

**Central Okanagan Monthly Statistics
May 2020**

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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	921	1,292	-28.72%	4,029	5,107	-21.11%
2 Units Sold	312	543	-42.54%	1,538	1,877	-18.06%
3 Sales Volume	\$176,475,122	\$302,437,503	-41.65%	\$862,549,599	\$1,015,129,890	-15.03%
4 List/Sell Ratio	96.33%	96.64%		96.63%	96.55%	
5 Days to Sell	90	65	38.45%	84	74	13.03%
6 Active Listings	3,227	3,716	-13.16%			
Area = North Okanagan						
1 Units Listed	367	484	-24.17%	1,375	1,784	-22.93%
2 Units Sold	147	203	-27.59%	586	794	-26.20%
3 Sales Volume	\$67,478,238	\$100,220,218	-32.67%	\$263,234,494	\$382,032,851	-31.10%
4 List/Sell Ratio	97.21%	96.77%		96.73%	96.60%	
5 Days to Sell	78	66	17.81%	95	88	7.57%
6 Active Listings	1,359	1,551	-12.38%			
Area = Shuswap / Revels						
1 Units Listed	197	331	-40.48%	728	1,085	-32.90%
2 Units Sold	63	120	-47.50%	250	401	-37.66%
3 Sales Volume	\$20,314,981	\$55,102,125	-63.13%	\$97,728,163	\$166,238,119	-41.21%
4 List/Sell Ratio	93.33%	91.85%		97.02%	94.95%	
5 Days to Sell	123	100	23.56%	133	117	13.29%
6 Active Listings	895	1,163	-23.04%			
Area = Grand Total						
1 Units Listed	1,485	2,107	-29.52%	6,132	7,976	-23.12%
2 Units Sold	522	866	-39.72%	2,374	3,072	-22.72%
3 Sales Volume	\$264,268,341	\$457,759,846	-42.27%	\$1,223,512,255	\$1,563,400,860	-21.74%
4 List/Sell Ratio	96.32%	96.06%		96.68%	96.39%	
5 Days to Sell	91	70	29.31%	91	83	9.94%
6 Active Listings	5,481	6,430	-14.76%			

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Central Okanagan Statistics -- May 2020

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	312	\$176,475,122	139	\$100,742,646
Last Month	221	\$122,298,076	102	\$72,771,850
This Month Last Year	543	\$302,437,503	240	\$165,472,565

Description	Total Listings Taken	Inventory
This Month	921	3,227
Last Month	633	3,005
This Month Last Year	1,292	3,716

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Quick Summary Part 2

Condo/Apt

Sales	54
New Listings	178
Current Inventory	615
Sell/Inv. Ratio	8.78%
Days to Sell	82
Average Price	\$321,526
Median Price	\$315,000

Condo/Townhouse

Sales	54
New Listings	131
Current Inventory	396
Sell/Inv. Ratio	13.64%
Days to Sell	68
Average Price	\$480,139
Median Price	\$488,000

Lots

Sales	19
New Listings	91
Current Inventory	472
Sell/Inv. Ratio	4.03%
Days to Sell	171
Average Price	\$283,974
Median Price	\$252,000

Residential

Sales	139
New Listings	376
Current Inventory	1,040
Sell/Inv. Ratio	13.37%
Days to Sell	63
Average Price	\$724,767
Median Price	\$659,000
Ratio of Sales vs Inventory	10.82%

