

Central Okanagan Monthly Statistics
July 2019

Table of Contents

Table of Contents	2
Zone Totals	3
Quick Summary Part 1	4
Quick Summary Part 2	5
Listing Information	6
Sales Information (Month)	7
Sales Information (YTD)	8
Average/Median Price, Days to Sell (Month)	9
Average/Median Price, Days to Sell (YTD)	10

Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	963	1,095	-12.05%	7,182	7,226	-0.61%
2 Units Sold	545	475	14.74%	2,901	3,247	-10.66%
3 Sales Volume	\$314,078,001	\$298,821,961	5.11%	\$1,597,193,804	\$1,852,954,057	-13.80%
4 List/Sell Ratio	96.21%	96.71%		96.54%	97.31%	
5 Days to Sell	71	58	22.03%	72	60	20.15%
6 Active Listings	3,690	3,317	11.25%			
Area = North Okanagan						
1 Units Listed	346	386	-10.36%	2,541	2,563	-0.86%
2 Units Sold	240	218	10.09%	1,237	1,268	-2.44%
3 Sales Volume	\$120,489,019	\$105,125,306	14.61%	\$601,082,442	\$583,512,755	3.01%
4 List/Sell Ratio	96.74%	96.69%		96.64%	97.01%	
5 Days to Sell	78	65	20.55%	83	83	0.10%
6 Active Listings	1,603	1,610	-0.43%			
Area = Shuswap / Revels						
1 Units Listed	244	230	6.09%	1,565	1,662	-5.84%
2 Units Sold	115	137	-16.06%	637	744	-14.38%
3 Sales Volume	\$44,773,083	\$55,470,200	-19.28%	\$258,283,153	\$275,047,206	-6.09%
4 List/Sell Ratio	96.90%	95.74%		95.58%	96.24%	
5 Days to Sell	87	90	-2.87%	107	111	-4.01%
6 Active Listings	1,258	1,253	0.40%			
Area = Grand Total						
1 Units Listed	1,553	1,711	-9.23%	11,288	11,451	-1.42%
2 Units Sold	900	830	8.43%	4,775	5,259	-9.20%
3 Sales Volume	\$479,340,103	\$459,417,468	4.34%	\$2,456,559,399	\$2,711,514,018	-9.40%
4 List/Sell Ratio	96.41%	96.59%		96.46%	97.13%	
5 Days to Sell	75	65	15.06%	79	73	9.27%
6 Active Listings	6,551	6,180	6.00%			

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

Central Okanagan Statistics -- July 2019

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	545	\$314,078,001	230	\$164,056,650
Last Month	479	\$267,985,913	213	\$147,448,477
This Month Last Year	475	\$298,821,961	200	\$156,421,513

Description	Total Listings Taken	Inventory
This Month	963	3,690
Last Month	1,112	3,817
This Month Last Year	1,095	3,317

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

Central Okanagan Statistics -- July 2019

Quick Summary Part 2

Condo/Apt

Sales	134
New Listings	188
Current Inventory	640
Sell/Inv. Ratio	20.94%
Days to Sell	69
Average Price	\$362,685
Median Price	\$342,750

Condo/Townhouse

Sales	89
New Listings	117
Current Inventory	385
Sell/Inv. Ratio	23.12%
Days to Sell	65
Average Price	\$517,908
Median Price	\$503,000

Lots

Sales	15
New Listings	74
Current Inventory	522
Sell/Inv. Ratio	2.87%
Days to Sell	207
Average Price	\$377,840
Median Price	\$249,900

Residential

Sales	230
New Listings	426
Current Inventory	1,302
Sell/Inv. Ratio	17.67%
Days to Sell	61
Average Price	\$713,290
Median Price	\$686,000
Ratio of Sales vs Inventory	19.70%

