

**Central Okanagan Monthly Statistics  
October 2015**

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## Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
1 Units Listed	644	761	-15.37%	9,232	8,991	2.68%
2 Units Sold	477	436	9.40%	5,064	4,732	7.02%
3 Sales Volume	\$211,342,661	\$173,949,999	21.50%	\$2,169,443,559	\$1,985,971,787	9.24%
4 List/Sell Ratio	96.89%	95.60%		96.66%	95.88%	
5 Days to Sell	85	88	-3.26%	83	99	-16.84%
6 Active Listings	3,101	3,346	-7.32%			
<b>Area = North Okanagan</b>						
1 Units Listed	247	234	5.56%	3,584	3,541	1.21%
2 Units Sold	146	166	-12.05%	1,652	1,759	-6.08%
3 Sales Volume	\$51,108,053	\$58,829,516	-13.13%	\$582,633,041	\$613,881,047	-5.09%
4 List/Sell Ratio	95.30%	95.84%		96.10%	95.94%	
5 Days to Sell	113	153	-26.42%	114	136	-16.06%
6 Active Listings	1,850	1,973	-6.23%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	120	136	-11.76%	2,116	2,111	0.24%
2 Units Sold	111	104	6.73%	1,019	975	4.51%
3 Sales Volume	\$32,644,620	\$29,770,173	9.66%	\$319,719,147	\$290,919,607	9.90%
4 List/Sell Ratio	95.27%	94.63%		95.33%	94.31%	
5 Days to Sell	141	161	-12.64%	138	171	-19.18%
6 Active Listings	1,289	1,433	-10.05%			
<b>Area = Grand Total</b>						
1 Units Listed	1,011	1,131	-10.61%	14,932	14,643	1.97%
2 Units Sold	734	706	3.97%	7,735	7,466	3.60%
3 Sales Volume	\$295,095,335	\$262,549,688	12.40%	\$3,071,795,747	\$2,890,772,441	6.26%
4 List/Sell Ratio	96.43%	95.55%		96.41%	95.73%	
5 Days to Sell	99	114	-13.18%	97	117	-17.61%
6 Active Listings	6,240	6,752	-7.58%			

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

Central Okanagan Statistics -- October 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>	477	\$211,342,661	216	\$113,390,361
<b>Last Month</b>	495	\$214,777,122	212	\$106,777,424
<b>This Month Last Year</b>	436	\$173,949,999	203	\$100,817,807

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	644	3,101
<b>Last Month</b>	874	3,609
<b>This Month Last Year</b>	761	3,346

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Central Okanagan Statistics -- October 2015

## Quick Summary Part 2

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### Condo/Apt

Sales	89
New Listings	107
Current Inventory	481
Sell/Inv. Ratio	18.50%
Days to Sell	80
Average Price	\$268,374
Median Price	\$255,000

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### Condo/Townhouse

Sales	79
New Listings	89
Current Inventory	297
Sell/Inv. Ratio	26.60%
Days to Sell	78
Average Price	\$377,060
Median Price	\$357,000

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### Lots

Sales	25
New Listings	37
Current Inventory	463
Sell/Inv. Ratio	5.40%
Days to Sell	177
Average Price	\$242,044
Median Price	\$209,900

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### Residential

Sales	216
New Listings	260
Current Inventory	913
Sell/Inv. Ratio	23.66%
Days to Sell	67
Average Price	\$524,955
Median Price	\$496,250
Ratio of Sales vs Inventory	20.11%

