

**Central Okanagan Monthly Statistics**  
**July 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	924	939	-1.60%	6,881	6,620	3.94%
2 Units Sold	578	582	-0.69%	3,501	3,197	9.51%
3 Sales Volume	\$252,909,636	\$247,970,931	1.99%	\$1,498,138,367	\$1,336,448,572	12.10%
4 List/Sell Ratio	96.56%	96.65%		96.65%	95.97%	
5 Days to Sell	87	96	-9.61%	81	102	-20.91%
6 Active Listings	3,712	3,973	-6.57%			
<b>Area = North Okanagan</b>						
1 Units Listed	348	369	-5.69%	2,738	2,662	2.85%
2 Units Sold	209	223	-6.28%	1,173	1,199	-2.17%
3 Sales Volume	\$73,266,890	\$77,092,478	-4.96%	\$405,341,819	\$415,069,201	-2.34%
4 List/Sell Ratio	96.20%	96.39%		96.24%	96.04%	
5 Days to Sell	114	128	-10.69%	116	135	-14.04%
6 Active Listings	2,178	2,262	-3.71%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	221	251	-11.95%	1,658	1,632	1.59%
2 Units Sold	137	122	12.30%	665	618	7.61%
3 Sales Volume	\$42,654,391	\$40,716,027	4.76%	\$211,791,266	\$179,368,875	18.08%
4 List/Sell Ratio	95.02%	95.20%		95.31%	93.65%	
5 Days to Sell	116	153	-23.95%	133	180	-26.23%
6 Active Listings	1,581	1,741	-9.19%			
<b>Area = Grand Total</b>						
1 Units Listed	1,493	1,559	-4.23%	11,277	10,914	3.33%
2 Units Sold	924	927	-0.32%	5,339	5,014	6.48%
3 Sales Volume	\$368,830,917	\$365,779,436	0.83%	\$2,115,271,451	\$1,930,886,648	9.55%
4 List/Sell Ratio	96.31%	96.43%		96.44%	95.76%	
5 Days to Sell	97	111	-12.42%	95	119	-20.56%
6 Active Listings	7,471	7,976	-6.33%			

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

Central Okanagan Statistics -- July 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>	578	\$252,909,636	282	\$148,288,167
<b>Last Month</b>	662	\$275,735,003	313	\$164,918,771
<b>This Month Last Year</b>	582	\$247,970,931	279	\$147,320,695

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	924	3,712
<b>Last Month</b>	988	3,755
<b>This Month Last Year</b>	939	3,973

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Central Okanagan Statistics -- July 2015

## Quick Summary Part 2

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### Condo/Apt

Sales	112
New Listings	171
Current Inventory	657
Sell/Inv. Ratio	17.05%
Days to Sell	72
Average Price	\$272,638
Median Price	\$228,250

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### Condo/Townhouse

Sales	89
New Listings	110
Current Inventory	338
Sell/Inv. Ratio	26.33%
Days to Sell	82
Average Price	\$390,680
Median Price	\$374,300

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### Lots

Sales	23
New Listings	52
Current Inventory	502
Sell/Inv. Ratio	4.58%
Days to Sell	202
Average Price	\$226,288
Median Price	\$210,000

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### Residential

Sales	282
New Listings	428
Current Inventory	1,177
Sell/Inv. Ratio	23.96%
Days to Sell	64
Average Price	\$525,845
Median Price	\$489,950

