

**Central Okanagan Monthly Statistics
July 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	1,097	1,059	3.59%	7,230	6,849	5.56%
2 Units Sold	476	676	-29.59%	3,251	4,083	-20.38%
3 Sales Volume	\$299,462,461	\$366,542,723	-18.30%	\$1,859,786,457	\$2,156,936,710	-13.78%
4 List/Sell Ratio	96.65%	97.88%		97.34%	97.87%	
5 Days to Sell	58	50	15.46%	60	59	1.00%
6 Active Listings	3,317	2,709	22.44%			
Area = North Okanagan						
1 Units Listed	385	334	15.27%	2,562	2,495	2.69%
2 Units Sold	218	253	-13.83%	1,268	1,547	-18.03%
3 Sales Volume	\$105,128,306	\$114,289,439	-8.02%	\$583,515,755	\$643,125,017	-9.27%
4 List/Sell Ratio	96.69%	97.33%		97.01%	97.04%	
5 Days to Sell	65	68	-4.17%	83	97	-14.91%
6 Active Listings	1,610	1,468	9.67%			
Area = Shuswap / Revels						
1 Units Listed	230	229	0.44%	1,660	1,589	4.47%
2 Units Sold	139	157	-11.46%	746	826	-9.69%
3 Sales Volume	\$55,623,200	\$49,941,951	11.38%	\$275,200,206	\$286,300,610	-3.88%
4 List/Sell Ratio	95.74%	97.02%		96.24%	96.66%	
5 Days to Sell	89	110	-19.31%	111	112	-0.66%
6 Active Listings	1,253	1,135	10.40%			
Area = Grand Total						
1 Units Listed	1,712	1,622	5.55%	11,452	10,933	4.75%
2 Units Sold	833	1,086	-23.30%	5,265	6,456	-18.45%
3 Sales Volume	\$460,213,968	\$530,774,113	-13.29%	\$2,718,502,418	\$3,086,362,337	-11.92%
4 List/Sell Ratio	96.55%	97.68%		97.16%	97.58%	
5 Days to Sell	65	63	3.16%	73	75	-3.28%
6 Active Listings	6,180	5,312	16.34%			

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

Central Okanagan Statistics -- July 2018

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	476	\$299,462,461	201	\$157,262,013
Last Month	527	\$318,022,039	228	\$163,639,189
This Month Last Year	676	\$366,542,723	282	\$195,380,444

Description	Total Listings Taken	Inventory
This Month	1,097	3,317
Last Month	1,193	3,245
This Month Last Year	1,059	2,709

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Central Okanagan Statistics -- July 2018

Quick Summary Part 2

Condo/Apt

Sales	129
New Listings	222
Current Inventory	571
Sell/Inv. Ratio	22.59%
Days to Sell	49
Average Price	\$343,315
Median Price	\$325,000

Condo/Townhouse

Sales	61
New Listings	153
Current Inventory	361
Sell/Inv. Ratio	16.90%
Days to Sell	60
Average Price	\$518,211
Median Price	\$500,000

Lots

Sales	17
New Listings	82
Current Inventory	413
Sell/Inv. Ratio	4.12%
Days to Sell	73
Average Price	\$526,876
Median Price	\$359,900

Residential

Sales	201
New Listings	492
Current Inventory	1,230
Sell/Inv. Ratio	16.34%
Days to Sell	44
Average Price	\$782,398
Median Price	\$695,000
Ratio of Sales vs Inventory	16.27%

