

**Central Okanagan Monthly Statistics
May 2019**

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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	1,292	1,295	-0.23%	5,109	4,938	3.46%
2 Units Sold	544	558	-2.51%	1,878	2,248	-16.46%
3 Sales Volume	\$304,922,503	\$312,492,822	-2.42%	\$1,017,614,890	\$1,242,316,957	-18.09%
4 List/Sell Ratio	96.60%	97.57%		96.53%	97.47%	
5 Days to Sell	66	57	15.66%	74	63	18.24%
6 Active Listings	3,716	3,053	21.72%			
Area = North Okanagan						
1 Units Listed	484	489	-1.02%	1,783	1,689	5.57%
2 Units Sold	203	237	-14.35%	795	847	-6.14%
3 Sales Volume	\$100,220,218	\$115,817,921	-13.47%	\$382,347,851	\$376,573,937	1.53%
4 List/Sell Ratio	96.77%	96.94%		96.60%	97.35%	
5 Days to Sell	66	82	-18.83%	88	89	-1.74%
6 Active Listings	1,551	1,420	9.23%			
Area = Shuswap / Revels						
1 Units Listed	331	361	-8.31%	1,085	1,124	-3.47%
2 Units Sold	120	131	-8.40%	401	451	-11.09%
3 Sales Volume	\$55,102,125	\$45,893,350	20.07%	\$166,238,119	\$161,248,056	3.09%
4 List/Sell Ratio	91.85%	96.11%		94.95%	96.20%	
5 Days to Sell	100	97	2.64%	117	129	-8.94%
6 Active Listings	1,163	1,146	1.48%			
Area = Grand Total						
1 Units Listed	2,107	2,145	-1.77%	7,977	7,751	2.92%
2 Units Sold	867	926	-6.37%	3,074	3,546	-13.31%
3 Sales Volume	\$460,244,846	\$474,204,093	-2.94%	\$1,566,200,860	\$1,780,138,950	-12.02%
4 List/Sell Ratio	96.04%	97.27%		96.38%	97.33%	
5 Days to Sell	71	69	2.41%	83	77	7.52%
6 Active Listings	6,430	5,619	14.43%			

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

Quick Summary Part 1

Residential				
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	544	\$304,922,503	240	\$165,472,565
Last Month	456	\$263,836,686	190	\$132,475,878
This Month Last Year	558	\$312,492,822	240	\$173,594,263

Description	Total Listings Taken	Inventory
This Month	1,292	3,716
Last Month	1,200	3,453
This Month Last Year	1,295	3,053

Quick Summary Part 2

Condo/Apt	
Sales	122
New Listings	269
Current Inventory	674
Sell/Inv. Ratio	18.10%
Days to Sell	53
Average Price	\$357,184
Median Price	\$324,500

Condo/Townhouse	
Sales	96
New Listings	191
Current Inventory	447
Sell/Inv. Ratio	21.48%
Days to Sell	61
Average Price	\$489,555
Median Price	\$461,950

Lots	
Sales	19
New Listings	89
Current Inventory	502
Sell/Inv. Ratio	3.78%
Days to Sell	160
Average Price	\$281,379
Median Price	\$279,999

Residential	
Sales	240
New Listings	526
Current Inventory	1,259
Sell/Inv. Ratio	19.06%
Days to Sell	56
Average Price	\$689,469
Median Price	\$650,000
Ratio of Sales vs Inventory	19.74%