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

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	28	33	-15.15%	187	195	-4.10	142	148	-4.05
Duplex	20	22	-9.09%	151	174	-13.22	71	66	7.58
Mobile Home	43	39	10.26%	298	244	22.13	126	82	53.66
Recreational	5	3	66.67%	26	20	30.00	21	16	31.25
Residential	426	492	-13.41%	2,918	3,100	-5.87	1,302	1,230	5.85
Residential WF	13	10	30.00%	125	99	26.26	113	85	32.94
3/4-Plex	1	3	-66.67%	17	18	-5.56	8	10	-20.00
Timeshare	0	0	0.00%	1	0	0.00	1	1	0.00
Apartment	188	221	-14.93%	1,481	1,550	-4.45	640	571	12.08
Townhouse	117	153	-23.53%	1,032	942	9.55	385	361	6.65
RES TOTAL	841	976.00	-13.83%	6,236	6,342	-1.67%	2,809	2,570	9.30
FARMS	2	2	0.00%	29	38	-23.68	30	27	11.11
MULTIFAMILY	2	1	100.00%	12	10	20.00	6	7	-14.29
Acreage	9	1	800.00%	41	40	2.50	49	36	36.11
Acreage WF	3	3	0.00%	12	15	-20.00	15	16	-6.25
Lots	59	76	-22.37%	483	438	10.27	437	345	26.67
Lots WF	3	1	200.00%	19	16	18.75	21	16	31.25
LOTS TOTAL	74	81.00	-8.64%	555	509	9.04%	522	413	26.39
Business	14	5	180.00%	71	74	-4.05	65	62	4.84
Commercial	26	24	8.33%	237	206	15.05	211	187	12.83
Land	4	6	-33.33%	42	46	-8.70	47	51	-7.84
COMM TOTAL	44	35.00	25.71%	350	326	7.36%	323	300	7.67
GRAND TOTAL	963	1,095	-12.05%	7,182	7,225	-0.60%	3,690	3,317	11.25

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

Central Okanagan Statistics -- July 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	11	8	37.50%	\$20,153,000	\$14,717,500	36.93%	89.70%	92.37%
Duplex	7	5	40.00%	\$4,003,400	\$2,365,000	69.28%	97.09%	97.50%
Mobile Home	31	20	55.00%	\$5,788,350	\$3,237,750	78.78%	93.37%	96.40%
Recreational	2	0	0.00%	\$208,600	\$0	0.00%	94.01%	0.00%
Residential	230	200	15.00%	\$164,056,650	\$156,421,513	4.88%	97.04%	97.77%
Residential WF	4	7	-42.86%	\$6,030,000	\$22,860,000	-73.62%	89.67%	93.72%
3/4-Plex	3	2	50.00%	\$1,454,000	\$1,415,000	2.76%	97.93%	98.40%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	134	129	3.88%	\$48,599,828	\$44,287,660	9.74%	97.19%	97.60%
Townhouse	89	61	45.90%	\$46,093,790	\$31,610,864	45.82%	98.02%	96.22%
RES TOTAL	511	432	18.29%	\$296,387,618	\$276,915,287	7.03%	96.45%	96.90%
FARMS	2	1	100.00%	\$1,841,000	\$1,655,000	11.24%	97.20%	92.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	1	3	-66.67%	\$225,000	\$3,185,000	-92.94%	93.79%	96.84%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	13	14	-7.14%	\$4,142,600	\$5,771,899	-28.23%	95.86%	92.27%
Lots WF	1	0	0.00%	\$1,300,000	\$0	0.00%	93.19%	0.00%
LOTS TOTAL	15	17	-11.76%	\$5,667,600	\$8,956,899	-36.72%	95.15%	93.84%
Business	2	1	100.00%	\$97,400	\$38,000	156.32%	56.01%	76.32%
Commercial	14	22	-36.36%	\$9,194,384	\$5,496,775	67.27%	90.81%	96.62%
Land	1	2	-50.00%	\$890,000	\$5,760,000	-84.55%	89.90%	93.66%
COMM TOTAL	17	25	-32.00%	\$10,181,784	\$11,294,775	-9.85%	90.19%	95.00%
GRAND TOTAL	545	475	14.74%	\$314,078,001	\$298,821,961	5.11%	96.21%	96.71%

