

**Central Okanagan Monthly Statistics
September 2014**

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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	782	754	3.71%	8,227	8,089	1.71%
2 Units Sold	552	405	36.30%	4,295	3,475	23.60%
3 Sales Volume	\$239,440,010	\$155,162,548	54.32%	\$1,811,661,288	\$1,329,693,367	36.25%
4 List/Sell Ratio	95.05%	95.68%		95.91%	95.70%	
5 Days to Sell	102	127	-19.31%	104	120	-13.16%
6 Active Listings	3,537	4,232	-16.42%			
Area = North Okanagan						
1 Units Listed	306	286	6.99%	3,307	3,122	5.93%
2 Units Sold	188	151	24.50%	1,595	1,203	32.59%
3 Sales Volume	\$63,250,600	\$50,856,137	24.37%	\$555,647,032	\$396,414,973	40.17%
4 List/Sell Ratio	95.43%	95.89%		95.95%	95.48%	
5 Days to Sell	131	173	-24.10%	136	153	-10.88%
6 Active Listings	2,153	2,329	-7.56%			
Area = Shuswap / Revels						
1 Units Listed	150	257	-41.63%	1,976	2,126	-7.06%
2 Units Sold	131	105	24.76%	872	659	32.32%
3 Sales Volume	\$46,459,548	\$29,546,206	57.24%	\$261,424,434	\$184,883,204	41.40%
4 List/Sell Ratio	95.69%	95.29%		94.27%	94.32%	
5 Days to Sell	152	152	0.50%	175	156	12.19%
6 Active Listings	1,583	1,753	-9.70%			
Area = Grand Total						
1 Units Listed	1,238	1,297	-4.55%	13,510	13,337	1.30%
2 Units Sold	871	661	31.77%	6,762	5,337	26.70%
3 Sales Volume	\$349,150,158	\$235,564,891	48.22%	\$2,628,732,753	\$1,910,991,545	37.56%
4 List/Sell Ratio	95.20%	95.68%		95.75%	95.52%	
5 Days to Sell	116	141	-17.83%	121	131	-8.30%
6 Active Listings	7,273	8,314	-12.52%			

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Central Okanagan Statistics -- September 2014

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	552	\$239,440,010	246	\$121,172,490
Last Month	546	\$235,772,706	238	\$122,445,135
This Month Last Year	405	\$155,162,548	187	\$87,135,698

Description	Total Listings Taken	Inventory
This Month	782	3,537
Last Month	826	3,827
This Month Last Year	754	4,232

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Quick Summary Part 2

Condo/Apt

Sales	108
New Listings	136
Current Inventory	524
Sell/Inv. Ratio	20.61%
Days to Sell	115
Average Price	\$236,040
Median Price	\$221,000

Condo/Townhouse

Sales	97
New Listings	92
Current Inventory	366
Sell/Inv. Ratio	26.50%
Days to Sell	85
Average Price	\$357,515
Median Price	\$354,000

Lots

Sales	33
New Listings	58
Current Inventory	502
Sell/Inv. Ratio	6.57%
Days to Sell	141
Average Price	\$266,312
Median Price	\$195,999

Residential

Sales	246
New Listings	321
Current Inventory	1,123
Sell/Inv. Ratio	21.91%
Days to Sell	76
Average Price	\$492,571
Median Price	\$448,500
Ratio of Sales vs Inventory	22.72%

