

**Central Okanagan Monthly Statistics  
August 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	831	826	0.61%	7,716	7,448	3.60%
2 Units Sold	591	546	8.24%	4,091	3,743	9.30%
3 Sales Volume	\$246,192,908	\$235,772,706	4.42%	\$1,743,887,275	\$1,572,221,278	10.92%
4 List/Sell Ratio	96.94%	96.45%		96.69%	96.04%	
5 Days to Sell	88	95	-7.47%	82	101	-19.06%
6 Active Listings	3,557	3,827	-7.06%			
<b>Area = North Okanagan</b>						
1 Units Listed	322	340	-5.29%	3,055	3,000	1.83%
2 Units Sold	164	208	-21.15%	1,334	1,407	-5.19%
3 Sales Volume	\$62,066,236	\$77,327,230	-19.74%	\$466,146,055	\$492,396,432	-5.33%
4 List/Sell Ratio	95.76%	95.86%		96.19%	96.02%	
5 Days to Sell	124	134	-7.16%	117	135	-13.45%
6 Active Listings	2,185	2,252	-2.98%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	191	194	-1.55%	1,849	1,826	1.26%
2 Units Sold	127	123	3.25%	792	741	6.88%
3 Sales Volume	\$40,140,970	\$35,596,011	12.77%	\$251,932,236	\$214,964,886	17.20%
4 List/Sell Ratio	94.18%	95.58%		95.13%	93.97%	
5 Days to Sell	143	155	-7.84%	135	176	-23.58%
6 Active Listings	1,545	1,716	-9.97%			
<b>Area = Grand Total</b>						
1 Units Listed	1,344	1,360	-1.18%	12,620	12,274	2.82%
2 Units Sold	882	877	0.57%	6,217	5,891	5.53%
3 Sales Volume	\$348,400,114	\$348,695,947	-0.08%	\$2,461,965,565	\$2,279,582,595	8.00%
4 List/Sell Ratio	96.40%	96.23%		96.43%	95.84%	
5 Days to Sell	102	112	-8.93%	96	118	-19.03%
6 Active Listings	7,287	7,795	-6.52%			

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

Central Okanagan Statistics -- August 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>	591	\$246,192,908	267	\$141,830,086
<b>Last Month</b>	578	\$252,909,636	282	\$148,288,167
<b>This Month Last Year</b>	546	\$235,772,706	238	\$122,445,135

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	831	3,557
<b>Last Month</b>	923	3,712
<b>This Month Last Year</b>	826	3,827

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

Central Okanagan Statistics -- August 2015

## Quick Summary Part 2

---

<b>Condo/Apt</b>	
Sales	132
New Listings	163
Current Inventory	614
Sell/Inv. Ratio	21.50%
Days to Sell	99
Average Price	\$256,270
Median Price	\$232,750

---

<b>Condo/Townhouse</b>	
Sales	84
New Listings	128
Current Inventory	340
Sell/Inv. Ratio	24.71%
Days to Sell	70
Average Price	\$380,991
Median Price	\$358,500

---

<b>Lots</b>	
Sales	28
New Listings	46
Current Inventory	485
Sell/Inv. Ratio	5.77%
Days to Sell	219
Average Price	\$239,275
Median Price	\$217,500

---

<b>Residential</b>	
Sales	267
New Listings	343
Current Inventory	1,101
Sell/Inv. Ratio	24.25%
Days to Sell	64
Average Price	\$531,199
Median Price	\$490,000
Ratio of Sales vs Inventory	23.79%