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	35	37	-5.41%	128	140	-8.57	140	143	-2.10
Duplex	23	24	-4.17%	107	119	-10.08	69	64	7.81
Mobile Home	51	45	13.33%	203	164	23.78	125	79	58.23
Recreational	6	8	-25.00%	10	16	-37.50	8	15	-46.67
Residential	526	586	-10.24%	2,029	2,043	-0.69	1,259	1,069	17.77
Residential WF	35	29	20.69%	93	74	25.68	110	89	23.60
3/4-Plex	0	0	0.00%	13	10	30.00	12	16	-25.00
Timeshare	1	0	0.00%	1	0	0.00	1	2	-50.00
Apartment	269	250	7.60%	1,088	1,083	0.46	674	509	32.42
Townhouse	191	170	12.35%	763	645	18.29	447	314	42.36
RES TOTAL	1,137	1,149.00	-1.04%	4,435	4,294	3.28%	2,845	2,300	23.70
FARMS	7	9	-22.22%	23	32	-28.13	31	32	-3.13
MULTIFAMILY	5	0	0.00%	8	5	60.00	9	6	50.00
Acreage	7	10	-30.00%	22	28	-21.43	36	37	-2.70
Acreage WF	4	2	100.00%	7	7	0.00	13	11	18.18
Lots	73	73	0.00%	333	316	5.38	435	322	35.09
Lots WF	5	2	150.00%	12	11	9.09	18	15	20.00
LOTS TOTAL	89	87.00	2.30%	374	362	3.31%	502	385	30.39
Business	8	12	-33.33%	51	56	-8.93	60	64	-6.25
Commercial	35	32	9.38%	184	159	15.72	219	222	-1.35
Land	11	6	83.33%	34	29	17.24	50	44	13.64
COMM TOTAL	54	50.00	8.00%	269	244	10.25%	329	330	-0.30
GRAND TOTAL	1,292	1,295	-0.23%	5,109	4,937	3.48%	3,716	3,053	21.72

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Central Okanagan Statistics -- May 2019

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	12	9	33.33%	\$19,532,000	\$10,145,500	92.52%	92.94%	93.39%
Duplex	9	7	28.57%	\$5,514,000	\$3,538,250	55.84%	96.66%	99.17%
Mobile Home	25	21	19.05%	\$4,409,350	\$3,831,900	15.07%	95.15%	96.44%
Recreational	2	0	0.00%	\$460,000	\$0	0.00%	89.34%	0.00%
Residential	240	240	0.00%	\$165,472,565	\$173,594,263	-4.68%	97.49%	98.02%
Residential WF	2	5	-60.00%	\$5,191,600	\$13,501,000	-61.55%	89.66%	95.35%
3/4-Plex	1	1	0.00%	\$975,000	\$1,194,000	-18.34%	97.51%	92.56%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	122	148	-17.57%	\$43,576,425	\$50,580,593	-13.85%	96.16%	97.86%
Townhouse	96	73	31.51%	\$46,997,290	\$37,329,551	25.90%	97.82%	98.67%
RES TOTAL	509	504	0.99%	\$292,128,230	\$293,715,057	-0.54%	96.81%	97.75%
FARMS	0	1	-100.00%	\$0	\$1,450,000	-100.00%	0.00%	85.55%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	2	1	100.00%	\$217,500	\$404,500	-46.23%	80.62%	94.29%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	16	30	-46.67%	\$4,658,698	\$8,486,017	-45.10%	94.43%	98.41%
Lots WF	1	0	0.00%	\$470,000	\$0	0.00%	94.38%	0.00%
LOTS TOTAL	19	31	-38.71%	\$5,346,198	\$8,890,517	-39.87%	93.77%	98.22%
Business	4	0	0.00%	\$430,000	\$0	0.00%	81.15%	0.00%
Commercial	10	20	-50.00%	\$1,268,075	\$5,442,248	-76.70%	98.23%	94.77%
Land	2	2	0.00%	\$5,750,000	\$2,995,000	91.99%	90.13%	90.79%
COMM TOTAL	16	22	-27.27%	\$7,448,075	\$8,437,248	-11.72%	90.82%	93.32%
GRAND TOTAL	544	558	-2.51%	\$304,922,503	\$312,492,822	-2.42%	96.60%	97.57%

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Central Okanagan Statistics -- May 2019

