

**Central Okanagan Monthly Statistics  
February 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	933	840	11.07%	1,654	1,602	3.25%
2 Units Sold	379	265	43.02%	595	497	19.72%
3 Sales Volume	\$162,785,428	\$116,520,447	39.71%	\$247,163,978	\$206,282,291	19.82%
4 List/Sell Ratio	96.78%	93.78%		96.39%	94.60%	
5 Days to Sell	91	125	-26.87%	102	132	-23.07%
6 Active Listings	3,212	3,701	-13.21%			
<b>Area = North Okanagan</b>						
1 Units Listed	302	275	9.82%	537	570	-5.79%
2 Units Sold	88	76	15.79%	172	194	-11.34%
3 Sales Volume	\$31,768,342	\$23,240,133	36.70%	\$56,705,989	\$59,712,176	-5.03%
4 List/Sell Ratio	96.42%	96.09%		96.20%	94.83%	
5 Days to Sell	165	173	-4.81%	145	144	0.07%
6 Active Listings	1,770	1,864	-5.04%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	212	141	50.35%	323	285	13.33%
2 Units Sold	44	41	7.32%	78	85	-8.24%
3 Sales Volume	\$12,763,900	\$11,680,478	9.28%	\$23,246,053	\$21,287,719	9.20%
4 List/Sell Ratio	96.55%	93.76%		96.41%	94.56%	
5 Days to Sell	126	238	-46.82%	148	217	-31.80%
6 Active Listings	1,244	1,389	-10.44%			
<b>Area = Grand Total</b>						
1 Units Listed	1,447	1,256	15.21%	2,514	2,457	2.32%
2 Units Sold	511	382	33.77%	845	776	8.89%
3 Sales Volume	\$207,317,670	\$151,441,058	36.90%	\$327,116,020	\$287,282,186	13.87%
4 List/Sell Ratio	96.71%	94.12%		96.36%	94.65%	
5 Days to Sell	107	146	-27.02%	115	144	-20.66%
6 Active Listings	6,226	6,954	-10.47%			

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

Central Okanagan Statistics -- February 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>	379	\$162,785,428	181	\$87,121,184
<b>Last Month</b>	216	\$84,378,550	88	\$42,955,588
<b>This Month Last Year</b>	265	\$116,520,447	108	\$60,095,444

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	933	3,212
<b>Last Month</b>	721	2,919
<b>This Month Last Year</b>	840	3,701

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Central Okanagan Statistics -- February 2015

## Quick Summary Part 2

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### Condo/Apt

Sales	72
New Listings	156
Current Inventory	507
Sell/Inv. Ratio	14.20%
Days to Sell	107
Average Price	\$262,149
Median Price	\$228,438

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### Condo/Townhouse

Sales	50
New Listings	100
Current Inventory	340
Sell/Inv. Ratio	14.71%
Days to Sell	85
Average Price	\$342,116
Median Price	\$332,450

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### Lots

Sales	20
New Listings	67
Current Inventory	413
Sell/Inv. Ratio	4.84%
Days to Sell	36
Average Price	\$398,839
Median Price	\$448,690

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### Residential

Sales	181
New Listings	407
Current Inventory	995
Sell/Inv. Ratio	18.19%
Days to Sell	85
Average Price	\$481,333
Median Price	\$455,000
Ratio of Sales vs Inventory	15.14%

