

**North Okanagan Monthly Statistics  
November 2011**

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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	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%			
<b>Area = North Okanagan</b>						
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%			
<b>Area = Shuswap / Revels</b>						
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%			
<b>Area = Grand Total</b>						
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%			

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North Okanagan Statistics -- November 2011

**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>	95	\$31,654,567	47	\$18,226,712
<b>Last Month</b>	108	\$32,518,390	54	\$17,744,900
<b>This Month Last Year</b>	108	\$37,317,860	48	\$17,950,700

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	234	2,190
<b>Last Month</b>	324	2,391
<b>This Month Last Year</b>	251	2,213

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North Okanagan Statistics -- November 2011

## Quick Summary Part 2

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### Condo/Apt

Sales	7
New Listings	25
Current Inventory	153
Sell/Inv. Ratio	4.58%
Days to Sell	106
Average Price	\$183,486
Median Price	\$175,000

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### Condo/Townhouse

Sales	14
New Listings	34
Current Inventory	228
Sell/Inv. Ratio	6.14%
Days to Sell	120
Average Price	\$230,089
Median Price	\$237,000

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### Lots

Sales	10
New Listings	30
Current Inventory	155
Sell/Inv. Ratio	6.45%
Days to Sell	260
Average Price	\$289,700
Median Price	\$207,500

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### Residential

Sales	47
New Listings	82
Current Inventory	656
Sell/Inv. Ratio	7.16%
Days to Sell	112
Average Price	\$387,802
Median Price	\$357,500

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Ratio of Sales vs Inventory	6.54%
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North 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%
<b>Zone = North Okanagan</b>									
Acreage/House	20	14	42.86%	435	447	-2.68	210	205	2.44
Duplex	3	8	-62.50%	89	114	-21.93	41	48	-14.58
Mobile Home	13	15	-13.33%	226	228	-0.88	112	105	6.67
Recreational	0	2	-100.00%	33	77	-57.14	15	42	-64.29
Residential	82	81	1.23%	1,677	1,770	-5.25	656	608	7.89
Residential WF	2	3	-33.33%	83	83	0.00	35	26	34.62
3/4-Plex	1	1	0.00%	16	23	-30.43	6	8	-25.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	25	24	4.17%	250	363	-31.13	153	187	-18.18
Townhouse	34	35	-2.86%	479	531	-9.79	228	194	17.53
RES TOTAL	180	183.00	-1.64%	3,288	3,636	-9.57%	1,456	1,423	2.32
FARMS	1	1	0.00%	63	71	-11.27	53	64	-17.19
MULTIFAMILY	0	1	-100.00%	9	16	-43.75	7	9	-22.22
Acreage	6	12	-50.00%	212	153	38.56	155	160	-3.13
Acreage WF	0	0	0.00%	16	20	-20.00	19	18	5.56
Lots	23	23	0.00%	300	327	-8.26	283	317	-10.73
Lots WF	1	2	-50.00%	21	18	16.67	15	14	7.14
LOTS TOTAL	30	37.00	-18.92%	549	518	5.98%	472	509	-7.27
Business	5	5	0.00%	57	88	-35.23	39	52	-25.00
Commercial	17	24	-29.17%	161	154	4.55	133	115	15.65
Land	1	0	0.00%	32	42	-23.81	29	39	-25.64
<b>GRAND TOTAL</b>	<b>234</b>	<b>251</b>	<b>-6.77%</b>	<b>4,159</b>	<b>4,525</b>	<b>-8.09%</b>	<b>2,189</b>	<b>2,211</b>	<b>-1.00</b>