---

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

Central Okanagan Statistics -- August 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	29	24	20.83%	329	310	6.13	246	235	4.68
Duplex	22	13	69.23%	159	130	22.31	54	52	3.85
Mobile Home	30	43	-30.23%	317	310	2.26	146	138	5.80
Recreational	4	1	300.00%	17	27	-37.04	19	29	-34.48
Residential	343	373	-8.04%	3,321	3,258	1.93	1,101	1,257	-12.41
Residential WF	5	13	-61.54%	94	127	-25.98	73	102	-28.43
3/4-Plex	1	1	0.00%	18	13	38.46	6	8	-25.00
Timeshare	0	0	0.00%	3	6	-50.00	3	3	0.00
Apartment	163	119	36.97%	1,422	1,246	14.13	614	579	6.04
Townhouse	128	103	24.27%	939	952	-1.37	340	424	-19.81
RES TOTAL	725	690.00	5.07%	6,619	6,379	3.76%	2,602	2,827	-7.96
FARMS	5	7	-28.57%	79	58	36.21	63	58	8.62
MULTIFAMILY	1	3	-66.67%	11	13	-15.38	9	16	-43.75
Acreage	11	22	-50.00%	116	123	-5.69	93	117	-20.51
Acreage WF	0	4	-100.00%	14	20	-30.00	13	22	-40.91
Lots	35	63	-44.44%	427	427	0.00	366	361	1.39
Lots WF	0	1	-100.00%	8	15	-46.67	13	18	-27.78
LOTS TOTAL	46	90.00	-48.89%	565	585	-3.42%	485	518	-6.37
Business	9	6	50.00%	73	60	21.67	61	54	12.96
Commercial	36	21	71.43%	288	286	0.70	262	271	-3.32
Land	9	8	12.50%	76	62	22.58	73	78	-6.41
COMM TOTAL	54	35.00	54.29%	437	408	7.11%	396	403	-1.74
<b>GRAND TOTAL</b>	<b>831</b>	<b>825</b>	<b>0.73%</b>	<b>7,711</b>	<b>7,443</b>	<b>3.60%</b>	<b>3,555</b>	<b>3,822</b>	<b>-6.99</b>

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

Central Okanagan Statistics -- August 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	11	20	-45.00%	\$8,144,000	\$20,396,388	-60.07%	94.77%	93.17%
Duplex	12	10	20.00%	\$3,950,500	\$3,031,675	30.31%	99.03%	97.97%
Mobile Home	28	24	16.67%	\$3,325,900	\$2,211,300	50.40%	94.61%	94.71%
Recreational	3	2	50.00%	\$347,500	\$840,000	-58.63%	90.78%	95.02%
Residential	267	238	12.18%	\$141,830,086	\$122,445,135	15.83%	97.68%	97.17%
Residential WF	7	8	-12.50%	\$11,186,000	\$17,023,000	-34.29%	93.12%	95.57%
3/4-Plex	1	0	0.00%	\$132,000	\$0	0.00%	94.29%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	132	122	8.20%	\$33,827,637	\$31,622,295	6.97%	96.69%	96.77%
Townhouse	84	79	6.33%	\$32,003,265	\$27,977,014	14.39%	97.62%	97.70%
RES TOTAL	545	503	8.35%	\$234,746,888	\$225,546,807	4.08%	97.16%	96.66%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	3	6	-50.00%	\$1,642,500	\$2,780,000	-40.92%	90.65%	94.21%
Acreage WF	1	1	0.00%	\$640,000	\$1,469,750	-56.46%	92.09%	81.65%
Lots	24	23	4.35%	\$4,417,200	\$4,847,003	-8.87%	93.72%	95.18%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	28	30	-6.67%	\$6,699,700	\$9,096,753	-26.35%	92.79%	92.42%
Business	2	1	100.00%	\$324,000	\$365,000	-11.23%	93.10%	85.88%
Commercial	15	12	25.00%	\$3,292,320	\$764,146	330.85%	92.87%	92.19%
Land	1	0	0.00%	\$1,130,000	\$0	0.00%	90.40%	0.00%
COMM TOTAL	18	13	38.46%	\$4,746,320	\$1,129,146	320.35%	92.28%	90.05%
<b>GRAND TOTAL</b>	<b>591</b>	<b>546</b>	<b>8.24%</b>	<b>\$246,192,908</b>	<b>\$235,772,706</b>	<b>4.42%</b>	<b>96.94%</b>	<b>96.45%</b>

