

**Central Okanagan Monthly Statistics  
August 2020**

# Table of Contents

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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
<b>Area = Central Okanagan</b>						
1 Units Listed	935	958	-2.40%	7,317	8,139	-10.10%
2 Units Sold	715	486	47.12%	3,521	3,386	3.99%
3 Sales Volume	\$475,371,326	\$272,506,351	74.44%	\$2,145,423,631	\$1,868,840,155	14.80%
4 List/Sell Ratio	96.81%	96.60%		96.69%	96.55%	
5 Days to Sell	78	69	12.39%	79	71	11.16%
6 Active Listings	3,177	3,645	-12.84%			
<b>Area = North Okanagan</b>						
1 Units Listed	356	333	6.91%	2,501	2,875	-13.01%
2 Units Sold	287	192	49.48%	1,406	1,428	-1.54%
3 Sales Volume	\$160,403,350	\$80,968,256	98.11%	\$699,718,302	\$681,735,698	2.64%
4 List/Sell Ratio	96.96%	96.88%		96.96%	96.67%	
5 Days to Sell	103	87	18.49%	98	83	17.87%
6 Active Listings	1,357	1,623	-16.39%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	189	167	13.17%	1,411	1,732	-18.53%
2 Units Sold	183	127	44.09%	745	762	-2.23%
3 Sales Volume	\$77,885,406	\$50,731,918	53.52%	\$314,045,154	\$308,093,171	1.93%
4 List/Sell Ratio	95.40%	95.79%		96.30%	95.60%	
5 Days to Sell	107	104	2.91%	119	106	11.72%
6 Active Listings	883	1,214	-27.27%			
<b>Area = Grand Total</b>						
1 Units Listed	1,480	1,458	1.51%	11,229	12,746	-11.90%
2 Units Sold	1,185	805	47.20%	5,672	5,576	1.72%
3 Sales Volume	\$713,660,082	\$404,206,525	76.56%	\$3,159,187,088	\$2,858,669,024	10.51%
4 List/Sell Ratio	96.69%	96.56%		96.71%	96.47%	
5 Days to Sell	89	79	12.00%	89	79	12.61%
6 Active Listings	5,417	6,482	-16.43%			

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

Central Okanagan Statistics -- August 2020

**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>	715	\$475,371,326	317	\$258,914,990
<b>Last Month</b>	754	\$508,734,641	336	\$273,196,012
<b>This Month Last Year</b>	486	\$272,506,351	195	\$140,529,655

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	935	3,177
<b>Last Month</b>	1,196	3,376
<b>This Month Last Year</b>	958	3,645

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Central Okanagan Statistics -- August 2020

## Quick Summary Part 2

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<b>Condo/Apt</b>	
Sales	146
New Listings	218
Current Inventory	667
Sell/Inv. Ratio	21.89%
Days to Sell	69
Average Price	\$370,620
Median Price	\$340,000

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<b>Condo/Townhouse</b>	
Sales	110
New Listings	141
Current Inventory	364
Sell/Inv. Ratio	30.22%
Days to Sell	70
Average Price	\$582,185
Median Price	\$535,000

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<b>Lots</b>	
Sales	39
New Listings	52
Current Inventory	425
Sell/Inv. Ratio	9.18%
Days to Sell	217
Average Price	\$590,941
Median Price	\$315,000

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<b>Residential</b>	
Sales	317
New Listings	374
Current Inventory	961
Sell/Inv. Ratio	32.99%
Days to Sell	61
Average Price	\$816,767
Median Price	\$724,200
Ratio of Sales vs Inventory	26.13%

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Central Okanagan Statistics -- August 2020