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North 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
<b>Zone = North Okanagan</b>								
Acreage/House	6	3	100.00%	\$2,885,600	\$1,082,000	166.69%	97.43%	96.62%
Duplex	2	3	-33.33%	\$507,000	\$982,275	-48.39%	94.06%	100.87%
Mobile Home	4	8	-50.00%	\$192,500	\$638,400	-69.85%	88.42%	89.60%
Recreational	1	0	0.00%	\$60,000	\$0	0.00%	85.71%	0.00%
Residential	47	48	-2.08%	\$18,226,712	\$17,950,700	1.54%	95.59%	95.59%
Residential WF	1	2	-50.00%	\$1,370,000	\$1,930,000	-29.02%	91.39%	87.93%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	7	11	-36.36%	\$1,284,400	\$2,321,200	-44.67%	95.97%	93.09%
Townhouse	14	21	-33.33%	\$3,221,250	\$5,954,050	-45.90%	96.40%	95.02%
RES TOTAL	82	96	-14.58%	\$27,747,462	\$30,858,625	-10.08%	95.57%	94.83%
FARMS	0	1	-100.00%	\$0	\$603,000	-100.00%	0.00%	92.78%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	4	0	0.00%	\$1,980,000	\$0	0.00%	92.81%	0.00%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	6	5	20.00%	\$917,000	\$947,000	-3.17%	96.75%	87.20%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	10	5	100.00%	\$2,897,000	\$947,000	205.91%	94.02%	87.20%
Business	0	1	-100.00%	\$0	\$3,700,000	-100.00%	0.00%	96.10%
Commercial	3	5	-40.00%	\$1,010,105	\$1,209,235	-16.47%	106.44%	95.98%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
<b>GRAND TOTAL</b>	<b>95</b>	<b>108</b>	<b>-12.04%</b>	<b>\$31,654,567</b>	<b>\$37,317,860</b>	<b>-12.04%</b>	<b>95.73%</b>	<b>94.75%</b>

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North 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
<b>Zone = North Okanagan</b>								
Acreage/House	95	105	-9.52%	\$47,586,155	\$54,650,920	-12.93%	94.13%	94.24%
Duplex	33	36	-8.33%	\$12,321,917	\$13,823,975	-10.87%	96.41%	96.05%
Mobile Home	69	64	7.81%	\$6,177,650	\$6,429,300	-3.91%	90.46%	93.18%
Recreational	7	12	-41.67%	\$1,166,500	\$2,278,000	-48.79%	89.05%	91.66%
Residential	603	677	-10.93%	\$221,222,898	\$257,172,875	-13.98%	96.19%	96.27%
Residential WF	17	17	0.00%	\$19,542,500	\$14,335,000	36.33%	91.83%	91.96%
3/4-Plex	5	7	-28.57%	\$1,780,775	\$2,208,900	-19.38%	91.51%	93.38%
Apartment	104	118	-11.86%	\$17,698,400	\$25,132,583	-29.58%	92.08%	95.39%
Townhouse	178	227	-21.59%	\$49,824,718	\$64,811,912	-23.12%	96.20%	96.77%
RES TOTAL	1,111	1,263	-12.03%	\$377,321,513	\$440,843,464	-14.41%	95.36%	95.80%
FARMS	1	7	-85.71%	\$4,200,000	\$6,621,000	-36.57%	87.52%	95.30%
MULTIFAMILY	0	3	-100.00%	\$0	\$3,618,250	-100.00%	0.00%	97.97%
Acreage	37	24	54.17%	\$12,827,500	\$5,448,350	135.44%	92.87%	91.92%
Acreage WF	0	2	-100.00%	\$0	\$1,240,000	-100.00%	0.00%	80.28%
Lots	64	93	-31.18%	\$11,174,400	\$16,090,800	-30.55%	93.28%	92.89%
Lots WF	3	3	0.00%	\$2,104,400	\$2,805,000	-24.98%	82.36%	86.31%
LOTS TOTAL	104	122	-14.75%	\$26,106,300	\$25,584,150	2.04%	92.09%	91.23%
Business	10	10	0.00%	\$1,026,500	\$4,305,900	-76.16%	80.71%	93.73%
Commercial	28	21	33.33%	\$13,413,474	\$3,981,938	236.86%	107.99%	108.21%
Land	5	1	400.00%	\$12,071,320	\$110,000	10,873.93%	71.71%	110.11%
<b>GRAND TOTAL</b>	<b>1,259</b>	<b>1,427</b>	<b>-11.77%</b>	<b>\$434,139,107</b>	<b>\$485,064,702</b>	<b>-11.77%</b>	<b>94.51%</b>	<b>95.63%</b>