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Central Okanagan Statistics -- October 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	26	28	-7.14%	401	377	6.37	226	196	15.31
Duplex	10	7	42.86%	187	155	20.65	46	42	9.52
Mobile Home	35	33	6.06%	388	382	1.57	119	140	-15.00
Recreational	3	3	0.00%	21	31	-32.26	15	24	-37.50
Residential	260	327	-20.49%	3,952	3,905	1.20	913	1,052	-13.21
Residential WF	13	9	44.44%	124	146	-15.07	68	83	-18.07
3/4-Plex	0	0	0.00%	18	14	28.57	5	8	-37.50
Timeshare	0	0	0.00%	3	6	-50.00	1	3	-66.67
Apartment	107	134	-20.15%	1,675	1,516	10.49	481	511	-5.87
Townhouse	89	119	-25.21%	1,134	1,163	-2.49	297	362	-17.96
RES TOTAL	543	660.00	-17.73%	7,903	7,695	2.70%	2,171	2,421	-10.33
FARMS	3	6	-50.00%	95	78	21.79	52	55	-5.45
MULTIFAMILY	0	0	0.00%	14	15	-6.67	10	14	-28.57
Acreage	11	8	37.50%	136	142	-4.23	94	108	-12.96
Acreage WF	3	0	0.00%	17	21	-19.05	15	22	-31.82
Lots	21	21	0.00%	487	492	-1.02	343	310	10.65
Lots WF	2	4	-50.00%	12	21	-42.86	11	17	-35.29
LOTS TOTAL	37	33.00	12.12%	652	676	-3.55%	463	457	1.31
Business	12	13	-7.69%	102	82	24.39	64	63	1.59
Commercial	43	44	-2.27%	365	361	1.11	270	260	3.85
Land	6	4	50.00%	93	78	19.23	68	72	-5.56
COMM TOTAL	61	61.00	0.00%	560	521	7.49%	402	395	1.77
<b>GRAND TOTAL</b>	<b>644</b>	<b>760</b>	<b>-15.26%</b>	<b>9,224</b>	<b>8,985</b>	<b>2.66%</b>	<b>3,098</b>	<b>3,342</b>	<b>-7.30</b>

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Central Okanagan Statistics -- October 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	16	11	45.45%	\$22,354,728	\$10,183,900	119.51%	95.65%	84.09%
Duplex	12	6	100.00%	\$3,840,411	\$1,969,260	95.02%	97.71%	101.39%
Mobile Home	19	18	5.56%	\$1,762,400	\$1,533,200	14.95%	92.50%	93.47%
Recreational	1	1	0.00%	\$64,500	\$83,000	-22.29%	95.56%	86.46%
Residential	216	203	6.40%	\$113,390,361	\$100,817,807	12.47%	97.60%	97.14%
Residential WF	3	4	-25.00%	\$5,525,000	\$5,895,000	-6.28%	94.62%	91.54%
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	89	89	0.00%	\$23,885,250	\$20,326,100	17.51%	97.02%	95.97%
Townhouse	79	67	17.91%	\$29,787,771	\$22,957,284	29.75%	97.95%	97.05%
RES TOTAL	435	399	9.02%	\$200,610,421	\$163,765,551	22.50%	97.23%	95.85%
FARMS	3	2	50.00%	\$2,099,000	\$2,630,000	-20.19%	96.73%	87.26%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	3	4	-25.00%	\$416,000	\$1,256,000	-66.88%	90.47%	88.90%
Acreage WF	1	0	0.00%	\$140,000	\$0	0.00%	93.96%	0.00%
Lots	19	13	46.15%	\$4,995,110	\$2,833,300	76.30%	94.73%	95.56%
Lots WF	2	0	0.00%	\$500,000	\$0	0.00%	79.39%	0.00%
LOTS TOTAL	25	17	47.06%	\$6,051,110	\$4,089,300	47.97%	92.93%	93.41%
Business	1	1	0.00%	\$55,000	\$30,000	83.33%	64.71%	76.92%
Commercial	11	16	-31.25%	\$1,807,130	\$2,005,148	-9.88%	89.51%	92.69%
Land	1	1	0.00%	\$280,000	\$1,430,000	-80.42%	50.92%	95.33%
COMM TOTAL	13	18	-27.78%	\$2,142,130	\$3,465,148	-38.18%	80.72%	93.59%
<b>GRAND TOTAL</b>	<b>476</b>	<b>436</b>	<b>9.17%</b>	<b>\$210,902,661</b>	<b>\$173,949,999</b>	<b>21.24%</b>	<b>96.89%</b>	<b>95.60%</b>

