

**Central Okanagan Monthly Statistics
November 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
Area = Central Okanagan						
1 Units Listed	584	581	0.52%	9,816	9,572	2.55%
2 Units Sold	389	331	17.52%	5,453	5,063	7.70%
3 Sales Volume	\$158,616,798	\$136,927,980	15.84%	\$2,328,060,356	\$2,122,899,767	9.66%
4 List/Sell Ratio	95.37%	96.28%		96.57%	95.91%	
5 Days to Sell	92	94	-1.75%	83	99	-15.85%
6 Active Listings	2,896	3,144	-7.89%			
Area = North Okanagan						
1 Units Listed	201	191	5.24%	3,785	3,732	1.42%
2 Units Sold	161	120	34.17%	1,812	1,879	-3.57%
3 Sales Volume	\$55,409,515	\$40,830,971	35.70%	\$637,740,556	\$654,712,018	-2.59%
4 List/Sell Ratio	95.61%	94.65%		96.06%	95.86%	
5 Days to Sell	122	156	-22.18%	115	137	-16.34%
6 Active Listings	1,688	1,793	-5.86%			
Area = Shuswap / Revels						
1 Units Listed	83	116	-28.45%	2,199	2,227	-1.26%
2 Units Sold	75	74	1.35%	1,094	1,049	4.29%
3 Sales Volume	\$22,383,400	\$25,023,147	-10.55%	\$342,102,547	\$315,942,754	8.28%
4 List/Sell Ratio	95.15%	93.31%		95.32%	94.23%	
5 Days to Sell	176	152	15.84%	141	170	-17.01%
6 Active Listings	1,160	1,297	-10.56%			
Area = Grand Total						
1 Units Listed	868	888	-2.25%	15,800	15,531	1.73%
2 Units Sold	625	525	19.05%	8,359	7,991	4.61%
3 Sales Volume	\$236,409,713	\$202,782,098	16.58%	\$3,307,903,459	\$3,093,554,539	6.93%
4 List/Sell Ratio	95.41%	95.58%		96.34%	95.72%	
5 Days to Sell	110	116	-5.56%	98	117	-16.72%
6 Active Listings	5,744	6,234	-7.86%			

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

Central Okanagan Statistics -- November 2015

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	389	\$158,616,798	154	\$80,074,755
Last Month	477	\$211,342,661	216	\$113,390,361
This Month Last Year	331	\$136,927,980	146	\$78,761,594

Description	Total Listings Taken	Inventory
This Month	584	2,896
Last Month	644	3,101
This Month Last Year	581	3,144

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

Central Okanagan Statistics -- November 2015

Quick Summary Part 2

Condo/Apt

Sales	91
New Listings	98
Current Inventory	432
Sell/Inv. Ratio	21.06%
Days to Sell	90
Average Price	\$260,563
Median Price	\$236,000

Condo/Townhouse

Sales	57
New Listings	90
Current Inventory	296
Sell/Inv. Ratio	19.26%
Days to Sell	65
Average Price	\$372,025
Median Price	\$336,000

Lots

Sales	21
New Listings	47
Current Inventory	442
Sell/Inv. Ratio	4.75%
Days to Sell	137
Average Price	\$344,062
Median Price	\$225,000

Residential

Sales	154
New Listings	230
Current Inventory	825
Sell/Inv. Ratio	18.67%
Days to Sell	74
Average Price	\$519,966
Median Price	\$468,250
Ratio of Sales vs Inventory	20.61%

