

**Central Okanagan Monthly Statistics**  
**March 2015**

# 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
<b>Area = Central Okanagan</b>						
1 Units Listed	1,205	938	28.46%	2,859	2,540	12.56%
2 Units Sold	516	401	28.68%	1,109	898	23.50%
3 Sales Volume	\$217,827,920	\$164,349,837	32.54%	\$462,916,898	\$370,632,129	24.90%
4 List/Sell Ratio	96.71%	95.39%		96.54%	94.95%	
5 Days to Sell	85	104	-18.36%	94	119	-21.59%
6 Active Listings	3,551	3,868	-8.20%			
<b>Area = North Okanagan</b>						
1 Units Listed	452	366	23.50%	989	936	5.66%
2 Units Sold	140	142	-1.41%	312	336	-7.14%
3 Sales Volume	\$41,681,010	\$45,304,778	-8.00%	\$98,386,999	\$105,016,954	-6.31%
4 List/Sell Ratio	96.23%	96.43%		96.22%	95.51%	
5 Days to Sell	154	133	15.48%	149	140	6.44%
6 Active Listings	1,924	1,920	0.21%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	288	213	35.21%	611	498	22.69%
2 Units Sold	89	75	18.67%	167	160	4.38%
3 Sales Volume	\$25,929,686	\$18,289,696	41.77%	\$49,175,739	\$39,577,415	24.25%
4 List/Sell Ratio	94.90%	92.62%		95.61%	93.65%	
5 Days to Sell	132	199	-33.76%	139	208	-33.17%
6 Active Listings	1,346	1,429	-5.81%			
<b>Area = Grand Total</b>						
1 Units Listed	1,945	1,517	28.21%	4,459	3,974	12.20%
2 Units Sold	745	618	20.55%	1,588	1,394	13.92%
3 Sales Volume	\$285,438,616	\$227,944,312	25.22%	\$610,479,636	\$515,226,497	18.49%
4 List/Sell Ratio	96.47%	95.37%		96.41%	94.96%	
5 Days to Sell	103	122	-15.37%	109	135	-18.78%
6 Active Listings	6,821	7,217	-5.49%			

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

Central Okanagan Statistics -- March 2015

**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>	516	\$217,827,920	250	\$124,134,874
<b>Last Month</b>	378	\$161,545,428	180	\$85,881,184
<b>This Month Last Year</b>	401	\$164,349,837	192	\$90,071,739

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	1,205	3,551
<b>Last Month</b>	933	3,212
<b>This Month Last Year</b>	938	3,868

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

Central Okanagan Statistics -- March 2015

## Quick Summary Part 2

---

### Condo/Apt

Sales	95
New Listings	208
Current Inventory	570
Sell/Inv. Ratio	16.67%
Days to Sell	76
Average Price	\$257,459
Median Price	\$240,000

---

### Condo/Townhouse

Sales	82
New Listings	137
Current Inventory	368
Sell/Inv. Ratio	22.28%
Days to Sell	88
Average Price	\$366,871
Median Price	\$366,750

---

### Lots

Sales	20
New Listings	122
Current Inventory	476
Sell/Inv. Ratio	4.20%
Days to Sell	162
Average Price	\$320,215
Median Price	\$220,500

---

### Residential

Sales	250
New Listings	495
Current Inventory	1,111
Sell/Inv. Ratio	22.50%
Days to Sell	63
Average Price	\$496,539
Median Price	\$470,750
Ratio of Sales vs Inventory	20.87%

