

**Central Okanagan Monthly Statistics  
February 2020**

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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	782	775	0.90%	1,437	1,562	-8.00%
2 Units Sold	316	290	8.97%	589	506	16.40%
3 Sales Volume	\$169,762,938	\$145,193,660	16.92%	\$323,588,322	\$248,343,692	30.30%
4 List/Sell Ratio	96.95%	96.47%		96.61%	96.51%	
5 Days to Sell	90	78	15.64%	89	80	11.66%
6 Active Listings	2,743	2,860	-4.09%			
<b>Area = North Okanagan</b>						
1 Units Listed	231	266	-13.16%	414	510	-18.82%
2 Units Sold	121	121		218	226	-3.54%
3 Sales Volume	\$53,805,767	\$57,268,593	-6.05%	\$98,684,186	\$101,703,364	-2.97%
4 List/Sell Ratio	97.26%	96.64%		96.45%	96.54%	
5 Days to Sell	99	97	1.71%	100	107	-6.57%
6 Active Listings	1,136	1,165	-2.49%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	92	142	-35.21%	227	260	-12.69%
2 Units Sold	56	50	12.00%	105	96	9.38%
3 Sales Volume	\$24,433,930	\$18,300,050	33.52%	\$47,148,332	\$33,852,580	39.28%
4 List/Sell Ratio	100.34%	96.15%		99.20%	95.61%	
5 Days to Sell	136	120	13.02%	137	141	-3.28%
6 Active Listings	727	829	-12.30%			
<b>Area = Grand Total</b>						
1 Units Listed	1,105	1,183	-6.59%	2,078	2,332	-10.89%
2 Units Sold	493	461	6.94%	912	828	10.14%
3 Sales Volume	\$248,002,635	\$220,762,303	12.34%	\$469,420,840	\$383,899,636	22.28%
4 List/Sell Ratio	97.34%	96.49%		96.83%	96.44%	
5 Days to Sell	97	87	11.28%	97	95	2.98%
6 Active Listings	4,606	4,854	-5.11%			

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Central Okanagan Statistics -- February 2020

**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>	316	\$169,762,938	122	\$89,645,468
<b>Last Month</b>	273	\$153,825,384	116	\$84,026,548
<b>This Month Last Year</b>	290	\$145,193,660	118	\$78,950,616

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	782	2,743
<b>Last Month</b>	655	2,580
<b>This Month Last Year</b>	775	2,860

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Central Okanagan Statistics -- February 2020

## Quick Summary Part 2

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### Condo/Apt

Sales	88
New Listings	177
Current Inventory	495
Sell/Inv. Ratio	17.78%
Days to Sell	72
Average Price	\$351,814
Median Price	\$337,000

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### Condo/Townhouse

Sales	50
New Listings	130
Current Inventory	320
Sell/Inv. Ratio	15.63%
Days to Sell	60
Average Price	\$503,487
Median Price	\$508,500

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### Lots

Sales	15
New Listings	60
Current Inventory	463
Sell/Inv. Ratio	3.24%
Days to Sell	242
Average Price	\$262,767
Median Price	\$200,000

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### Residential

Sales	122
New Listings	288
Current Inventory	800
Sell/Inv. Ratio	15.25%
Days to Sell	74
Average Price	\$734,799
Median Price	\$659,750
Ratio of Sales vs Inventory	13.64%

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Central Okanagan Statistics -- February 2020

## 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	22	15	46.67%	32	31	3.23	97	106	-8.49
Duplex	18	12	50.00%	30	33	-9.09	40	42	-4.76
Mobile Home	29	30	-3.33%	59	64	-7.81	96	107	-10.28
Recreational	1	0	0.00%	2	2	0.00	6	7	-14.29
Residential	288	294	-2.04%	529	577	-8.32	800	863	-7.30
Residential WF	12	15	-20.00%	15	20	-25.00	76	74	2.70
3/4-Plex	0	5	-100.00%	1	6	-83.33	1	10	-90.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	177	170	4.12%	333	350	-4.86	495	505	-1.98
Townhouse	130	118	10.17%	225	241	-6.64	320	366	-12.57
RES TOTAL	677	659.00	2.73%	1,226	1,324	-7.40%	1,931	2,080	-7.16
FARMS	4	4	0.00%	4	7	-42.86	19	26	-26.92
MULTIFAMILY	0	0	0.00%	4	1	300.00	8	5	60.00
Acreage	3	4	-25.00%	7	6	16.67	33	35	-5.71
Acreage WF	2	0	0.00%	3	2	50.00	11	14	-21.43
Lots	53	64	-17.19%	89	129	-31.01	401	376	6.65
Lots WF	2	2	0.00%	4	3	33.33	18	17	5.88
LOTS TOTAL	60	70.00	-14.29%	103	140	-26.43%	463	442	4.75
Business	7	8	-12.50%	17	16	6.25	56	52	7.69
Commercial	29	33	-12.12%	71	60	18.33	216	194	11.34
Land	5	1	400.00%	12	14	-14.29	50	61	-18.03
COMM TOTAL	41	42.00	-2.38%	100	90	11.11%	322	307	4.89
<b>GRAND TOTAL</b>	<b>782</b>	<b>775</b>	<b>0.90%</b>	<b>1,437</b>	<b>1,562</b>	<b>-8.00%</b>	<b>2,743</b>	<b>2,860</b>	<b>-4.09</b>