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

Central Okanagan Statistics -- November 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	21	26	-19.23%	422	403	4.71	210	194	8.25
Duplex	10	16	-37.50%	197	171	15.20	41	42	-2.38
Mobile Home	34	25	36.00%	422	407	3.69	114	127	-10.24
Recreational	0	0	0.00%	22	31	-29.03	12	24	-50.00
Residential	230	238	-3.36%	4,183	4,143	0.97	825	952	-13.34
Residential WF	11	10	10.00%	135	156	-13.46	71	75	-5.33
3/4-Plex	0	3	-100.00%	18	17	5.88	5	7	-28.57
Timeshare	0	0	0.00%	3	6	-50.00	1	1	0.00
Apartment	98	91	7.69%	1,774	1,607	10.39	432	481	-10.19
Townhouse	90	65	38.46%	1,221	1,228	-0.57	296	341	-13.20
RES TOTAL	494	474.00	4.22%	8,397	8,169	2.79%	2,007	2,244	-10.56
FARMS	10	5	100.00%	105	83	26.51	53	54	-1.85
MULTIFAMILY	0	0	0.00%	14	15	-6.67	10	13	-23.08
Acreage	8	5	60.00%	144	147	-2.04	92	99	-7.07
Acreage WF	2	0	0.00%	19	21	-9.52	14	23	-39.13
Lots	37	49	-24.49%	524	541	-3.14	325	303	7.26
Lots WF	0	0	0.00%	12	21	-42.86	11	15	-26.67
LOTS TOTAL	47	54.00	-12.96%	699	730	-4.25%	442	440	0.45
Business	7	9	-22.22%	110	91	20.88	63	63	0.00
Commercial	15	34	-55.88%	379	395	-4.05	247	260	-5.00
Land	10	5	100.00%	103	83	24.10	71	67	5.97
COMM TOTAL	32	48.00	-33.33%	592	569	4.04%	381	390	-2.31
GRAND TOTAL	583	581	0.34%	9,807	9,566	2.52%	2,893	3,141	-7.90

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

Central Okanagan Statistics -- November 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	9	8	12.50%	\$9,158,501	\$6,733,128	36.02%	89.50%	95.16%
Duplex	9	11	-18.18%	\$2,947,600	\$3,621,715	-18.61%	97.57%	98.37%
Mobile Home	23	13	76.92%	\$2,559,150	\$1,103,000	132.02%	95.96%	94.61%
Recreational	3	0	0.00%	\$460,900	\$0	0.00%	98.53%	0.00%
Residential	154	146	5.48%	\$80,074,755	\$78,761,594	1.67%	97.03%	96.93%
Residential WF	2	3	-33.33%	\$5,175,000	\$4,825,000	7.25%	87.86%	93.34%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare	0	1	-100.00%	\$0	\$26,000	-100.00%	0.00%	89.66%
Apartment	91	65	40.00%	\$23,711,205	\$13,495,000	75.70%	96.94%	95.56%
Townhouse	57	42	35.71%	\$21,205,450	\$14,495,796	46.29%	96.79%	97.37%
RES TOTAL	348	289	20.42%	\$145,292,561	\$123,061,233	18.07%	96.11%	96.60%
FARMS	2	2	0.00%	\$2,257,000	\$5,300,000	-57.42%	96.08%	91.62%
MULTIFAMILY	0	1	-100.00%	\$0	\$1,760,000	-100.00%	0.00%	97.78%
Acreage	3	4	-25.00%	\$2,530,000	\$825,000	206.67%	85.82%	82.59%
Acreage WF	2	0	0.00%	\$1,075,000	\$0	0.00%	76.84%	0.00%
Lots	16	20	-20.00%	\$3,620,300	\$4,098,648	-11.67%	90.47%	96.59%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	21	24	-12.50%	\$7,225,300	\$4,923,648	46.75%	86.54%	93.93%
Business	4	2	100.00%	\$1,187,000	\$351,000	238.18%	86.21%	95.15%
Commercial	11	11	0.00%	\$1,251,135	\$457,099	173.71%	78.63%	88.09%
Land	2	1	100.00%	\$934,802	\$825,000	13.31%	95.00%	97.06%
COMM TOTAL	17	14	21.43%	\$3,372,937	\$1,633,099	106.54%	85.35%	93.97%
GRAND TOTAL	388	330	17.58%	\$158,147,798	\$136,677,980	15.71%	95.37%	96.28%