Central Okanagan Statistics -- September 2014

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	39	28	39.29%	348	316	10.13	232	238	-2.52
Duplex	18	12	50.00%	149	144	3.47	47	56	-16.07
Mobile Home	39	47	-17.02%	349	385	-9.35	138	186	-25.81
Recreational	1	1	0.00%	28	40	-30.00	24	33	-27.27
Residential	321	298	7.72%	3,580	3,499	2.31	1,123	1,347	-16.63
Residential WF	9	8	12.50%	136	120	13.33	89	104	-14.42
3/4-Plex	1	0	0.00%	14	8	75.00	8	6	33.33
Timeshare	0	0	0.00%	6	6	0.00	3	6	-50.00
Apartment	136	126	7.94%	1,382	1,435	-3.69	524	739	-29.09
Townhouse	92	99	-7.07%	1,044	970	7.63	366	446	-17.94
RES TOTAL	656	619.00	5.98%	7,036	6,923	1.63%	2,554	3,161	-19.20
FARMS	14	10	40.00%	72	64	12.50	61	62	-1.61
MULTIFAMILY	2	0	0.00%	15	17	-11.76	16	15	6.67
Acreage	11	5	120.00%	134	118	13.56	117	117	0.00
Acreage WF	1	0	0.00%	19	18	5.56	23	27	-14.81
Lots	44	58	-24.14%	469	466	0.64	344	411	-16.30
Lots WF	2	1	100.00%	17	22	-22.73	18	26	-30.77
LOTS TOTAL	58	64.00	-9.38%	639	624	2.40%	502	581	-13.60
Business	8	7	14.29%	69	77	-10.39	57	56	1.79
Commercial	32	44	-27.27%	317	305	3.93	264	275	-4.00
Land	12	10	20.00%	74	72	2.78	79	79	0.00
COMM TOTAL	52	61.00	-14.75%	460	454	1.32%	400	410	-2.44
GRAND TOTAL	782	754	3.71%	8,222	8,082	1.73%	3,533	4,229	-16.46

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Central Okanagan Statistics -- September 2014

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	14	5	180.00%	\$12,759,000	\$4,891,500	160.84%	90.49%	88.14%
Duplex	8	11	-27.27%	\$2,736,400	\$3,467,500	-21.08%	97.25%	95.01%
Mobile Home	18	27	-33.33%	\$1,247,450	\$2,042,200	-38.92%	93.39%	90.24%
Recreational	0	2	-100.00%	\$0	\$330,000	-100.00%	0.00%	93.22%
Residential	246	187	31.55%	\$121,172,490	\$87,135,698	39.06%	97.47%	96.05%
Residential WF	10	7	42.86%	\$17,588,000	\$7,767,500	126.43%	91.74%	91.82%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	108	69	56.52%	\$25,492,285	\$16,877,710	51.04%	96.03%	93.76%
Townhouse	97	55	76.36%	\$34,678,997	\$21,496,807	61.32%	97.82%	97.59%
RES TOTAL	501	363	38.02%	\$215,674,622	\$144,008,915	49.76%	96.39%	95.35%
FARMS	3	0	0.00%	\$4,210,000	\$0	0.00%	85.52%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	3	5	-40.00%	\$1,525,000	\$1,322,048	15.35%	93.50%	87.55%
Acreage WF	0	1	-100.00%	\$0	\$330,000	-100.00%	0.00%	94.31%
Lots	30	22	36.36%	\$7,263,297	\$4,302,691	68.81%	96.78%	99.55%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	33	28	17.86%	\$8,788,297	\$5,954,739	47.58%	96.20%	96.32%
Business	1	2	-50.00%	\$132,000	\$530,000	-75.09%	85.71%	99.25%
Commercial	11	11	0.00%	\$2,755,091	\$2,793,895	-1.39%	91.93%	120.42%
Land	3	1	200.00%	\$7,880,000	\$1,875,000	320.27%	71.85%	89.29%
COMM TOTAL	15	14	7.14%	\$10,767,091	\$5,198,895	107.10%	76.26%	104.94%
GRAND TOTAL	552	405	36.30%	\$239,440,010	\$155,162,548	54.32%	95.05%	95.68%

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Central Okanagan Statistics -- September 2014