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Central Okanagan Statistics -- February 2020

## 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	6	4	50.00%	\$5,372,000	\$2,315,000	132.05%	91.92%	96.78%
Duplex	6	9	-33.33%	\$2,936,500	\$4,054,600	-27.58%	98.04%	97.17%
Mobile Home	7	12	-41.67%	\$1,118,600	\$1,583,113	-29.34%	95.06%	94.56%
Recreational	0	1	-100.00%	\$0	\$170,000	-100.00%	0.00%	91.94%
Residential	122	118	3.39%	\$89,645,468	\$78,950,616	13.55%	97.46%	97.12%
Residential WF	4	2	100.00%	\$5,740,000	\$5,191,000	10.58%	95.75%	88.43%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	88	79	11.39%	\$30,959,605	\$25,266,100	22.53%	96.80%	96.94%
Townhouse	50	38	31.58%	\$25,174,326	\$17,560,000	43.36%	98.06%	97.60%
RES TOTAL	283	263	7.60%	\$160,946,499	\$135,090,429	19.14%	97.16%	96.74%
FARMS	0	1	-100.00%	\$0	\$1,750,000	-100.00%	0.00%	93.09%
MULTIFAMILY	1	1	0.00%	\$1,150,000	\$3,950,000	-70.89%	89.15%	94.16%
Acreage	0	1	-100.00%	\$0	\$625,000	-100.00%	0.00%	92.61%
Acreage WF	1	0	0.00%	\$550,000	\$0	0.00%	94.99%	0.00%
Lots	14	9	55.56%	\$3,391,500	\$2,195,500	54.48%	95.85%	88.70%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	15	10	50.00%	\$3,941,500	\$2,820,500	39.74%	95.73%	89.54%
Business	2	0	0.00%	\$197,500	\$0	0.00%	82.98%	0.00%
Commercial	15	15	0.00%	\$3,527,438	\$1,582,731	122.87%	92.49%	96.76%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	17	15	13.33%	\$3,724,938	\$1,582,731	135.35%	91.93%	96.76%
<b>GRAND TOTAL</b>	<b>316</b>	<b>290</b>	<b>8.97%</b>	<b>\$169,762,938</b>	<b>\$145,193,660</b>	<b>16.92%</b>	<b>96.95%</b>	<b>96.47%</b>

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Central Okanagan Statistics -- February 2020

## 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	9	9	0.00%	\$9,567,000	\$6,559,500	45.85%	91.96%	93.62%
Duplex	21	12	75.00%	\$12,715,000	\$5,383,600	136.18%	97.28%	97.14%
Mobile Home	20	23	-13.04%	\$3,530,600	\$2,967,113	18.99%	94.98%	94.56%
Recreational	0	1	-100.00%	\$0	\$170,000	-100.00%	0.00%	91.94%
Residential	238	198	20.20%	\$173,672,016	\$134,061,516	29.55%	97.24%	97.02%
Residential WF	5	2	150.00%	\$6,000,000	\$5,191,000	15.58%	95.49%	88.43%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	152	139	9.35%	\$55,436,055	\$45,441,561	21.99%	96.77%	96.97%
Townhouse	88	71	23.94%	\$42,563,696	\$33,698,226	26.31%	98.03%	97.42%
RES TOTAL	533	455	17.14%	\$303,484,367	\$233,472,516	29.99%	97.03%	96.73%
FARMS	0	1	-100.00%	\$0	\$1,750,000	-100.00%	0.00%	93.09%
MULTIFAMILY	2	1	100.00%	\$2,685,000	\$3,950,000	-32.03%	91.33%	94.16%
Acreage	2	2	0.00%	\$1,305,000	\$1,025,000	27.32%	93.41%	93.62%
Acreage WF	2	0	0.00%	\$5,050,000	\$0	0.00%	83.07%	0.00%
Lots	25	15	66.67%	\$5,808,900	\$4,360,498	33.22%	95.54%	92.91%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	29	17	70.59%	\$12,163,900	\$5,385,498	125.86%	89.73%	93.05%
Business	2	3	-33.33%	\$197,500	\$102,800	92.12%	82.98%	59.15%
Commercial	23	29	-20.69%	\$5,057,554	\$3,682,878	37.33%	93.45%	94.17%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	25	32	-21.88%	\$5,255,054	\$3,785,678	38.81%	93.01%	92.68%
<b>GRAND TOTAL</b>	<b>589</b>	<b>506</b>	<b>16.40%</b>	<b>\$323,588,322</b>	<b>\$248,343,692</b>	<b>30.30%</b>	<b>96.61%</b>	<b>96.51%</b>