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	15	36	-58.33%	81	129	-37.21	95	140	-32.14
Duplex	14	23	-39.13%	80	107	-25.23	52	69	-24.64
Mobile Home	35	51	-31.37%	159	204	-22.06	93	125	-25.60
Recreational	7	6	16.67%	12	10	20.00	11	8	37.50
Residential	376	525	-28.38%	1,589	2,026	-21.57	1,040	1,259	-17.39
Residential WF	14	35	-60.00%	59	93	-36.56	84	110	-23.64
3/4-Plex	1	1	0.00%	6	14	-57.14	5	12	-58.33
Timeshare	1	1	0.00%	2	1	100.00	2	1	100.00
Apartment	178	269	-33.83%	875	1,088	-19.58	615	674	-8.75
Townhouse	131	190	-31.05%	604	762	-20.73	396	447	-11.41
RES TOTAL	772	1,137.00	-32.10%	3,467	4,434	-21.81%	2,393	2,845	-15.89
FARMS	4	7	-42.86%	16	23	-30.43	21	31	-32.26
MULTIFAMILY	2	5	-60.00%	22	8	175.00	20	9	122.22
Acreage	5	7	-28.57%	18	22	-18.18	38	36	5.56
Acreage WF	4	4	0.00%	7	7	0.00	10	13	-23.08
Lots	79	73	8.22%	256	333	-23.12	407	435	-6.44
Lots WF	3	5	-40.00%	12	12	0.00	17	18	-5.56
LOTS TOTAL	91	89.00	2.25%	293	374	-21.66%	472	502	-5.98
Business	3	8	-62.50%	30	50	-40.00	51	60	-15.00
Commercial	35	35	0.00%	169	184	-8.15	220	219	0.46
Land	14	11	27.27%	32	34	-5.88	50	50	0.00
COMM TOTAL	52	54.00	-3.70%	231	268	-13.81%	321	329	-2.43
GRAND TOTAL	921	1,292	-28.72%	4,029	5,107	-21.11%	3,227	3,716	-13.16

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Central Okanagan Statistics -- May 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
Zone = Central Okanagan								
Acreage/House	6	11	-45.45%	\$6,526,823	\$17,047,000	-61.71%	94.03%	93.06%
Duplex	4	9	-55.56%	\$2,347,500	\$5,514,000	-57.43%	98.24%	96.66%
Mobile Home	15	25	-40.00%	\$2,336,700	\$4,409,350	-47.01%	94.14%	95.15%
Recreational	3	2	50.00%	\$660,500	\$460,000	43.59%	91.17%	89.34%
Residential	139	240	-42.08%	\$100,742,646	\$165,472,565	-39.12%	96.45%	97.49%
Residential WF	3	2	50.00%	\$5,100,000	\$5,191,600	-1.76%	92.08%	89.66%
3/4-Plex	0	1	-100.00%	\$0	\$975,000	-100.00%	0.00%	97.51%
Apartment	54	122	-55.74%	\$17,362,406	\$43,576,425	-60.16%	96.32%	96.16%
Townhouse	54	96	-43.75%	\$25,927,485	\$46,997,290	-44.83%	97.52%	97.82%
RES TOTAL	278	508	-45.28%	\$161,004,060	\$289,643,230	-44.41%	96.33%	96.85%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	2	2	0.00%	\$283,500	\$217,500	30.34%	98.44%	80.62%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	16	16	0.00%	\$4,539,500	\$4,658,698	-2.56%	94.04%	94.43%
Lots WF	1	1	0.00%	\$572,500	\$470,000	21.81%	95.58%	94.38%
LOTS TOTAL	19	19	0.00%	\$5,395,500	\$5,346,198	0.92%	94.43%	93.77%
Business	0	4	-100.00%	\$0	\$430,000	-100.00%	0.00%	81.15%
Commercial	9	10	-10.00%	\$510,113	\$1,268,075	-59.77%	76.12%	98.23%
Land	6	2	200.00%	\$9,565,450	\$5,750,000	66.36%	98.93%	90.13%
COMM TOTAL	15	16	-6.25%	\$10,075,563	\$7,448,075	35.28%	97.45%	90.82%
GRAND TOTAL	312	543	-42.54%	\$176,475,122	\$302,437,503	-41.65%	96.33%	96.64%

