

**Central Okanagan Monthly Statistics
December 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	376	346	8.67%	10,192	9,918	2.76%
2 Units Sold	341	310	10.00%	5,792	5,373	7.80%
3 Sales Volume	\$148,660,373	\$127,050,354	17.01%	\$2,475,686,730	\$2,249,950,120	10.03%
4 List/Sell Ratio	96.73%	95.62%		96.58%	95.89%	
5 Days to Sell	97	118	-17.97%	84	100	-15.96%
6 Active Listings	2,440	2,657	-8.17%			
Area = North Okanagan						
1 Units Listed	146	126	15.87%	3,931	3,858	1.89%
2 Units Sold	86	112	-23.21%	1,897	1,991	-4.72%
3 Sales Volume	\$30,368,529	\$36,674,010	-17.19%	\$668,059,086	\$691,386,028	-3.37%
4 List/Sell Ratio	93.99%	95.54%		95.96%	95.84%	
5 Days to Sell	136	169	-19.83%	115	139	-16.74%
6 Active Listings	1,558	1,587	-1.83%			
Area = Shuswap / Revels						
1 Units Listed	63	63		2,262	2,290	-1.22%
2 Units Sold	57	65	-12.31%	1,151	1,114	3.32%
3 Sales Volume	\$19,228,893	\$16,909,914	13.71%	\$361,331,439	\$332,852,668	8.56%
4 List/Sell Ratio	92.39%	93.54%		95.16%	94.19%	
5 Days to Sell	176	255	-30.83%	143	175	-18.36%
6 Active Listings	975	1,099	-11.28%			
Area = Grand Total						
1 Units Listed	585	535	9.35%	16,385	16,066	1.99%
2 Units Sold	484	487	-0.62%	8,840	8,478	4.27%
3 Sales Volume	\$198,257,795	\$180,634,277	9.76%	\$3,505,077,255	\$3,274,188,815	7.05%
4 List/Sell Ratio	95.87%	95.40%		96.32%	95.70%	
5 Days to Sell	113	148	-23.62%	98	119	-17.23%
6 Active Listings	4,973	5,343	-6.92%			

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

Central Okanagan Statistics -- December 2015

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	341	\$148,660,373	154	\$78,328,587
Last Month	387	\$157,578,798	153	\$79,189,755
This Month Last Year	310	\$127,050,354	141	\$67,113,617

Description	Total Listings Taken	Inventory
This Month	376	2,440
Last Month	584	2,896
This Month Last Year	346	2,657

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Central Okanagan Statistics -- December 2015

Quick Summary Part 2

Condo/Apt

Sales	75
New Listings	67
Current Inventory	347
Sell/Inv. Ratio	21.61%
Days to Sell	95
Average Price	\$257,377
Median Price	\$244,000

Condo/Townhouse

Sales	57
New Listings	37
Current Inventory	249
Sell/Inv. Ratio	22.89%
Days to Sell	86
Average Price	\$368,228
Median Price	\$377,000

Lots

Sales	17
New Listings	58
Current Inventory	398
Sell/Inv. Ratio	4.27%
Days to Sell	256
Average Price	\$323,381
Median Price	\$295,000

Residential

Sales	154
New Listings	132
Current Inventory	649
Sell/Inv. Ratio	23.73%
Days to Sell	71
Average Price	\$508,627
Median Price	\$463,125

