

**Central Okanagan Monthly Statistics
September 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	874	782	11.76%	8,589	8,230	4.36%
2 Units Sold	496	553	-10.31%	4,586	4,296	6.75%
3 Sales Volume	\$215,329,503	\$239,800,510	-10.20%	\$1,958,553,278	\$1,812,021,788	8.09%
4 List/Sell Ratio	96.33%	95.05%		96.65%	95.91%	
5 Days to Sell	87	97	-9.85%	82	100	-18.05%
6 Active Listings	3,609	3,537	2.04%			
Area = North Okanagan						
1 Units Listed	281	306	-8.17%	3,337	3,307	0.91%
2 Units Sold	173	186	-6.99%	1,507	1,593	-5.40%
3 Sales Volume	\$65,549,933	\$62,655,100	4.62%	\$531,695,988	\$555,051,532	-4.21%
4 List/Sell Ratio	96.08%	95.42%		96.17%	95.95%	
5 Days to Sell	94	126	-25.74%	114	134	-14.78%
6 Active Listings	2,142	2,153	-0.51%			
Area = Shuswap / Revels						
1 Units Listed	146	150	-2.67%	1,995	1,975	1.01%
2 Units Sold	116	130	-10.77%	908	871	4.25%
3 Sales Volume	\$35,177,191	\$46,184,548	-23.83%	\$287,109,427	\$261,149,434	9.94%
4 List/Sell Ratio	96.99%	95.72%		95.35%	94.27%	
5 Days to Sell	161	151	7.07%	138	172	-19.91%
6 Active Listings	1,515	1,583	-4.30%			
Area = Grand Total						
1 Units Listed	1,301	1,238	5.09%	13,921	13,512	3.03%
2 Units Sold	785	869	-9.67%	7,001	6,760	3.57%
3 Sales Volume	\$316,056,627	\$348,640,158	-9.35%	\$2,777,358,693	\$2,628,222,753	5.67%
4 List/Sell Ratio	96.35%	95.21%		96.43%	95.75%	
5 Days to Sell	100	111	-10.37%	96	117	-18.03%
6 Active Listings	7,266	7,273	-0.10%			

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

Central Okanagan Statistics -- September 2015

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	495	\$214,777,122	212	\$106,777,424
Last Month	591	\$246,192,908	267	\$141,830,086
This Month Last Year	553	\$239,800,510	247	\$121,509,990

Description	Total Listings Taken	Inventory
This Month	874	3,609
Last Month	831	3,557
This Month Last Year	782	3,537

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Central Okanagan Statistics -- September 2015

Quick Summary Part 2

Condo/Apt

Sales	120
New Listings	145
Current Inventory	593
Sell/Inv. Ratio	20.24%
Days to Sell	82
Average Price	\$247,909
Median Price	\$225,000

Condo/Townhouse

Sales	77
New Listings	104
Current Inventory	336
Sell/Inv. Ratio	22.92%
Days to Sell	58
Average Price	\$426,772
Median Price	\$379,900

Lots

Sales	18
New Listings	51
Current Inventory	503
Sell/Inv. Ratio	3.58%
Days to Sell	224
Average Price	\$256,161
Median Price	\$211,250

Residential

Sales	212
New Listings	373
Current Inventory	1,115
Sell/Inv. Ratio	19.01%
Days to Sell	62
Average Price	\$503,667
Median Price	\$485,000

