

**Central Okanagan Monthly Statistics
May 2018**

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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	1,295	1,181	9.65%	4,940	4,578	7.91%
2 Units Sold	558	802	-30.42%	2,248	2,727	-17.57%
3 Sales Volume	\$312,477,822	\$444,462,931	-29.70%	\$1,242,301,957	\$1,411,331,493	-11.98%
4 List/Sell Ratio	97.56%	97.71%		97.47%	97.85%	
5 Days to Sell	57	55	4.07%	63	61	2.79%
6 Active Listings	3,053	2,478	23.20%			
Area = North Okanagan						
1 Units Listed	489	472	3.60%	1,687	1,692	-0.30%
2 Units Sold	237	324	-26.85%	847	990	-14.44%
3 Sales Volume	\$115,817,921	\$129,434,645	-10.52%	\$376,590,624	\$387,749,124	-2.88%
4 List/Sell Ratio	96.94%	97.38%		97.35%	96.94%	
5 Days to Sell	82	102	-19.86%	89	106	-15.97%
6 Active Listings	1,420	1,429	-0.63%			
Area = Shuswap / Revels						
1 Units Listed	361	318	13.52%	1,124	1,058	6.24%
2 Units Sold	131	169	-22.49%	452	489	-7.57%
3 Sales Volume	\$45,893,350	\$63,317,986	-27.52%	\$161,264,356	\$172,048,066	-6.27%
4 List/Sell Ratio	96.11%	97.37%		96.20%	96.26%	
5 Days to Sell	97	102	-5.03%	129	123	4.99%
6 Active Listings	1,146	1,102	3.99%			
Area = Grand Total						
1 Units Listed	2,145	1,971	8.83%	7,751	7,328	5.77%
2 Units Sold	926	1,295	-28.49%	3,547	4,206	-15.67%
3 Sales Volume	\$474,189,093	\$637,215,562	-25.58%	\$1,780,156,937	\$1,971,128,682	-9.69%
4 List/Sell Ratio	97.27%	97.61%		97.33%	97.53%	
5 Days to Sell	69	73	-5.21%	77	79	-1.71%
6 Active Listings	5,619	5,009	12.18%			

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Central Okanagan Statistics -- May 2018

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	558	\$312,477,822	240	\$173,579,263
Last Month	520	\$303,390,721	225	\$163,558,246
This Month Last Year	802	\$444,462,931	327	\$230,115,443

Description	Total Listings Taken	Inventory
This Month	1,295	3,053
Last Month	1,170	2,727
This Month Last Year	1,181	2,478

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Quick Summary Part 2

Condo/Apt

Sales	148
New Listings	250
Current Inventory	509
Sell/Inv. Ratio	29.08%
Days to Sell	43
Average Price	\$341,761
Median Price	\$335,000

Condo/Townhouse

Sales	73
New Listings	167
Current Inventory	314
Sell/Inv. Ratio	23.25%
Days to Sell	41
Average Price	\$511,364
Median Price	\$516,000

Lots

Sales	31
New Listings	87
Current Inventory	385
Sell/Inv. Ratio	8.05%
Days to Sell	140
Average Price	\$286,791
Median Price	\$270,000

Residential

Sales	240
New Listings	587
Current Inventory	1,069
Sell/Inv. Ratio	22.45%
Days to Sell	46
Average Price	\$723,247
Median Price	\$677,500
Ratio of Sales vs Inventory	22.22%