## 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	17	31	-45.16%	172	217	-20.74	110	147	-25.17
Duplex	18	25	-28.00%	146	175	-16.57	55	70	-21.43
Mobile Home	41	42	-2.38%	286	340	-15.88	89	133	-33.08
Recreational	2	1	100.00%	24	27	-11.11	13	21	-38.10
Residential	374	419	-10.74%	2,909	3,341	-12.93	961	1,293	-25.68
Residential WF	9	9	0.00%	105	134	-21.64	75	114	-34.21
3/4-Plex	1	2	-50.00%	10	19	-47.37	7	7	0.00
Timeshare	1	0	0.00%	3	1	200.00	2	2	0.00
Apartment	218	194	12.37%	1,645	1,674	-1.73	667	596	11.91
Townhouse	141	122	15.57%	1,046	1,153	-9.28	364	371	-1.89
RES TOTAL	822	845.00	-2.72%	6,346	7,081	-10.38%	2,343	2,754	-14.92
FARMS	3	4	-25.00%	37	33	12.12	24	30	-20.00
MULTIFAMILY	0	4	-100.00%	26	16	62.50	17	10	70.00
Acreage	7	5	40.00%	48	46	4.35	43	46	-6.52
Acreage WF	3	2	50.00%	13	14	-7.14	14	16	-12.50
Lots	38	56	-32.14%	408	538	-24.16	350	434	-19.35
Lots WF	4	1	300.00%	24	20	20.00	18	20	-10.00
LOTS TOTAL	52	64.00	-18.75%	493	618	-20.23%	425	516	-17.64
Business	9	9	0.00%	53	80	-33.75	42	73	-42.47
Commercial	44	25	76.00%	310	262	18.32	270	209	29.19
Land	5	7	-28.57%	52	49	6.12	56	53	5.66
COMM TOTAL	58	41.00	41.46%	415	391	6.14%	368	335	9.85
<b>GRAND TOTAL</b>	<b>935</b>	<b>958</b>	<b>-2.40%</b>	<b>7,317</b>	<b>8,139</b>	<b>-10.10%</b>	<b>3,177</b>	<b>3,645</b>	<b>-12.84</b>

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Central Okanagan Statistics -- August 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
<b>Zone = Central Okanagan</b>								
Acreage/House	19	11	72.73%	\$22,709,200	\$10,188,500	122.89%	93.59%	95.95%
Duplex	15	13	15.38%	\$7,907,627	\$6,823,600	15.89%	98.56%	96.15%
Mobile Home	36	18	100.00%	\$7,593,050	\$3,454,500	119.80%	96.13%	95.57%
Recreational	2	1	100.00%	\$423,000	\$95,000	345.26%	89.05%	86.44%
Residential	317	195	62.56%	\$258,914,990	\$140,529,655	84.24%	97.50%	96.82%
Residential WF	12	5	140.00%	\$29,799,100	\$10,490,000	184.07%	94.32%	92.15%
3/4-Plex	1	1	0.00%	\$1,286,000	\$340,000	278.24%	92.52%	101.52%
Apartment	146	125	16.80%	\$54,110,571	\$44,342,701	22.03%	97.01%	96.84%
Townhouse	110	79	39.24%	\$64,040,355	\$39,676,000	61.41%	97.98%	97.77%
RES TOTAL	658	448	46.88%	\$446,783,893	\$255,939,956	74.57%	97.05%	96.70%
FARMS	1	0	0.00%	\$1,932,000	\$0	0.00%	92.04%	0.00%
MULTIFAMILY	2	1	100.00%	\$3,126,000	\$2,430,000	28.64%	88.31%	93.64%
Acreage	4	4	0.00%	\$4,375,000	\$1,895,000	130.87%	91.66%	91.86%
Acreage WF	1	0	0.00%	\$5,000,000	\$0	0.00%	90.91%	0.00%
Lots	32	20	60.00%	\$10,276,699	\$5,841,799	75.92%	96.77%	95.95%
Lots WF	2	0	0.00%	\$3,395,000	\$0	0.00%	92.41%	0.00%
LOTS TOTAL	39	24	62.50%	\$23,046,699	\$7,736,799	197.88%	93.81%	94.91%
Business	0	1	-100.00%	\$0	\$190,000	-100.00%	0.00%	83.70%
Commercial	15	12	25.00%	\$482,735	\$6,209,596	-92.23%	100.37%	96.54%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	15	13	15.38%	\$482,735	\$6,399,596	-92.46%	100.37%	96.10%
<b>GRAND TOTAL</b>	<b>715</b>	<b>486</b>	<b>47.12%</b>	<b>\$475,371,326</b>	<b>\$272,506,351</b>	<b>74.44%</b>	<b>96.81%</b>	<b>96.60%</b>