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Ratio of Sales vs Inventory	19.84%
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## 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	35	31	12.90%	298	286	4.20	250	243	2.88
Duplex	17	19	-10.53%	137	117	17.09	51	56	-8.93
Mobile Home	38	39	-2.56%	287	267	7.49	158	147	7.48
Recreational	4	5	-20.00%	13	26	-50.00	18	31	-41.94
Residential	428	405	5.68%	2,980	2,885	3.29	1,177	1,293	-8.97
Residential WF	9	20	-55.00%	89	114	-21.93	81	109	-25.69
3/4-Plex	4	3	33.33%	17	12	41.67	8	7	14.29
Timeshare	1	1	0.00%	3	6	-50.00	3	3	0.00
Apartment	171	157	8.92%	1,259	1,127	11.71	657	653	0.61
Townhouse	110	117	-5.98%	811	849	-4.48	338	443	-23.70
RES TOTAL	817	797.00	2.51%	5,894	5,689	3.60%	2,741	2,985	-8.17
FARMS	9	5	80.00%	74	51	45.10	67	57	17.54
MULTIFAMILY	1	1	0.00%	10	10	0.00	8	13	-38.46
Acreage	9	19	-52.63%	104	101	2.97	95	115	-17.39
Acreage WF	5	6	-16.67%	14	16	-12.50	16	21	-23.81
Lots	36	49	-26.53%	389	362	7.46	378	346	9.25
Lots WF	2	2	0.00%	8	14	-42.86	13	18	-27.78
LOTS TOTAL	52	76.00	-31.58%	515	493	4.46%	502	500	0.40
Business	12	6	100.00%	64	54	18.52	60	59	1.69
Commercial	28	42	-33.33%	252	265	-4.91	265	280	-5.36
Land	5	12	-58.33%	67	54	24.07	67	75	-10.67
COMM TOTAL	45	60.00	-25.00%	383	373	2.68%	392	414	-5.31
<b>GRAND TOTAL</b>	<b>924</b>	<b>939</b>	<b>-1.60%</b>	<b>6,876</b>	<b>6,616</b>	<b>3.93%</b>	<b>3,710</b>	<b>3,969</b>	<b>-6.53</b>

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Central Okanagan Statistics -- July 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	8	50.00%	\$11,909,400	\$6,076,051	96.01%	93.14%	98.29%
Duplex	19	7	171.43%	\$7,221,800	\$2,466,500	192.80%	98.12%	98.02%
Mobile Home	18	32	-43.75%	\$1,786,900	\$2,441,922	-26.82%	94.57%	93.15%
Recreational	2	3	-33.33%	\$160,650	\$673,600	-76.15%	95.63%	92.41%
Residential	282	279	1.08%	\$148,288,167	\$147,320,695	0.66%	97.36%	97.04%
Residential WF	6	7	-14.29%	\$8,077,000	\$14,295,000	-43.50%	94.09%	93.60%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare	0	1	-100.00%	\$0	\$206,500	-100.00%	0.00%	98.80%
Apartment	112	123	-8.94%	\$30,535,481	\$31,455,302	-2.92%	95.80%	95.86%
Townhouse	89	82	8.54%	\$34,770,536	\$29,189,414	19.12%	97.54%	97.81%
RES TOTAL	540	542	-0.37%	\$242,749,934	\$234,124,984	3.68%	96.86%	96.74%
FARMS	2	1	100.00%	\$1,220,000	\$1,150,000	6.09%	86.28%	96.23%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	3	3	0.00%	\$1,027,100	\$435,000	136.11%	96.54%	91.54%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	20	24	-16.67%	\$4,177,531	\$5,377,899	-22.32%	93.72%	95.85%
Lots WF	0	1	-100.00%	\$0	\$1,200,000	-100.00%	0.00%	80.27%
LOTS TOTAL	23	28	-17.86%	\$5,204,631	\$7,012,899	-25.78%	94.27%	92.51%
Business	1	3	-66.67%	\$120,000	\$1,517,000	-92.09%	93.02%	94.28%
Commercial	11	6	83.33%	\$3,385,071	\$1,655,048	104.53%	84.41%	98.63%
Land	0	2	-100.00%	\$0	\$2,511,000	-100.00%	0.00%	100.04%
COMM TOTAL	12	11	9.09%	\$3,505,071	\$5,683,048	-38.32%	84.68%	98.03%
<b>GRAND TOTAL</b>	<b>577</b>	<b>582</b>	<b>-0.86%</b>	<b>\$252,679,636</b>	<b>\$247,970,931</b>	<b>1.90%</b>	<b>96.56%</b>	<b>96.65%</b>

