

## Central Okanagan MLS® 2011 Statistics

	Sales 2011	Sales 2010	Sales 2009	% Change 2011vs2010	% Change 2010vs2009	Inventory 2011	Inventory 2010	% change	Median Price 2011	Median Price 2010	Median Price 2009
<b>Residential homes</b>											
January	98	134	55	-27%	+148%	1227	1151	+7%	410,000	442,000	395,000
February	120	136	86	-12%	+58%	1391	1317	+6%	422,000	429,000	400,000
March	174	183	130	-5%	+41%	1524	1567	-3%	434,000	425,000	410,000
April	150	207	159	-28%	+22%	1627	1758	-7%	434,500	461,000	415,000
May	168	202	189	-17%	+7%	1721	1831	-6%	436,000	460,000	425,000
June	182	181	221	+55%	-18%	1732	1925	-10%	423,000	455,000	425,000
July	136	109	227	+25%	-52%	1742	1833	-5%	434,000	459,000	425,000
August	132	130	176	+2%	-26%	1709	1743	-2%	432,000	438,000	449,000
September	145	125	211	+16%	-41%	1590	1666	-5%	427,000	425,000	439,000
October	125	139	223	-10%	-38%	1481	1483	-13%	418,000	430,000	440,000
November	124	110	151	+13%	-31%	1359	1340	+1.4%	427,000	408,000	420,000
December	96	85	116	+13%	-27%	1138	1109	+3%	425,000	418,000	444,000
<b>Year End Total</b>	<b>1758</b>	<b>1741</b>	<b>1940</b>	<b>+1%</b>	<b>-10%</b>	<b>4518 listed</b>	<b>4888 listed</b>	<b>-8%</b>	<b>429,000</b>	<b>440,000</b>	<b>425,000</b>
<b>Apartments</b>											
January	36	53	28	-32%	+89%	855	922	-7%	242,000	230,000	236,000
February	51	62	30	-18%	+107%	922	996	-7%	246,000	244,000	209,000
March	54	59	47	-8%	+26%	945	1091	-13%	210,000	242,000	229,000
April	47	88	66	-47%	+33%	918	1122	-18%	213,000	240,000	243,000
May	68	70	72	-3%	-3%	964	1195	-19%	254,000	256,000	234,000
June	49	52	78	-6%	-34%	980	1196	-18%	284,000	228,000	234,000
July	76	46	105	+65%	-56%	993	1126	-12%	217,000	265,000	249,000
August	63	75	66	-16%	+12%	934	1047	-11%	237,000	255,000	228,000
September	65	41	75	+59%	-45%	878	988	-11%	213,000	218,000	238,000
October	50	45	76	+11%	-41%	889	921	-3%	211,000	218,000	259,000
November	52	44	70	+13%	-37%	851	884	-4%	220,000	217,000	245,000
December	31	23	61	+35%	-64%	766	774	-1%	187,000	195,000	222,000
<b>Year End Total</b>	<b>686</b>	<b>660</b>	<b>774</b>	<b>+4%</b>	<b>-15%</b>	<b>2057 listed</b>	<b>2255 listed</b>	<b>-9%</b>	<b>223,000</b>	<b>235,000</b>	<b>238,000</b>
<b>Townhomes</b>											
January	30	32	13	-6%	+146%	440	384	+15%	316,000	319,000	309,000
February	22	34	18	-35%	+89%	494	425	+16%	304,000	313,000	338,000
March	51	64	34	-20%	+88%	493	449	+10%	319,000	325,000	319,000
April	41	55	38	-25%	+45%	498	479	+4%	330,000	336,000	327,000
May	50	68	60	-26%	+13%	548	504	+9%	327,000	344,000	325,000
June	41	48	69	-15%	-31%	569	568	+18%	341,000	343,000	320,000
July	54	34	64	+59%	-47%	555	540	+3%	337,000	300,000	335,000
August	39	37	70	+5%	-47%	546	519	+5%	350,000	360,000	325,000
September	40	33	61	+21%	-46%	540	493	+10%	304,000	332,000	350,000
October	37	33	59	+12%	-44%	507	456	+11%	350,000	315,000	335,000
November	31	21	44	+41%	-52%	455	440	+3%	297,000	303,000	332,000
December	21	24	32	-13%	-28%	389	395	-2%	310,000	325,000	340,000
<b>Year End Total</b>	<b>497</b>	<b>484</b>	<b>561</b>	<b>+3%</b>	<b>-14%</b>	<b>1267 listed</b>	<b>1352 listed</b>	<b>-6%</b>	<b>328,000</b>	<b>328,000</b>	<b>330,000</b>
<b>Lots</b>											
January	6	16		63%		531	528	+6%	221,000	193,000	
February	3	17	3	-82%	+467%	550	505	+9%	215,000	192,000	370,000
March	16	19	5	-16%	+280%	572	587	-3%	196,000	187,000	168,000
April	12	19	6	-37%	+217%	586	622	-6%	179,000	205,000	222,000
May	12	19	7	-37%	+171%	690	667	3%	232,000	270,000	215,000
June	17	15	12	+6%	+25%	686	710	-3%	250,000	185,000	204,000
July	24	11	15	+118%	-37%	668	689	-3%	159,000	184,000	218,000
August	15	10	8	+50%	25%	656	660	-6%	177,000	147,000	194,000
September	10	3	9	+233%	-67%	643	613	+5%	170,000	195,000	245,000
October	12	7	14	+20%	-50%	634	596	+6%	208,000	175,000	260,000
November	7	6	17	+17%	-65%	614	578	+6%	218,000	208,000	210,000
December	4	10	9	-60%	+10%	541	499	+8%	240,000	177,000	215,000
<b>Year End Total</b>	<b>144</b>	<b>153</b>	<b>105</b>	<b>-6%</b>	<b>+46%</b>	<b>763 listed</b>	<b>914 listed</b>	<b>-17%</b>	<b>197,000</b>	<b>194,000</b>	<b>218,000</b>