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

Central Okanagan Statistics -- July 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	58	57	1.75%	\$75,718,611	\$71,546,800	5.83%	92.33%	94.59%
Duplex	67	58	15.52%	\$35,481,200	\$31,462,313	12.77%	96.98%	97.36%
Mobile Home	149	138	7.97%	\$24,598,413	\$23,472,680	4.80%	94.49%	96.38%
Recreational	6	3	100.00%	\$988,600	\$758,300	30.37%	90.56%	96.75%
Residential	1,207	1,356	-10.99%	\$841,743,118	\$984,164,199	-14.47%	97.25%	98.02%
Residential WF	18	31	-41.94%	\$32,690,100	\$87,824,340	-62.78%	89.77%	92.95%
3/4-Plex	6	8	-25.00%	\$3,770,500	\$6,332,500	-40.46%	98.12%	96.46%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	693	878	-21.07%	\$249,980,798	\$307,260,898	-18.64%	96.97%	97.97%
Townhouse	488	441	10.66%	\$240,843,161	\$217,701,332	10.63%	97.68%	98.03%
RES TOTAL	2,692	2,970	-9.36%	\$1,505,814,501	\$1,730,523,362	-12.99%	96.78%	97.56%
FARMS	3	7	-57.14%	\$3,591,000	\$17,665,000	-79.67%	95.15%	88.00%
MULTIFAMILY	4	1	300.00%	\$9,667,299	\$1,310,000	637.96%	91.39%	101.16%
Acreage	6	13	-53.85%	\$1,567,500	\$9,157,000	-82.88%	91.96%	93.79%
Acreage WF	0	1	-100.00%	\$0	\$2,050,000	-100.00%	0.00%	82.00%
Lots	76	128	-40.63%	\$22,695,452	\$38,494,724	-41.04%	94.59%	96.36%
Lots WF	4	1	300.00%	\$2,995,000	\$280,000	969.64%	91.79%	93.36%
LOTS TOTAL	86	143	-39.86%	\$27,257,952	\$49,981,724	-45.46%	94.12%	95.18%
Business	11	8	37.50%	\$833,200	\$2,157,000	-61.37%	72.61%	81.94%
Commercial	96	109	-11.93%	\$32,449,838	\$35,571,971	-8.78%	96.12%	95.61%
Land	9	8	12.50%	\$17,580,015	\$15,022,000	17.03%	86.10%	94.25%
COMM TOTAL	116	125	-7.20%	\$50,863,052	\$52,750,971	-3.58%	91.93%	94.58%
GRAND TOTAL	2,901	3,246	-10.63%	\$1,597,193,804	\$1,852,231,057	-13.77%	96.54%	97.31%

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

Central Okanagan Statistics -- July 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	\$1,832,091	\$1,839,688	-0.41%	\$1,050,000	\$1,305,000	-19.54%	83	90	-7.22%
Duplex	\$571,914	\$473,000	20.91%	\$529,900	\$455,000	16.46%	75	48	56.01%
Mobile Home	\$186,721	\$161,888	15.34%	\$183,000	\$164,250	11.42%	68	47	44.33%
Recreational	\$104,300			\$104,300			26		
Residential	\$713,290	\$782,108	-8.80%	\$686,000	\$695,000	-1.29%	61	44	38.22%
Residential WF	\$1,507,500	\$3,265,714	-53.84%	\$1,340,000	\$2,960,000	-54.73%	73	138	-47.03%
3/4-Plex	\$484,667	\$707,500	-31.50%	\$550,000	\$707,500	-22.26%	21	23	-8.70%
Timeshare									
Apartment	\$362,685	\$343,315	5.64%	\$342,750	\$325,000	5.46%	69	49	40.86%
Townhouse	\$517,908	\$518,211	-0.06%	\$503,000	\$500,000	0.60%	65	60	7.91%
RES TOTAL	\$580,015	\$641,008	-9.52%	\$525,000	\$534,000	-1.69%	64	50	28.43%
FARMS	\$920,500	\$1,655,000	-44.38%	\$920,500	\$1,655,000	-44.38%	135	127	5.91%
MULTIFAMILY									
Acreage	\$225,000	\$1,061,667	-78.81%	\$225,000	\$780,000	-71.15%	138	64	115.63%
Acreage WF									
Lots	\$318,662	\$412,279	-22.71%	\$249,900	\$340,000	-26.50%	225	75	200.37%
Lots WF	\$1,300,000			\$1,300,000			49		
LOTS TOTAL	\$377,840	\$526,876	-28.29%	\$249,900	\$359,900	-30.56%	207	73	184.25%
Business	\$48,700	\$38,000	28.16%	\$48,700	\$38,000	28.16%	143	78	83.33%
Commercial	\$656,742	\$249,853	162.85%	\$196,150	\$19	032,268.42%	130	185	-29.61%
Land	\$890,000	\$2,880,000	-69.10%	\$890,000	\$2,880,000	-69.10%	127	169	-24.63%
COMM TOTAL	\$598,928	\$451,791	32.57%	\$49,900	\$23	216,856.52%	132	179	-26.68%
GRAND TOTAL	\$576,290	\$629,099	-8.39%	\$517,000	\$525,000	-1.52%	71	58	22.03%