Ratio of Sales vs Inventory	17.61%
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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%
Zone = Central Okanagan									
Acreage/House	47	39	20.51%	376	349	7.74	255	232	9.91
Duplex	18	18	0.00%	177	148	19.59	58	47	23.40
Mobile Home	37	39	-5.13%	353	349	1.15	147	138	6.52
Recreational	1	1	0.00%	18	28	-35.71	14	24	-41.67
Residential	373	320	16.56%	3,693	3,578	3.21	1,115	1,123	-0.71
Residential WF	17	10	70.00%	111	137	-18.98	77	89	-13.48
3/4-Plex	0	1	-100.00%	18	14	28.57	6	8	-25.00
Timeshare	0	0	0.00%	3	6	-50.00	3	3	0.00
Apartment	145	136	6.62%	1,568	1,382	13.46	593	524	13.17
Townhouse	104	92	13.04%	1,043	1,044	-0.10	336	366	-8.20
RES TOTAL	742	656.00	13.11%	7,360	7,035	4.62%	2,604	2,554	1.96
FARMS	13	14	-7.14%	92	72	27.78	65	61	6.56
MULTIFAMILY	3	2	50.00%	14	15	-6.67	11	16	-31.25
Acreage	9	11	-18.18%	125	134	-6.72	97	117	-17.09
Acreage WF	0	1	-100.00%	14	21	-33.33	13	23	-43.48
Lots	40	44	-9.09%	467	471	-0.85	381	344	10.76
Lots WF	2	2	0.00%	10	17	-41.18	12	18	-33.33
LOTS TOTAL	51	58.00	-12.07%	616	643	-4.20%	503	502	0.20
Business	17	9	88.89%	90	69	30.43	72	57	26.32
Commercial	34	31	9.68%	322	317	1.58	273	264	3.41
Land	11	12	-8.33%	87	74	17.57	76	79	-3.80
COMM TOTAL	62	52.00	19.23%	499	460	8.48%	421	400	5.25
GRAND TOTAL	871	782	11.38%	8,581	8,225	4.33%	3,604	3,533	2.01

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Central Okanagan Statistics -- September 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	14	14	0.00%	\$12,040,250	\$12,784,500	-5.82%	92.52%	90.67%
Duplex	8	8	0.00%	\$2,948,500	\$2,736,400	7.75%	97.13%	97.25%
Mobile Home	19	18	5.56%	\$1,942,400	\$1,247,450	55.71%	92.70%	93.39%
Recreational	2	0	0.00%	\$178,500	\$0	0.00%	86.44%	0.00%
Residential	212	247	-14.17%	\$106,777,424	\$121,509,990	-12.12%	97.30%	97.45%
Residential WF	9	10	-10.00%	\$15,468,575	\$17,588,000	-12.05%	90.90%	91.74%
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	120	108	11.11%	\$29,749,045	\$25,492,285	16.70%	96.52%	96.03%
Townhouse	77	97	-20.62%	\$32,861,416	\$34,676,497	-5.23%	97.46%	97.82%
RES TOTAL	461	502	-8.17%	\$201,966,110	\$216,035,122	-6.51%	96.34%	96.40%
FARMS	2	3	-33.33%	\$1,400,000	\$4,210,000	-66.75%	93.71%	85.52%
MULTIFAMILY	1	0	0.00%	\$1,280,000	\$0	0.00%	94.81%	0.00%
Acreage	1	3	-66.67%	\$485,600	\$1,525,000	-68.16%	97.31%	93.50%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	15	30	-50.00%	\$3,235,400	\$7,263,297	-55.46%	94.20%	96.78%
Lots WF	2	0	0.00%	\$889,900	\$0	0.00%	93.78%	0.00%
LOTS TOTAL	18	33	-45.45%	\$4,610,900	\$8,788,297	-47.53%	94.44%	96.20%
Business	1	1	0.00%	\$800,000	\$132,000	506.06%	106.67%	85.71%
Commercial	11	11	0.00%	\$2,020,113	\$2,755,091	-26.68%	96.05%	91.93%
Land	1	3	-66.67%	\$2,700,000	\$7,880,000	-65.74%	100.00%	71.85%
COMM TOTAL	13	15	-13.33%	\$5,520,113	\$10,767,091	-48.73%	99.41%	76.26%
GRAND TOTAL	495	553	-10.49%	\$214,777,122	\$239,800,510	-10.44%	96.34%	95.05%