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Central Okanagan Statistics -- May 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
Zone = Central Okanagan								
Acreage/House	27	36	-25.00%	\$31,212,223	\$43,732,311	-28.63%	94.45%	93.04%
Duplex	40	44	-9.09%	\$22,718,569	\$23,004,000	-1.24%	97.57%	97.02%
Mobile Home	71	93	-23.66%	\$12,224,062	\$14,598,263	-16.26%	94.54%	94.84%
Recreational	3	4	-25.00%	\$660,500	\$780,000	-15.32%	91.17%	89.69%
Residential	655	764	-14.27%	\$473,554,553	\$530,237,991	-10.69%	96.95%	97.26%
Residential WF	12	11	9.09%	\$21,800,000	\$18,260,100	19.39%	94.11%	88.87%
3/4-Plex	1	2	-50.00%	\$329,900	\$1,196,500	-72.43%	97.17%	102.33%
Apartment	334	457	-26.91%	\$115,426,110	\$165,629,321	-30.31%	96.85%	96.84%
Townhouse	256	319	-19.75%	\$126,647,811	\$154,077,621	-17.80%	97.92%	97.65%
RES TOTAL	1,399	1,730	-19.13%	\$804,573,727	\$951,516,107	-15.44%	96.88%	96.83%
FARMS	0	1	-100.00%	\$0	\$1,750,000	-100.00%	0.00%	93.09%
MULTIFAMILY	3	2	50.00%	\$5,660,000	\$5,642,299	0.31%	93.71%	89.63%
Acreage	5	5	0.00%	\$1,818,500	\$1,342,500	35.46%	95.01%	91.66%
Acreage WF	2	0	0.00%	\$5,050,000	\$0	0.00%	83.07%	0.00%
Lots	63	49	28.57%	\$16,584,699	\$15,302,853	8.38%	95.14%	93.99%
Lots WF	1	3	-66.67%	\$572,500	\$1,695,000	-66.22%	95.58%	90.75%
LOTS TOTAL	71	57	24.56%	\$24,025,699	\$18,340,353	31.00%	92.32%	93.50%
Business	6	9	-33.33%	\$575,500	\$735,800	-21.79%	76.58%	75.58%
Commercial	49	72	-31.94%	\$9,414,462	\$21,755,331	-56.73%	94.38%	98.59%
Land	10	6	66.67%	\$18,300,212	\$15,390,000	18.91%	94.26%	85.84%
COMM TOTAL	65	87	-25.29%	\$28,290,173	\$37,881,131	-25.32%	93.86%	92.46%
GRAND TOTAL	1,538	1,877	-18.06%	\$862,549,599	\$1,015,129,890	-15.03%	96.63%	96.55%

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Central Okanagan Statistics -- May 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%
Zone = Central Okanagan									
Acreage/House	\$1,087,804	\$1,549,727	-29.81%	\$1,081,000	\$990,000	9.19%	138	123	11.46%
Duplex	\$586,875	\$612,667	-4.21%	\$603,250	\$610,000	-1.11%	39	51	-24.34%
Mobile Home	\$155,780	\$176,374	-11.68%	\$138,000	\$169,000	-18.34%	118	76	55.43%
Recreational	\$220,167	\$230,000	-4.28%	\$270,000	\$230,000	17.39%	123	118	4.40%
Residential	\$724,767	\$689,469	5.12%	\$659,000	\$650,000	1.38%	63	56	12.55%
Residential WF	\$1,700,000	\$2,595,800	-34.51%	\$2,000,000	\$2,595,800	-22.95%	121	96	26.70%
3/4-Plex		\$975,000			\$975,000			24	
Apartment	\$321,526	\$357,184	-9.98%	\$315,000	\$324,500	-2.93%	82	53	55.48%
Townhouse	\$480,139	\$489,555	-1.92%	\$488,000	\$461,950	5.64%	68	61	12.34%
RES TOTAL	\$579,151	\$570,164	1.58%	\$550,000	\$535,500	2.71%	73	59	24.51%
FARMS									
MULTIFAMILY									
Acreage	\$141,750	\$108,750	30.34%	\$141,750	\$108,750	30.34%	339	270	25.79%
Acreage WF									
Lots	\$283,719	\$291,169	-2.56%	\$268,500	\$286,950	-6.43%	158	145	9.02%
Lots WF	\$572,500	\$470,000	21.81%	\$572,500	\$470,000	21.81%	44	193	-77.20%
LOTS TOTAL	\$283,974	\$281,379	0.92%	\$252,000	\$279,999	-10.00%	171	160	6.53%
Business		\$107,500			\$115,000			225	
Commercial	\$56,679	\$126,807	-55.30%	\$17	\$15	13.33%	146	129	13.44%
Land	\$1,594,242	\$2,875,000	-44.55%	\$1,687,675	\$2,875,000	-41.30%	540	140	285.60%
COMM TOTAL	\$671,704	\$465,505	44.30%	\$100,000	\$25,011	299.83%	303	154	97.06%
GRAND TOTAL	\$565,625	\$556,975	1.55%	\$532,500	\$520,000	2.40%	90	65	38.45%