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Central Okanagan Statistics -- February 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	41	16	156.25%	67	45	48.89	204	174	17.24
Duplex	21	20	5.00%	33	31	6.45	37	51	-27.45
Mobile Home	37	29	27.59%	67	63	6.35	128	164	-21.95
Recreational	1	0	0.00%	3	4	-25.00	21	25	-16.00
Residential	407	388	4.90%	680	672	1.19	995	1,153	-13.70
Residential WF	13	12	8.33%	21	24	-12.50	70	84	-16.67
3/4-Plex	3	1	200.00%	5	4	25.00	8	8	0.00
Timeshare	0	1	-100.00%	0	1	-100.00		2	
Apartment	156	139	12.23%	300	285	5.26	507	644	-21.27
Townhouse	100	95	5.26%	185	185	0.00	340	413	-17.68
RES TOTAL	779	701.00	11.13%	1,361	1,314	3.58%	2,310	2,718	-15.01
FARMS	10	9	11.11%	15	17	-11.76	55	57	-3.51
MULTIFAMILY	1	1	0.00%	3	1	200.00	10	13	-23.08
Acreage	18	15	20.00%	32	27	18.52	91	102	-10.78
Acreage WF	4	0	0.00%	5	3	66.67	17	24	-29.17
Lots	44	55	-20.00%	89	109	-18.35	292	362	-19.34
Lots WF	1	1	0.00%	1	3	-66.67	13	21	-38.10
LOTS TOTAL	67	71.00	-5.63%	127	142	-10.56%	413	509	-18.86
Business	13	5	160.00%	24	18	33.33	68	54	25.93
Commercial	48	50	-4.00%	96	98	-2.04	278	281	-1.07
Land	14	2	600.00%	26	11	136.36	77	66	16.67
COMM TOTAL	75	57.00	31.58%	146	127	14.96%	423	401	5.49
<b>GRAND TOTAL</b>	<b>932</b>	<b>839</b>	<b>11.08%</b>	<b>1,652</b>	<b>1,601</b>	<b>3.19%</b>	<b>3,211</b>	<b>3,698</b>	<b>-13.17</b>

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Central Okanagan Statistics -- February 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	10	9	11.11%	\$8,474,100	\$10,461,800	-19.00%	94.78%	79.72%
Duplex	9	2	350.00%	\$2,766,377	\$684,000	304.44%	96.17%	97.04%
Mobile Home	19	12	58.33%	\$1,364,900	\$980,000	39.28%	93.30%	91.83%
Recreational	1	2	-50.00%	\$185,000	\$268,500	-31.10%	97.42%	93.26%
Residential	181	108	67.59%	\$87,121,184	\$60,095,444	44.97%	97.27%	95.61%
Residential WF	4	5	-20.00%	\$8,287,500	\$10,370,500	-20.09%	93.80%	92.36%
3/4-Plex	1	1	0.00%	\$726,500	\$285,000	154.91%	99.54%	98.31%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	72	70	2.86%	\$18,874,755	\$15,888,100	18.80%	96.57%	94.43%
Townhouse	50	30	66.67%	\$17,105,800	\$12,382,656	38.14%	97.51%	98.08%
RES TOTAL	347	239	45.19%	\$144,906,116	\$111,416,000	30.06%	96.81%	93.62%
FARMS	3	0	0.00%	\$3,500,000	\$0	0.00%	87.63%	0.00%
MULTIFAMILY	0	1	-100.00%	\$0	\$2,216,500	-100.00%	0.00%	98.51%
Acreage	0	1	-100.00%	\$0	\$460,000	-100.00%	0.00%	90.37%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	20	12	66.67%	\$7,976,778	\$1,957,800	307.44%	106.09%	98.35%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	20	13	53.85%	\$7,976,778	\$2,417,800	229.92%	106.09%	96.72%
Business	1	0	0.00%	\$80,000	\$0	0.00%	81.63%	0.00%
Commercial	6	12	-50.00%	\$4,787,534	\$470,147	918.31%	90.32%	94.95%
Land	2	0	0.00%	\$1,535,000	\$0	0.00%	96.06%	0.00%
COMM TOTAL	9	12	-25.00%	\$6,402,534	\$470,147	1,261.82%	91.51%	94.95%
<b>GRAND TOTAL</b>	<b>379</b>	<b>265</b>	<b>43.02%</b>	<b>\$162,785,428</b>	<b>\$116,520,447</b>	<b>39.71%</b>	<b>96.78%</b>	<b>93.78%</b>