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	37	38	-2.63%	\$46,217,311	\$44,571,400	3.69%	92.99%	94.78%
Duplex	44	39	12.82%	\$23,004,000	\$22,450,213	2.47%	97.02%	97.33%
Mobile Home	93	91	2.20%	\$14,598,263	\$16,273,780	-10.30%	94.84%	96.70%
Recreational	4	2	100.00%	\$780,000	\$622,800	25.24%	89.69%	98.11%
Residential	764	929	-17.76%	\$530,237,991	\$665,103,497	-20.28%	97.26%	98.07%
Residential WF	11	18	-38.89%	\$18,260,100	\$45,544,840	-59.91%	88.87%	92.72%
3/4-Plex	2	4	-50.00%	\$1,196,500	\$3,602,500	-66.79%	102.33%	95.36%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	457	626	-27.00%	\$165,629,321	\$218,855,284	-24.32%	96.84%	98.05%
Townhouse	319	308	3.57%	\$154,077,621	\$149,947,235	2.75%	97.65%	98.36%
RES TOTAL	1,731	2,055	-15.77%	\$954,001,107	\$1,166,971,550	-18.25%	96.81%	97.71%
FARMS	1	3	-66.67%	\$1,750,000	\$11,700,000	-85.04%	93.09%	86.73%
MULTIFAMILY	2	1	100.00%	\$5,642,299	\$1,310,000	330.71%	89.63%	101.16%
Acreage	5	9	-44.44%	\$1,342,500	\$5,542,000	-75.78%	91.66%	92.75%
Acreage WF	0	1	-100.00%	\$0	\$2,050,000	-100.00%	0.00%	82.00%
Lots	49	94	-47.87%	\$15,302,853	\$28,020,376	-45.39%	93.99%	97.41%
Lots WF	3	1	200.00%	\$1,695,000	\$280,000	505.36%	90.75%	93.36%
LOTS TOTAL	57	105	-45.71%	\$18,340,353	\$35,892,376	-48.90%	93.50%	95.61%
Business	9	5	80.00%	\$735,800	\$933,000	-21.14%	75.58%	86.17%
Commercial	72	72	0.00%	\$21,755,331	\$15,525,031	40.13%	98.59%	95.36%
Land	6	6	0.00%	\$15,390,000	\$9,262,000	66.16%	85.84%	94.63%
COMM TOTAL	87	83	4.82%	\$37,881,131	\$25,720,031	47.28%	92.46%	94.73%
GRAND TOTAL	1,878	2,247	-16.42%	\$1,017,614,890	\$1,241,593,957	-18.04%	96.53%	97.47%

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Central Okanagan Statistics -- May 2019

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	\$1,627,667	\$1,127,278	44.39%	\$1,045,000	\$975,000	7.18%	137	108	26.88%
Duplex	\$612,667	\$505,464	21.21%	\$610,000	\$497,000	22.74%	51	22	135.91%
Mobile Home	\$176,374	\$182,471	-3.34%	\$169,000	\$185,000	-8.65%	76	62	23.46%
Recreational	\$230,000			\$230,000			118		
Residential	\$689,469	\$723,309	-4.68%	\$650,000	\$677,500	-4.06%	56	46	22.21%
Residential WF	\$2,595,800	\$2,700,200	-3.87%	\$2,595,800	\$2,036,000	27.50%	96	71	34.89%
3/4-Plex	\$975,000	\$1,194,000	-18.34%	\$975,000	\$1,194,000	-18.34%	24	191	-87.43%
Timeshare									
Apartment	\$357,184	\$341,761	4.51%	\$324,500	\$335,000	-3.13%	53	43	22.00%
Townhouse	\$489,555	\$511,364	-4.26%	\$461,950	\$516,000	-10.47%	61	41	46.70%
RES TOTAL	\$573,926	\$582,768	-1.52%	\$537,000	\$525,000	2.29%	59	46	27.74%
FARMS		\$1,450,000			\$1,450,000			74	
MULTIFAMILY									
Acreage	\$108,750	\$404,500	-73.11%	\$108,750	\$404,500	-73.11%	270	193	39.64%
Acreage WF									
Lots	\$291,169	\$282,867	2.93%	\$286,950	\$267,500	7.27%	145	138	4.94%
Lots WF	\$470,000			\$470,000			193		
LOTS TOTAL	\$281,379	\$286,791	-1.89%	\$279,999	\$270,000	3.70%	160	140	14.81%
Business	\$107,500			\$115,000			225		
Commercial	\$126,807	\$272,112	-53.40%	\$15	\$22	-30.23%	129	177	-27.28%
Land	\$2,875,000	\$1,497,500	91.99%	\$2,875,000	\$1,497,500	91.99%	140	160	-12.50%
COMM TOTAL	\$465,505	\$383,511	21.38%	\$25,011	\$23	108,641.30%	154	175	-12.16%
GRAND TOTAL	\$560,519	\$560,023	0.09%	\$520,000	\$496,500	4.73%	66	57	15.66%