Data is from the Okanagan Mainline Real Estate Board and is believed to be accurate. Median home prices are rounded to the nearest thousand.

Central Okanagan Statistics -- December 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 = Central Okanagan</b>									
Acreage/House	\$925,719	\$937,103	-1.21%	\$607,000	\$665,000	-8.72%	125	119	4.40%
Duplex	\$341,168	\$360,762	-5.43%	\$333,900	\$325,000	2.74%	89	76	16.18%
Mobile Home	\$91,638	\$96,869	-5.40%	\$82,000	\$82,000	0.00%	107	106	0.65%
Recreational	\$189,092	\$349,811	-45.94%	\$165,000	\$420,000	-60.71%	163	253	-35.50%
Residential	\$472,888	\$482,510	-1.99%	\$429,250	\$439,900	-2.42%	89	80	11.25%
Residential WF	\$1,501,920	\$2,113,485	-28.94%	\$1,260,000	\$2,025,000	-37.78%	191	157	21.95%
3/4-Plex	\$476,750	\$458,833	3.90%	\$467,500	\$357,500	30.77%	28	45	-38.43%
Timeshare		\$1,500			\$1,500			111	
Apartment	\$250,459	\$253,798	-1.32%	\$223,000	\$235,000	-5.11%	113	118	-3.80%
Townhouse	\$345,534	\$349,690	-1.19%	\$328,000	\$328,000	0.00%	110	94	16.94%
RES TOTAL	\$404,756	\$420,531	-3.75%	\$366,500	\$375,000	-2.27%	100	94	7.26%
FARMS	\$1,185,650	\$953,500	24.35%	\$1,124,500	\$927,500	21.24%	301	142	112.44%
MULTIFAMILY	\$1,032,867	\$2,191,667	-52.87%	\$752,600	\$850,000	-11.46%	62	260	-75.99%
Acreage	\$297,218	\$499,575	-40.51%	\$287,000	\$390,500	-26.50%	126	212	-40.62%
Acreage WF	\$310,833	\$735,750	-57.75%	\$205,000	\$696,500	-70.57%	183	87	111.34%
Lots	\$227,052	\$223,404	1.63%	\$197,450	\$194,000	1.78%	187	234	-19.92%
Lots WF	\$329,500	\$366,667	-10.14%	\$329,500	\$390,000	-15.51%	136	34	300.00%
LOTS TOTAL	\$236,986	\$282,344	-16.06%	\$205,000	\$209,950	-2.36%	180	224	-19.52%
Business	\$80,077	\$379,079	-78.88%	\$62,500	\$120,000	-47.92%	172	229	-25.08%
Commercial	\$188,786	\$223,173	-15.41%	\$78,241	\$81,597	-4.11%	147	189	-22.21%
Land	\$1,249,667	\$887,000	40.89%	\$925,000	\$817,500	13.15%	187	198	-5.31%
<b>GRAND TOTAL</b>	<b>\$392,874</b>	<b>\$411,077</b>	<b>-4.43%</b>	<b>\$355,000</b>	<b>\$365,500</b>	<b>-2.87%</b>	<b>106</b>	<b>105</b>	<b>1.51%</b>