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

Central Okanagan Statistics -- November 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	137	120	14.17%	\$126,481,979	\$117,614,682	7.54%	93.48%	90.63%
Duplex	122	92	32.61%	\$43,260,589	\$30,202,569	43.23%	97.49%	97.73%
Mobile Home	242	223	8.52%	\$24,632,030	\$18,739,716	31.44%	94.17%	93.21%
Recreational	16	11	45.45%	\$2,157,050	\$2,158,400	-0.06%	94.10%	93.38%
Residential	2,542	2,362	7.62%	\$1,299,892,839	\$1,180,658,078	10.10%	97.47%	97.02%
Residential WF	55	60	-8.33%	\$104,842,963	\$108,775,500	-3.62%	92.19%	92.28%
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	1,100	973	13.05%	\$284,382,663	\$236,627,511	20.18%	96.64%	95.92%
Townhouse	841	766	9.79%	\$312,498,232	\$277,345,514	12.67%	97.54%	97.55%
RES TOTAL	5,062	4,614	9.71%	\$2,200,203,833	\$1,974,871,470	11.41%	96.83%	96.25%
FARMS	16	12	33.33%	\$15,075,000	\$20,360,000	-25.96%	92.50%	90.06%
MULTIFAMILY	3	3	0.00%	\$3,955,000	\$4,896,500	-19.23%	94.84%	97.95%
Acreage	27	40	-32.50%	\$14,224,200	\$24,273,000	-41.40%	92.31%	92.41%
Acreage WF	6	2	200.00%	\$2,363,000	\$1,687,250	40.05%	84.18%	80.38%
Lots	193	233	-17.17%	\$43,897,413	\$48,509,114	-9.51%	95.33%	95.39%
Lots WF	5	4	25.00%	\$1,954,900	\$4,844,000	-59.64%	91.19%	80.88%
LOTS TOTAL	231	279	-17.20%	\$62,439,513	\$79,313,364	-21.27%	94.03%	93.08%
Business	13	17	-23.53%	\$2,811,000	\$4,086,900	-31.22%	90.86%	89.87%
Commercial	113	125	-9.60%	\$32,094,409	\$22,418,533	43.16%	89.39%	93.23%
Land	10	10	0.00%	\$9,703,602	\$16,321,000	-40.55%	90.42%	82.95%
COMM TOTAL	136	152	-10.53%	\$44,609,011	\$42,826,433	4.16%	89.71%	88.72%
GRAND TOTAL	5,448	5,060	7.67%	\$2,326,282,356	\$2,122,267,767	9.61%	96.57%	95.91%

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

Central Okanagan Statistics -- November 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	\$1,017,611	\$841,641	20.91%	\$775,000	\$718,950	7.80%	211	88	140.15%
Duplex	\$327,511	\$329,247	-0.53%	\$329,000	\$310,500	5.96%	90	71	26.11%
Mobile Home	\$111,267	\$84,846	31.14%	\$104,000	\$60,000	73.33%	94	83	12.57%
Recreational	\$153,633			\$159,900			65		
Residential	\$519,966	\$539,463	-3.61%	\$468,250	\$459,500	1.90%	74	75	-1.52%
Residential WF	\$2,587,500	\$1,608,333	60.88%	\$2,587,500	\$1,725,000	50.00%	146	142	2.58%
3/4-Plex									
Timeshare		\$26,000			\$26,000			186	
Apartment	\$260,563	\$207,615	25.50%	\$236,000	\$184,500	27.91%	90	88	2.11%
Townhouse	\$372,025	\$345,138	7.79%	\$336,000	\$323,500	3.86%	65	88	-26.10%
RES TOTAL	\$417,507	\$425,817	-1.95%	\$372,750	\$378,500	-1.52%	82	82	0.89%
FARMS	\$1,128,500	\$2,650,000	-57.42%	\$1,128,500	\$2,650,000	-57.42%	172	270	-36.48%
MULTIFAMILY		\$1,760,000			\$1,760,000			127	
Acreage	\$843,333	\$206,250	308.89%	\$485,000	\$212,500	128.24%	219	101	116.63%
Acreage WF	\$537,500			\$537,500			83		
Lots	\$226,269	\$204,932	10.41%	\$190,000	\$202,000	-5.94%	128	215	-40.48%
Lots WF									
LOTS TOTAL	\$344,062	\$205,152	67.71%	\$225,000	\$207,499	8.43%	137	196	-30.24%
Business	\$296,750	\$175,500	69.09%	\$225,000	\$175,500	28.21%	164	72	127.78%
Commercial	\$113,740	\$41,554	173.71%	\$15	\$16	-4.38%	274	154	77.85%
Land	\$467,401	\$825,000	-43.35%	\$467,401	\$825,000	-43.35%	69	134	-48.88%
COMM TOTAL	\$198,408	\$116,650	70.09%	\$22	\$18	24.82%	224	141	58.94%
GRAND TOTAL	\$407,597	\$414,176	-1.59%	\$362,000	\$345,250	4.85%	92	94	-1.89%