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

Central Okanagan Statistics -- August 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	99	87	13.79%	\$83,628,000	\$87,913,154	-4.87%	93.57%	91.11%
Duplex	93	67	38.81%	\$33,524,078	\$21,875,194	53.25%	97.49%	97.36%
Mobile Home	181	174	4.02%	\$18,368,080	\$14,856,066	23.64%	94.24%	93.07%
Recreational	10	10	0.00%	\$1,453,150	\$2,075,400	-29.98%	93.72%	93.68%
Residential	1,961	1,766	11.04%	\$999,970,298	\$879,568,687	13.69%	97.51%	96.95%
Residential WF	41	43	-4.65%	\$78,674,388	\$80,467,500	-2.23%	92.58%	92.39%
3/4-Plex	7	4	75.00%	\$2,055,487	\$2,470,000	-16.78%	97.06%	97.52%
Timeshare	0	2	-100.00%	\$0	\$253,500	-100.00%	0.00%	98.35%
Apartment	800	711	12.52%	\$207,037,163	\$177,314,125	16.76%	96.58%	95.93%
Townhouse	628	560	12.14%	\$228,607,596	\$205,215,937	11.40%	97.56%	97.57%
RES TOTAL	3,820	3,424	11.57%	\$1,653,318,240	\$1,472,009,563	12.32%	96.91%	96.25%
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	20	29	-31.03%	\$10,792,600	\$20,667,000	-47.78%	93.83%	92.99%
Acreage WF	3	2	50.00%	\$1,148,000	\$1,687,250	-31.96%	91.18%	80.38%
Lots	140	170	-17.65%	\$31,626,603	\$34,313,869	-7.83%	97.22%	94.94%
Lots WF	1	4	-75.00%	\$565,000	\$4,844,000	-88.34%	100.00%	80.88%
LOTS TOTAL	164	205	-20.00%	\$44,132,203	\$61,512,119	-28.25%	96.24%	92.56%
Business	7	13	-46.15%	\$769,000	\$3,573,900	-78.48%	87.20%	89.67%
Commercial	80	87	-8.05%	\$27,016,031	\$17,201,195	57.06%	89.49%	93.65%
Land	6	5	20.00%	\$5,788,800	\$6,186,000	-6.42%	89.09%	97.29%
COMM TOTAL	93	105	-11.43%	\$33,573,831	\$26,961,095	24.53%	89.37%	93.91%
<b>GRAND TOTAL</b>	<b>4,088</b>	<b>3,741</b>	<b>9.28%</b>	<b>\$1,743,018,275</b>	<b>\$1,571,839,278</b>	<b>10.89%</b>	<b>96.69%</b>	<b>96.04%</b>

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



Central Okanagan Statistics -- August 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	\$740,364	\$1,019,819	-27.40%	\$725,000	\$650,000	11.54%	126	158	-20.51%
Duplex	\$329,208	\$303,168	8.59%	\$300,250	\$315,500	-4.83%	71	56	28.07%
Mobile Home	\$118,782	\$92,138	28.92%	\$106,000	\$89,450	18.50%	85	97	-12.78%
Recreational	\$115,833	\$420,000	-72.42%	\$122,500	\$420,000	-70.83%	229	70	229.50%
Residential	\$531,199	\$514,475	3.25%	\$490,000	\$466,000	5.15%	64	66	-2.48%
Residential WF	\$1,598,000	\$2,127,875	-24.90%	\$1,400,000	\$2,065,000	-32.20%	157	120	31.12%
3/4-Plex	\$132,000			\$132,000			41		
Timeshare									
Apartment	\$256,270	\$259,199	-1.13%	\$232,750	\$230,250	1.09%	99	100	-1.74%
Townhouse	\$380,991	\$354,139	7.58%	\$358,500	\$331,300	8.21%	70	107	-34.59%
RES TOTAL	\$430,728	\$448,403	-3.94%	\$394,000	\$375,000	5.07%	78	86	-9.91%
FARMS									
MULTIFAMILY									
Acreage	\$547,500	\$463,333	18.17%	\$392,500	\$520,500	-24.59%	188	157	19.79%
Acreage WF	\$640,000	\$1,469,750	-56.46%	\$640,000	\$1,469,750	-56.46%	28	570	-95.09%
Lots	\$184,050	\$210,739	-12.66%	\$187,000	\$195,000	-4.10%	231	171	35.00%
Lots WF									
LOTS TOTAL	\$239,275	\$303,225	-21.09%	\$217,500	\$222,500	-2.25%	219	181	20.69%
Business	\$162,000	\$365,000	-55.62%	\$162,000	\$365,000	-55.62%	157	182	-13.74%
Commercial	\$219,488	\$63,679	244.68%	\$14	\$16	-12.90%	175	217	-19.32%
Land	\$1,130,000			\$1,130,000			274		
COMM TOTAL	\$263,684	\$86,857	203.58%	\$16	\$16	-1.56%	178	214	-16.67%
<b>GRAND TOTAL</b>	<b>\$416,570</b>	<b>\$431,818</b>	<b>-3.53%</b>	<b>\$383,500</b>	<b>\$370,000</b>	<b>3.65%</b>	<b>88</b>	<b>95</b>	<b>-7.47%</b>

