

**Central Okanagan Monthly Statistics**  
**February 2014**

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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	840	790	6.33%	1,602	1,561	2.63%
2 Units Sold	267	237	12.66%	499	457	9.19%
3 Sales Volume	\$116,985,447	\$80,188,001	45.89%	\$206,747,291	\$168,056,697	23.02%
4 List/Sell Ratio	93.78%	96.25%		94.60%	96.02%	
5 Days to Sell	130	123	5.46%	135	130	3.31%
6 Active Listings	3,701	4,091	-9.53%			
<b>Area = North Okanagan</b>						
1 Units Listed	275	299	-8.03%	570	512	11.33%
2 Units Sold	75	81	-7.41%	193	130	48.46%
3 Sales Volume	\$22,700,133	\$24,290,916	-6.55%	\$59,172,176	\$37,129,935	59.37%
4 List/Sell Ratio	95.99%	94.27%		94.78%	95.51%	
5 Days to Sell	175	178	-1.80%	145	181	-19.95%
6 Active Listings	1,864	2,040	-8.63%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	141	168	-16.07%	285	321	-11.21%
2 Units Sold	41	37	10.81%	85	73	16.44%
3 Sales Volume	\$11,680,478	\$9,053,306	29.02%	\$21,287,719	\$20,039,944	6.23%
4 List/Sell Ratio	93.76%	94.20%		94.56%	95.43%	
5 Days to Sell	238	136	74.94%	217	156	38.84%
6 Active Listings	1,389	1,405	-1.14%			
<b>Area = Grand Total</b>						
1 Units Listed	1,256	1,257	-0.08%	2,457	2,394	2.63%
2 Units Sold	383	355	7.89%	777	660	17.73%
3 Sales Volume	\$151,366,058	\$113,532,223	33.32%	\$287,207,186	\$225,226,576	27.52%
4 List/Sell Ratio	94.10%	95.65%		94.63%	95.88%	
5 Days to Sell	150	137	9.64%	146	143	2.10%
6 Active Listings	6,954	7,536	-7.72%			

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

Central Okanagan Statistics -- February 2014

# Quick Summary Part 1

Residential				
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	267	\$116,985,447	109	\$60,465,444
Last Month	232	\$89,761,845	105	\$47,215,811
This Month Last Year	237	\$80,188,001	114	\$47,406,351
Description	Total Listings Taken	Inventory		
This Month	840	3,701		
Last Month	762	3,424		
This Month Last Year	790	4,091		

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Central Okanagan Statistics -- February 2014

## Quick Summary Part 2

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### Condo/Apt

Sales	70
New Listings	138
Current Inventory	644
Sell/Inv. Ratio	10.87%
Days to Sell	107
Average Price	\$226,973
Median Price	\$210,750

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### Condo/Townhouse

Sales	30
New Listings	95
Current Inventory	413
Sell/Inv. Ratio	7.26%
Days to Sell	126
Average Price	\$412,755
Median Price	\$329,000

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### Lots

Sales	13
New Listings	71
Current Inventory	509
Sell/Inv. Ratio	2.55%
Days to Sell	271
Average Price	\$185,985
Median Price	\$181,000

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### Residential

Sales	109
New Listings	390
Current Inventory	1,153
Sell/Inv. Ratio	9.45%
Days to Sell	110
Average Price	\$554,729
Median Price	\$476,190
Ratio of Sales vs Inventory	8.63%

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Central Okanagan Statistics -- February 2014

## 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	15	36	-58.33%	44	52	-15.38	174	175	-0.57
Duplex	20	14	42.86%	31	27	14.81	51	48	6.25
Mobile Home	29	36	-19.44%	63	70	-10.00	164	169	-2.96
Recreational	0	4	-100.00%	4	6	-33.33	25	34	-26.47
Residential	390	359	8.64%	674	658	2.43	1,153	1,320	-12.65
Residential WF	12	15	-20.00%	24	22	9.09	84	98	-14.29
3/4-Plex	1	0	0.00%	4	1	300.00	8	5	60.00
Timeshare	1	1	0.00%	1	1	0.00	2	5	-60.00
Apartment	138	137	0.73%	284	290	-2.07	644	739	-12.86
Townhouse	95	92	3.26%	185	197	-6.09	413	444	-6.98
RES TOTAL	701	694.00	1.01%	1,314	1,324	-0.76%	2,718	3,037	-10.50
FARMS	9	6	50.00%	17	8	112.50	57	62	-8.06
MULTIFAMILY	1	2	-50.00%	1	3	-66.67	13	11	18.18
Acreage	15	9	66.67%	27	21	28.57	102	86	18.60
Acreage WF	0	0	0.00%	3	3	0.00	24	23	4.35
Lots	55	45	22.22%	109	104	4.81	362	473	-23.47
Lots WF	1	1	0.00%	3	3	0.00	21	15	40.00
LOTS TOTAL	71	55.00	29.09%	142	131	8.40%	509	597	-14.74
Business	3	5	-40.00%	16	12	33.33	54	48	12.50
Commercial	52	24	116.67%	100	69	44.93	281	273	2.93
Land	2	3	-33.33%	11	12	-8.33	66	60	10.00
COMM TOTAL	57	32.00	78.13%	127	93	36.56%	401	381	5.25
GRAND TOTAL	839	789	6.34%	1,601	1,559	2.69%	3,698	4,088	-9.54

