

**Central Okanagan Monthly Statistics  
August 2018**

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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	993	955	3.98%	8,222	7,803	5.37%
2 Units Sold	449	591	-24.03%	3,700	4,673	-20.82%
3 Sales Volume	\$245,341,349	\$307,864,426	-20.31%	\$2,105,342,806	\$2,464,569,137	-14.58%
4 List/Sell Ratio	96.73%	97.61%		97.28%	97.83%	
5 Days to Sell	70	56	24.80%	61	59	3.79%
6 Active Listings	3,361	2,712	23.93%			
<b>Area = North Okanagan</b>						
1 Units Listed	335	383	-12.53%	2,897	2,879	0.63%
2 Units Sold	200	257	-22.18%	1,468	1,804	-18.63%
3 Sales Volume	\$88,763,045	\$105,929,849	-16.21%	\$672,275,800	\$749,054,866	-10.25%
4 List/Sell Ratio	97.56%	97.69%		97.08%	97.13%	
5 Days to Sell	79	82	-4.06%	82	95	-13.55%
6 Active Listings	1,606	1,468	9.40%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	216	212	1.89%	1,876	1,801	4.16%
2 Units Sold	155	161	-3.73%	900	987	-8.81%
3 Sales Volume	\$53,849,202	\$57,846,088	-6.91%	\$328,949,408	\$344,146,697	-4.42%
4 List/Sell Ratio	96.31%	95.49%		96.25%	96.46%	
5 Days to Sell	99	98	1.39%	109	110	-0.37%
6 Active Listings	1,226	1,092	12.27%			
<b>Area = Grand Total</b>						
1 Units Listed	1,544	1,550	-0.39%	12,995	12,483	4.10%
2 Units Sold	804	1,009	-20.32%	6,068	7,464	-18.70%
3 Sales Volume	\$387,953,596	\$471,640,363	-17.74%	\$3,106,568,014	\$3,557,770,700	-12.68%
4 List/Sell Ratio	96.86%	97.36%		97.13%	97.55%	
5 Days to Sell	78	69	12.18%	73	74	-1.34%
6 Active Listings	6,193	5,272	17.47%			

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

Central Okanagan Statistics -- August 2018

**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>	449	\$245,341,349	190	\$130,608,544
<b>Last Month</b>	476	\$299,662,461	201	\$157,262,013
<b>This Month Last Year</b>	591	\$307,864,426	231	\$157,729,939

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	993	3,361
<b>Last Month</b>	1,096	3,317
<b>This Month Last Year</b>	955	2,712

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Central Okanagan Statistics -- August 2018

## Quick Summary Part 2

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### Condo/Apt

Sales	116
New Listings	170
Current Inventory	554
Sell/Inv. Ratio	20.94%
Days to Sell	60
Average Price	\$354,728
Median Price	\$328,000

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### Condo/Townhouse

Sales	75
New Listings	122
Current Inventory	359
Sell/Inv. Ratio	20.89%
Days to Sell	67
Average Price	\$504,574
Median Price	\$500,000

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### Lots

Sales	16
New Listings	71
Current Inventory	416
Sell/Inv. Ratio	3.85%
Days to Sell	215
Average Price	\$417,478
Median Price	\$336,000

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### Residential

Sales	190
New Listings	454
Current Inventory	1,265
Sell/Inv. Ratio	15.02%
Days to Sell	60
Average Price	\$687,413
Median Price	\$640,500
Ratio of Sales vs Inventory	17.88%

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Central Okanagan Statistics -- August 2018