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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	33	47	-29.79%	195	238	-18.07	148	168	-11.90
Duplex	22	13	69.23%	174	119	46.22	66	27	144.44
Mobile Home	39	33	18.18%	244	210	16.19	82	69	18.84
Recreational	3	3	0.00%	20	15	33.33	16	8	100.00
Residential	492	448	9.82%	3,101	2,838	9.27	1,230	898	36.97
Residential WF	9	12	-25.00%	97	83	16.87	85	65	30.77
3/4-Plex	4	3	33.33%	19	19	0.00	10	10	0.00
Timeshare	0	0	0.00%	0	1	-100.00	1	1	0.00
Apartment	222	223	-0.45%	1,552	1,440	7.78	571	424	34.67
Townhouse	153	134	14.18%	941	875	7.54	361	263	37.26
RES TOTAL	977	916.00	6.66%	6,343	5,838	8.65%	2,570	1,933	32.95
FARMS	2	7	-71.43%	38	52	-26.92	27	38	-28.95
MULTIFAMILY	1	1	0.00%	10	13	-23.08	7	9	-22.22
Acreage	1	9	-88.89%	41	75	-45.33	36	66	-45.45
Acreage WF	3	2	50.00%	15	11	36.36	16	14	14.29
Lots	77	67	14.93%	440	446	-1.35	345	261	32.18
Lots WF	1	3	-66.67%	16	15	6.67	16	16	0.00
LOTS TOTAL	82	81.00	1.23%	512	547	-6.40%	413	357	15.69
Business	5	11	-54.55%	74	72	2.78	62	69	-10.14
Commercial	24	29	-17.24%	206	247	-16.60	187	229	-18.34
Land	6	14	-57.14%	46	80	-42.50	51	74	-31.08
COMM TOTAL	35	54.00	-35.19%	326	399	-18.30%	300	372	-19.35
GRAND TOTAL	1,097	1,059	3.59%	7,229	6,849	5.55%	3,317	2,709	22.44

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Central Okanagan Statistics -- July 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	8	19	-57.89%	\$14,517,500	\$26,895,100	-46.02%	91.12%	94.02%
Duplex	5	10	-50.00%	\$2,365,000	\$4,673,833	-49.40%	97.50%	99.00%
Mobile Home	20	25	-20.00%	\$3,237,750	\$3,630,800	-10.83%	96.40%	96.21%
Recreational	0	4	-100.00%	\$0	\$320,900	-100.00%	0.00%	95.53%
Residential	201	282	-28.72%	\$157,262,013	\$195,380,444	-19.51%	97.78%	98.31%
Residential WF	7	2	250.00%	\$22,860,000	\$2,158,000	959.31%	93.72%	87.55%
3/4-Plex	2	2	0.00%	\$1,415,000	\$888,000	59.35%	98.40%	100.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	129	169	-23.67%	\$44,287,660	\$55,224,154	-19.80%	97.60%	98.30%
Townhouse	61	100	-39.00%	\$31,610,864	\$46,446,263	-31.94%	96.22%	99.27%
RES TOTAL	433	613	-29.36%	\$277,555,787	\$335,617,494	-17.30%	96.84%	97.99%
FARMS	1	1	0.00%	\$1,655,000	\$1,451,500	14.02%	92.00%	97.09%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	3	4	-25.00%	\$3,185,000	\$1,489,900	113.77%	96.84%	95.89%
Acreage WF	0	1	-100.00%	\$0	\$910,000	-100.00%	0.00%	95.99%
Lots	14	35	-60.00%	\$5,771,899	\$12,973,686	-55.51%	92.27%	99.27%
Lots WF	0	1	-100.00%	\$0	\$127,000	-100.00%	0.00%	84.95%
LOTS TOTAL	17	41	-58.54%	\$8,956,899	\$15,500,586	-42.22%	93.84%	98.61%
Business	1	2	-50.00%	\$38,000	\$2,340,000	-98.38%	76.32%	90.42%
Commercial	22	13	69.23%	\$5,496,775	\$1,008,143	445.24%	96.62%	101.51%
Land	2	6	-66.67%	\$5,760,000	\$10,625,000	-45.79%	93.66%	94.87%
COMM TOTAL	25	21	19.05%	\$11,294,775	\$13,973,143	-19.17%	95.00%	94.54%
GRAND TOTAL	476	676	-29.59%	\$299,462,461	\$366,542,723	-18.30%	96.65%	97.88%

