

**Central Okanagan Monthly Statistics  
May 2015**

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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	1,104	1,145	-3.58%	4,967	4,701	5.66%
2 Units Sold	598	595	0.50%	2,261	2,009	12.54%
3 Sales Volume	\$266,716,299	\$260,085,313	2.55%	\$969,288,728	\$841,852,951	15.14%
4 List/Sell Ratio	96.27%	95.88%		96.54%	95.61%	
5 Days to Sell	75	100	-24.85%	81	108	-25.02%
6 Active Listings	3,782	4,082	-7.35%			
<b>Area = North Okanagan</b>						
1 Units Listed	468	473	-1.06%	1,944	1,892	2.75%
2 Units Sold	229	244	-6.15%	743	742	0.13%
3 Sales Volume	\$83,405,910	\$88,841,995	-6.12%	\$250,710,597	\$246,389,499	1.75%
4 List/Sell Ratio	96.06%	96.23%		96.30%	95.94%	
5 Days to Sell	105	143	-26.89%	120	144	-17.13%
6 Active Listings	2,154	2,226	-3.23%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	295	322	-8.39%	1,196	1,114	7.36%
2 Units Sold	138	111	24.32%	408	375	8.80%
3 Sales Volume	\$44,828,536	\$36,559,249	22.62%	\$124,316,489	\$104,092,513	19.43%
4 List/Sell Ratio	95.04%	90.33%		95.48%	92.60%	
5 Days to Sell	147	178	-17.14%	142	189	-25.07%
6 Active Listings	1,516	1,617	-6.25%			
<b>Area = Grand Total</b>						
1 Units Listed	1,867	1,940	-3.76%	8,107	7,707	5.19%
2 Units Sold	965	950	1.58%	3,412	3,126	9.15%
3 Sales Volume	\$394,950,744	\$385,486,556	2.46%	\$1,344,315,814	\$1,192,334,963	12.75%
4 List/Sell Ratio	96.08%	95.40%		96.39%	95.41%	
5 Days to Sell	93	120	-23.06%	97	126	-23.51%
6 Active Listings	7,452	7,925	-5.97%			

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Central Okanagan Statistics -- May 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>	598	\$266,716,299	291	\$146,659,617
<b>Last Month</b>	556	\$239,900,031	292	\$146,376,011
<b>This Month Last Year</b>	595	\$260,085,313	293	\$146,769,358

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	1,104	3,782
<b>Last Month</b>	1,004	3,629
<b>This Month Last Year</b>	1,145	4,082

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## Quick Summary Part 2

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### Condo/Apt

Sales	122
New Listings	219
Current Inventory	627
Sell/Inv. Ratio	19.46%
Days to Sell	75
Average Price	\$267,118
Median Price	\$236,000

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### Condo/Townhouse

Sales	95
New Listings	142
Current Inventory	390
Sell/Inv. Ratio	24.36%
Days to Sell	81
Average Price	\$355,523
Median Price	\$342,000

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### Lots

Sales	17
New Listings	70
Current Inventory	497
Sell/Inv. Ratio	3.42%
Days to Sell	156
Average Price	\$266,435
Median Price	\$250,400

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### Residential

Sales	291
New Listings	498
Current Inventory	1,213
Sell/Inv. Ratio	23.99%
Days to Sell	56
Average Price	\$503,985
Median Price	\$471,250
Ratio of Sales vs Inventory	20.23%