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Central Okanagan Statistics -- February 2014

## 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	9	4	125.00%	\$10,461,800	\$3,335,500	213.65%	79.72%	92.04%
Duplex	2	3	-33.33%	\$684,000	\$1,029,500	-33.56%	97.04%	92.27%
Mobile Home	12	9	33.33%	\$980,000	\$780,900	25.50%	91.83%	93.31%
Recreational	2	1	100.00%	\$268,500	\$108,500	147.47%	93.26%	92.03%
Residential	109	114	-4.39%	\$60,465,444	\$47,406,351	27.55%	95.61%	96.33%
Residential WF	5	0	0.00%	\$10,370,500	\$0	0.00%	92.36%	0.00%
3/4-Plex	1	0	0.00%	\$285,000	\$0	0.00%	98.31%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	70	41	70.73%	\$15,888,100	\$8,543,000	85.98%	94.43%	94.61%
Townhouse	30	34	-11.76%	\$12,382,656	\$11,858,832	4.42%	98.08%	96.92%
RES TOTAL	240	206	16.50%	\$111,786,000	\$73,062,583	53.00%	93.63%	95.92%
FARMS	1	0	0.00%	\$95,000	\$0	0.00%	86.44%	0.00%
MULTIFAMILY	1	0	0.00%	\$2,216,500	\$0	0.00%	98.51%	0.00%
Acreage	1	3	-66.67%	\$460,000	\$1,549,500	-70.31%	90.37%	89.68%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	12	11	9.09%	\$1,957,800	\$2,313,100	-15.36%	98.35%	91.72%
Lots WF	0	1	-100.00%	\$0	\$840,000	-100.00%	0.00%	84.42%
LOTS TOTAL	13	15	-13.33%	\$2,417,800	\$4,702,600	-48.59%	96.72%	89.66%
Business	0	3	-100.00%	\$0	\$211,705	-100.00%	0.00%	82.86%
Commercial	12	13	-7.69%	\$470,147	\$2,211,112	-78.74%	94.95%	134.59%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	12	16	-25.00%	\$470,147	\$2,422,817	-80.60%	94.95%	127.62%
<b>GRAND TOTAL</b>	<b>267</b>	<b>237</b>	<b>12.66%</b>	<b>\$116,985,447</b>	<b>\$80,188,001</b>	<b>45.89%</b>	<b>93.78%</b>	<b>96.25%</b>

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Central Okanagan Statistics -- February 2014

## 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	12	8	50.00%	\$13,702,800	\$7,382,400	85.61%	80.76%	92.74%
Duplex	9	12	-25.00%	\$2,908,000	\$3,964,000	-26.64%	96.01%	96.09%
Mobile Home	21	18	16.67%	\$1,606,499	\$1,677,900	-4.26%	91.30%	92.71%
Recreational	2	2	0.00%	\$268,500	\$198,500	35.26%	93.26%	91.52%
Residential	214	221	-3.17%	\$107,681,256	\$97,192,604	10.79%	96.29%	95.14%
Residential WF	6	0	0.00%	\$12,645,500	\$0	0.00%	92.14%	0.00%
3/4-Plex	1	1	0.00%	\$285,000	\$851,500	-66.53%	98.31%	94.62%
Timeshare	1	0	0.00%	\$47,000	\$0	0.00%	96.41%	0.00%
Apartment	104	78	33.33%	\$23,024,300	\$17,148,346	34.27%	94.77%	94.30%
Townhouse	74	63	17.46%	\$27,295,338	\$22,421,139	21.74%	97.77%	96.58%
RES TOTAL	444	403	10.17%	\$189,464,192	\$150,836,390	25.61%	94.66%	95.12%
FARMS	3	0	0.00%	\$3,195,000	\$0	0.00%	96.70%	0.00%
MULTIFAMILY	1	0	0.00%	\$2,216,500	\$0	0.00%	98.51%	0.00%
Acreage	5	8	-37.50%	\$5,665,000	\$3,477,500	62.90%	89.26%	88.38%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	25	19	31.58%	\$4,096,000	\$3,657,799	11.98%	95.34%	91.35%
Lots WF	0	1	-100.00%	\$0	\$840,000	-100.00%	0.00%	84.42%
LOTS TOTAL	30	28	7.14%	\$9,761,000	\$7,975,299	22.39%	91.71%	89.27%
Business	1	4	-75.00%	\$150,000	\$371,705	-59.65%	60.02%	70.87%
Commercial	20	20	0.00%	\$1,960,599	\$6,166,803	-68.21%	100.02%	143.65%
Land	0	1	-100.00%	\$0	\$2,510,000	-100.00%	0.00%	100.40%
COMM TOTAL	21	25	-16.00%	\$2,110,599	\$9,048,508	-76.67%	95.50%	123.66%
<b>GRAND TOTAL</b>	<b>499</b>	<b>456</b>	<b>9.43%</b>	<b>\$206,747,291</b>	<b>\$167,860,197</b>	<b>23.17%</b>	<b>94.60%</b>	<b>96.02%</b>