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Central Okanagan Statistics -- February 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	15	12	25.00%	\$12,970,800	\$13,702,800	-5.34%	94.80%	80.76%
Duplex	15	9	66.67%	\$4,922,900	\$2,908,000	69.29%	95.77%	96.01%
Mobile Home	33	21	57.14%	\$2,600,250	\$1,606,499	61.86%	92.84%	91.30%
Recreational	2	2	0.00%	\$505,000	\$268,500	88.08%	98.08%	93.26%
Residential	269	213	26.29%	\$130,076,772	\$107,311,256	21.21%	97.24%	96.30%
Residential WF	6	6	0.00%	\$11,882,500	\$12,645,500	-6.03%	93.50%	92.14%
3/4-Plex	1	1	0.00%	\$726,500	\$285,000	154.91%	99.54%	98.31%
Timeshare	0	1	-100.00%	\$0	\$47,000	-100.00%	0.00%	96.41%
Apartment	110	104	5.77%	\$27,480,605	\$23,024,300	19.35%	96.48%	94.77%
Townhouse	90	74	21.62%	\$30,910,900	\$27,295,338	13.25%	97.59%	97.77%
RES TOTAL	541	443	22.12%	\$222,076,227	\$189,094,192	17.44%	96.76%	94.66%
FARMS	3	2	50.00%	\$3,500,000	\$3,100,000	12.90%	87.63%	97.06%
MULTIFAMILY	1	1	0.00%	\$1,335,000	\$2,216,500	-39.77%	93.68%	98.51%
Acreage	0	5	-100.00%	\$0	\$5,665,000	-100.00%	0.00%	89.26%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	31	25	24.00%	\$9,918,175	\$4,096,000	142.14%	103.33%	95.34%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	31	30	3.33%	\$9,918,175	\$9,761,000	1.61%	103.33%	91.71%
Business	1	1	0.00%	\$80,000	\$150,000	-46.67%	81.63%	60.02%
Commercial	15	20	-25.00%	\$8,587,576	\$1,960,599	338.01%	85.26%	100.02%
Land	2	0	0.00%	\$1,535,000	\$0	0.00%	96.06%	0.00%
COMM TOTAL	18	21	-14.29%	\$10,202,576	\$2,110,599	383.40%	86.69%	95.50%
<b>GRAND TOTAL</b>	<b>594</b>	<b>497</b>	<b>19.52%</b>	<b>\$247,031,978</b>	<b>\$206,282,291</b>	<b>19.75%</b>	<b>96.39%</b>	<b>94.60%</b>

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Central Okanagan Statistics -- February 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	\$847,410	\$1,162,422	-27.10%	\$827,000	\$775,000	6.71%	144	157	-8.28%
Duplex	\$307,375	\$342,000	-10.12%	\$280,000	\$342,000	-18.13%	55	53	4.13%
Mobile Home	\$71,837	\$81,667	-12.04%	\$50,500	\$79,000	-36.08%	71	115	-37.95%
Recreational	\$185,000	\$134,250	37.80%	\$185,000	\$134,250	37.80%	17	33	-48.48%
Residential	\$481,333	\$556,439	-13.50%	\$455,000	\$480,595	-5.33%	85	110	-22.81%
Residential WF	\$2,071,875	\$2,074,100	-0.11%	\$1,831,250	\$2,495,000	-26.60%	196	156	25.16%
3/4-Plex	\$726,500	\$285,000	154.91%	\$726,500	\$285,000	154.91%	92	15	513.33%
Timeshare									
Apartment	\$262,149	\$226,973	15.50%	\$228,438	\$210,750	8.39%	107	107	0.06%
Townhouse	\$342,116	\$412,755	-17.11%	\$332,450	\$329,000	1.05%	85	126	-32.48%
RES TOTAL	\$417,597	\$466,176	-10.42%	\$380,000	\$353,000	7.65%	90	112	-19.36%
FARMS	\$1,166,667			\$1,295,000			186		
MULTIFAMILY		\$2,216,500			\$2,216,500			107	
Acreage		\$460,000			\$460,000			12	
Acreage WF									
Lots	\$398,839	\$163,150	144.46%	\$448,690	\$178,000	152.07%	36	293	-87.76%
Lots WF									
LOTS TOTAL	\$398,839	\$185,985	114.45%	\$448,690	\$181,000	147.90%	36	271	-86.79%
Business	\$80,000			\$80,000			102		
Commercial	\$797,922	\$39,179	1,936.61%	\$3,758	\$10	37,017.04%	138	213	-35.14%
Land	\$767,500			\$767,500			457		
COMM TOTAL	\$711,393	\$39,179	1,715.76%	\$80,000	\$10	790,023.46%	205	213	-3.75%
<b>GRAND TOTAL</b>	<b>\$429,513</b>	<b>\$439,700</b>	<b>-2.32%</b>	<b>\$385,000</b>	<b>\$330,000</b>	<b>16.67%</b>	<b>91</b>	<b>125</b>	<b>-26.87%</b>