## 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	34	36	-5.56%	229	274	-16.42	155	180	-13.89
Duplex	27	17	58.82%	201	136	47.79	72	26	176.92
Mobile Home	39	31	25.81%	283	241	17.43	92	71	29.58
Recreational	1	3	-66.67%	21	18	16.67	12	10	20.00
Residential	454	464	-2.16%	3,555	3,302	7.66	1,265	958	32.05
Residential WF	12	8	50.00%	110	91	20.88	87	65	33.85
3/4-Plex	0	4	-100.00%	18	23	-21.74	7	11	-36.36
Timeshare	0	0	0.00%	0	1	-100.00		1	
Apartment	170	170	0.00%	1,723	1,610	7.02	554	387	43.15
Townhouse	122	124	-1.61%	1,061	999	6.21	359	250	43.60
RES TOTAL	859	857.00	0.23%	7,201	6,695	7.56%	2,603	1,959	32.87
FARMS	4	6	-33.33%	42	58	-27.59	25	41	-39.02
MULTIFAMILY	2	1	100.00%	12	14	-14.29	9	8	12.50
Acreage	11	4	175.00%	52	79	-34.18	42	58	-27.59
Acreage WF	3	0	0.00%	18	11	63.64	19	14	35.71
Lots	57	48	18.75%	497	493	0.81	342	260	31.54
Lots WF	0	2	-100.00%	16	17	-5.88	13	16	-18.75
LOTS TOTAL	71	54.00	31.48%	583	600	-2.83%	416	348	19.54
Business	5	6	-16.67%	79	78	1.28	52	68	-23.53
Commercial	42	22	90.91%	248	269	-7.81	200	212	-5.66
Land	10	9	11.11%	56	89	-37.08	56	75	-25.33
COMM TOTAL	57	37.00	54.05%	383	436	-12.16%	308	355	-13.24
<b>GRAND TOTAL</b>	<b>993</b>	<b>955</b>	<b>3.98%</b>	<b>8,221</b>	<b>7,803</b>	<b>5.36%</b>	<b>3,361</b>	<b>2,711</b>	<b>23.98</b>

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Central Okanagan Statistics -- August 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
<b>Zone = Central Okanagan</b>								
Acreage/House	6	11	-45.45%	\$7,014,000	\$12,340,000	-43.16%	93.85%	95.01%
Duplex	4	12	-66.67%	\$1,982,000	\$6,114,400	-67.58%	97.51%	97.73%
Mobile Home	22	25	-12.00%	\$3,572,500	\$3,510,800	1.76%	95.66%	96.22%
Recreational	0	1	-100.00%	\$0	\$147,900	-100.00%	0.00%	95.48%
Residential	190	231	-17.75%	\$130,608,544	\$157,729,939	-17.19%	97.13%	98.08%
Residential WF	4	4	0.00%	\$14,775,000	\$7,160,000	106.35%	93.86%	91.07%
3/4-Plex	0	2	-100.00%	\$0	\$1,449,000	-100.00%	0.00%	96.73%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	116	161	-27.95%	\$41,148,437	\$55,169,875	-25.42%	97.20%	98.03%
Townhouse	75	96	-21.88%	\$37,843,050	\$43,014,348	-12.02%	97.29%	98.84%
RES TOTAL	417	543	-23.20%	\$236,943,531	\$286,636,262	-17.34%	96.84%	97.82%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	1	-100.00%	\$0	\$1,185,000	-100.00%	0.00%	98.83%
Acreage	1	4	-75.00%	\$405,000	\$3,453,500	-88.27%	92.26%	89.26%
Acreage WF	0	1	-100.00%	\$0	\$179,000	-100.00%	0.00%	94.71%
Lots	14	23	-39.13%	\$4,174,649	\$6,353,200	-34.29%	94.68%	96.75%
Lots WF	1	1	0.00%	\$2,100,000	\$2,100,000	0.00%	91.50%	95.67%
LOTS TOTAL	16	29	-44.83%	\$6,679,649	\$12,085,700	-44.73%	93.51%	94.27%
Business	2	3	-33.33%	\$418,000	\$1,301,795	-67.89%	87.63%	91.94%
Commercial	13	11	18.18%	\$169	\$3,148,669	-99.99%	0.00%	92.64%
Land	1	4	-75.00%	\$1,300,000	\$3,507,000	-62.93%	96.37%	98.48%
COMM TOTAL	16	18	-11.11%	\$1,718,169	\$7,957,464	-78.41%	94.09%	95.01%
<b>GRAND TOTAL</b>	<b>449</b>	<b>591</b>	<b>-24.03%</b>	<b>\$245,341,349</b>	<b>\$307,864,426</b>	<b>-20.31%</b>	<b>96.73%</b>	<b>97.61%</b>