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Central Okanagan Statistics -- May 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%
Zone = Central Okanagan									
Acreage/House	\$1,156,008	\$1,214,786	-4.84%	\$1,175,000	\$940,500	24.93%	136	132	3.30%
Duplex	\$567,964	\$522,818	8.64%	\$527,500	\$476,250	10.76%	57	53	8.76%
Mobile Home	\$172,170	\$156,971	9.68%	\$167,000	\$150,000	11.33%	90	72	24.71%
Recreational	\$220,167	\$195,000	12.91%	\$270,000	\$160,000	68.75%	123	168	-26.88%
Residential	\$722,984	\$694,029	4.17%	\$665,000	\$645,000	3.10%	69	63	9.78%
Residential WF	\$1,816,667	\$1,660,009	9.44%	\$1,522,500	\$1,240,000	22.78%	131	133	-2.02%
3/4-Plex	\$329,900	\$598,250	-44.86%	\$329,900	\$598,250	-44.86%	56	33	72.31%
Apartment	\$345,587	\$362,427	-4.65%	\$325,000	\$340,000	-4.41%	68	65	3.30%
Townhouse	\$494,718	\$483,002	2.43%	\$497,500	\$476,250	4.46%	66	71	-7.10%
RES TOTAL	\$575,106	\$550,009	4.56%	\$530,000	\$513,000	3.31%	71	67	5.03%
FARMS		\$1,750,000			\$1,750,000			89	
MULTIFAMILY	\$1,886,667	\$2,821,150	-33.12%	\$1,535,000	\$2,821,150	-45.59%	110	195	-43.62%
Acreage	\$363,700	\$268,500	35.46%	\$230,000	\$150,000	53.33%	170	182	-6.61%
Acreage WF	\$2,525,000			\$2,525,000			463		
Lots	\$263,249	\$312,303	-15.71%	\$279,000	\$275,000	1.45%	186	135	37.37%
Lots WF	\$572,500	\$565,000	1.33%	\$572,500	\$525,000	9.05%	44	167	-73.71%
LOTS TOTAL	\$338,390	\$321,761	5.17%	\$280,000	\$279,999	0.00%	191	141	35.07%
Business	\$95,917	\$81,756	17.32%	\$85,250	\$93,000	-8.33%	205	194	5.50%
Commercial	\$192,132	\$302,157	-36.41%	\$19	\$16	19.35%	172	155	11.21%
Land	\$1,830,021	\$2,565,000	-28.65%	\$1,694,900	\$1,250,000	35.59%	617	167	270.51%
COMM TOTAL	\$435,233	\$435,415	-0.04%	\$24	\$19	24.58%	244	160	52.53%
GRAND TOTAL	\$560,825	\$540,826	3.70%	\$518,250	\$499,000	3.86%	84	74	13.03%

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