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

Central Okanagan Statistics -- November 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	\$923,226	\$980,122	-5.81%	\$742,000	\$761,450	-2.55%	140	129	8.67%
Duplex	\$354,595	\$328,289	8.01%	\$313,000	\$311,700	0.42%	69	70	-1.65%
Mobile Home	\$101,785	\$84,035	21.12%	\$88,250	\$74,500	18.46%	81	108	-24.63%
Recreational	\$134,816	\$196,218	-31.29%	\$127,000	\$154,800	-17.96%	479	68	599.19%
Residential	\$511,366	\$499,855	2.30%	\$480,000	\$452,500	6.08%	65	73	-11.38%
Residential WF	\$1,906,236	\$1,812,925	5.15%	\$1,515,000	\$1,612,500	-6.05%	152	153	-1.09%
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	\$258,530	\$243,194	6.31%	\$232,500	\$221,000	5.20%	83	101	-17.95%
Townhouse	\$371,579	\$362,070	2.63%	\$350,500	\$345,600	1.42%	69	96	-28.38%
RES TOTAL	\$434,651	\$428,017	1.55%	\$394,900	\$380,000	3.92%	75	87	-14.36%
FARMS	\$942,188	\$1,696,667	-44.47%	\$859,500	\$1,572,500	-45.34%	365	175	108.02%
MULTIFAMILY	\$1,318,333	\$1,632,167	-19.23%	\$1,335,000	\$1,760,000	-24.15%	89	194	-54.22%
Acreage	\$526,822	\$606,825	-13.18%	\$400,000	\$297,500	34.45%	171	243	-29.54%
Acreage WF	\$393,833	\$843,625	-53.32%	\$277,500	\$843,625	-67.11%	148	773	-80.90%
Lots	\$227,448	\$208,194	9.25%	\$209,900	\$190,000	10.47%	183	229	-20.09%
Lots WF	\$390,980	\$1,211,000	-67.71%	\$250,000	\$962,000	-74.01%	225	306	-26.66%
LOTS TOTAL	\$270,301	\$284,277	-4.92%	\$217,500	\$200,000	8.75%	182	236	-23.05%
Business	\$216,231	\$240,406	-10.06%	\$120,000	\$145,000	-17.24%	128	159	-19.90%
Commercial	\$284,021	\$179,348	58.36%	\$15	\$16	-4.38%	205	176	16.79%
Land	\$970,360	\$1,632,100	-40.55%	\$854,900	\$772,500	10.67%	215	494	-56.44%
COMM TOTAL	\$328,007	\$281,753	16.42%	\$19	\$22	-13.95%	199	195	1.92%
GRAND TOTAL	\$426,997	\$419,421	1.81%	\$385,000	\$368,750	4.41%	83	99	-15.92%

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