

Central Okanagan Monthly Statistics
April 2015

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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	1,004	1,016	-1.18%	3,863	3,556	8.63%
2 Units Sold	558	516	8.14%	1,665	1,414	17.75%
3 Sales Volume	\$241,485,031	\$211,135,510	14.37%	\$704,157,429	\$581,767,638	21.04%
4 List/Sell Ratio	96.81%	96.45%		96.63%	95.49%	
5 Days to Sell	85	103	-17.50%	91	114	-20.07%
6 Active Listings	3,629	4,070	-10.84%			
Area = North Okanagan						
1 Units Listed	485	483	0.41%	1,475	1,419	3.95%
2 Units Sold	203	162	25.31%	514	498	3.21%
3 Sales Volume	\$69,274,300	\$52,530,550	31.87%	\$167,304,688	\$157,547,504	6.19%
4 List/Sell Ratio	96.73%	96.33%		96.41%	95.78%	
5 Days to Sell	101	160	-37.15%	129	146	-11.55%
6 Active Listings	2,068	2,196	-5.83%			
Area = Shuswap / Revels						
1 Units Listed	292	294	-0.68%	902	792	13.89%
2 Units Sold	102	104	-1.92%	269	264	1.89%
3 Sales Volume	\$30,039,715	\$27,955,849	7.45%	\$79,215,453	\$67,533,264	17.30%
4 List/Sell Ratio	95.94%	94.21%		95.74%	93.88%	
5 Days to Sell	144	180	-19.87%	141	197	-28.42%
6 Active Listings	1,448	1,572	-7.89%			
Area = Grand Total						
1 Units Listed	1,781	1,793	-0.67%	6,240	5,767	8.20%
2 Units Sold	863	782	10.36%	2,448	2,176	12.50%
3 Sales Volume	\$340,799,045	\$291,621,909	16.86%	\$950,677,569	\$806,848,406	17.83%
4 List/Sell Ratio	96.72%	96.21%		96.52%	95.41%	
5 Days to Sell	96	125	-23.51%	104	131	-20.42%
6 Active Listings	7,145	7,838	-8.84%			

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Central Okanagan Statistics -- April 2015

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	558	\$241,485,031	292	\$146,376,011
Last Month	514	\$217,583,420	250	\$124,134,874
This Month Last Year	516	\$211,135,510	262	\$122,683,392

Description	Total Listings Taken	Inventory
This Month	1,004	3,629
Last Month	1,205	3,551
This Month Last Year	1,016	4,070

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Quick Summary Part 2

Condo/Apt

Sales	102
New Listings	163
Current Inventory	575
Sell/Inv. Ratio	17.74%
Days to Sell	87
Average Price	\$253,912
Median Price	\$227,000

Condo/Townhouse

Sales	81
New Listings	145
Current Inventory	378
Sell/Inv. Ratio	21.43%
Days to Sell	74
Average Price	\$345,866
Median Price	\$329,900

Lots

Sales	20
New Listings	66
Current Inventory	483
Sell/Inv. Ratio	4.14%
Days to Sell	304
Average Price	\$303,700
Median Price	\$223,500

Residential

Sales	292
New Listings	445
Current Inventory	1,139
Sell/Inv. Ratio	25.64%
Days to Sell	65
Average Price	\$501,288
Median Price	\$475,000
Ratio of Sales vs Inventory	23.49%

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	40	64	-37.50%	163	154	5.84	233	221	5.43
Duplex	21	16	31.25%	77	59	30.51	50	53	-5.66
Mobile Home	44	43	2.33%	159	137	16.06	150	165	-9.09
Recreational	3	4	-25.00%	7	10	-30.00	22	28	-21.43
Residential	445	457	-2.63%	1,617	1,546	4.59	1,139	1,302	-12.52
Residential WF	13	13	0.00%	53	51	3.92	81	98	-17.35
3/4-Plex	1	1	0.00%	11	7	57.14	5	7	-28.57
Timeshare	1	1	0.00%	1	4	-75.00	1	5	-80.00
Apartment	163	155	5.16%	671	591	13.54	575	683	-15.81
Townhouse	145	153	-5.23%	466	461	1.08	378	478	-20.92
RES TOTAL	876	907.00	-3.42%	3,225	3,020	6.79%	2,634	3,040	-13.36
FARMS	11	10	10.00%	49	36	36.11	60	66	-9.09
MULTIFAMILY	1	5	-80.00%	6	7	-14.29	8	16	-50.00
Acreage	22	11	100.00%	74	50	48.00	96	115	-16.52
Acreage WF	0	1	-100.00%	5	5	0.00	15	23	-34.78
Lots	44	37	18.92%	233	213	9.39	357	380	-6.05
Lots WF	0	4	-100.00%	3	8	-62.50	15	19	-21.05
LOTS TOTAL	66	53.00	24.53%	315	276	14.13%	483	537	-10.06
Business	9	9	0.00%	44	32	37.50	69	59	16.95
Commercial	36	22	63.64%	173	159	8.81	290	278	4.32
Land	5	9	-44.44%	48	23	108.70	83	70	18.57
COMM TOTAL	50	40.00	25.00%	265	214	23.83%	442	407	8.60
GRAND TOTAL	1,004	1,015	-1.08%	3,860	3,553	8.64%	3,627	4,066	-10.80