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Central Okanagan Statistics -- July 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	88	67	31.34%	\$75,484,000	\$67,516,766	11.80%	93.44%	90.50%
Duplex	81	57	42.11%	\$29,573,578	\$18,843,519	56.94%	97.29%	97.27%
Mobile Home	153	150	2.00%	\$15,042,180	\$12,644,766	18.96%	94.16%	92.79%
Recreational	7	8	-12.50%	\$1,105,650	\$1,235,400	-10.50%	94.68%	92.78%
Residential	1,695	1,528	10.93%	\$858,584,212	\$757,123,552	13.40%	97.48%	96.92%
Residential WF	34	35	-2.86%	\$67,488,388	\$63,444,500	6.37%	92.49%	91.57%
3/4-Plex	6	4	50.00%	\$1,923,487	\$2,470,000	-22.13%	97.26%	97.52%
Timeshare	0	2	-100.00%	\$0	\$253,500	-100.00%	0.00%	98.35%
Apartment	668	589	13.41%	\$173,209,526	\$145,691,830	18.89%	96.56%	95.75%
Townhouse	544	481	13.10%	\$196,604,331	\$177,238,923	10.93%	97.55%	97.55%
RES TOTAL	3,276	2,921	12.15%	\$1,419,015,352	\$1,246,462,757	13.84%	96.86%	96.17%
FARMS	9	5	80.00%	\$9,319,000	\$8,220,000	13.37%	90.61%	92.53%
MULTIFAMILY	2	2	0.00%	\$2,675,000	\$3,136,500	-14.71%	94.86%	98.05%
Acreage	17	23	-26.09%	\$9,150,100	\$17,887,000	-48.84%	94.42%	92.80%
Acreage WF	2	1	100.00%	\$508,000	\$217,500	133.56%	90.07%	72.74%
Lots	116	147	-21.09%	\$27,209,403	\$29,466,866	-7.66%	97.82%	94.90%
Lots WF	1	4	-75.00%	\$565,000	\$4,844,000	-88.34%	100.00%	80.88%
LOTS TOTAL	136	175	-22.29%	\$37,432,503	\$52,415,366	-28.58%	96.88%	92.59%
Business	5	12	-58.33%	\$445,000	\$3,208,900	-86.13%	83.35%	90.12%
Commercial	65	75	-13.33%	\$23,723,711	\$16,437,049	44.33%	89.04%	93.72%
Land	5	5	0.00%	\$4,658,800	\$6,186,000	-24.69%	88.78%	97.29%
COMM TOTAL	75	92	-18.48%	\$28,827,511	\$25,831,949	11.60%	88.90%	94.08%
<b>GRAND TOTAL</b>	<b>3,498</b>	<b>3,195</b>	<b>9.48%</b>	<b>\$1,497,269,367</b>	<b>\$1,336,066,572</b>	<b>12.07%</b>	<b>96.65%</b>	<b>95.97%</b>

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Central Okanagan Statistics -- July 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	\$992,450	\$759,506	30.67%	\$742,000	\$687,500	7.93%	97	64	51.63%
Duplex	\$380,095	\$352,357	7.87%	\$335,000	\$345,000	-2.90%	62	44	41.63%
Mobile Home	\$99,272	\$76,310	30.09%	\$90,000	\$71,500	25.87%	83	59	40.39%
Recreational	\$80,325	\$224,533	-64.23%	\$80,325	\$316,600	-74.63%	2,027	84	2,322.71%
Residential	\$525,845	\$528,031	-0.41%	\$489,950	\$466,000	5.14%	64	73	-11.38%
Residential WF	\$1,346,167	\$2,042,143	-34.08%	\$1,296,000	\$1,895,000	-31.61%	152	154	-1.30%
3/4-Plex									
Timeshare		\$206,500			\$206,500			141	
Apartment	\$272,638	\$255,734	6.61%	\$228,250	\$240,000	-4.90%	72	121	-40.29%
Townhouse	\$390,680	\$355,968	9.75%	\$374,300	\$337,750	10.82%	82	88	-7.38%
RES TOTAL	\$449,537	\$431,965	4.07%	\$412,500	\$380,184	8.50%	78	86	-8.79%
FARMS	\$610,000	\$1,150,000	-46.96%	\$610,000	\$1,150,000	-46.96%	360	78	360.90%
<b>MULTIFAMILY</b>									
Acreage	\$342,367	\$145,000	136.11%	\$347,000	\$110,000	215.45%	110	635	-82.74%
Acreage WF									
Lots	\$208,877	\$224,079	-6.78%	\$188,000	\$199,900	-5.95%	216	156	38.64%
Lots WF		\$1,200,000			\$1,200,000			175	
LOTS TOTAL	\$226,288	\$250,461	-9.65%	\$210,000	\$199,900	5.05%	202	208	-2.75%
Business	\$120,000	\$505,667	-76.27%	\$120,000	\$222,000	-45.95%	84	315	-73.36%
Commercial	\$307,734	\$275,841	11.56%	\$13	\$13	0.00%	204	251	-18.87%
Land		\$1,255,500			\$1,255,500			414	
COMM TOTAL	\$292,089	\$516,641	-43.46%	\$14	\$222,000	-99.99%	194	298	-34.99%
<b>GRAND TOTAL</b>	<b>\$437,920</b>	<b>\$426,067</b>	<b>2.78%</b>	<b>\$392,000</b>	<b>\$372,500</b>	<b>5.23%</b>	<b>87</b>	<b>96</b>	<b>-9.51%</b>