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	36	40	-10.00%	139	145	-4.14	143	149	-4.03
Duplex	24	23	4.35%	119	84	41.67	64	25	156.00
Mobile Home	45	38	18.42%	164	144	13.89	79	74	6.76
Recreational	7	3	133.33%	15	10	50.00	15	9	66.67
Residential	587	524	12.02%	2,042	1,857	9.96	1,069	788	35.66
Residential WF	28	12	133.33%	73	62	17.74	89	59	50.85
3/4-Plex	4	0	0.00%	20	11	81.82	16	3	433.33
Timeshare	1	1	0.00%	1	1	0.00	2	2	0.00
Apartment	250	242	3.31%	1,082	956	13.18	509	353	44.19
Townhouse	167	167	0.00%	639	585	9.23	314	237	32.49
RES TOTAL	1,149	1,050.00	9.43%	4,294	3,855	11.39%	2,300	1,699	35.37
FARMS	9	7	28.57%	32	36	-11.11	32	33	-3.03
MULTIFAMILY	0	0	0.00%	5	7	-28.57	6	3	100.00
Acreage	11	11	0.00%	29	56	-48.21	37	64	-42.19
Acreage WF	2	5	-60.00%	7	9	-22.22	11	16	-31.25
Lots	72	44	63.64%	317	311	1.93	322	270	19.26
Lots WF	2	0	0.00%	11	8	37.50	15	15	0.00
LOTS TOTAL	87	60.00	45.00%	364	384	-5.21%	385	365	5.48
Business	12	9	33.33%	56	50	12.00	64	57	12.28
Commercial	32	41	-21.95%	159	191	-16.75	222	252	-11.90
Land	6	14	-57.14%	29	55	-47.27	44	69	-36.23
COMM TOTAL	50	64.00	-21.88%	244	296	-17.57%	330	378	-12.70
GRAND TOTAL	1,295	1,181	9.65%	4,939	4,578	7.89%	3,053	2,478	23.20

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Central Okanagan Statistics -- May 2018

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	15	-40.00%	\$10,145,500	\$18,752,657	-45.90%	93.39%	94.44%
Duplex	7	18	-61.11%	\$3,538,250	\$8,907,700	-60.28%	99.17%	99.72%
Mobile Home	21	35	-40.00%	\$3,831,900	\$5,642,399	-32.09%	96.44%	96.88%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	240	327	-26.61%	\$173,579,263	\$230,115,443	-24.57%	97.99%	98.68%
Residential WF	5	6	-16.67%	\$13,501,000	\$13,923,000	-3.03%	95.35%	97.21%
3/4-Plex	1	2	-50.00%	\$1,194,000	\$1,434,500	-16.77%	92.56%	100.34%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	148	205	-27.80%	\$50,580,593	\$71,398,634	-29.16%	97.86%	98.26%
Townhouse	73	123	-40.65%	\$37,329,551	\$60,051,495	-37.84%	98.67%	99.04%
RES TOTAL	504	731	-31.05%	\$293,700,057	\$410,225,828	-28.41%	97.73%	98.41%
FARMS	1	2	-50.00%	\$1,450,000	\$2,337,500	-37.97%	85.55%	93.39%
MULTIFAMILY	0	1	-100.00%	\$0	\$930,000	-100.00%	0.00%	96.88%
Acreage	1	12	-91.67%	\$404,500	\$6,621,000	-93.89%	94.29%	89.00%
Acreage WF	0	1	-100.00%	\$0	\$300,000	-100.00%	0.00%	100.33%
Lots	30	44	-31.82%	\$8,486,017	\$12,326,050	-31.15%	98.41%	97.24%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	31	57	-45.61%	\$8,890,517	\$19,247,050	-53.81%	98.22%	94.28%
Business	0	2	-100.00%	\$0	\$1,025,000	-100.00%	0.00%	87.09%
Commercial	20	7	185.71%	\$5,442,248	\$2,722,554	99.89%	94.77%	87.46%
Land	2	2	0.00%	\$2,995,000	\$7,975,000	-62.45%	90.79%	80.96%
COMM TOTAL	22	11	100.00%	\$8,437,248	\$11,722,554	-28.03%	93.32%	82.90%
GRAND TOTAL	558	802	-30.42%	\$312,477,822	\$444,462,931	-29.70%	97.56%	97.71%

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Central Okanagan Statistics -- May 2018