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Central Okanagan Statistics -- October 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	128	112	14.29%	\$117,323,478	\$110,881,554	5.81%	93.81%	90.36%
Duplex	113	81	39.51%	\$40,312,989	\$26,580,854	51.66%	97.48%	97.64%
Mobile Home	219	210	4.29%	\$22,072,880	\$17,636,716	25.15%	93.96%	93.13%
Recreational	13	11	18.18%	\$1,696,150	\$2,158,400	-21.42%	92.96%	93.38%
Residential	2,388	2,216	7.76%	\$1,219,818,084	\$1,101,896,484	10.70%	97.50%	97.02%
Residential WF	53	57	-7.02%	\$99,667,963	\$103,950,500	-4.12%	92.42%	92.23%
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	1,009	908	11.12%	\$260,671,458	\$223,132,511	16.82%	96.61%	95.94%
Townhouse	784	724	8.29%	\$291,292,782	\$262,849,718	10.82%	97.60%	97.56%
RES TOTAL	4,714	4,325	8.99%	\$2,054,911,272	\$1,851,810,237	10.97%	96.88%	96.23%
FARMS	14	10	40.00%	\$12,818,000	\$15,060,000	-14.89%	91.89%	89.53%
MULTIFAMILY	3	2	50.00%	\$3,955,000	\$3,136,500	26.10%	94.84%	98.05%
Acreage	24	36	-33.33%	\$11,694,200	\$23,448,000	-50.13%	93.84%	92.79%
Acreage WF	4	2	100.00%	\$1,288,000	\$1,687,250	-23.66%	91.48%	80.38%
Lots	177	213	-16.90%	\$40,277,113	\$44,410,466	-9.31%	95.80%	95.28%
Lots WF	5	4	25.00%	\$1,954,900	\$4,844,000	-59.64%	91.19%	80.88%
LOTS TOTAL	210	255	-17.65%	\$55,214,213	\$74,389,716	-25.78%	95.10%	93.02%
Business	9	15	-40.00%	\$1,624,000	\$3,735,900	-56.53%	94.59%	89.41%
Commercial	102	114	-10.53%	\$30,843,274	\$21,961,434	40.44%	89.89%	93.35%
Land	8	9	-11.11%	\$8,768,800	\$15,496,000	-43.41%	89.96%	82.31%
COMM TOTAL	119	138	-13.77%	\$41,236,074	\$41,193,334	0.10%	90.08%	88.53%
<b>GRAND TOTAL</b>	<b>5,060</b>	<b>4,730</b>	<b>6.98%</b>	<b>\$2,168,134,559</b>	<b>\$1,985,589,787</b>	<b>9.19%</b>	<b>96.66%</b>	<b>95.88%</b>

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Central Okanagan Statistics -- October 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	\$1,397,171	\$925,809	50.91%	\$695,000	\$820,000	-15.24%	150	140	7.19%
Duplex	\$320,034	\$328,210	-2.49%	\$283,250	\$280,000	1.16%	80	95	-15.91%
Mobile Home	\$92,758	\$85,178	8.90%	\$97,900	\$67,000	46.12%	112	62	79.88%
Recreational	\$64,500	\$83,000	-22.29%	\$64,500	\$83,000	-22.29%	155	260	-40.38%
Residential	\$524,955	\$496,639	5.70%	\$496,250	\$455,000	9.07%	67	69	-2.67%
Residential WF	\$1,841,667	\$1,473,750	24.96%	\$1,400,000	\$1,397,500	0.18%	74	148	-49.83%
3/4-Plex									
Timeshare									
Apartment	\$268,374	\$228,383	17.51%	\$255,000	\$210,000	21.43%	80	87	-8.94%
Townhouse	\$377,060	\$342,646	10.04%	\$357,000	\$335,000	6.57%	78	84	-7.58%
RES TOTAL	\$461,173	\$410,440	12.36%	\$399,000	\$375,000	6.40%	77	79	-2.19%
FARMS	\$699,667	\$1,315,000	-46.79%	\$589,000	\$1,315,000	-55.21%	350	127	175.33%
<b>MULTIFAMILY</b>									
Acreage	\$138,667	\$314,000	-55.84%	\$67,000	\$260,000	-74.23%	107	438	-75.54%
Acreage WF	\$140,000			\$140,000			389		
Lots	\$262,901	\$217,946	20.63%	\$209,900	\$239,000	-12.18%	180	187	-4.19%
Lots WF	\$250,000			\$250,000			153		
LOTS TOTAL	\$242,044	\$240,547	0.62%	\$209,900	\$239,000	-12.18%	177	246	-28.09%
Business	\$55,000	\$30,000	83.33%	\$55,000	\$30,000	83.33%	15	31	-51.61%
Commercial	\$164,285	\$125,322	31.09%	\$18	\$17	4.48%	144	152	-5.16%
Land	\$280,000	\$1,430,000	-80.42%	\$280,000	\$1,430,000	-80.42%	153	175	-12.57%
COMM TOTAL	\$164,779	\$192,508	-14.40%	\$19	\$20	-2.56%	135	147	-7.95%
<b>GRAND TOTAL</b>	<b>\$443,073</b>	<b>\$398,968</b>	<b>11.05%</b>	<b>\$386,250</b>	<b>\$361,000</b>	<b>6.99%</b>	<b>86</b>	<b>88</b>	<b>-3.08%</b>

