

**Central Okanagan Monthly Statistics**  
**August 2014**

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## Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
1 Units Listed	826	859	-3.84%	7,446	7,335	1.51%
2 Units Sold	548	444	23.42%	3,745	3,070	21.99%
3 Sales Volume	\$236,171,411	\$166,953,431	41.46%	\$1,572,619,982	\$1,174,530,819	33.89%
4 List/Sell Ratio	96.46%	95.44%		96.04%	95.70%	
5 Days to Sell	97	117	-17.54%	104	119	-12.30%
6 Active Listings	3,827	4,544	-15.78%			
<b>Area = North Okanagan</b>						
1 Units Listed	339	299	13.38%	2,998	2,836	5.71%
2 Units Sold	208	181	14.92%	1,407	1,052	33.75%
3 Sales Volume	\$77,327,230	\$61,508,932	25.72%	\$492,396,432	\$345,558,836	42.49%
4 List/Sell Ratio	95.86%	95.23%		96.02%	95.42%	
5 Days to Sell	136	166	-17.84%	137	150	-8.73%
6 Active Listings	2,252	2,431	-7.36%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	195	209	-6.70%	1,828	1,869	-2.19%
2 Units Sold	123	92	33.70%	741	554	33.75%
3 Sales Volume	\$35,596,011	\$29,645,421	20.07%	\$214,964,886	\$155,336,998	38.39%
4 List/Sell Ratio	95.58%	93.49%		93.97%	94.13%	
5 Days to Sell	157	162	-2.75%	179	157	14.16%
6 Active Listings	1,716	1,785	-3.87%			
<b>Area = Grand Total</b>						
1 Units Listed	1,360	1,367	-0.51%	12,272	12,040	1.93%
2 Units Sold	879	717	22.59%	5,893	4,676	26.03%
3 Sales Volume	\$349,094,652	\$258,107,784	35.25%	\$2,279,981,300	\$1,675,426,654	36.08%
4 List/Sell Ratio	96.24%	95.16%		95.84%	95.49%	
5 Days to Sell	115	135	-15.31%	121	130	-6.84%
6 Active Listings	7,795	8,760	-11.02%			

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Central Okanagan Statistics -- August 2014

**Quick Summary Part 1**

			<b>Residential</b>	
<b>Description</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>
<b>This Month</b>	548	\$236,171,411	238	\$122,445,135
<b>Last Month</b>	582	\$247,970,931	279	\$147,320,695
<b>This Month Last Year</b>	444	\$166,953,431	208	\$99,480,721

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	826	3,827
<b>Last Month</b>	937	3,973
<b>This Month Last Year</b>	859	4,544

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Central Okanagan Statistics -- August 2014

## Quick Summary Part 2

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### Condo/Apt

Sales	123
New Listings	119
Current Inventory	579
Sell/Inv. Ratio	21.24%
Days to Sell	103
Average Price	\$258,837
Median Price	\$227,500

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### Condo/Townhouse

Sales	79
New Listings	103
Current Inventory	424
Sell/Inv. Ratio	18.63%
Days to Sell	110
Average Price	\$354,139
Median Price	\$331,300

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### Lots

Sales	31
New Listings	90
Current Inventory	518
Sell/Inv. Ratio	5.98%
Days to Sell	179
Average Price	\$299,381
Median Price	\$220,000

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### Residential

Sales	238
New Listings	374
Current Inventory	1,257
Sell/Inv. Ratio	18.93%
Days to Sell	68
Average Price	\$514,475
Median Price	\$466,000
Ratio of Sales vs Inventory	17.97%

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Central Okanagan Statistics -- August 2014