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Central Okanagan Statistics -- September 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	112	101	10.89%	\$94,968,750	\$100,697,654	-5.69%	93.39%	91.05%
Duplex	101	75	34.67%	\$36,472,578	\$24,611,594	48.19%	97.46%	97.35%
Mobile Home	200	192	4.17%	\$20,310,480	\$16,103,516	26.12%	94.09%	93.09%
Recreational	12	10	20.00%	\$1,631,650	\$2,075,400	-21.38%	92.86%	93.68%
Residential	2,173	2,013	7.95%	\$1,106,747,722	\$1,001,078,677	10.56%	97.49%	97.01%
Residential WF	50	53	-5.66%	\$94,142,963	\$98,055,500	-3.99%	92.30%	92.27%
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	920	819	12.33%	\$236,786,208	\$202,806,411	16.75%	96.57%	95.94%
Townhouse	705	657	7.31%	\$261,505,011	\$239,892,434	9.01%	97.56%	97.61%
RES TOTAL	4,280	3,926	9.02%	\$1,854,620,850	\$1,688,044,686	9.87%	96.84%	96.27%
FARMS	11	8	37.50%	\$10,719,000	\$12,430,000	-13.77%	91.00%	90.03%
MULTIFAMILY	3	2	50.00%	\$3,955,000	\$3,136,500	26.10%	94.84%	98.05%
Acreage	21	32	-34.38%	\$11,278,200	\$22,192,000	-49.18%	93.97%	93.02%
Acreage WF	3	2	50.00%	\$1,148,000	\$1,687,250	-31.96%	91.18%	80.38%
Lots	155	200	-22.50%	\$34,862,003	\$41,577,166	-16.15%	96.93%	95.26%
Lots WF	3	4	-25.00%	\$1,454,900	\$4,844,000	-69.96%	96.10%	80.88%
LOTS TOTAL	182	238	-23.53%	\$48,743,103	\$70,300,416	-30.66%	96.07%	93.00%
Business	8	14	-42.86%	\$1,569,000	\$3,705,900	-57.66%	96.15%	89.52%
Commercial	91	98	-7.14%	\$29,036,144	\$19,956,286	45.50%	89.92%	93.41%
Land	7	8	-12.50%	\$8,488,800	\$14,066,000	-39.65%	92.29%	81.18%
COMM TOTAL	106	120	-11.67%	\$39,093,944	\$37,728,186	3.62%	90.66%	88.09%
GRAND TOTAL	4,582	4,294	6.71%	\$1,957,131,897	\$1,811,639,788	8.03%	96.66%	95.91%

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Central Okanagan Statistics -- September 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	\$860,018	\$913,179	-5.82%	\$759,500	\$828,750	-8.36%	184	136	35.60%
Duplex	\$368,563	\$342,050	7.75%	\$363,250	\$308,750	17.65%	92	74	24.66%
Mobile Home	\$102,232	\$69,303	47.51%	\$84,000	\$72,250	16.26%	96	114	-16.02%
Recreational	\$89,250			\$89,250			194		
Residential	\$503,667	\$491,943	2.38%	\$485,000	\$448,000	8.26%	62	69	-9.78%
Residential WF	\$1,718,731	\$1,758,800	-2.28%	\$1,619,500	\$1,550,000	4.48%	165	242	-32.11%
3/4-Plex									
Timeshare									
Apartment	\$247,909	\$236,040	5.03%	\$225,000	\$221,000	1.81%	82	112	-26.88%
Townhouse	\$426,772	\$357,490	19.38%	\$379,900	\$354,000	7.32%	58	80	-27.63%
RES TOTAL	\$438,104	\$430,349	1.80%	\$395,000	\$379,950	3.96%	75	87	-14.40%
FARMS	\$700,000	\$1,403,333	-50.12%	\$700,000	\$980,000	-28.57%	1,044	166	527.66%
MULTIFAMILY	\$1,280,000			\$1,280,000			105		
Acreage	\$485,600	\$508,333	-4.47%	\$485,600	\$450,000	7.91%	25	176	-85.82%
Acreage WF									
Lots	\$215,693	\$242,110	-10.91%	\$210,000	\$188,000	11.70%	240	134	79.25%
Lots WF	\$444,950			\$444,950			208		
LOTS TOTAL	\$256,161	\$266,312	-3.81%	\$211,250	\$195,999	7.78%	224	138	62.98%
Business	\$800,000	\$132,000	506.06%	\$800,000	\$132,000	506.06%	248	114	117.54%
Commercial	\$183,647	\$250,463	-26.68%	\$15	\$18	-16.67%	200	194	3.47%
Land	\$2,700,000	\$2,626,667	2.79%	\$2,700,000	\$500,000	440.00%	-8	824	-100.97%
COMM TOTAL	\$424,624	\$717,806	-40.84%	\$18	\$132,000	-99.99%	188	314	-40.19%
GRAND TOTAL	\$433,893	\$433,636	0.06%	\$384,900	\$370,000	4.03%	87	97	-10.09%