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North 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%
<b>Zone = North Okanagan</b>									
Acreage/House	\$480,933	\$360,667	33.35%	\$451,250	\$347,000	30.04%	169	175	-3.15%
Duplex	\$253,500	\$327,425	-22.58%	\$253,500	\$235,000	7.87%	46	45	2.99%
Mobile Home	\$48,125	\$79,800	-39.69%	\$47,500	\$79,750	-40.44%	190	121	57.23%
Recreational	\$60,000			\$60,000			102		
Residential	\$387,802	\$373,973	3.70%	\$357,500	\$369,500	-3.25%	112	119	-6.16%
Residential WF	\$1,370,000	\$965,000	41.97%	\$1,370,000	\$965,000	41.97%	188	135	39.26%
3/4-Plex									
Apartment	\$183,486	\$211,018	-13.05%	\$175,000	\$160,900	8.76%	106	201	-47.50%
Townhouse	\$230,089	\$283,526	-18.85%	\$237,000	\$255,000	-7.06%	120	89	34.17%
RES TOTAL	\$338,384	\$321,444	5.27%	\$303,500	\$293,750	3.32%	120	122	-1.69%
FARMS		\$603,000			\$603,000			267	
MULTIFAMILY									
Acreage	\$495,000			\$465,000			219		
Acreage WF									
Lots	\$152,833	\$189,400	-19.31%	\$161,000	\$170,000	-5.29%	287	198	44.93%
Lots WF									
LOTS TOTAL	\$289,700	\$189,400	52.96%	\$207,500	\$170,000	22.06%	260	198	31.19%
Business		\$3,700,000			\$3,700,000			314	
Commercial	\$336,702	\$241,847	39.22%	\$85,725	\$118,000	-27.35%	88	140	-37.47%
Land									
<b>GRAND TOTAL</b>	<b>\$333,206</b>	<b>\$345,536</b>	<b>-3.57%</b>	<b>\$286,000</b>	<b>\$285,750</b>	<b>0.09%</b>	<b>133</b>	<b>129</b>	<b>3.20%</b>

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North 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%
<b>Zone = North Okanagan</b>									
Acreage/House	\$500,907	\$520,485	-3.76%	\$458,000	\$510,000	-10.20%	138	135	2.05%
Duplex	\$373,391	\$383,999	-2.76%	\$325,000	\$327,000	-0.61%	81	63	27.65%
Mobile Home	\$89,531	\$100,458	-10.88%	\$70,000	\$78,750	-11.11%	150	104	44.46%
Recreational	\$166,643	\$189,833	-12.22%	\$115,000	\$105,000	9.52%	163	188	-13.41%
Residential	\$366,870	\$379,871	-3.42%	\$335,000	\$350,000	-4.29%	109	102	7.38%
Residential WF	\$1,149,559	\$843,235	36.33%	\$1,065,000	\$507,500	109.85%	115	125	-8.15%
3/4-Plex	\$356,155	\$315,557	12.87%	\$427,000	\$278,500	53.32%	89	85	4.71%
Apartment	\$170,177	\$212,988	-20.10%	\$165,000	\$191,250	-13.73%	149	110	35.79%
Townhouse	\$279,914	\$285,515	-1.96%	\$262,250	\$286,000	-8.30%	125	108	15.78%
RES TOTAL	\$339,623	\$349,045	-2.70%	\$308,000	\$318,500	-3.30%	120	106	12.71%
FARMS	\$4,200,000	\$945,857	344.04%	\$4,200,000	\$603,000	596.52%	919	285	222.78%
MULTIFAMILY		\$1,206,083			\$755,000			97	
Acreage	\$346,689	\$227,015	52.72%	\$280,000	\$198,950	40.74%	289	294	-1.90%
Acreage WF		\$620,000			\$620,000			195	
Lots	\$174,600	\$173,019	0.91%	\$173,950	\$157,000	10.80%	299	230	30.35%
Lots WF	\$701,467	\$935,000	-24.98%	\$936,400	\$1,000,000	-6.36%	312	390	-19.91%
LOTS TOTAL	\$251,022	\$209,706	19.70%	\$187,000	\$165,000	13.33%	296	246	20.42%
Business	\$102,650	\$430,590	-76.16%	\$42,000	\$54,250	-22.58%	208	203	2.46%
Commercial	\$479,053	\$189,616	152.64%	\$111,983	\$118,000	-5.10%	164	180	-8.41%
Land	\$2,414,264	\$110,000	2,094.79%	\$1,600,000	\$110,000	1,354.55%	415	11	3,669.09%
<b>GRAND TOTAL</b>	<b>\$344,829</b>	<b>\$339,919</b>	<b>1.44%</b>	<b>\$300,000</b>	<b>\$310,000</b>	<b>-3.23%</b>	<b>138</b>	<b>121</b>	<b>14.15%</b>

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