## 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%
<b>Zone = Central Okanagan</b>									
Acreage/House	23	31	-25.81%	309	288	7.29	235	234	0.43
Duplex	13	19	-31.58%	131	132	-0.76	52	65	-20.00
Mobile Home	43	41	4.88%	310	338	-8.28	138	205	-32.68
Recreational	1	4	-75.00%	28	39	-28.21	29	39	-25.64
Residential	374	352	6.25%	3,259	3,201	1.81	1,257	1,477	-14.90
Residential WF	13	8	62.50%	128	112	14.29	102	117	-12.82
3/4-Plex	1	1	0.00%	13	8	62.50	8	8	0.00
Timeshare	0	0	0.00%	6	6	0.00	3	8	-62.50
Apartment	119	159	-25.16%	1,246	1,309	-4.81	579	822	-29.56
Townhouse	103	123	-16.26%	951	871	9.18	424	456	-7.02
RES TOTAL	690	738.00	-6.50%	6,381	6,304	1.22%	2,827	3,431	-17.60
FARMS	7	7	0.00%	58	54	7.41	58	57	1.75
MULTIFAMILY	3	2	50.00%	13	17	-23.53	16	16	0.00
Acreage	22	15	46.67%	123	113	8.85	117	125	-6.40
Acreage WF	4	4	0.00%	18	18	0.00	22	28	-21.43
Lots	63	49	28.57%	425	408	4.17	361	448	-19.42
Lots WF	1	3	-66.67%	15	21	-28.57	18	25	-28.00
LOTS TOTAL	90	71.00	26.76%	581	560	3.75%	518	626	-17.25
Business	6	10	-40.00%	61	70	-12.86	54	61	-11.48
Commercial	21	24	-12.50%	285	261	9.20	271	277	-2.17
Land	8	6	33.33%	62	62	0.00	78	72	8.33
COMM TOTAL	35	40.00	-12.50%	408	393	3.82%	403	410	-1.71
<b>GRAND TOTAL</b>	<b>825</b>	<b>858</b>	<b>-3.85%</b>	<b>7,441</b>	<b>7,328</b>	<b>1.54%</b>	<b>3,822</b>	<b>4,540</b>	<b>-15.81</b>

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Central Okanagan Statistics -- August 2014

## 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
<b>Zone = Central Okanagan</b>								
Acreage/House	20	5	300.00%	\$20,396,388	\$5,713,000	257.02%	93.17%	90.67%
Duplex	10	6	66.67%	\$3,031,675	\$1,942,500	56.07%	97.97%	99.10%
Mobile Home	24	19	26.32%	\$2,211,300	\$1,399,000	58.06%	94.71%	92.51%
Recreational	2	1	100.00%	\$840,000	\$75,500	1,012.58%	95.02%	95.57%
Residential	238	208	14.42%	\$122,445,135	\$99,480,721	23.08%	97.17%	96.07%
Residential WF	8	3	166.67%	\$17,023,000	\$4,445,000	282.97%	95.57%	89.98%
3/4-Plex	0	1	-100.00%	\$0	\$750,000	-100.00%	0.00%	97.53%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	123	98	25.51%	\$31,836,957	\$22,406,049	42.09%	96.76%	95.30%
Townhouse	79	66	19.70%	\$27,977,014	\$22,957,047	21.87%	97.70%	95.85%
RES TOTAL	504	407	23.83%	\$225,761,469	\$159,168,817	41.84%	96.66%	95.55%
FARMS	0	1	-100.00%	\$0	\$781,000	-100.00%	0.00%	97.63%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	6	5	20.00%	\$2,780,000	\$1,317,000	111.09%	94.21%	90.67%
Acreage WF	1	2	-50.00%	\$1,469,750	\$1,300,000	13.06%	81.65%	87.96%
Lots	24	23	4.35%	\$5,031,046	\$3,499,089	43.78%	95.77%	94.38%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	31	30	3.33%	\$9,280,796	\$6,116,089	51.74%	92.77%	92.14%
Business	1	1	0.00%	\$365,000	\$4,500	8,011.11%	85.88%	0.00%
Commercial	12	5	140.00%	\$764,146	\$883,026	-13.46%	92.19%	96.52%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	13	6	116.67%	\$1,129,146	\$887,526	27.22%	90.05%	96.23%
<b>GRAND TOTAL</b>	<b>548</b>	<b>444</b>	<b>23.42%</b>	<b>\$236,171,411</b>	<b>\$166,953,431</b>	<b>41.46%</b>	<b>96.46%</b>	<b>95.44%</b>

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Central Okanagan Statistics -- August 2014