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Central Okanagan Statistics -- September 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	\$847,935	\$997,006	-14.95%	\$742,000	\$755,000	-1.72%	133	131	1.55%
Duplex	\$361,115	\$328,155	10.04%	\$320,000	\$315,500	1.43%	66	68	-3.17%
Mobile Home	\$101,552	\$83,872	21.08%	\$85,000	\$74,950	13.41%	77	114	-32.37%
Recreational	\$135,971	\$207,540	-34.48%	\$123,750	\$160,650	-22.97%	609	49	1,135.29%
Residential	\$509,318	\$497,307	2.42%	\$478,000	\$450,000	6.22%	64	73	-12.95%
Residential WF	\$1,882,859	\$1,850,104	1.77%	\$1,507,500	\$1,610,000	-6.37%	157	155	1.39%
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	\$257,376	\$247,627	3.94%	\$229,950	\$225,000	2.20%	83	104	-20.30%
Townhouse	\$370,929	\$365,133	1.59%	\$350,000	\$349,890	0.03%	68	98	-30.35%
RES TOTAL	\$433,323	\$429,966	0.78%	\$395,000	\$380,000	3.95%	74	88	-16.58%
FARMS	\$974,455	\$1,553,750	-37.28%	\$915,000	\$1,347,500	-32.10%	404	164	146.74%
MULTIFAMILY	\$1,318,333	\$1,568,250	-15.94%	\$1,335,000	\$1,568,250	-14.87%	89	227	-60.94%
Acreage	\$537,057	\$693,500	-22.56%	\$400,100	\$328,750	21.70%	173	236	-26.60%
Acreage WF	\$382,667	\$843,625	-54.64%	\$340,000	\$843,625	-59.70%	110	773	-85.73%
Lots	\$224,916	\$207,886	8.19%	\$212,500	\$189,500	12.14%	192	234	-18.00%
Lots WF	\$484,967	\$1,211,000	-59.95%	\$565,000	\$962,000	-41.27%	272	306	-11.07%
LOTS TOTAL	\$267,819	\$295,380	-9.33%	\$218,250	\$195,500	11.64%	189	240	-20.97%
Business	\$196,125	\$264,707	-25.91%	\$110,000	\$147,500	-25.42%	124	181	-31.73%
Commercial	\$319,079	\$203,636	56.69%	\$15	\$16	-6.60%	205	182	12.25%
Land	\$1,212,686	\$1,758,250	-31.03%	\$1,130,000	\$640,500	76.42%	266	578	-54.06%
COMM TOTAL	\$368,811	\$314,402	17.31%	\$18	\$22	-17.71%	202	208	-2.89%
GRAND TOTAL	\$427,135	\$421,900	1.24%	\$387,500	\$370,000	4.73%	82	100	-18.17%

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