Ratio of Sales vs Inventory	24.12%
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Central Okanagan Statistics -- December 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%
Zone = Central Okanagan									
Acreage/House	11	17	-35.29%	433	420	3.10	178	183	-2.73
Duplex	6	11	-45.45%	203	182	11.54	36	30	20.00
Mobile Home	18	22	-18.18%	440	429	2.56	108	111	-2.70
Recreational	2	3	-33.33%	24	34	-29.41	11	21	-47.62
Residential	132	133	-0.75%	4,314	4,276	0.89	649	787	-17.53
Residential WF	4	5	-20.00%	139	161	-13.66	64	66	-3.03
3/4-Plex	1	1	0.00%	19	18	5.56	3	7	-57.14
Timeshare	0	0	0.00%	3	6	-50.00			
Apartment	67	49	36.73%	1,841	1,656	11.17	347	397	-12.59
Townhouse	37	43	-13.95%	1,260	1,271	-0.87	249	287	-13.24
RES TOTAL	278	284.00	-2.11%	8,676	8,453	2.64%	1,645	1,889	-12.92
FARMS	2	2	0.00%	107	85	25.88	44	48	-8.33
MULTIFAMILY	0	3	-100.00%	14	18	-22.22	7	8	-12.50
Acreage	2	1	100.00%	146	148	-1.35	73	73	0.00
Acreage WF	0	0	0.00%	19	21	-9.52	11	14	-21.43
Lots	56	22	154.55%	580	563	3.02	307	267	14.98
Lots WF	0	1	-100.00%	12	22	-45.45	7	14	-50.00
LOTS TOTAL	58	24.00	141.67%	757	754	0.40%	398	368	8.15
Business	6	7	-14.29%	116	98	18.37	56	56	0.00
Commercial	26	17	52.94%	405	412	-1.70	235	222	5.86
Land	6	9	-33.33%	109	92	18.48	54	65	-16.92
COMM TOTAL	38	33.00	15.15%	630	602	4.65%	345	343	0.58
GRAND TOTAL	376	346	8.67%	10,184	9,912	2.74%	2,439	2,656	-8.17

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Central Okanagan Statistics -- December 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	13	3	333.33%	\$13,402,000	\$2,377,300	463.75%	98.74%	92.72%
Duplex	7	10	-30.00%	\$2,943,000	\$3,453,150	-14.77%	97.50%	92.71%
Mobile Home	7	13	-46.15%	\$771,500	\$1,144,500	-32.59%	95.05%	93.03%
Recreational	0	3	-100.00%	\$0	\$289,000	-100.00%	0.00%	93.77%
Residential	154	141	9.22%	\$78,328,587	\$67,113,617	16.71%	97.08%	96.65%
Residential WF	3	1	200.00%	\$4,050,000	\$1,850,000	118.92%	93.32%	92.73%
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	75	54	38.89%	\$19,303,300	\$13,175,200	46.51%	96.62%	97.15%
Townhouse	57	48	18.75%	\$20,989,003	\$16,862,817	24.47%	96.12%	97.28%
RES TOTAL	316	273	15.75%	\$139,787,390	\$106,265,584	31.55%	96.91%	96.46%
FARMS	1	0	0.00%	\$1,395,000	\$0	0.00%	96.21%	0.00%
MULTIFAMILY	0	4	-100.00%	\$0	\$8,250,000	-100.00%	0.00%	86.44%
Acreage	3	5	-40.00%	\$1,080,000	\$2,159,500	-49.99%	89.04%	97.41%
Acreage WF	0	1	-100.00%	\$0	\$184,000	-100.00%	0.00%	92.46%
Lots	14	11	27.27%	\$4,417,470	\$2,058,150	114.63%	93.61%	95.71%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	17	17	0.00%	\$5,497,470	\$4,401,650	24.90%	92.67%	96.39%
Business	1	2	-50.00%	\$95,000	\$125,000	-24.00%	95.00%	78.13%
Commercial	6	12	-50.00%	\$1,885,514	\$3,115,619	-39.48%	96.15%	91.79%
Land	0	1	-100.00%	\$0	\$4,500,000	-100.00%	0.00%	96.77%
COMM TOTAL	7	15	-53.33%	\$1,980,514	\$7,740,619	-74.41%	96.10%	94.35%
GRAND TOTAL	341	309	10.36%	\$148,660,373	\$126,657,854	17.37%	96.73%	95.61%