## 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
<b>Zone = Central Okanagan</b>								
Acreage/House	87	67	29.85%	\$87,913,154	\$54,824,800	60.35%	91.11%	93.33%
Duplex	67	66	1.52%	\$21,875,194	\$21,357,040	2.43%	97.36%	96.06%
Mobile Home	174	134	29.85%	\$14,856,066	\$11,144,670	33.30%	93.07%	92.30%
Recreational	10	9	11.11%	\$2,075,400	\$982,250	111.29%	93.68%	92.70%
Residential	1,766	1,535	15.05%	\$879,568,687	\$705,787,536	24.62%	96.95%	96.07%
Residential WF	43	20	115.00%	\$80,467,500	\$31,256,551	157.44%	92.39%	91.21%
3/4-Plex	4	3	33.33%	\$2,470,000	\$2,034,000	21.44%	97.52%	95.59%
Timeshare	2	0	0.00%	\$253,500	\$0	0.00%	98.35%	0.00%
Apartment	712	531	34.09%	\$177,528,787	\$126,911,825	39.88%	95.93%	94.87%
Townhouse	560	419	33.65%	\$205,215,937	\$147,862,024	38.79%	97.57%	96.48%
RES TOTAL	3,425	2,784	23.02%	\$1,472,224,225	\$1,102,160,696	33.58%	96.25%	95.66%
FARMS	5	5	0.00%	\$8,220,000	\$4,738,000	73.49%	92.53%	92.67%
MULTIFAMILY	2	0	0.00%	\$3,136,500	\$0	0.00%	98.05%	0.00%
Acreage	29	22	31.82%	\$20,667,000	\$7,654,000	170.02%	92.99%	90.33%
Acreage WF	2	3	-33.33%	\$1,687,250	\$2,912,000	-42.06%	80.38%	91.63%
Lots	171	161	6.21%	\$34,497,912	\$32,035,716	7.69%	95.03%	92.86%
Lots WF	4	2	100.00%	\$4,844,000	\$2,140,000	126.36%	80.88%	85.84%
LOTS TOTAL	206	188	9.57%	\$61,696,162	\$44,741,716	37.89%	92.61%	91.98%
Business	13	10	30.00%	\$3,573,900	\$2,073,705	72.34%	89.67%	83.86%
Commercial	87	77	12.99%	\$17,201,195	\$15,232,202	12.93%	93.65%	127.28%
Land	5	3	66.67%	\$6,186,000	\$4,532,500	36.48%	97.29%	78.35%
COMM TOTAL	105	90	16.67%	\$26,961,095	\$21,838,407	23.46%	93.91%	107.98%
<b>GRAND TOTAL</b>	<b>3,743</b>	<b>3,067</b>	<b>22.04%</b>	<b>\$1,572,237,982</b>	<b>\$1,173,478,819</b>	<b>33.98%</b>	<b>96.04%</b>	<b>95.70%</b>

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Central Okanagan Statistics -- August 2014

## 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%
<b>Zone = Central Okanagan</b>									
Acreage/House	\$1,019,819	\$1,142,600	-10.75%	\$650,000	\$925,000	-29.73%	162	201	-19.53%
Duplex	\$303,168	\$323,750	-6.36%	\$315,500	\$317,000	-0.47%	58	114	-48.96%
Mobile Home	\$92,138	\$73,632	25.13%	\$89,450	\$66,500	34.51%	99	82	21.12%
Recreational	\$420,000	\$75,500	456.29%	\$420,000	\$75,500	456.29%	70	148	-53.04%
Residential	\$514,475	\$478,273	7.57%	\$466,000	\$435,000	7.13%	68	90	-24.09%
Residential WF	\$2,127,875	\$1,481,667	43.61%	\$2,065,000	\$1,500,000	37.67%	121	153	-21.00%
3/4-Plex		\$750,000			\$750,000			21	
Timeshare									
Apartment	\$258,837	\$228,633	13.21%	\$227,500	\$205,662	10.62%	103	120	-14.27%
Townhouse	\$354,139	\$347,834	1.81%	\$331,300	\$327,000	1.31%	110	89	23.02%
RES TOTAL	\$447,939	\$391,078	14.54%	\$375,000	\$347,500	7.91%	89	99	-9.86%
FARMS		\$781,000			\$781,000			342	
<b>MULTIFAMILY</b>									
Acreage	\$463,333	\$263,400	75.90%	\$520,500	\$312,500	66.56%	160	166	-3.51%
Acreage WF	\$1,469,750	\$650,000	126.12%	\$1,469,750	\$650,000	126.12%	575	130	344.02%
Lots	\$209,627	\$152,134	37.79%	\$192,500	\$165,000	16.67%	167	408	-59.04%
Lots WF									
LOTS TOTAL	\$299,381	\$203,870	46.85%	\$220,000	\$165,000	33.33%	179	349	-48.74%
Business	\$365,000	\$4,500	8,011.11%	\$365,000	\$4,500	8,011.11%	183	714	-74.37%
Commercial	\$63,679	\$176,605	-63.94%	\$16	\$18,000	-99.91%	212	97	118.92%
Land									
COMM TOTAL	\$86,857	\$147,921	-41.28%	\$16	\$11,250	-99.86%	210	200	5.02%
<b>GRAND TOTAL</b>	<b>\$430,970</b>	<b>\$376,021</b>	<b>14.61%</b>	<b>\$369,500</b>	<b>\$336,500</b>	<b>9.81%</b>	<b>97</b>	<b>117</b>	<b>-17.54%</b>