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Central Okanagan Statistics -- August 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
<b>Zone = Central Okanagan</b>								
Acreage/House	67	69	-2.90%	\$82,179,102	\$85,907,111	-4.34%	94.17%	92.75%
Duplex	80	80	0.00%	\$44,636,146	\$42,304,800	5.51%	97.77%	96.85%
Mobile Home	161	167	-3.59%	\$30,301,589	\$28,052,913	8.02%	95.49%	94.62%
Recreational	11	7	57.14%	\$3,421,500	\$1,083,600	215.75%	92.91%	90.19%
Residential	1,568	1,401	11.92%	\$1,200,230,159	\$981,412,773	22.30%	97.25%	97.19%
Residential WF	46	23	100.00%	\$94,239,350	\$43,180,100	118.25%	93.62%	90.34%
3/4-Plex	3	7	-57.14%	\$1,885,900	\$4,110,500	-54.12%	93.62%	98.39%
Apartment	727	818	-11.12%	\$256,481,092	\$294,323,499	-12.86%	97.04%	96.95%
Townhouse	566	567	-0.18%	\$298,763,633	\$280,519,161	6.50%	97.84%	97.69%
RES TOTAL	3,229	3,139	2.87%	\$2,012,138,470	\$1,760,894,457	14.27%	96.98%	96.77%
FARMS	2	3	-33.33%	\$3,402,000	\$3,591,000	-5.26%	93.23%	95.15%
MULTIFAMILY	5	5	0.00%	\$8,786,000	\$12,097,299	-27.37%	91.71%	91.83%
Acreage	17	10	70.00%	\$10,457,998	\$3,462,500	202.04%	92.80%	91.90%
Acreage WF	3	0	0.00%	\$7,050,000	\$0	0.00%	91.96%	0.00%
Lots	150	96	56.25%	\$45,663,794	\$28,537,251	60.01%	95.61%	94.87%
Lots WF	4	4	0.00%	\$4,187,500	\$2,995,000	39.82%	91.79%	91.79%
LOTS TOTAL	174	110	58.18%	\$67,359,292	\$34,994,751	92.48%	94.53%	94.30%
Business	10	12	-16.67%	\$15,988,000	\$1,023,200	1,462.55%	81.04%	74.44%
Commercial	89	108	-17.59%	\$16,895,957	\$38,659,434	-56.30%	95.26%	96.18%
Land	12	9	33.33%	\$20,853,912	\$17,580,015	18.62%	94.50%	86.10%
COMM TOTAL	111	129	-13.95%	\$53,737,869	\$57,262,648	-6.16%	90.26%	92.38%
<b>GRAND TOTAL</b>	<b>3,521</b>	<b>3,386</b>	<b>3.99%</b>	<b>\$2,145,423,631</b>	<b>\$1,868,840,155</b>	<b>14.80%</b>	<b>96.69%</b>	<b>96.55%</b>

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Central Okanagan Statistics -- August 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%
<b>Zone = Central Okanagan</b>									
Acreage/House	\$1,195,221	\$926,227	29.04%	\$1,050,000	\$891,000	17.85%	102	77	33.71%
Duplex	\$527,175	\$524,892	0.43%	\$508,000	\$514,000	-1.17%	60	69	-13.24%
Mobile Home	\$210,918	\$191,917	9.90%	\$186,125	\$183,250	1.57%	70	78	-10.42%
Recreational	\$211,500	\$95,000	122.63%	\$211,500	\$95,000	122.63%	122	106	15.09%
Residential	\$816,767	\$720,665	13.34%	\$724,200	\$656,500	10.31%	61	60	2.97%
Residential WF	\$2,483,258	\$2,098,000	18.36%	\$1,918,750	\$1,100,000	74.43%	106	84	25.79%
3/4-Plex	\$1,286,000	\$340,000	278.24%	\$1,286,000	\$340,000	278.24%	56	3	1,766.67%
Apartment	\$370,620	\$354,742	4.48%	\$340,000	\$330,000	3.03%	69	74	-6.84%
Townhouse	\$582,185	\$502,228	15.92%	\$535,000	\$480,000	11.46%	70	61	15.54%
RES TOTAL	\$679,003	\$571,295	18.85%	\$591,488	\$512,750	15.36%	67	66	2.48%
FARMS	\$1,932,000			\$1,932,000			58		
MULTIFAMILY	\$1,563,000	\$2,430,000	-35.68%	\$1,563,000	\$2,430,000	-35.68%	71	100	-29.50%
Acreage	\$1,093,750	\$473,750	130.87%	\$1,142,500	\$367,500	210.88%	151	178	-15.15%
Acreage WF	\$5,000,000			\$5,000,000			12		
Lots	\$321,147	\$292,090	9.95%	\$295,000	\$324,500	-9.09%	233	93	150.40%
Lots WF	\$1,697,500			\$1,697,500			195		
LOTS TOTAL	\$590,941	\$322,367	83.31%	\$315,000	\$332,000	-5.12%	217	107	102.34%
Business		\$190,000			\$190,000			74	
Commercial	\$32,182	\$517,466	-93.78%	\$15	\$21	-27.71%	198	138	43.51%
Land									
COMM TOTAL	\$32,182	\$492,277	-93.46%	\$15	\$28	-45.45%	198	133	48.81%
<b>GRAND TOTAL</b>	<b>\$664,855</b>	<b>\$560,713</b>	<b>18.57%</b>	<b>\$580,000</b>	<b>\$490,750</b>	<b>18.19%</b>	<b>78</b>	<b>69</b>	<b>12.39%</b>