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Central Okanagan Statistics -- February 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	\$864,720	\$1,141,900	-24.27%	\$850,000	\$853,400	-0.40%	164	180	-8.94%
Duplex	\$328,193	\$323,111	1.57%	\$283,000	\$340,000	-16.76%	73	85	-13.23%
Mobile Home	\$78,795	\$76,500	3.00%	\$66,000	\$74,500	-11.41%	82	126	-34.43%
Recreational	\$252,500	\$134,250	88.08%	\$252,500	\$134,250	88.08%	111	33	236.36%
Residential	\$483,557	\$503,809	-4.02%	\$457,500	\$450,000	1.67%	86	106	-18.46%
Residential WF	\$1,980,417	\$2,107,583	-6.03%	\$1,831,250	\$2,385,000	-23.22%	165	177	-6.77%
3/4-Plex	\$726,500	\$285,000	154.91%	\$726,500	\$285,000	154.91%	92	15	513.33%
Timeshare		\$47,000			\$47,000			308	
Apartment	\$249,824	\$221,388	12.84%	\$216,000	\$207,500	4.10%	108	108	-0.49%
Townhouse	\$343,454	\$368,856	-6.89%	\$331,500	\$343,450	-3.48%	100	140	-28.95%
RES TOTAL	\$410,492	\$426,849	-3.83%	\$377,000	\$360,000	4.72%	95	115	-17.44%
FARMS	\$1,166,667	\$1,550,000	-24.73%	\$1,295,000	\$1,550,000	-16.45%	186	297	-37.16%
MULTIFAMILY	\$1,335,000	\$2,216,500	-39.77%	\$1,335,000	\$2,216,500	-39.77%	108	107	0.93%
Acreage		\$1,133,000			\$460,000			360	
Acreage WF									
Lots	\$319,941	\$163,840	95.28%	\$300,000	\$175,000	71.43%	103	313	-67.04%
Lots WF									
LOTS TOTAL	\$319,941	\$325,367	-1.67%	\$300,000	\$180,500	66.20%	103	321	-67.84%
Business	\$80,000	\$150,000	-46.67%	\$80,000	\$150,000	-46.67%	102	95	7.37%
Commercial	\$572,505	\$98,030	484.01%	\$16	\$10	56.14%	237	201	17.73%
Land	\$767,500			\$767,500			457		
COMM TOTAL	\$566,810	\$100,505	463.96%	\$43,750	\$11	416,566.67%	254	196	29.38%
<b>GRAND TOTAL</b>	<b>\$415,879</b>	<b>\$415,055</b>	<b>0.20%</b>	<b>\$375,750</b>	<b>\$341,900</b>	<b>9.90%</b>	<b>101</b>	<b>132</b>	<b>-23.46%</b>

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