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Central Okanagan Statistics -- December 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	150	123	21.95%	\$139,883,979	\$119,991,982	16.58%	93.96%	90.67%
Duplex	129	102	26.47%	\$46,203,589	\$33,655,719	37.28%	97.49%	97.19%
Mobile Home	249	236	5.51%	\$25,403,530	\$19,884,216	27.76%	94.19%	93.20%
Recreational	16	14	14.29%	\$2,157,050	\$2,447,400	-11.86%	94.10%	93.42%
Residential	2,695	2,503	7.67%	\$1,377,340,426	\$1,247,771,696	10.38%	97.45%	97.00%
Residential WF	58	61	-4.92%	\$108,892,963	\$110,625,500	-1.57%	92.23%	92.29%
3/4-Plex	7	4	75.00%	\$2,055,487	\$2,470,000	-16.78%	97.06%	97.52%
Timeshare	0	3	-100.00%	\$0	\$279,500	-100.00%	0.00%	97.47%
Apartment	1,174	1,027	14.31%	\$303,532,963	\$249,802,711	21.51%	96.64%	95.98%
Townhouse	898	814	10.32%	\$333,487,235	\$294,208,331	13.35%	97.45%	97.53%
RES TOTAL	5,376	4,887	10.01%	\$2,338,957,222	\$2,081,137,054	12.39%	96.84%	96.26%
FARMS	17	12	41.67%	\$16,470,000	\$20,360,000	-19.11%	92.80%	90.06%
MULTIFAMILY	3	7	-57.14%	\$3,955,000	\$13,146,500	-69.92%	94.84%	90.40%
Acreage	30	45	-33.33%	\$15,304,200	\$26,432,500	-42.10%	92.07%	92.80%
Acreage WF	6	3	100.00%	\$2,363,000	\$1,871,250	26.28%	84.18%	81.43%
Lots	207	244	-15.16%	\$48,314,883	\$50,567,264	-4.45%	95.17%	95.40%
Lots WF	5	4	25.00%	\$1,954,900	\$4,844,000	-59.64%	91.19%	80.88%
LOTS TOTAL	248	296	-16.22%	\$67,936,983	\$83,715,014	-18.85%	93.92%	93.25%
Business	14	19	-26.32%	\$2,906,000	\$4,211,900	-31.01%	90.99%	89.47%
Commercial	119	137	-13.14%	\$33,979,922	\$25,534,152	33.08%	89.74%	93.05%
Land	10	11	-9.09%	\$9,703,602	\$20,821,000	-53.40%	90.42%	85.59%
COMM TOTAL	143	167	-14.37%	\$46,589,524	\$50,567,052	-7.87%	89.96%	89.54%
GRAND TOTAL	5,787	5,369	7.79%	\$2,473,908,730	\$2,248,925,620	10.00%	96.58%	95.89%

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Central Okanagan Statistics -- December 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	\$1,030,923	\$792,433	30.10%	\$725,000	\$990,000	-26.77%	190	203	-6.63%
Duplex	\$420,429	\$345,315	21.75%	\$390,000	\$321,125	21.45%	54	53	1.93%
Mobile Home	\$110,214	\$88,038	25.19%	\$107,000	\$60,000	78.33%	227	86	165.38%
Recreational		\$96,333			\$104,000			323	
Residential	\$508,627	\$475,983	6.86%	\$463,125	\$440,000	5.26%	71	86	-17.11%
Residential WF	\$1,350,000	\$1,850,000	-27.03%	\$1,360,000	\$1,850,000	-26.49%	169	80	111.67%
3/4-Plex									
Timeshare									
Apartment	\$257,377	\$243,985	5.49%	\$244,000	\$219,450	11.19%	95	93	1.50%
Townhouse	\$368,228	\$351,309	4.82%	\$377,000	\$325,250	15.91%	86	93	-7.91%
RES TOTAL	\$442,365	\$389,251	13.65%	\$405,000	\$360,000	12.50%	88	91	-3.32%
FARMS	\$1,395,000			\$1,395,000			104		
MULTIFAMILY		\$2,062,500			\$1,787,500			128	
Acreage	\$360,000	\$431,900	-16.65%	\$375,000	\$282,000	32.98%	113	185	-38.85%
Acreage WF		\$184,000			\$184,000			137	
Lots	\$315,534	\$187,105	68.64%	\$269,500	\$179,900	49.81%	286	653	-56.17%
Lots WF									
LOTS TOTAL	\$323,381	\$258,921	24.90%	\$295,000	\$212,500	38.82%	256	485	-47.28%
Business	\$95,000	\$62,500	52.00%	\$95,000	\$62,500	52.00%	44	115	-61.74%
Commercial	\$314,252	\$259,635	21.04%	\$275,000	\$17,594	1,102.90%	95	190	-50.11%
Land		\$4,500,000			\$4,500,000			147	
COMM TOTAL	\$282,931	\$516,041	-45.17%	\$250,000	\$18,428	1,471.43%	88	177	-50.58%
GRAND TOTAL	\$435,954	\$409,896	6.36%	\$395,000	\$349,900	12.89%	97	118	-17.81%