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

Central Okanagan Statistics -- July 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	\$1,305,493	\$1,255,207	4.01%	\$950,150	\$970,000	-2.05%	118	116	1.87%
Duplex	\$529,570	\$542,454	-2.38%	\$485,000	\$470,000	3.19%	63	50	24.02%
Mobile Home	\$165,090	\$170,092	-2.94%	\$155,000	\$168,000	-7.74%	69	59	17.69%
Recreational	\$164,767	\$252,767	-34.81%	\$136,800	\$142,800	-4.20%	121	24	395.21%
Residential	\$697,385	\$725,785	-3.91%	\$650,000	\$672,000	-3.27%	60	51	18.41%
Residential WF	\$1,816,117	\$2,833,043	-35.90%	\$1,725,500	\$2,700,000	-36.09%	120	106	13.31%
3/4-Plex	\$628,417	\$791,563	-20.61%	\$561,000	\$790,000	-28.99%	34	59	-42.00%
Timeshare									
Apartment	\$360,723	\$349,955	3.08%	\$339,900	\$330,000	3.00%	65	47	36.90%
Townhouse	\$493,531	\$493,654	-0.02%	\$484,950	\$478,000	1.45%	67	52	29.05%
RES TOTAL	\$559,366	\$582,668	-4.00%	\$519,900	\$525,000	-0.97%	65	52	24.49%
FARMS	\$1,197,000	\$2,523,571	-52.57%	\$945,000	\$1,510,000	-37.42%	119	95	26.18%
MULTIFAMILY	\$2,416,825	\$1,310,000	84.49%	\$2,233,650	\$1,310,000	70.51%	113	28	303.57%
Acreage	\$261,250	\$704,385	-62.91%	\$187,500	\$600,000	-68.75%	174	137	27.32%
Acreage WF		\$2,050,000			\$2,050,000			133	
Lots	\$298,624	\$300,740	-0.70%	\$272,500	\$272,500	0.00%	148	120	22.94%
Lots WF	\$748,750	\$280,000	167.41%	\$612,500	\$280,000	118.75%	138	252	-45.34%
LOTS TOTAL	\$316,953	\$349,523	-9.32%	\$275,000	\$284,999	-3.51%	149	123	21.54%
Business	\$75,745	\$269,625	-71.91%	\$50,000	\$165,500	-69.79%	185	123	50.18%
Commercial	\$338,019	\$326,348	3.58%	\$17	\$23	-27.72%	149	167	-11.02%
Land	\$1,953,335	\$1,877,750	4.03%	\$890,000	\$1,577,500	-43.58%	350	154	127.71%
COMM TOTAL	\$438,475	\$422,008	3.90%	\$20	\$26	-21.88%	168	164	2.60%
GRAND TOTAL	\$550,567	\$570,620	-3.51%	\$505,000	\$503,500	0.30%	72	60	20.17%

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