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Central Okanagan Statistics -- May 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	57	47	21.28%	221	201	9.95	248	229	8.30
Duplex	25	19	31.58%	102	78	30.77	60	56	7.14
Mobile Home	42	46	-8.70%	201	183	9.84	154	161	-4.35
Recreational	1	7	-85.71%	8	17	-52.94	20	33	-39.39
Residential	498	507	-1.78%	2,116	2,053	3.07	1,213	1,339	-9.41
Residential WF	15	28	-46.43%	68	79	-13.92	85	103	-17.48
3/4-Plex	1	2	-50.00%	12	9	33.33	4	5	-20.00
Timeshare	0	1	-100.00%	1	5	-80.00	1	6	-83.33
Apartment	219	212	3.30%	890	803	10.83	627	701	-10.56
Townhouse	142	132	7.58%	606	593	2.19	390	458	-14.85
RES TOTAL	1,000	1,001.00	-0.10%	4,225	4,021	5.07%	2,802	3,091	-9.35
FARMS	5	5	0.00%	54	41	31.71	60	59	1.69
MULTIFAMILY	0	0	0.00%	6	7	-14.29	7	11	-36.36
Acreage	14	22	-36.36%	88	72	22.22	102	113	-9.73
Acreage WF	3	1	200.00%	8	6	33.33	16	21	-23.81
Lots	53	61	-13.11%	286	274	4.38	365	369	-1.08
Lots WF	0	2	-100.00%	3	10	-70.00	14	21	-33.33
LOTS TOTAL	70	86.00	-18.60%	385	362	6.35%	497	524	-5.15
Business	2	9	-77.78%	46	40	15.00	63	60	5.00
Commercial	24	34	-29.41%	197	194	1.55	278	266	4.51
Land	3	9	-66.67%	51	32	59.38	74	67	10.45
COMM TOTAL	29	52.00	-44.23%	294	266	10.53%	415	393	5.60
<b>GRAND TOTAL</b>	<b>1,104</b>	<b>1,144</b>	<b>-3.50%</b>	<b>4,964</b>	<b>4,697</b>	<b>5.68%</b>	<b>3,781</b>	<b>4,078</b>	<b>-7.28</b>

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Central Okanagan Statistics -- May 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	23	13	76.92%	\$19,807,000	\$14,739,000	34.38%	91.80%	93.39%
Duplex	8	5	60.00%	\$3,166,200	\$2,111,500	49.95%	98.44%	96.52%
Mobile Home	23	30	-23.33%	\$1,890,400	\$2,553,386	-25.96%	94.07%	94.45%
Recreational	1	1	0.00%	\$31,000	\$30,000	3.33%	88.57%	100.00%
Residential	291	293	-0.68%	\$146,659,617	\$146,769,358	-0.07%	97.64%	96.93%
Residential WF	6	8	-25.00%	\$17,345,000	\$13,357,000	29.86%	90.94%	89.87%
3/4-Plex	1	2	-50.00%	\$258,000	\$1,580,000	-83.67%	96.63%	97.05%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	122	97	25.77%	\$32,588,432	\$25,686,554	26.87%	96.29%	95.93%
Townhouse	95	96	-1.04%	\$33,774,690	\$33,336,510	1.31%	97.15%	96.79%
RES TOTAL	570	545	4.59%	\$255,520,340	\$240,163,308	6.39%	96.43%	96.13%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	1	-100.00%	\$0	\$920,000	-100.00%	0.00%	96.94%
Acreage	4	8	-50.00%	\$2,130,000	\$9,926,500	-78.54%	91.89%	94.89%
Acreage WF	1	1	0.00%	\$168,000	\$217,500	-22.76%	93.85%	72.74%
Lots	12	26	-53.85%	\$2,231,400	\$5,443,399	-59.01%	95.80%	95.60%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	17	35	-51.43%	\$4,529,400	\$15,587,399	-70.94%	93.85%	94.73%
Business	1	1	0.00%	\$100,000	\$125,000	-20.00%	62.54%	90.00%
Commercial	9	11	-18.18%	\$6,059,559	\$2,444,606	147.87%	92.34%	81.51%
Land	0	1	-100.00%	\$0	\$720,000	-100.00%	0.00%	96.00%
COMM TOTAL	10	13	-23.08%	\$6,159,559	\$3,289,606	87.24%	91.63%	84.61%
<b>GRAND TOTAL</b>	<b>597</b>	<b>594</b>	<b>0.51%</b>	<b>\$266,209,299</b>	<b>\$259,960,313</b>	<b>2.40%</b>	<b>96.27%</b>	<b>95.88%</b>