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Central Okanagan Statistics -- August 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
<b>Zone = Central Okanagan</b>								
Acreage/House	63	88	-28.41%	\$78,560,800	\$110,164,258	-28.69%	94.53%	94.97%
Duplex	62	96	-35.42%	\$33,444,313	\$44,280,490	-24.47%	97.37%	99.00%
Mobile Home	160	179	-10.61%	\$27,045,180	\$25,115,249	7.68%	96.28%	96.49%
Recreational	3	8	-62.50%	\$758,300	\$914,800	-17.11%	96.75%	95.62%
Residential	1,548	1,914	-19.12%	\$1,116,613,242	\$1,295,546,787	-13.81%	97.92%	98.41%
Residential WF	36	25	44.00%	\$107,594,340	\$45,379,750	137.10%	94.03%	94.44%
3/4-Plex	8	13	-38.46%	\$6,332,500	\$8,567,688	-26.09%	96.46%	96.75%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	994	1,176	-15.48%	\$348,409,335	\$393,681,480	-11.50%	97.88%	98.19%
Townhouse	516	703	-26.60%	\$255,544,382	\$320,524,958	-20.27%	97.92%	99.00%
RES TOTAL	3,390	4,202	-19.32%	\$1,974,302,393	\$2,244,175,460	-12.03%	97.51%	98.18%
FARMS	7	14	-50.00%	\$17,665,000	\$19,115,000	-7.59%	88.00%	94.44%
MULTIFAMILY	1	5	-80.00%	\$1,310,000	\$6,305,000	-79.22%	101.16%	96.20%
Acreage	14	34	-58.82%	\$9,562,000	\$19,746,900	-51.58%	93.72%	93.71%
Acreage WF	1	8	-87.50%	\$2,050,000	\$4,148,500	-50.58%	82.00%	94.05%
Lots	143	270	-47.04%	\$42,881,273	\$79,057,692	-45.76%	96.21%	97.59%
Lots WF	2	4	-50.00%	\$2,380,000	\$3,377,000	-29.52%	91.72%	94.63%
LOTS TOTAL	160	316	-49.37%	\$56,873,273	\$106,330,092	-46.51%	95.00%	96.61%
Business	10	11	-9.09%	\$2,575,000	\$5,414,695	-52.44%	82.81%	89.67%
Commercial	122	102	19.61%	\$35,572,139	\$35,459,288	0.32%	95.61%	92.47%
Land	9	23	-60.87%	\$16,322,000	\$47,769,602	-65.83%	94.42%	91.70%
COMM TOTAL	141	136	3.68%	\$54,469,139	\$88,643,585	-38.55%	94.56%	91.88%
<b>GRAND TOTAL</b>	<b>3,699</b>	<b>4,673</b>	<b>-20.84%</b>	<b>\$2,104,619,806</b>	<b>\$2,464,569,137</b>	<b>-14.60%</b>	<b>97.28%</b>	<b>97.83%</b>

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Central Okanagan Statistics -- August 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%
<b>Zone = Central Okanagan</b>									
Acreage/House	\$1,169,000	\$1,121,818	4.21%	\$1,112,500	\$900,000	23.61%	110	101	8.78%
Duplex	\$495,500	\$509,533	-2.75%	\$415,250	\$449,500	-7.62%	45	57	-21.47%
Mobile Home	\$162,386	\$140,432	15.63%	\$155,000	\$130,000	19.23%	38	67	-43.08%
Recreational		\$147,900			\$147,900			15	
Residential	\$687,413	\$682,814	0.67%	\$640,500	\$648,000	-1.16%	60	46	30.05%
Residential WF	\$3,693,750	\$1,790,000	106.35%	\$3,800,000	\$1,980,000	91.92%	178	140	27.55%
3/4-Plex		\$724,500			\$724,500			58	
Timeshare									
Apartment	\$354,728	\$342,670	3.52%	\$328,000	\$311,500	5.30%	60	40	49.67%
Townhouse	\$504,574	\$448,066	12.61%	\$500,000	\$431,950	15.75%	67	44	53.67%
RES TOTAL	\$568,210	\$527,875	7.64%	\$525,000	\$486,000	8.02%	62	47	31.86%
<b>FARMS</b>									
MULTIFAMILY		\$1,185,000			\$1,185,000			56	
Acreage	\$405,000	\$863,375	-53.09%	\$405,000	\$482,500	-16.06%	135	121	12.03%
Acreage WF		\$179,000			\$179,000			365	
Lots	\$298,189	\$276,226	7.95%	\$300,500	\$290,000	3.62%	191	107	77.31%
Lots WF	\$2,100,000	\$2,100,000	0.00%	\$2,100,000	\$2,100,000	0.00%	643	37	1,637.84%
LOTS TOTAL	\$417,478	\$416,748	0.18%	\$336,000	\$295,000	13.90%	215	116	86.11%
Business	\$209,000	\$433,932	-51.84%	\$209,000	\$65,000	221.54%	124	85	45.31%
Commercial	\$13	\$286,243	-100.00%	\$13	\$300,000	-100.00%	153	167	-8.29%
Land	\$1,300,000	\$876,750	48.27%	\$1,300,000	\$825,500	57.48%	75	576	-86.97%
COMM TOTAL	\$107,386	\$442,081	-75.71%	\$14	\$465,550	-100.00%	145	244	-40.79%
<b>GRAND TOTAL</b>	<b>\$546,417</b>	<b>\$520,921</b>	<b>4.89%</b>	<b>\$499,000</b>	<b>\$475,000</b>	<b>5.05%</b>	<b>70</b>	<b>56</b>	<b>24.80%</b>