---

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

Central Okanagan Statistics -- March 2015

## 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 = Central Okanagan</b>									
Acreage/House	54	45	20.00%	121	90	34.44	226	180	25.56
Duplex	20	12	66.67%	56	43	30.23	43	52	-17.31
Mobile Home	48	31	54.84%	115	94	22.34	139	153	-9.15
Recreational	1	2	-50.00%	4	6	-33.33	21	25	-16.00
Residential	495	417	18.71%	1,173	1,089	7.71	1,111	1,233	-9.89
Residential WF	20	14	42.86%	40	38	5.26	85	93	-8.60
3/4-Plex	5	2	150.00%	10	6	66.67	10	8	25.00
Timeshare	0	2	-100.00%	0	3	-100.00		4	
Apartment	208	151	37.75%	508	436	16.51	570	675	-15.56
Townhouse	137	123	11.38%	322	308	4.55	368	447	-17.67
RES TOTAL	988	799.00	23.65%	2,349	2,113	11.17%	2,573	2,870	-10.35
FARMS	23	9	155.56%	38	26	46.15	60	60	0.00
MULTIFAMILY	2	1	100.00%	5	2	150.00	10	13	-23.08
Acreage	20	12	66.67%	52	39	33.33	93	109	-14.68
Acreage WF	0	1	-100.00%	5	4	25.00	17	22	-22.73
Lots	100	67	49.25%	189	176	7.39	351	384	-8.59
Lots WF	2	1	100.00%	3	4	-25.00	15	14	7.14
LOTS TOTAL	122	81.00	50.62%	249	223	11.66%	476	529	-10.02
Business	11	5	120.00%	35	23	52.17	73	54	35.19
Commercial	41	39	5.13%	137	137	0.00	274	278	-1.44
Land	17	3	466.67%	43	14	207.14	83	60	38.33
COMM TOTAL	69	47.00	46.81%	215	174	23.56%	430	392	9.69
<b>GRAND TOTAL</b>	<b>1,204</b>	<b>937</b>	<b>28.50%</b>	<b>2,856</b>	<b>2,538</b>	<b>12.53%</b>	<b>3,549</b>	<b>3,864</b>	<b>-8.15</b>

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

Central Okanagan Statistics -- March 2015

## 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	12	12	0.00%	\$9,865,900	\$14,426,750	-31.61%	91.93%	89.78%
Duplex	13	9	44.44%	\$4,688,901	\$2,473,000	89.60%	97.42%	96.68%
Mobile Home	21	18	16.67%	\$2,336,830	\$1,370,600	70.50%	94.80%	90.15%
Recreational	1	1	0.00%	\$120,000	\$108,500	10.60%	92.31%	83.53%
Residential	250	192	30.21%	\$124,134,874	\$90,071,739	37.82%	97.48%	97.13%
Residential WF	1	2	-50.00%	\$3,500,000	\$2,390,000	46.44%	94.65%	92.00%
3/4-Plex	1	0	0.00%	\$380,000	\$0	0.00%	87.36%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	95	67	41.79%	\$24,458,597	\$15,904,570	53.78%	96.86%	96.12%
Townhouse	82	57	43.86%	\$30,083,419	\$19,590,989	53.56%	97.51%	97.57%
RES TOTAL	476	358	32.96%	\$199,568,521	\$146,336,148	36.38%	97.01%	96.13%
FARMS	2	2	0.00%	\$3,265,000	\$3,970,000	-17.76%	94.67%	88.32%
MULTIFAMILY	1	0	0.00%	\$1,340,000	\$0	0.00%	96.06%	0.00%
Acreage	3	1	200.00%	\$2,323,000	\$190,500	1,119.42%	97.81%	91.15%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	17	21	-19.05%	\$4,081,298	\$4,151,274	-1.69%	94.81%	92.71%
Lots WF	0	2	-100.00%	\$0	\$2,944,000	-100.00%	0.00%	80.79%
LOTS TOTAL	20	24	-16.67%	\$6,404,298	\$7,285,774	-12.10%	95.88%	87.46%
Business	0	4	-100.00%	\$0	\$932,900	-100.00%	0.00%	92.84%
Commercial	15	12	25.00%	\$4,411,302	\$3,325,016	32.67%	93.84%	91.76%
Land	2	1	100.00%	\$2,838,800	\$2,500,000	13.55%	86.02%	96.19%
COMM TOTAL	17	17	0.00%	\$7,250,102	\$6,757,916	7.28%	90.61%	93.50%
<b>GRAND TOTAL</b>	<b>516</b>	<b>401</b>	<b>28.68%</b>	<b>\$217,827,920</b>	<b>\$164,349,837</b>	<b>32.54%</b>	<b>96.71%</b>	<b>95.39%</b>