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Central Okanagan Statistics -- February 2014

## 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	\$1,162,422	\$833,875	39.40%	\$775,000	\$629,500	23.11%	157	183	-14.33%
Duplex	\$342,000	\$343,167	-0.34%	\$342,000	\$357,000	-4.20%	53	137	-61.77%
Mobile Home	\$81,667	\$86,767	-5.88%	\$79,000	\$73,000	8.22%	115	113	1.73%
Recreational	\$134,250	\$108,500	23.73%	\$134,250	\$108,500	23.73%	33	102	-67.65%
Residential	\$554,729	\$415,845	33.40%	\$476,190	\$380,000	25.31%	110	110	0.40%
Residential WF	\$2,074,100			\$2,495,000			156		
3/4-Plex	\$285,000			\$285,000			15		
Timeshare									
Apartment	\$226,973	\$208,366	8.93%	\$210,750	\$199,500	5.64%	107	112	-4.58%
Townhouse	\$412,755	\$348,789	18.34%	\$329,000	\$344,950	-4.62%	126	103	21.46%
RES TOTAL	\$465,775	\$354,673	31.33%	\$356,500	\$340,000	4.85%	113	111	1.33%
FARMS	\$95,000			\$95,000			1,449		
MULTIFAMILY	\$2,216,500			\$2,216,500			107		
Acreage	\$460,000	\$516,500	-10.94%	\$460,000	\$590,500	-22.10%	12	349	-96.56%
Acreage WF									
Lots	\$163,150	\$210,282	-22.41%	\$178,000	\$177,500	0.28%	293	211	38.55%
Lots WF		\$840,000			\$840,000			305	
LOTS TOTAL	\$185,985	\$313,507	-40.68%	\$181,000	\$279,000	-35.13%	271	245	10.64%
Business		\$70,568			\$78,000			263	
Commercial	\$39,179	\$170,086	-76.97%	\$10	\$140,000	-99.99%	213	140	52.30%
Land									
COMM TOTAL	\$39,179	\$151,426	-74.13%	\$10	\$91,853	-99.99%	213	163	30.67%
<b>GRAND TOTAL</b>	<b>\$438,148</b>	<b>\$338,346</b>	<b>29.50%</b>	<b>\$330,000</b>	<b>\$325,000</b>	<b>1.54%</b>	<b>130</b>	<b>123</b>	<b>5.46%</b>

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Central Okanagan Statistics -- February 2014

## 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	\$1,141,900	\$922,800	23.74%	\$853,400	\$629,500	35.57%	180	157	14.54%
Duplex	\$323,111	\$330,333	-2.19%	\$340,000	\$250,000	36.00%	85	104	-18.46%
Mobile Home	\$76,500	\$93,217	-17.93%	\$74,500	\$94,000	-20.74%	126	170	-26.25%
Recreational	\$134,250	\$99,250	35.26%	\$134,250	\$99,250	35.26%	33	121	-72.73%
Residential	\$503,183	\$439,786	14.42%	\$450,000	\$386,000	16.58%	106	109	-2.54%
Residential WF	\$2,107,583			\$2,385,000			177		
3/4-Plex	\$285,000	\$851,500	-66.53%	\$285,000	\$851,500	-66.53%	15	568	-97.36%
Timeshare	\$47,000			\$47,000			308		
Apartment	\$221,388	\$219,851	0.70%	\$207,500	\$208,500	-0.48%	108	116	-6.91%
Townhouse	\$368,856	\$355,891	3.64%	\$343,450	\$329,900	4.11%	140	127	10.58%
RES TOTAL	\$426,721	\$374,284	14.01%	\$360,000	\$340,000	5.88%	116	118	-1.85%
FARMS	\$1,065,000			\$1,325,000			681		
MULTIFAMILY	\$2,216,500			\$2,216,500			107		
Acreage	\$1,133,000	\$434,688	160.65%	\$460,000	\$404,000	13.86%	360	212	69.71%
Acreage WF									
Lots	\$163,840	\$192,516	-14.90%	\$175,000	\$177,500	-1.41%	313	290	7.91%
Lots WF		\$840,000			\$840,000			305	
LOTS TOTAL	\$325,367	\$284,832	14.23%	\$180,500	\$272,000	-33.64%	321	269	19.58%
Business	\$150,000	\$92,926	61.42%	\$150,000	\$91,853	63.31%	95	261	-63.64%
Commercial	\$98,030	\$308,340	-68.21%	\$10	\$170,000	-99.99%	201	146	37.74%
Land		\$2,510,000			\$2,510,000			549	
COMM TOTAL	\$100,505	\$361,940	-72.23%	\$11	\$140,000	-99.99%	196	181	8.61%
<b>GRAND TOTAL</b>	<b>\$414,323</b>	<b>\$368,114</b>	<b>12.55%</b>	<b>\$341,900</b>	<b>\$329,900</b>	<b>3.64%</b>	<b>135</b>	<b>131</b>	<b>3.25%</b>

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