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Central Okanagan Statistics -- July 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	\$857,773	\$1,007,713	-14.88%	\$742,000	\$755,000	-1.72%	127	122	3.33%
Duplex	\$365,106	\$330,588	10.44%	\$328,500	\$315,500	4.12%	62	69	-9.95%
Mobile Home	\$98,315	\$84,298	16.63%	\$82,500	\$74,700	10.44%	73	116	-37.13%
Recreational	\$157,950	\$154,425	2.28%	\$135,150	\$131,650	2.66%	891	44	1,912.59%
Residential	\$506,539	\$495,500	2.23%	\$475,000	\$450,000	5.56%	64	75	-14.96%
Residential WF	\$1,984,953	\$1,812,700	9.50%	\$1,507,500	\$1,500,000	0.50%	155	137	12.49%
3/4-Plex	\$320,581	\$617,500	-48.08%	\$226,000	\$632,500	-64.27%	96	189	-49.12%
Timeshare		\$126,750			\$126,750			224	
Apartment	\$259,296	\$247,355	4.83%	\$230,000	\$225,000	2.22%	80	103	-22.58%
Townhouse	\$361,405	\$368,480	-1.92%	\$344,950	\$350,000	-1.44%	70	100	-30.66%
RES TOTAL	\$433,155	\$426,725	1.51%	\$396,375	\$382,800	3.55%	73	89	-18.00%
FARMS	\$1,035,444	\$1,644,000	-37.02%	\$915,000	\$1,370,000	-33.21%	261	162	61.39%
MULTIFAMILY	\$1,337,500	\$1,568,250	-14.71%	\$1,337,500	\$1,568,250	-14.71%	81	227	-64.54%
Acreage	\$538,241	\$777,696	-30.79%	\$400,100	\$265,000	50.98%	179	264	-32.17%
Acreage WF	\$254,000	\$217,500	16.78%	\$254,000	\$217,500	16.78%	152	976	-84.48%
Lots	\$234,564	\$200,455	17.02%	\$216,075	\$185,999	16.17%	177	264	-32.82%
Lots WF	\$565,000	\$1,211,000	-53.34%	\$565,000	\$962,000	-41.27%	401	306	30.94%
LOTS TOTAL	\$275,239	\$299,516	-8.11%	\$220,000	\$193,000	13.99%	179	269	-33.53%
Business	\$89,000	\$267,408	-66.72%	\$80,000	\$147,500	-45.76%	85	187	-54.23%
Commercial	\$364,980	\$219,161	66.54%	\$15	\$16	-6.25%	212	175	21.19%
Land	\$931,760	\$1,237,200	-24.69%	\$775,000	\$720,000	7.64%	319	431	-26.07%
COMM TOTAL	\$384,367	\$280,782	36.89%	\$18	\$25	-28.00%	211	190	10.66%
<b>GRAND TOTAL</b>	<b>\$428,036</b>	<b>\$418,174</b>	<b>2.36%</b>	<b>\$389,700</b>	<b>\$370,000</b>	<b>5.32%</b>	<b>81</b>	<b>102</b>	<b>-21.02%</b>

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