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Central Okanagan Statistics -- July 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	57	77	-25.97%	\$71,346,800	\$97,824,258	-27.07%	94.33%	94.97%
Duplex	58	84	-30.95%	\$31,462,313	\$38,166,090	-17.56%	97.36%	99.21%
Mobile Home	138	154	-10.39%	\$23,472,680	\$21,604,449	8.65%	96.38%	96.53%
Recreational	3	7	-57.14%	\$758,300	\$766,900	-1.12%	96.75%	95.65%
Residential	1,358	1,683	-19.31%	\$985,989,699	\$1,137,816,847	-13.34%	98.02%	98.45%
Residential WF	32	21	52.38%	\$92,819,340	\$38,219,750	142.86%	94.06%	95.10%
3/4-Plex	8	11	-27.27%	\$6,332,500	\$7,118,688	-11.04%	96.46%	96.76%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	878	1,015	-13.50%	\$307,260,898	\$338,511,605	-9.23%	97.97%	98.22%
Townhouse	441	607	-27.35%	\$217,701,332	\$277,510,610	-21.55%	98.03%	99.03%
RES TOTAL	2,973	3,659	-18.75%	\$1,737,143,862	\$1,957,539,197	-11.26%	97.60%	98.23%
FARMS	7	14	-50.00%	\$17,665,000	\$19,115,000	-7.59%	88.00%	94.44%
MULTIFAMILY	1	4	-75.00%	\$1,310,000	\$5,120,000	-74.41%	101.16%	95.61%
Acreage	13	30	-56.67%	\$9,157,000	\$16,293,400	-43.80%	93.79%	94.71%
Acreage WF	1	7	-85.71%	\$2,050,000	\$3,969,500	-48.36%	82.00%	94.02%
Lots	129	248	-47.98%	\$38,706,624	\$72,936,492	-46.93%	96.38%	97.68%
Lots WF	1	3	-66.67%	\$280,000	\$1,277,000	-78.07%	93.36%	92.97%
LOTS TOTAL	144	288	-50.00%	\$50,193,624	\$94,476,392	-46.87%	95.20%	96.93%
Business	8	8	0.00%	\$2,157,000	\$4,112,900	-47.56%	81.94%	88.97%
Commercial	109	91	19.78%	\$35,571,971	\$32,310,619	10.09%	95.61%	92.46%
Land	8	19	-57.89%	\$15,022,000	\$44,262,602	-66.06%	94.25%	91.20%
COMM TOTAL	125	118	5.93%	\$52,750,971	\$80,686,121	-34.62%	94.58%	91.58%
GRAND TOTAL	3,250	4,083	-20.40%	\$1,859,063,457	\$2,156,936,710	-13.81%	97.34%	97.87%

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Central Okanagan Statistics -- July 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	\$1,814,688	\$1,415,532	28.20%	\$1,305,000	\$1,250,000	4.40%	90	70	28.80%
Duplex	\$473,000	\$467,383	1.20%	\$455,000	\$432,000	5.32%	48	27	79.03%
Mobile Home	\$161,888	\$145,232	11.47%	\$164,250	\$136,400	20.42%	47	56	-14.90%
Recreational		\$80,225			\$88,200			25	
Residential	\$782,398	\$692,838	12.93%	\$695,000	\$641,000	8.42%	44	41	7.67%
Residential WF	\$3,265,714	\$1,079,000	202.66%	\$2,960,000	\$1,079,000	174.33%	138	124	11.18%
3/4-Plex	\$707,500	\$444,000	59.35%	\$707,500	\$444,000	59.35%	23	24	-4.17%
Timeshare									
Apartment	\$343,315	\$326,770	5.06%	\$325,000	\$296,500	9.61%	49	38	29.13%
Townhouse	\$518,211	\$464,463	11.57%	\$500,000	\$440,500	13.51%	60	41	47.67%
RES TOTAL	\$641,006	\$547,500	17.08%	\$534,000	\$505,000	5.74%	50	41	21.26%
FARMS	\$1,655,000	\$1,451,500	14.02%	\$1,655,000	\$1,451,500	14.02%	127	38	234.21%
MULTIFAMILY									
Acreage	\$1,061,667	\$372,475	185.03%	\$780,000	\$389,950	100.03%	64	43	50.59%
Acreage WF		\$910,000			\$910,000			95	
Lots	\$412,279	\$370,677	11.22%	\$340,000	\$235,999	44.07%	75	74	1.51%
Lots WF		\$127,000			\$127,000			34	
LOTS TOTAL	\$526,876	\$378,063	39.36%	\$359,900	\$239,999	49.96%	73	70	3.84%
Business	\$38,000	\$1,170,000	-96.75%	\$38,000	\$1,170,000	-96.75%	78	322	-75.78%
Commercial	\$249,853	\$77,549	222.19%	\$19	\$12	58.33%	185	240	-22.99%
Land	\$2,880,000	\$1,770,833	62.64%	\$2,880,000	\$1,875,000	53.60%	169	312	-45.96%
COMM TOTAL	\$451,791	\$665,388	-32.10%	\$23	\$22	4.55%	179	268	-33.18%
GRAND TOTAL	\$629,123	\$542,223	16.03%	\$525,000	\$481,000	9.15%	58	50	15.46%