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	38	42	-9.52%	\$44,571,400	\$51,817,658	-13.98%	94.78%	95.37%
Duplex	39	65	-40.00%	\$22,450,213	\$29,237,669	-23.21%	97.33%	99.30%
Mobile Home	91	98	-7.14%	\$16,273,780	\$13,483,649	20.69%	96.70%	96.51%
Recreational	2	3	-33.33%	\$622,800	\$446,000	39.64%	98.11%	95.73%
Residential	929	1,118	-16.91%	\$665,088,497	\$739,674,272	-10.08%	98.07%	98.51%
Residential WF	18	14	28.57%	\$45,544,840	\$27,384,500	66.32%	92.72%	96.44%
3/4-Plex	4	9	-55.56%	\$3,602,500	\$6,230,688	-42.18%	95.36%	96.31%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	626	692	-9.54%	\$218,855,284	\$233,916,451	-6.44%	98.05%	98.16%
Townhouse	308	410	-24.88%	\$149,947,235	\$186,553,752	-19.62%	98.36%	98.98%
RES TOTAL	2,055	2,451	-16.16%	\$1,166,956,550	\$1,288,744,638	-9.45%	97.71%	98.32%
FARMS	3	13	-76.92%	\$11,700,000	\$17,663,500	-33.76%	86.73%	94.23%
MULTIFAMILY	1	3	-66.67%	\$1,310,000	\$2,370,000	-44.73%	101.16%	96.54%
Acreage	9	24	-62.50%	\$5,542,000	\$14,168,500	-60.89%	92.75%	94.73%
Acreage WF	1	4	-75.00%	\$2,050,000	\$775,000	164.52%	82.00%	96.42%
Lots	94	158	-40.51%	\$28,020,376	\$43,357,347	-35.37%	97.41%	97.19%
Lots WF	1	2	-50.00%	\$280,000	\$1,150,000	-75.65%	93.36%	93.95%
LOTS TOTAL	105	188	-44.15%	\$35,892,376	\$59,450,847	-39.63%	95.61%	96.52%
Business	5	4	25.00%	\$933,000	\$1,152,900	-19.07%	86.17%	86.89%
Commercial	72	57	26.32%	\$15,525,031	\$23,196,005	-33.07%	95.36%	92.30%
Land	6	11	-45.45%	\$9,262,000	\$18,753,602	-50.61%	94.63%	83.59%
COMM TOTAL	83	72	15.28%	\$25,720,031	\$43,102,507	-40.33%	94.73%	88.16%
GRAND TOTAL	2,247	2,727	-17.60%	\$1,241,578,957	\$1,411,331,493	-12.03%	97.47%	97.85%

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Central Okanagan Statistics -- May 2018

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	\$1,127,278	\$1,250,177	-9.83%	\$975,000	\$1,145,000	-14.85%	108	114	-5.39%
Duplex	\$505,464	\$494,872	2.14%	\$497,000	\$473,750	4.91%	22	48	-55.01%
Mobile Home	\$182,471	\$161,211	13.19%	\$185,000	\$155,000	19.35%	62	72	-15.12%
Recreational									
Residential	\$723,247	\$703,717	2.78%	\$677,500	\$649,900	4.25%	46	46	1.13%
Residential WF	\$2,700,200	\$2,320,500	16.36%	\$2,036,000	\$2,207,500	-7.77%	71	75	-6.02%
3/4-Plex	\$1,194,000	\$717,250	66.47%	\$1,194,000	\$717,250	66.47%	191	30	536.67%
Timeshare									
Apartment	\$341,761	\$348,286	-1.87%	\$335,000	\$310,000	8.06%	43	44	-2.50%
Townhouse	\$511,364	\$488,224	4.74%	\$516,000	\$469,800	9.83%	41	35	18.48%
RES TOTAL	\$582,738	\$561,184	3.84%	\$525,000	\$502,000	4.58%	46	46	0.25%
FARMS	\$1,450,000	\$1,168,750	24.06%	\$1,450,000	\$1,168,750	24.06%	74	236	-68.58%
MULTIFAMILY		\$930,000			\$930,000			27	
Acreage	\$404,500	\$551,750	-26.69%	\$404,500	\$426,500	-5.16%	193	231	-16.42%
Acreage WF		\$300,000			\$300,000			366	
Lots	\$282,867	\$280,138	0.97%	\$267,500	\$269,500	-0.74%	138	89	55.49%
Lots WF									
LOTS TOTAL	\$286,791	\$337,668	-15.07%	\$270,000	\$300,000	-10.00%	140	124	13.14%
Business		\$512,500			\$512,500			90	
Commercial	\$272,112	\$388,936	-30.04%	\$22	\$360,000	-99.99%	177	276	-35.86%
Land	\$1,497,500	\$3,987,500	-62.45%	\$1,497,500	\$3,987,500	-62.45%	160	112	42.86%
COMM TOTAL	\$383,511	\$1,065,687	-64.01%	\$23	\$400,000	-99.99%	175	212	-17.37%
GRAND TOTAL	\$559,996	\$554,193	1.05%	\$496,500	\$487,500	1.85%	57	55	4.07%