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Central Okanagan Statistics -- October 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	\$916,590	\$990,014	-7.42%	\$740,500	\$770,000	-3.83%	135	132	2.48%
Duplex	\$356,752	\$328,159	8.71%	\$311,000	\$312,900	-0.61%	67	70	-3.79%
Mobile Home	\$100,789	\$83,984	20.01%	\$85,000	\$74,700	13.79%	80	109	-26.88%
Recreational	\$130,473	\$196,218	-33.51%	\$122,500	\$154,800	-20.87%	574	68	738.62%
Residential	\$510,812	\$497,246	2.73%	\$480,000	\$451,950	6.21%	64	73	-12.03%
Residential WF	\$1,880,528	\$1,823,693	3.12%	\$1,500,000	\$1,610,000	-6.83%	152	154	-1.32%
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	\$258,346	\$245,741	5.13%	\$232,000	\$223,000	4.04%	83	102	-19.32%
Townhouse	\$371,547	\$363,052	2.34%	\$352,375	\$348,250	1.18%	69	97	-28.45%
RES TOTAL	\$435,917	\$428,164	1.81%	\$395,250	\$380,000	4.01%	74	88	-15.37%
FARMS	\$915,571	\$1,506,000	-39.21%	\$859,500	\$1,347,500	-36.22%	392	156	150.89%
MULTIFAMILY	\$1,318,333	\$1,568,250	-15.94%	\$1,335,000	\$1,568,250	-14.87%	89	227	-60.94%
Acreage	\$487,258	\$651,333	-25.19%	\$396,250	\$307,500	28.86%	165	258	-36.17%
Acreage WF	\$322,000	\$843,625	-61.83%	\$254,000	\$843,625	-69.89%	180	773	-76.71%
Lots	\$227,554	\$208,500	9.14%	\$210,000	\$190,000	10.53%	188	231	-18.39%
Lots WF	\$390,980	\$1,211,000	-67.71%	\$250,000	\$962,000	-74.01%	225	306	-26.66%
LOTS TOTAL	\$262,925	\$291,724	-9.87%	\$217,250	\$200,000	8.63%	186	240	-22.38%
Business	\$180,444	\$249,060	-27.55%	\$100,000	\$145,000	-31.03%	112	171	-34.79%
Commercial	\$302,385	\$192,644	56.97%	\$15	\$16	-5.04%	198	178	11.26%
Land	\$1,096,100	\$1,721,778	-36.34%	\$952,500	\$720,000	32.29%	252	534	-52.84%
COMM TOTAL	\$346,522	\$298,502	16.09%	\$18	\$22	-16.76%	195	200	-2.66%
<b>GRAND TOTAL</b>	<b>\$428,485</b>	<b>\$419,786</b>	<b>2.07%</b>	<b>\$387,500</b>	<b>\$370,000</b>	<b>4.73%</b>	<b>82</b>	<b>99</b>	<b>-16.91%</b>

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