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Central Okanagan Statistics -- July 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	\$1,251,698	\$1,270,445	-1.48%	\$970,000	\$1,098,800	-11.72%	116	104	11.88%
Duplex	\$542,454	\$454,358	19.39%	\$470,000	\$419,900	11.93%	50	44	14.51%
Mobile Home	\$170,092	\$140,289	21.24%	\$168,000	\$131,000	28.24%	59	68	-13.08%
Recreational	\$252,767	\$109,557	130.72%	\$142,800	\$99,900	42.94%	24	31	-20.78%
Residential	\$726,060	\$676,065	7.40%	\$672,500	\$620,000	8.47%	51	47	9.14%
Residential WF	\$2,900,604	\$1,819,988	59.37%	\$2,775,000	\$2,000,000	38.75%	104	102	2.00%
3/4-Plex	\$791,563	\$647,153	22.31%	\$790,000	\$352,888	123.87%	59	37	58.84%
Timeshare									
Apartment	\$349,955	\$333,509	4.93%	\$330,000	\$305,000	8.20%	47	45	5.06%
Townhouse	\$493,654	\$457,184	7.98%	\$478,000	\$435,500	9.76%	52	46	14.80%
RES TOTAL	\$584,307	\$534,993	9.22%	\$525,000	\$480,000	9.38%	52	48	8.12%
FARMS	\$2,523,571	\$1,365,357	84.83%	\$1,510,000	\$1,439,750	4.88%	95	158	-40.01%
MULTIFAMILY	\$1,310,000	\$1,280,000	2.34%	\$1,310,000	\$940,000	39.36%	28	102	-72.62%
Acreage	\$704,385	\$543,113	29.69%	\$600,000	\$469,500	27.80%	137	182	-24.85%
Acreage WF	\$2,050,000	\$567,071	261.51%	\$2,050,000	\$300,000	583.33%	133	214	-37.89%
Lots	\$300,051	\$294,099	2.02%	\$270,000	\$260,000	3.85%	119	117	2.02%
Lots WF	\$280,000	\$425,667	-34.22%	\$280,000	\$305,000	-8.20%	252	457	-44.86%
LOTS TOTAL	\$348,567	\$328,043	6.26%	\$284,999	\$272,400	4.63%	122	130	-5.96%
Business	\$269,625	\$514,113	-47.56%	\$165,500	\$150,000	10.33%	123	198	-37.76%
Commercial	\$326,348	\$355,062	-8.09%	\$23	\$20	15.00%	167	212	-21.15%
Land	\$1,877,750	\$2,329,611	-19.40%	\$1,577,500	\$1,244,000	26.81%	154	195	-21.26%
COMM TOTAL	\$422,008	\$683,781	-38.28%	\$26	\$42,214	-99.94%	164	209	-21.52%
GRAND TOTAL	\$572,020	\$528,273	8.28%	\$503,750	\$460,000	9.51%	60	59	0.98%

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