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Central Okanagan Statistics -- May 2019

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	\$1,249,117	\$1,172,932	6.50%	\$950,000	\$931,000	2.04%	136	135	0.80%
Duplex	\$522,818	\$575,646	-9.18%	\$476,250	\$495,000	-3.79%	53	51	3.19%
Mobile Home	\$156,971	\$178,833	-12.22%	\$150,000	\$169,580	-11.55%	72	63	14.21%
Recreational	\$195,000	\$311,400	-37.38%	\$160,000	\$311,400	-48.62%	168	30	468.64%
Residential	\$694,029	\$715,935	-3.06%	\$645,000	\$665,000	-3.01%	63	55	14.41%
Residential WF	\$1,660,009	\$2,530,269	-34.39%	\$1,240,000	\$1,668,000	-25.66%	133	94	42.21%
3/4-Plex	\$598,250	\$900,625	-33.57%	\$598,250	\$872,000	-31.39%	33	61	-46.28%
Timeshare									
Apartment	\$362,427	\$349,609	3.67%	\$340,000	\$330,000	3.03%	65	48	36.02%
Townhouse	\$483,002	\$486,842	-0.79%	\$476,250	\$471,000	1.11%	71	51	39.22%
RES TOTAL	\$551,127	\$567,869	-2.95%	\$514,000	\$515,000	-0.19%	67	54	24.20%
FARMS	\$1,750,000	\$3,900,000	-55.13%	\$1,750,000	\$1,450,000	20.69%	89	86	3.49%
MULTIFAMILY	\$2,821,150	\$1,310,000	115.35%	\$2,821,150	\$1,310,000	115.35%	195	28	594.64%
Acreage	\$268,500	\$615,778	-56.40%	\$150,000	\$525,000	-71.43%	182	171	6.27%
Acreage WF		\$2,050,000			\$2,050,000			133	
Lots	\$312,303	\$298,089	4.77%	\$275,000	\$270,000	1.85%	135	136	-0.73%
Lots WF	\$565,000	\$280,000	101.79%	\$525,000	\$280,000	87.50%	167	252	-33.60%
LOTS TOTAL	\$321,761	\$341,832	-5.87%	\$279,999	\$284,999	-1.75%	141	140	0.51%
Business	\$81,756	\$186,600	-56.19%	\$93,000	\$170,000	-45.29%	194	141	37.98%
Commercial	\$302,157	\$215,625	40.13%	\$16	\$22	-29.55%	155	175	-11.33%
Land	\$2,565,000	\$1,543,667	66.16%	\$1,250,000	\$1,570,000	-20.38%	167	149	11.87%
COMM TOTAL	\$435,415	\$309,880	40.51%	\$19	\$24	-20.83%	160	171	-6.46%
GRAND TOTAL	\$541,861	\$552,556	-1.94%	\$499,000	\$498,500	0.10%	74	63	18.26%

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