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Central Okanagan Statistics -- May 2018

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	\$1,172,932	\$1,233,754	-4.93%	\$931,000	\$1,094,400	-14.93%	135	115	17.08%
Duplex	\$575,646	\$449,810	27.98%	\$495,000	\$419,800	17.91%	51	48	6.91%
Mobile Home	\$178,833	\$137,588	29.98%	\$169,580	\$130,000	30.45%	63	74	-14.58%
Recreational	\$311,400	\$148,667	109.46%	\$311,400	\$180,000	73.00%	30	38	-22.37%
Residential	\$715,919	\$661,605	8.21%	\$665,000	\$610,000	9.02%	55	49	11.31%
Residential WF	\$2,530,269	\$1,956,036	29.36%	\$1,668,000	\$2,055,000	-18.83%	94	112	-16.11%
3/4-Plex	\$900,625	\$692,299	30.09%	\$872,000	\$352,888	147.10%	61	40	52.09%
Timeshare									
Apartment	\$349,609	\$338,030	3.43%	\$330,000	\$307,250	7.40%	48	47	2.43%
Townhouse	\$486,842	\$455,009	7.00%	\$471,000	\$436,500	7.90%	51	47	7.76%
RES TOTAL	\$567,862	\$525,804	8.00%	\$515,000	\$470,000	9.57%	54	51	7.17%
FARMS	\$3,900,000	\$1,358,731	187.03%	\$1,450,000	\$1,428,000	1.54%	86	167	-48.46%
MULTIFAMILY	\$1,310,000	\$790,000	65.82%	\$1,310,000	\$930,000	40.86%	28	27	5.00%
Acreage	\$615,778	\$590,354	4.31%	\$525,000	\$502,000	4.58%	171	190	-10.16%
Acreage WF	\$2,050,000	\$193,750	958.06%	\$2,050,000	\$200,000	925.00%	133	196	-32.14%
Lots	\$298,089	\$274,414	8.63%	\$270,000	\$270,900	-0.33%	136	125	9.22%
Lots WF	\$280,000	\$575,000	-51.30%	\$280,000	\$575,000	-51.30%	252	669	-62.30%
LOTS TOTAL	\$341,832	\$316,228	8.10%	\$284,999	\$289,000	-1.38%	140	141	-0.07%
Business	\$186,600	\$288,225	-35.26%	\$170,000	\$64,950	161.74%	141	121	15.96%
Commercial	\$215,625	\$406,947	-47.01%	\$22	\$24	-8.33%	175	200	-12.53%
Land	\$1,543,667	\$1,704,873	-9.46%	\$1,570,000	\$1,175,000	33.62%	149	139	7.00%
COMM TOTAL	\$309,880	\$598,646	-48.24%	\$24	\$39,000	-99.94%	171	186	-8.24%
GRAND TOTAL	\$552,550	\$517,540	6.76%	\$498,500	\$450,102	10.75%	63	61	2.78%

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