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

Central Okanagan Statistics -- December 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 = Central Okanagan</b>								
Acreage/House	103	93	10.75%	\$95,349,034	\$87,150,623	9.41%	91.93%	93.20%
Duplex	55	79	-30.38%	\$18,764,257	\$28,500,190	-34.16%	95.47%	95.65%
Mobile Home	193	191	1.05%	\$17,686,210	\$18,501,953	-4.41%	92.82%	91.80%
Recreational	9	9	0.00%	\$1,701,825	\$3,148,300	-45.94%	77.09%	94.30%
Residential	1,758	1,741	0.98%	\$831,337,303	\$840,049,438	-1.04%	95.88%	96.23%
Residential WF	25	33	-24.24%	\$37,548,000	\$69,745,000	-46.16%	88.48%	89.10%
3/4-Plex	4	3	33.33%	\$1,907,000	\$1,376,500	38.54%	92.76%	95.94%
Timeshare	0	1	-100.00%	\$0	\$1,500	-100.00%	0.00%	0.00%
Apartment	686	660	3.94%	\$171,815,098	\$167,506,403	2.57%	94.50%	95.70%
Townhouse	497	484	2.69%	\$171,730,177	\$169,250,036	1.47%	96.37%	96.18%
RES TOTAL	3,330	3,294	1.09%	\$1,347,838,905	\$1,385,229,942	-2.70%	95.18%	95.50%
FARMS	10	14	-28.57%	\$11,856,500	\$13,349,000	-11.18%	83.35%	86.98%
MULTIFAMILY	3	3	0.00%	\$3,098,600	\$6,575,000	-52.87%	95.81%	94.76%
Acreage	17	32	-46.88%	\$5,052,700	\$15,986,400	-68.39%	92.41%	81.56%
Acreage WF	3	4	-25.00%	\$932,500	\$2,943,000	-68.31%	91.69%	88.25%
Lots	144	153	-5.88%	\$32,695,510	\$34,180,736	-4.35%	93.88%	92.64%
Lots WF	2	3	-33.33%	\$659,000	\$1,100,000	-40.09%	97.20%	88.57%
LOTS TOTAL	166	192	-13.54%	\$39,339,710	\$54,210,136	-27.43%	93.69%	88.76%
Business	13	19	-31.58%	\$1,041,000	\$7,202,500	-85.55%	72.28%	83.95%
Commercial	108	115	-6.09%	\$20,388,895	\$25,664,876	-20.56%	137.62%	121.20%
Land	3	6	-50.00%	\$3,749,000	\$5,322,000	-29.56%	83.40%	94.34%
<b>GRAND TOTAL</b>	<b>3,633</b>	<b>3,643</b>	<b>-0.27%</b>	<b>\$1,427,312,610</b>	<b>\$1,497,553,455</b>	<b>-0.27%</b>	<b>95.39%</b>	<b>95.43%</b>

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