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

Central Okanagan Statistics -- March 2015

## 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	27	24	12.50%	\$22,836,700	\$28,129,550	-18.82%	93.54%	85.15%
Duplex	28	18	55.56%	\$9,611,801	\$5,381,000	78.62%	96.57%	96.32%
Mobile Home	54	39	38.46%	\$4,937,080	\$2,977,099	65.84%	93.75%	90.76%
Recreational	3	3	0.00%	\$625,000	\$377,000	65.78%	96.91%	90.23%
Residential	517	405	27.65%	\$252,136,646	\$197,382,995	27.74%	97.36%	96.68%
Residential WF	7	8	-12.50%	\$15,382,500	\$15,035,500	2.31%	93.76%	92.12%
3/4-Plex	2	1	100.00%	\$1,106,500	\$285,000	288.25%	94.99%	98.31%
Timeshare	0	1	-100.00%	\$0	\$47,000	-100.00%	0.00%	96.41%
Apartment	205	171	19.88%	\$51,939,202	\$38,928,870	33.42%	96.66%	95.32%
Townhouse	172	131	31.30%	\$60,994,319	\$46,886,326	30.09%	97.55%	97.69%
RES TOTAL	1,015	801	26.72%	\$419,569,748	\$335,430,340	25.08%	96.88%	95.30%
FARMS	5	4	25.00%	\$6,765,000	\$7,070,000	-4.31%	90.89%	91.95%
MULTIFAMILY	2	1	100.00%	\$2,675,000	\$2,216,500	20.69%	94.86%	98.51%
Acreage	3	6	-50.00%	\$2,323,000	\$5,855,500	-60.33%	97.81%	89.32%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	48	46	4.35%	\$13,999,473	\$8,247,274	69.75%	100.69%	94.00%
Lots WF	0	2	-100.00%	\$0	\$2,944,000	-100.00%	0.00%	80.79%
LOTS TOTAL	51	54	-5.56%	\$16,322,473	\$17,046,774	-4.25%	100.27%	89.84%
Business	1	5	-80.00%	\$80,000	\$1,082,900	-92.61%	81.63%	86.30%
Commercial	30	32	-6.25%	\$12,998,877	\$5,285,614	145.93%	87.99%	94.66%
Land	4	1	300.00%	\$4,373,800	\$2,500,000	74.95%	89.30%	96.19%
COMM TOTAL	35	38	-7.89%	\$17,452,677	\$8,868,514	96.79%	88.28%	93.97%
<b>GRAND TOTAL</b>	<b>1,108</b>	<b>898</b>	<b>23.39%</b>	<b>\$462,784,898</b>	<b>\$370,632,129</b>	<b>24.86%</b>	<b>96.54%</b>	<b>94.95%</b>

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



Central Okanagan Statistics -- March 2015

## 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	\$822,158	\$1,202,229	-31.61%	\$805,000	\$839,375	-4.10%	86	159	-45.96%
Duplex	\$360,685	\$274,778	31.26%	\$334,601	\$260,000	28.69%	53	56	-5.92%
Mobile Home	\$111,278	\$76,144	46.14%	\$89,000	\$64,750	37.45%	140	175	-19.79%
Recreational	\$120,000	\$108,500	10.60%	\$120,000	\$108,500	10.60%	1,295	22	5,786.36%
Residential	\$496,539	\$469,124	5.84%	\$470,750	\$440,000	6.99%	63	71	-11.36%
Residential WF	\$3,500,000	\$1,195,000	192.89%	\$3,500,000	\$1,195,000	192.89%	135	193	-29.87%
3/4-Plex	\$380,000			\$380,000			121		
Timeshare									
Apartment	\$257,459	\$237,382	8.46%	\$240,000	\$225,000	6.67%	76	124	-38.86%
Townhouse	\$366,871	\$343,702	6.74%	\$366,750	\$345,000	6.30%	88	121	-27.62%
RES TOTAL	\$419,262	\$408,760	2.57%	\$399,400	\$379,950	5.12%	76	97	-21.50%
FARMS	\$1,632,500	\$1,985,000	-17.76%	\$1,632,500	\$1,985,000	-17.76%	491	77	541.83%
MULTIFAMILY	\$1,340,000			\$1,340,000			54		
Acreage	\$774,333	\$190,500	306.47%	\$998,000	\$190,500	423.88%	218	158	38.19%
Acreage WF									
Lots	\$240,076	\$197,680	21.45%	\$195,999	\$200,000	-2.00%	152	128	19.15%
Lots WF		\$1,472,000			\$1,472,000			337	
LOTS TOTAL	\$320,215	\$303,574	5.48%	\$220,500	\$210,000	5.00%	162	146	10.73%
Business		\$233,225			\$171,500			165	
Commercial	\$294,087	\$277,085	6.14%	\$13	\$17	-27.75%	179	174	3.20%
Land	\$1,419,400	\$2,500,000	-43.22%	\$1,419,400	\$2,500,000	-43.22%	285	540	-47.22%
COMM TOTAL	\$426,477	\$397,524	7.28%	\$15	\$39,900	-99.96%	192	193	-0.73%
<b>GRAND TOTAL</b>	<b>\$422,147</b>	<b>\$409,850</b>	<b>3.00%</b>	<b>\$391,500</b>	<b>\$370,000</b>	<b>5.81%</b>	<b>85</b>	<b>104</b>	<b>-18.36%</b>