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Central Okanagan Statistics -- August 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%
<b>Zone = Central Okanagan</b>									
Acreage/House	\$1,246,997	\$1,251,867	-0.39%	\$970,000	\$1,058,750	-8.38%	115	103	11.67%
Duplex	\$539,424	\$461,255	16.95%	\$462,500	\$422,450	9.48%	50	46	9.71%
Mobile Home	\$169,032	\$140,309	20.47%	\$167,500	\$130,000	28.85%	56	68	-17.16%
Recreational	\$252,767	\$114,350	121.05%	\$142,800	\$99,950	42.87%	24	29	-15.36%
Residential	\$721,326	\$676,879	6.57%	\$668,950	\$624,950	7.04%	52	47	11.68%
Residential WF	\$2,988,732	\$1,815,190	64.65%	\$2,775,000	\$2,000,000	38.75%	113	108	3.94%
3/4-Plex	\$791,563	\$659,053	20.11%	\$790,000	\$589,000	34.13%	59	40	46.00%
Timeshare									
Apartment	\$350,512	\$334,763	4.70%	\$329,900	\$305,450	8.00%	49	44	9.99%
Townhouse	\$495,241	\$455,939	8.62%	\$482,500	\$435,000	10.92%	54	45	20.22%
RES TOTAL	\$582,390	\$534,073	9.05%	\$525,000	\$480,000	9.38%	53	48	10.99%
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	\$1,261,000	3.89%	\$1,310,000	\$950,000	37.89%	28	93	-69.89%
Acreage	\$683,000	\$580,791	17.60%	\$562,500	\$482,500	16.58%	137	175	-21.81%
Acreage WF	\$2,050,000	\$518,563	295.32%	\$2,050,000	\$250,000	720.00%	133	233	-42.92%
Lots	\$299,869	\$292,806	2.41%	\$275,000	\$263,500	4.36%	126	116	8.51%
Lots WF	\$1,190,000	\$844,250	40.95%	\$1,190,000	\$575,000	106.96%	448	352	27.13%
LOTS TOTAL	\$355,458	\$336,488	5.64%	\$284,999	\$279,000	2.15%	131	129	2.06%
Business	\$257,500	\$492,245	-47.69%	\$165,500	\$120,000	37.92%	123	167	-26.23%
Commercial	\$291,575	\$347,640	-16.13%	\$20	\$22	-5.81%	166	207	-20.02%
Land	\$1,813,556	\$2,076,939	-12.68%	\$1,460,000	\$1,069,000	36.58%	145	261	-44.54%
COMM TOTAL	\$386,306	\$651,791	-40.73%	\$23	\$104,950	-99.98%	162	213	-24.27%
<b>GRAND TOTAL</b>	<b>\$568,970</b>	<b>\$527,406</b>	<b>7.88%</b>	<b>\$502,000</b>	<b>\$460,750</b>	<b>8.95%</b>	<b>61</b>	<b>59</b>	<b>3.78%</b>

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