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Central Okanagan Statistics -- February 2020

## 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	\$895,333	\$578,750	54.70%	\$925,000	\$582,500	58.80%	104	104	0.81%
Duplex	\$489,417	\$450,511	8.64%	\$456,250	\$402,500	13.35%	85	70	22.25%
Mobile Home	\$159,800	\$131,926	21.13%	\$130,000	\$120,099	8.24%	114	83	37.25%
Recreational		\$170,000			\$170,000			158	
Residential	\$734,799	\$669,073	9.82%	\$659,750	\$619,000	6.58%	74	69	6.70%
Residential WF	\$1,435,000	\$2,595,500	-44.71%	\$1,522,500	\$2,595,500	-41.34%	157	139	13.18%
3/4-Plex									
Apartment	\$351,814	\$319,824	10.00%	\$337,000	\$323,000	4.33%	72	77	-6.92%
Townhouse	\$503,487	\$462,105	8.95%	\$508,500	\$450,000	13.00%	60	65	-8.36%
RES TOTAL	\$568,716	\$513,652	10.72%	\$523,000	\$465,000	12.47%	74	73	0.98%
FARMS		\$1,750,000			\$1,750,000			89	
MULTIFAMILY	\$1,150,000	\$3,950,000	-70.89%	\$1,150,000	\$3,950,000	-70.89%	36	129	-72.09%
Acreage		\$625,000			\$625,000			34	
Acreage WF	\$550,000			\$550,000			279		
Lots	\$242,250	\$243,944	-0.69%	\$197,500	\$211,500	-6.62%	239	102	134.83%
Lots WF									
LOTS TOTAL	\$262,767	\$282,050	-6.84%	\$200,000	\$225,750	-11.41%	242	95	154.39%
Business	\$98,750			\$98,750			82		
Commercial	\$235,163	\$105,515	122.87%	\$21	\$17	21.74%	242	140	72.87%
Land									
COMM TOTAL	\$219,114	\$105,515	107.66%	\$22	\$17	27.54%	223	140	59.38%
<b>GRAND TOTAL</b>	<b>\$537,224</b>	<b>\$500,668</b>	<b>7.30%</b>	<b>\$491,250</b>	<b>\$450,000</b>	<b>9.17%</b>	<b>90</b>	<b>78</b>	<b>15.64%</b>

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Central Okanagan Statistics -- February 2020

## 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	\$1,063,000	\$728,833	45.85%	\$1,100,000	\$630,000	74.60%	129	132	-1.94%
Duplex	\$605,476	\$448,633	34.96%	\$565,000	\$413,750	36.56%	79	66	18.95%
Mobile Home	\$176,530	\$129,005	36.84%	\$158,000	\$120,198	31.45%	111	77	44.30%
Recreational		\$170,000			\$170,000			158	
Residential	\$729,714	\$677,078	7.77%	\$665,000	\$630,000	5.56%	79	72	9.35%
Residential WF	\$1,200,000	\$2,595,500	-53.77%	\$1,450,000	\$2,595,500	-44.13%	165	139	19.13%
3/4-Plex									
Apartment	\$364,711	\$326,918	11.56%	\$346,250	\$325,000	6.54%	70	77	-9.97%
Townhouse	\$483,678	\$474,623	1.91%	\$482,400	\$476,250	1.29%	63	75	-15.59%
RES TOTAL	\$569,389	\$513,126	10.96%	\$525,000	\$485,000	8.25%	77	76	0.81%
FARMS		\$1,750,000			\$1,750,000			89	
MULTIFAMILY	\$1,342,500	\$3,950,000	-66.01%	\$1,342,500	\$3,950,000	-66.01%	114	129	-12.02%
Acreage	\$652,500	\$512,500	27.32%	\$652,500	\$512,500	27.32%	68	44	55.17%
Acreage WF	\$2,525,000			\$2,525,000			463		
Lots	\$232,356	\$290,700	-20.07%	\$200,000	\$259,999	-23.08%	215	99	116.77%
Lots WF									
LOTS TOTAL	\$419,445	\$316,794	32.40%	\$249,900	\$270,000	-7.44%	222	93	139.50%
Business	\$98,750	\$34,267	188.18%	\$98,750	\$40,000	146.88%	82	165	-50.51%
Commercial	\$219,894	\$126,996	73.15%	\$19	\$14	35.71%	215	125	72.59%
Land									
COMM TOTAL	\$210,202	\$118,302	77.68%	\$21	\$16	28.24%	205	129	59.24%
<b>GRAND TOTAL</b>	<b>\$549,386</b>	<b>\$490,798</b>	<b>11.94%</b>	<b>\$504,900</b>	<b>\$459,500</b>	<b>9.88%</b>	<b>89</b>	<b>80</b>	<b>11.66%</b>

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