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	101	72	40.28%	\$100,672,154	\$59,716,300	68.58%	91.03%	92.88%
Duplex	75	77	-2.60%	\$24,611,594	\$24,824,540	-0.86%	97.35%	95.91%
Mobile Home	192	161	19.25%	\$16,103,516	\$13,186,870	22.12%	93.09%	91.98%
Recreational	10	11	-9.09%	\$2,075,400	\$1,312,250	58.16%	93.68%	92.83%
Residential	2,012	1,722	16.84%	\$1,000,741,177	\$792,923,234	26.21%	97.02%	96.07%
Residential WF	53	27	96.30%	\$98,055,500	\$39,024,051	151.27%	92.27%	91.33%
3/4-Plex	4	3	33.33%	\$2,470,000	\$2,034,000	21.44%	97.52%	95.59%
Timeshare	2	0	0.00%	\$253,500	\$0	0.00%	98.35%	0.00%
Apartment	819	600	36.50%	\$202,806,411	\$143,789,535	41.04%	95.94%	94.73%
Townhouse	657	474	38.61%	\$239,894,934	\$169,358,831	41.65%	97.61%	96.62%
RES TOTAL	3,925	3,147	24.72%	\$1,687,684,186	\$1,246,169,611	35.43%	96.27%	95.62%
FARMS	8	5	60.00%	\$12,430,000	\$4,738,000	162.35%	90.03%	92.67%
MULTIFAMILY	2	0	0.00%	\$3,136,500	\$0	0.00%	98.05%	0.00%
Acreage	32	27	18.52%	\$22,192,000	\$8,976,048	147.24%	93.02%	89.91%
Acreage WF	2	4	-50.00%	\$1,687,250	\$3,242,000	-47.96%	80.38%	91.90%
Lots	200	183	9.29%	\$41,577,166	\$36,338,407	14.42%	95.26%	93.60%
Lots WF	4	2	100.00%	\$4,844,000	\$2,140,000	126.36%	80.88%	85.84%
LOTS TOTAL	238	216	10.19%	\$70,300,416	\$50,696,455	38.67%	93.00%	92.47%
Business	14	12	16.67%	\$3,705,900	\$2,603,705	42.33%	89.52%	86.59%
Commercial	98	88	11.36%	\$19,956,286	\$18,026,097	10.71%	93.41%	126.17%
Land	8	4	100.00%	\$14,066,000	\$6,407,500	119.52%	81.18%	81.26%
COMM TOTAL	120	104	15.38%	\$37,728,186	\$27,037,302	39.54%	88.09%	107.38%
GRAND TOTAL	4,293	3,472	23.65%	\$1,811,279,288	\$1,328,641,367	36.33%	95.91%	95.70%

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Central Okanagan Statistics -- September 2014

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	\$911,357	\$978,300	-6.84%	\$828,750	\$775,000	6.94%	140	221	-36.81%
Duplex	\$342,050	\$315,227	8.51%	\$308,750	\$325,000	-5.00%	72	93	-22.68%
Mobile Home	\$69,303	\$75,637	-8.37%	\$72,250	\$68,500	5.47%	118	109	7.98%
Recreational		\$165,000			\$165,000			68	
Residential	\$492,571	\$465,966	5.71%	\$448,500	\$420,000	6.79%	76	104	-26.34%
Residential WF	\$1,758,800	\$1,109,643	58.50%	\$1,550,000	\$1,000,000	55.00%	253	124	103.56%
3/4-Plex									
Timeshare									
Apartment	\$236,040	\$244,604	-3.50%	\$221,000	\$222,000	-0.45%	115	110	4.22%
Townhouse	\$357,515	\$390,851	-8.53%	\$354,000	\$365,000	-3.01%	85	93	-9.03%
RES TOTAL	\$430,488	\$396,719	8.51%	\$380,000	\$351,500	8.11%	93	105	-11.66%
FARMS	\$1,403,333			\$980,000			169		
MULTIFAMILY									
Acreage	\$508,333	\$264,410	92.25%	\$450,000	\$185,000	143.24%	178	385	-53.90%
Acreage WF		\$330,000			\$330,000			105	
Lots	\$242,110	\$195,577	23.79%	\$188,000	\$173,700	8.23%	138	395	-65.23%
Lots WF									
LOTS TOTAL	\$266,312	\$212,669	25.22%	\$195,999	\$181,750	7.84%	141	383	-63.17%
Business	\$132,000	\$265,000	-50.19%	\$132,000	\$265,000	-50.19%	115	181	-36.29%
Commercial	\$250,463	\$253,990	-1.39%	\$18	\$14	28.57%	200	150	33.25%
Land	\$2,626,667	\$1,875,000	40.09%	\$500,000	\$1,875,000	-73.33%	829	466	77.97%
COMM TOTAL	\$717,806	\$371,350	93.30%	\$132,000	\$112,472	17.36%	320	177	80.84%
GRAND TOTAL	\$433,768	\$383,117	13.22%	\$370,000	\$335,000	10.45%	102	127	-19.31%