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Central Okanagan Statistics -- May 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	63	46	36.96%	\$55,059,200	\$52,756,550	4.36%	92.88%	89.03%
Duplex	46	32	43.75%	\$16,458,628	\$10,179,919	61.68%	97.16%	96.64%
Mobile Home	97	91	6.59%	\$8,915,780	\$7,502,794	18.83%	93.74%	92.31%
Recreational	4	4	0.00%	\$656,000	\$407,000	61.18%	96.48%	90.89%
Residential	1,100	960	14.58%	\$545,172,274	\$466,835,744	16.78%	97.48%	96.90%
Residential WF	22	21	4.76%	\$45,351,388	\$39,402,500	15.10%	92.16%	90.57%
3/4-Plex	6	4	50.00%	\$1,923,487	\$2,470,000	-22.13%	97.26%	97.52%
Timeshare	0	1	-100.00%	\$0	\$47,000	-100.00%	0.00%	96.41%
Apartment	429	359	19.50%	\$110,426,695	\$86,871,878	27.11%	96.60%	95.68%
Townhouse	347	305	13.77%	\$122,624,134	\$109,861,609	11.62%	97.43%	97.39%
RES TOTAL	2,114	1,823	15.96%	\$906,587,587	\$776,334,994	16.78%	96.75%	95.86%
FARMS	6	4	50.00%	\$7,569,000	\$7,070,000	7.06%	90.95%	91.95%
MULTIFAMILY	2	2	0.00%	\$2,675,000	\$3,136,500	-14.71%	94.86%	98.05%
Acreage	10	17	-41.18%	\$7,203,000	\$16,541,000	-56.45%	95.37%	92.92%
Acreage WF	1	1	0.00%	\$168,000	\$217,500	-22.76%	93.85%	72.74%
Lots	77	93	-17.20%	\$19,554,873	\$17,984,671	8.73%	99.22%	94.36%
Lots WF	0	2	-100.00%	\$0	\$2,944,000	-100.00%	0.00%	80.79%
LOTS TOTAL	88	113	-22.12%	\$26,925,873	\$37,687,171	-28.55%	98.12%	92.36%
Business	2	8	-75.00%	\$180,000	\$1,616,900	-88.87%	69.79%	86.35%
Commercial	43	55	-21.82%	\$20,338,468	\$12,405,386	63.95%	89.86%	92.77%
Land	4	2	100.00%	\$4,373,800	\$3,220,000	35.83%	89.30%	96.15%
COMM TOTAL	49	65	-24.62%	\$24,892,268	\$17,242,286	44.37%	89.57%	92.73%
<b>GRAND TOTAL</b>	<b>2,259</b>	<b>2,007</b>	<b>12.56%</b>	<b>\$968,649,728</b>	<b>\$841,470,951</b>	<b>15.11%</b>	<b>96.53%</b>	<b>95.61%</b>

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Central Okanagan Statistics -- May 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	\$861,174	\$1,133,769	-24.04%	\$760,000	\$637,000	19.31%	129	111	16.16%
Duplex	\$395,775	\$422,300	-6.28%	\$410,450	\$347,500	18.12%	109	114	-4.61%
Mobile Home	\$82,191	\$85,113	-3.43%	\$80,000	\$74,950	6.74%	91	123	-25.61%
Recreational	\$31,000	\$30,000	3.33%	\$31,000	\$30,000	3.33%	144	2	7,100.00%
Residential	\$503,985	\$500,919	0.61%	\$471,250	\$459,000	2.67%	56	74	-24.71%
Residential WF	\$2,890,833	\$1,669,625	73.14%	\$2,547,500	\$1,300,000	95.96%	201	94	113.83%
3/4-Plex	\$258,000	\$790,000	-67.34%	\$258,000	\$790,000	-67.34%	206	355	-41.97%
Timeshare									
Apartment	\$267,118	\$264,810	0.87%	\$236,000	\$229,000	3.06%	75	68	10.19%
Townhouse	\$355,523	\$347,255	2.38%	\$342,000	\$332,500	2.86%	81	85	-4.61%
RES TOTAL	\$448,281	\$440,667	1.73%	\$410,000	\$400,000	2.50%	71	80	-11.02%
<b>FARMS</b>									
MULTIFAMILY		\$920,000			\$920,000			344	
Acreage	\$532,500	\$1,240,813	-57.08%	\$437,500	\$328,750	33.08%	182	70	158.97%
Acreage WF	\$168,000	\$217,500	-22.76%	\$168,000	\$217,500	-22.76%	233	976	-76.13%
Lots	\$185,950	\$209,362	-11.18%	\$194,500	\$191,500	1.57%	141	453	-68.85%
Lots WF									
LOTS TOTAL	\$266,435	\$445,354	-40.17%	\$250,400	\$207,500	20.67%	156	381	-58.95%
Business	\$100,000	\$125,000	-20.00%	\$100,000	\$125,000	-20.00%	73	93	-21.51%
Commercial	\$673,284	\$222,237	202.96%	\$300,000	\$17	818,081.82%	168	168	-0.31%
Land		\$720,000			\$720,000			225	
COMM TOTAL	\$615,956	\$253,047	143.42%	\$200,000	\$17	162,690.70%	158	167	-5.14%
<b>GRAND TOTAL</b>	<b>\$445,912</b>	<b>\$437,644</b>	<b>1.89%</b>	<b>\$399,900</b>	<b>\$385,000</b>	<b>3.87%</b>	<b>75</b>	<b>100</b>	<b>-24.96%</b>