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

Central Okanagan Statistics -- March 2015

## 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	\$845,804	\$1,172,065	-27.84%	\$810,000	\$839,375	-3.50%	129	170	-23.73%
Duplex	\$343,279	\$298,944	14.83%	\$312,000	\$288,000	8.33%	64	71	-9.27%
Mobile Home	\$91,427	\$76,336	19.77%	\$77,975	\$70,000	11.39%	105	148	-29.30%
Recreational	\$208,333	\$125,667	65.78%	\$185,000	\$108,500	70.51%	506	29	1,623.86%
Residential	\$487,692	\$487,365	0.07%	\$462,500	\$445,000	3.93%	74	89	-16.34%
Residential WF	\$2,197,500	\$1,879,438	16.92%	\$1,862,500	\$1,812,500	2.76%	161	181	-11.13%
3/4-Plex	\$553,250	\$285,000	94.12%	\$553,250	\$285,000	94.12%	107	15	610.00%
Timeshare		\$47,000			\$47,000			308	
Apartment	\$253,362	\$227,654	11.29%	\$219,777	\$213,000	3.18%	93	114	-18.76%
Townhouse	\$354,618	\$357,911	-0.92%	\$343,950	\$345,000	-0.30%	94	132	-28.79%
RES TOTAL	\$413,369	\$418,764	-1.29%	\$389,000	\$370,000	5.14%	86	107	-19.59%
FARMS	\$1,353,000	\$1,767,500	-23.45%	\$1,295,000	\$1,572,500	-17.65%	308	187	65.25%
MULTIFAMILY	\$1,337,500	\$2,216,500	-39.66%	\$1,337,500	\$2,216,500	-39.66%	81	107	-24.30%
Acreage	\$774,333	\$975,917	-20.66%	\$998,000	\$362,500	175.31%	218	327	-33.13%
Acreage WF									
Lots	\$291,656	\$179,289	62.67%	\$272,500	\$177,500	53.52%	121	229	-47.26%
Lots WF		\$1,472,000			\$1,472,000			337	
LOTS TOTAL	\$320,048	\$315,681	1.38%	\$300,000	\$182,500	64.38%	126	243	-48.12%
Business	\$80,000	\$216,580	-63.06%	\$80,000	\$150,000	-46.67%	102	151	-32.36%
Commercial	\$433,296	\$165,175	162.32%	\$14	\$14	-0.90%	208	191	9.01%
Land	\$1,093,450	\$2,500,000	-56.26%	\$1,006,900	\$2,500,000	-59.72%	371	540	-31.34%
COMM TOTAL	\$498,648	\$233,382	113.66%	\$16	\$18	-11.48%	224	195	14.80%
<b>GRAND TOTAL</b>	<b>\$417,676</b>	<b>\$412,731</b>	<b>1.20%</b>	<b>\$382,250</b>	<b>\$355,000</b>	<b>7.68%</b>	<b>93</b>	<b>119</b>	<b>-21.82%</b>

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