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Central Okanagan Statistics -- September 2014

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	\$996,754	\$829,393	20.18%	\$755,000	\$717,000	5.30%	135	151	-10.82%
Duplex	\$328,155	\$322,397	1.79%	\$315,500	\$294,500	7.13%	69	84	-17.08%
Mobile Home	\$83,872	\$81,906	2.40%	\$74,950	\$70,000	7.07%	116	114	1.41%
Recreational	\$207,540	\$119,295	73.97%	\$160,650	\$95,000	69.11%	50	355	-85.96%
Residential	\$497,386	\$460,466	8.02%	\$450,000	\$420,000	7.14%	76	90	-15.80%
Residential WF	\$1,850,104	\$1,445,335	28.01%	\$1,610,000	\$1,475,000	9.15%	159	155	2.29%
3/4-Plex	\$617,500	\$678,000	-8.92%	\$632,500	\$750,000	-15.67%	190	221	-14.12%
Timeshare	\$126,750			\$126,750			226		
Apartment	\$247,627	\$239,649	3.33%	\$225,000	\$215,000	4.65%	109	117	-6.91%
Townhouse	\$365,137	\$357,297	2.19%	\$349,890	\$330,500	5.87%	102	99	2.82%
RES TOTAL	\$429,983	\$395,987	8.59%	\$380,000	\$359,000	5.85%	92	101	-8.90%
FARMS	\$1,553,750	\$947,600	63.97%	\$1,347,500	\$877,000	53.65%	166	175	-4.82%
MULTIFAMILY	\$1,568,250			\$1,568,250			226		
Acreage	\$693,500	\$332,446	108.61%	\$328,750	\$325,000	1.15%	239	290	-17.78%
Acreage WF	\$843,625	\$810,500	4.09%	\$843,625	\$650,000	29.79%	776	103	652.91%
Lots	\$207,886	\$198,571	4.69%	\$189,500	\$180,000	5.28%	238	384	-38.16%
Lots WF	\$1,211,000	\$1,070,000	13.18%	\$962,000	\$1,070,000	-10.09%	309	437	-29.32%
LOTS TOTAL	\$295,380	\$234,706	25.85%	\$195,500	\$182,750	6.98%	244	368	-33.80%
Business	\$264,707	\$216,975	22.00%	\$147,500	\$142,500	3.51%	184	255	-27.88%
Commercial	\$203,636	\$204,842	-0.59%	\$16	\$33,058	-99.95%	184	137	34.61%
Land	\$1,758,250	\$1,601,875	9.76%	\$640,500	\$1,697,500	-62.27%	582	471	23.42%
COMM TOTAL	\$314,402	\$259,974	20.94%	\$22	\$60,045	-99.96%	211	163	28.96%
GRAND TOTAL	\$421,915	\$382,673	10.25%	\$370,000	\$346,000	6.94%	104	119	-13.09%

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