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

Central Okanagan Statistics -- August 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	\$844,727	\$1,010,496	-16.40%	\$742,000	\$730,000	1.64%	126	131	-3.22%
Duplex	\$360,474	\$326,495	10.41%	\$317,000	\$315,500	0.48%	63	67	-5.51%
Mobile Home	\$101,481	\$85,380	18.86%	\$85,000	\$74,950	13.41%	75	114	-34.09%
Recreational	\$145,315	\$207,540	-29.98%	\$123,750	\$160,650	-22.97%	692	49	1,303.85%
Residential	\$509,929	\$498,057	2.38%	\$476,500	\$450,750	5.71%	64	74	-13.43%
Residential WF	\$1,918,888	\$1,871,337	2.54%	\$1,500,000	\$1,640,000	-8.54%	155	134	15.56%
3/4-Plex	\$293,641	\$617,500	-52.45%	\$194,000	\$632,500	-69.33%	88	189	-53.29%
Timeshare		\$126,750			\$126,750			224	
Apartment	\$258,796	\$249,387	3.77%	\$230,000	\$225,000	2.22%	83	103	-19.21%
Townhouse	\$364,025	\$366,457	-0.66%	\$347,000	\$348,250	-0.36%	70	101	-31.25%
RES TOTAL	\$432,806	\$429,909	0.67%	\$395,250	\$380,000	4.01%	74	89	-16.85%
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	\$539,630	\$712,655	-24.28%	\$400,050	\$315,000	27.00%	181	242	-25.41%
Acreage WF	\$382,667	\$843,625	-54.64%	\$340,000	\$843,625	-59.70%	110	773	-85.73%
Lots	\$225,904	\$201,846	11.92%	\$215,325	\$189,500	13.63%	186	251	-25.81%
Lots WF	\$565,000	\$1,211,000	-53.34%	\$565,000	\$962,000	-41.27%	401	306	30.94%
LOTS TOTAL	\$269,099	\$300,059	-10.32%	\$219,500	\$195,000	12.56%	186	256	-27.53%
Business	\$109,857	\$274,915	-60.04%	\$100,000	\$150,000	-33.33%	106	186	-43.16%
Commercial	\$337,700	\$197,715	70.80%	\$15	\$16	-9.38%	205	181	13.47%
Land	\$964,800	\$1,237,200	-22.02%	\$952,500	\$720,000	32.29%	311	431	-27.80%
COMM TOTAL	\$361,009	\$256,772	40.59%	\$18	\$22	-17.24%	204	193	5.75%
<b>GRAND TOTAL</b>	<b>\$426,374</b>	<b>\$420,166</b>	<b>1.48%</b>	<b>\$388,000</b>	<b>\$370,000</b>	<b>4.86%</b>	<b>82</b>	<b>101</b>	<b>-19.16%</b>

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