000	\$1,070,000	-12.62%	\$1,000,000	\$1,070,000	-6.54%	390	338	15.38%
LOTS TOTAL	\$216,820	\$218,137	-0.60%	\$164,250	\$177,500	-7.46%	269	204	31.49%
Business	\$26,333	\$1,000,763	-97.37%	\$25,000	\$267,500	-90.65%	126	332	-62.19%
Commercial	\$206,734	\$890,641	-76.79%	\$258,250	\$308,550	-16.30%	191	184	3.84%
Land	\$110,000	\$741,667	-85.17%	\$110,000	\$240,000	-54.17%	11	253	-95.66%
Leases	\$37,709	\$74,960	-49.69%	\$37,709	\$45,000	-16.20%	156	56	175.41%
IC&C TOTAL	\$152,513	\$572,454	-73.36%	\$93,311	\$200,767	-53.52%	166	163	2.32%
GRAND TOTAL	\$339,942	\$343,573	-1.06%	\$310,000	\$305,000	1.64%	121	126	-4.05%

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