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Central Okanagan Statistics -- December 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	\$932,560	\$975,545	-4.41%	\$740,500	\$765,000	-3.20%	145	131	10.43%
Duplex	\$358,167	\$329,958	8.55%	\$318,000	\$313,950	1.29%	68	68	-0.46%
Mobile Home	\$102,022	\$84,255	21.09%	\$89,000	\$73,750	20.68%	85	107	-19.92%
Recreational	\$134,816	\$174,814	-22.88%	\$127,000	\$114,250	11.16%	479	123	289.35%
Residential	\$511,073	\$498,510	2.52%	\$479,000	\$451,900	6.00%	65	74	-11.72%
Residential WF	\$1,877,465	\$1,813,533	3.53%	\$1,507,500	\$1,615,000	-6.66%	153	152	0.29%
3/4-Plex	\$293,641	\$617,500	-52.45%	\$194,000	\$632,500	-69.33%	88	189	-53.29%
Timeshare		\$93,167			\$47,000			211	
Apartment	\$258,546	\$243,235	6.29%	\$234,000	\$220,000	6.36%	84	101	-16.83%
Townhouse	\$371,367	\$361,435	2.75%	\$354,690	\$345,000	2.81%	70	96	-27.14%
RES TOTAL	\$435,074	\$425,852	2.17%	\$395,000	\$380,000	3.95%	75	87	-13.65%
FARMS	\$968,824	\$1,696,667	-42.90%	\$915,000	\$1,572,500	-41.81%	349	175	99.28%
MULTIFAMILY	\$1,318,333	\$1,878,071	-29.80%	\$1,335,000	\$1,760,000	-24.15%	89	156	-43.21%
Acreage	\$510,140	\$587,389	-13.15%	\$396,250	\$295,000	34.32%	165	236	-30.08%
Acreage WF	\$393,833	\$623,750	-36.86%	\$277,500	\$217,500	27.59%	148	561	-73.68%
Lots	\$233,405	\$207,243	12.62%	\$210,000	\$190,000	10.53%	190	248	-23.43%
Lots WF	\$390,980	\$1,211,000	-67.71%	\$250,000	\$962,000	-74.01%	225	306	-26.66%
LOTS TOTAL	\$273,939	\$282,821	-3.14%	\$219,500	\$200,000	9.75%	187	251	-25.41%
Business	\$207,571	\$221,679	-6.36%	\$116,000	\$132,000	-12.12%	122	155	-21.34%
Commercial	\$285,546	\$186,381	53.21%	\$16	\$16	-1.54%	200	177	12.82%
Land	\$970,360	\$1,892,818	-48.73%	\$854,900	\$825,000	3.62%	215	462	-53.47%
COMM TOTAL	\$325,801	\$302,797	7.60%	\$21	\$22	-4.65%	193	193	-0.05%
GRAND TOTAL	\$427,494	\$418,872	2.06%	\$385,000	\$367,500	4.76%	84	100	-16.01%

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