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Central Okanagan Statistics -- August 2014

## 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%
<b>Zone = Central Okanagan</b>									
Acreage/House	\$1,010,496	\$818,281	23.49%	\$730,000	\$700,000	4.29%	134	146	-8.16%
Duplex	\$326,495	\$323,592	0.90%	\$315,500	\$293,250	7.59%	69	82	-15.90%
Mobile Home	\$85,380	\$83,169	2.66%	\$74,950	\$70,000	7.07%	116	115	0.35%
Recreational	\$207,540	\$109,139	90.16%	\$160,650	\$94,250	70.45%	50	419	-88.10%
Residential	\$498,057	\$459,796	8.32%	\$450,750	\$420,000	7.32%	76	89	-14.30%
Residential WF	\$1,871,337	\$1,562,828	19.74%	\$1,640,000	\$1,604,976	2.18%	137	166	-17.55%
3/4-Plex	\$617,500	\$678,000	-8.92%	\$632,500	\$750,000	-15.67%	190	221	-14.12%
Timeshare	\$126,750			\$126,750			226		
Apartment	\$249,338	\$239,005	4.32%	\$225,000	\$215,000	4.65%	108	118	-8.41%
Townhouse	\$366,457	\$352,893	3.84%	\$348,250	\$329,900	5.56%	105	100	4.99%
RES TOTAL	\$429,846	\$395,891	8.58%	\$380,000	\$360,000	5.56%	92	100	-8.55%
FARMS	\$1,644,000	\$947,600	73.49%	\$1,370,000	\$877,000	56.21%	165	175	-5.61%
MULTIFAMILY	\$1,568,250			\$1,568,250			226		
Acreage	\$712,655	\$347,909	104.84%	\$315,000	\$337,500	-6.67%	245	269	-8.82%
Acreage WF	\$843,625	\$970,667	-13.09%	\$843,625	\$925,000	-8.80%	776	102	657.82%
Lots	\$201,742	\$198,980	1.39%	\$189,500	\$180,000	5.28%	254	383	-33.65%
Lots WF	\$1,211,000	\$1,070,000	13.18%	\$962,000	\$1,070,000	-10.09%	309	437	-29.32%
LOTS TOTAL	\$299,496	\$237,988	25.85%	\$195,000	\$183,950	6.01%	259	366	-29.19%
Business	\$274,915	\$207,371	32.57%	\$150,000	\$132,853	12.91%	190	270	-29.90%
Commercial	\$197,715	\$197,821	-0.05%	\$16	\$36,366	-99.96%	182	135	35.02%
Land	\$1,237,200	\$1,510,833	-18.11%	\$720,000	\$1,520,000	-52.63%	433	473	-8.46%
COMM TOTAL	\$256,772	\$242,649	5.82%	\$22	\$54,464	-99.96%	195	161	20.96%
<b>GRAND TOTAL</b>	<b>\$420,048</b>	<b>\$382,615</b>	<b>9.78%</b>	<b>\$370,000</b>	<b>\$347,500</b>	<b>6.47%</b>	<b>104</b>	<b>118</b>	<b>-12.22%</b>

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