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Central Okanagan Statistics -- May 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	\$873,956	\$1,146,882	-23.80%	\$788,000	\$802,400	-1.79%	141	142	-0.49%
Duplex	\$357,796	\$318,122	12.47%	\$312,500	\$298,000	4.87%	65	77	-14.55%
Mobile Home	\$91,915	\$82,448	11.48%	\$80,000	\$72,500	10.34%	57	141	-59.63%
Recreational	\$164,000	\$101,750	61.18%	\$152,500	\$105,250	44.89%	413	22	1,819.77%
Residential	\$495,611	\$486,287	1.92%	\$470,000	\$449,000	4.68%	65	79	-17.41%
Residential WF	\$2,061,427	\$1,876,310	9.87%	\$1,657,500	\$1,350,000	22.78%	161	134	20.35%
3/4-Plex	\$320,581	\$617,500	-48.08%	\$226,000	\$632,500	-64.27%	96	189	-49.12%
Timeshare		\$47,000			\$47,000			307	
Apartment	\$257,405	\$241,983	6.37%	\$229,000	\$219,000	4.57%	85	103	-17.10%
Townhouse	\$353,384	\$360,202	-1.89%	\$340,000	\$343,023	-0.88%	69	109	-36.39%
RES TOTAL	\$428,849	\$425,856	0.70%	\$395,000	\$380,000	3.95%	74	94	-21.88%
FARMS	\$1,261,500	\$1,767,500	-28.63%	\$1,105,000	\$1,572,500	-29.73%	255	183	39.16%
MULTIFAMILY	\$1,337,500	\$1,568,250	-14.71%	\$1,337,500	\$1,568,250	-14.71%	81	227	-64.54%
Acreage	\$720,300	\$973,000	-25.97%	\$703,500	\$315,000	123.33%	222	199	11.41%
Acreage WF	\$168,000	\$217,500	-22.76%	\$168,000	\$217,500	-22.76%	233	976	-76.13%
Lots	\$253,959	\$193,384	31.32%	\$220,000	\$182,500	20.55%	161	293	-44.95%
Lots WF		\$1,472,000			\$1,472,000			335	
LOTS TOTAL	\$305,976	\$333,515	-8.26%	\$242,500	\$192,500	25.97%	169	286	-40.84%
Business	\$90,000	\$202,113	-55.47%	\$90,000	\$139,500	-35.48%	84	143	-41.51%
Commercial	\$472,988	\$225,552	109.70%	\$16	\$16	1.25%	196	170	15.24%
Land	\$1,093,450	\$1,610,000	-32.08%	\$1,006,900	\$1,610,000	-37.46%	368	382	-3.67%
COMM TOTAL	\$508,005	\$265,266	91.51%	\$21	\$22	-4.97%	205	173	18.58%
<b>GRAND TOTAL</b>	<b>\$428,796</b>	<b>\$419,268</b>	<b>2.27%</b>	<b>\$390,000</b>	<b>\$368,000</b>	<b>5.98%</b>	<b>81</b>	<b>108</b>	<b>-25.22%</b>

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