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Central Okanagan Statistics -- August 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%
<b>Zone = Central Okanagan</b>									
Acreage/House	\$1,226,554	\$1,245,031	-1.48%	\$1,125,000	\$948,000	18.67%	115	112	2.62%
Duplex	\$557,952	\$528,810	5.51%	\$521,500	\$490,050	6.42%	55	64	-14.18%
Mobile Home	\$188,209	\$167,982	12.04%	\$175,000	\$155,000	12.90%	77	70	10.17%
Recreational	\$311,045	\$154,800	100.93%	\$225,000	\$123,600	82.04%	78	118	-34.52%
Residential	\$765,453	\$700,509	9.27%	\$690,000	\$650,000	6.15%	65	60	8.28%
Residential WF	\$2,048,682	\$1,877,396	9.12%	\$1,810,000	\$1,610,000	12.42%	135	112	20.90%
3/4-Plex	\$628,633	\$587,214	7.05%	\$329,900	\$550,000	-40.02%	49	30	65.70%
Apartment	\$352,794	\$359,809	-1.95%	\$334,000	\$337,000	-0.89%	70	66	6.08%
Townhouse	\$527,851	\$494,743	6.69%	\$510,000	\$484,000	5.37%	67	67	1.12%
RES TOTAL	\$623,146	\$560,973	11.08%	\$560,000	\$519,000	7.90%	69	65	6.13%
FARMS	\$1,701,000	\$1,197,000	42.11%	\$1,701,000	\$945,000	80.00%	58	119	-51.82%
MULTIFAMILY	\$1,757,200	\$2,419,460	-27.37%	\$1,535,000	\$2,430,000	-36.83%	94	110	-14.86%
Acreage	\$615,176	\$346,250	77.67%	\$550,000	\$280,000	96.43%	110	176	-37.46%
Acreage WF	\$2,350,000			\$1,500,000			131		
Lots	\$304,425	\$297,263	2.41%	\$290,000	\$275,000	5.45%	194	136	42.14%
Lots WF	\$1,046,875	\$748,750	39.82%	\$688,750	\$612,500	12.45%	146	138	5.63%
LOTS TOTAL	\$387,122	\$318,134	21.69%	\$297,500	\$276,000	7.79%	184	140	31.02%
Business	\$1,598,800	\$85,267	1,775.06%	\$112,500	\$71,500	57.34%	222	176	26.27%
Commercial	\$189,842	\$357,958	-46.97%	\$18	\$17	8.27%	167	148	13.36%
Land	\$1,737,826	\$1,953,335	-11.03%	\$1,687,675	\$890,000	89.63%	571	350	62.95%
COMM TOTAL	\$484,125	\$443,896	9.06%	\$24	\$21	15.12%	216	164	31.30%
<b>GRAND TOTAL</b>	<b>\$609,322</b>	<b>\$551,932</b>	<b>10.40%</b>	<b>\$545,000</b>	<b>\$504,250</b>	<b>8.08%</b>	<b>79</b>	<b>71</b>	<b>11.16%</b>

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