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Central Okanagan Statistics -- April 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
Zone = Central Okanagan								
Acreage/House	13	9	44.44%	\$12,415,500	\$9,888,000	25.56%	93.42%	94.72%
Duplex	10	9	11.11%	\$3,680,627	\$2,687,419	36.96%	97.63%	97.37%
Mobile Home	21	22	-4.55%	\$2,172,800	\$1,972,309	10.17%	93.44%	91.96%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	292	262	11.45%	\$146,376,011	\$122,683,392	19.31%	97.52%	97.22%
Residential WF	9	5	80.00%	\$12,623,888	\$11,010,000	14.66%	91.95%	89.35%
3/4-Plex	3	1	200.00%	\$558,987	\$605,000	-7.61%	102.42%	98.41%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	102	91	12.09%	\$25,899,061	\$22,256,454	16.37%	96.87%	96.04%
Townhouse	81	78	3.85%	\$28,015,125	\$29,638,773	-5.48%	97.47%	97.61%
RES TOTAL	531	477	11.32%	\$231,741,999	\$200,741,346	15.44%	96.86%	96.50%
FARMS	2	0	0.00%	\$1,109,000	\$0	0.00%	91.43%	0.00%
MULTIFAMILY	1	0	0.00%	\$1,280,000	\$0	0.00%	94.81%	0.00%
Acreage	3	3	0.00%	\$2,750,000	\$759,000	262.32%	96.15%	96.84%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	17	21	-19.05%	\$3,324,000	\$4,293,998	-22.59%	95.62%	93.53%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	20	24	-16.67%	\$6,074,000	\$5,052,998	20.21%	95.86%	94.01%
Business	0	2	-100.00%	\$0	\$409,000	-100.00%	0.00%	85.40%
Commercial	4	12	-66.67%	\$1,280,032	\$4,675,166	-72.62%	98.61%	97.62%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	4	14	-71.43%	\$1,280,032	\$5,084,166	-74.82%	98.61%	96.51%
GRAND TOTAL	558	515	8.35%	\$241,485,031	\$210,878,510	14.51%	96.81%	96.44%

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Central Okanagan Statistics -- April 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
Zone = Central Okanagan								
Acreage/House	40	33	21.21%	\$35,252,200	\$38,017,550	-7.27%	93.49%	87.45%
Duplex	38	27	40.74%	\$13,292,428	\$8,068,419	64.75%	96.86%	96.67%
Mobile Home	74	61	21.31%	\$7,025,380	\$4,949,408	41.94%	93.65%	91.24%
Recreational	3	3	0.00%	\$625,000	\$377,000	65.78%	96.91%	90.23%
Residential	809	667	21.29%	\$398,512,656	\$320,066,387	24.51%	97.42%	96.88%
Residential WF	16	13	23.08%	\$28,006,388	\$26,045,500	7.53%	92.94%	90.93%
3/4-Plex	5	2	150.00%	\$1,665,487	\$890,000	87.13%	97.36%	98.38%
Timeshare	0	1	-100.00%	\$0	\$47,000	-100.00%	0.00%	96.41%
Apartment	307	262	17.18%	\$77,838,263	\$61,185,324	27.22%	96.73%	95.58%
Townhouse	252	209	20.57%	\$88,849,444	\$76,525,099	16.10%	97.53%	97.66%
RES TOTAL	1,544	1,278	20.81%	\$651,067,247	\$536,171,686	21.43%	96.88%	95.74%
FARMS	7	4	75.00%	\$7,874,000	\$7,070,000	11.37%	90.97%	91.95%
MULTIFAMILY	3	1	200.00%	\$3,955,000	\$2,216,500	78.43%	94.84%	98.51%
Acreage	6	9	-33.33%	\$5,073,000	\$6,614,500	-23.30%	96.91%	90.12%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	65	67	-2.99%	\$17,323,473	\$12,541,272	38.13%	99.68%	93.84%
Lots WF	0	2	-100.00%	\$0	\$2,944,000	-100.00%	0.00%	80.79%
LOTS TOTAL	71	78	-8.97%	\$22,396,473	\$22,099,772	1.34%	99.04%	90.76%
Business	1	7	-85.71%	\$80,000	\$1,491,900	-94.64%	81.63%	86.05%
Commercial	34	44	-22.73%	\$14,278,909	\$9,960,780	43.35%	88.84%	96.03%
Land	4	1	300.00%	\$4,373,800	\$2,500,000	74.95%	89.30%	96.19%
COMM TOTAL	39	52	-25.00%	\$18,732,709	\$13,952,680	34.26%	88.92%	94.88%
GRAND TOTAL	1,664	1,413	17.76%	\$704,025,429	\$581,510,638	21.07%	96.63%	95.49%

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Central Okanagan Statistics -- April 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%
Zone = Central Okanagan									
Acreage/House	\$955,038	\$1,098,667	-13.07%	\$650,000	\$810,000	-19.75%	190	124	52.58%
Duplex	\$368,063	\$298,602	23.26%	\$296,000	\$295,000	0.34%	41	74	-44.73%
Mobile Home	\$103,467	\$89,650	15.41%	\$85,000	\$90,500	-6.08%	82	155	-47.27%
Recreational									
Residential	\$501,288	\$468,257	7.05%	\$475,000	\$439,500	8.08%	65	74	-12.03%
Residential WF	\$1,402,654	\$2,202,000	-36.30%	\$1,275,000	\$2,450,000	-47.96%	137	128	6.70%
3/4-Plex	\$186,329	\$605,000	-69.20%	\$183,487	\$605,000	-69.67%	55	33	66.67%
Timeshare									
Apartment	\$253,912	\$244,576	3.82%	\$227,000	\$225,000	0.89%	87	123	-29.33%
Townhouse	\$345,866	\$379,984	-8.98%	\$329,900	\$348,884	-5.44%	74	114	-34.70%
RES TOTAL	\$436,426	\$420,841	3.70%	\$395,000	\$389,000	1.54%	75	95	-20.98%
FARMS	\$554,500			\$554,500			326		
MULTIFAMILY	\$1,280,000			\$1,280,000			58		
Acreage	\$916,667	\$253,000	262.32%	\$932,000	\$160,000	482.50%	284	292	-2.51%
Acreage WF									
Lots	\$195,529	\$204,476	-4.38%	\$217,000	\$190,000	14.21%	308	253	21.60%
Lots WF									
LOTS TOTAL	\$303,700	\$210,542	44.25%	\$223,500	\$189,750	17.79%	304	258	17.97%
Business		\$204,500			\$204,500			155	
Commercial	\$320,008	\$389,597	-17.86%	\$200,010	\$108,050	85.11%	219	120	81.45%
Land									
COMM TOTAL	\$320,008	\$363,155	-11.88%	\$200,010	\$172,000	16.29%	219	125	74.30%
GRAND TOTAL	\$432,769	\$409,473	5.69%	\$388,500	\$375,000	3.60%	85	103	-17.64%

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Central Okanagan Statistics -- April 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%
Zone = Central Okanagan									
Acreage/House	\$881,305	\$1,152,047	-23.50%	\$802,000	\$838,750	-4.38%	149	157	-5.29%
Duplex	\$349,801	\$298,830	17.06%	\$301,000	\$290,000	3.79%	58	72	-19.22%
Mobile Home	\$94,938	\$81,138	17.01%	\$79,225	\$70,000	13.18%	98	151	-35.20%
Recreational	\$208,333	\$125,667	65.78%	\$185,000	\$108,500	70.51%	506	29	1,623.86%
Residential	\$492,599	\$479,860	2.65%	\$470,000	\$442,000	6.33%	71	83	-14.47%
Residential WF	\$1,750,399	\$2,003,500	-12.63%	\$1,532,500	\$2,275,000	-32.64%	147	161	-8.29%
3/4-Plex	\$333,097	\$445,000	-25.15%	\$194,000	\$445,000	-56.40%	76	24	215.00%
Timeshare		\$47,000			\$47,000			308	
Apartment	\$253,545	\$233,532	8.57%	\$226,000	\$215,500	4.87%	91	117	-22.55%
Townhouse	\$352,577	\$366,149	-3.71%	\$339,900	\$345,000	-1.48%	87	125	-30.19%
RES TOTAL	\$421,676	\$419,540	0.51%	\$390,000	\$375,000	4.00%	82	103	-19.84%
FARMS	\$1,124,857	\$1,767,500	-36.36%	\$915,000	\$1,572,500	-41.81%	313	187	67.91%
MULTIFAMILY	\$1,318,333	\$2,216,500	-40.52%	\$1,335,000	\$2,216,500	-39.77%	73	107	-31.46%
Acreage	\$845,500	\$734,944	15.04%	\$965,000	\$265,000	264.15%	251	315	-20.18%
Acreage WF									
Lots	\$266,515	\$187,183	42.38%	\$230,000	\$181,000	27.07%	170	236	-28.24%
Lots WF		\$1,472,000			\$1,472,000			337	
LOTS TOTAL	\$315,443	\$283,330	11.33%	\$240,000	\$186,000	29.03%	176	248	-28.82%
Business	\$80,000	\$213,129	-62.46%	\$80,000	\$150,000	-46.67%	102	152	-32.89%
Commercial	\$419,968	\$226,381	85.51%	\$15	\$16	-3.63%	209	172	21.93%
Land	\$1,093,450	\$2,500,000	-56.26%	\$1,006,900	\$2,500,000	-59.72%	371	540	-31.34%
COMM TOTAL	\$480,326	\$268,321	79.01%	\$18	\$23	-22.99%	223	176	26.70%
GRAND TOTAL	\$423,092	\$411,543	2.81%	\$385,000	\$365,000	5.48%	91	114	-20.29%

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