

**Central Okanagan Monthly Statistics
August 2019**

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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	958	992	-3.43%	8,140	8,218	-0.95%
2 Units Sold	488	447	9.17%	3,388	3,694	-8.28%
3 Sales Volume	\$273,651,351	\$244,788,840	11.79%	\$1,869,985,155	\$2,097,742,897	-10.86%
4 List/Sell Ratio	96.61%	96.73%		96.55%	97.24%	
5 Days to Sell	70	70	-0.62%	71	61	17.17%
6 Active Listings	3,645	3,361	8.45%			
Area = North Okanagan						
1 Units Listed	333	336	-0.89%	2,875	2,899	-0.83%
2 Units Sold	192	199	-3.52%	1,429	1,467	-2.59%
3 Sales Volume	\$80,968,256	\$88,380,045	-8.39%	\$682,050,698	\$671,892,800	1.51%
4 List/Sell Ratio	96.88%	97.55%		96.67%	97.08%	
5 Days to Sell	87	79	10.22%	83	82	1.41%
6 Active Listings	1,623	1,606	1.06%			
Area = Shuswap / Revels						
1 Units Listed	167	216	-22.69%	1,732	1,878	-7.77%
2 Units Sold	127	155	-18.06%	763	899	-15.13%
3 Sales Volume	\$50,731,918	\$53,849,202	-5.79%	\$308,478,071	\$328,896,408	-6.21%
4 List/Sell Ratio	95.79%	96.31%		95.61%	96.25%	
5 Days to Sell	104	99	5.11%	107	109	-2.54%
6 Active Listings	1,214	1,226	-0.98%			
Area = Grand Total						
1 Units Listed	1,458	1,544	-5.57%	12,747	12,995	-1.91%
2 Units Sold	807	801	0.75%	5,580	6,060	-7.92%
3 Sales Volume	\$405,351,525	\$387,018,087	4.74%	\$2,860,513,924	\$3,098,532,105	-7.68%
4 List/Sell Ratio	96.56%	96.86%		96.47%	97.10%	
5 Days to Sell	79	78	1.67%	79	73	8.20%
6 Active Listings	6,482	6,193	4.67%			

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

Central Okanagan Statistics -- August 2019

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	488	\$273,651,351	195	\$140,529,655
Last Month	544	\$313,218,001	229	\$163,196,650
This Month Last Year	447	\$244,788,840	189	\$130,051,044

Description	Total Listings Taken	Inventory
This Month	958	3,645
Last Month	963	3,690
This Month Last Year	992	3,361

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Central Okanagan Statistics -- August 2019

Quick Summary Part 2

Condo/Apt

Sales	127
New Listings	194
Current Inventory	596
Sell/Inv. Ratio	21.31%
Days to Sell	75
Average Price	\$358,171
Median Price	\$335,000

Condo/Townhouse

Sales	79
New Listings	122
Current Inventory	371
Sell/Inv. Ratio	21.29%
Days to Sell	61
Average Price	\$502,228
Median Price	\$480,000

Lots

Sales	24
New Listings	64
Current Inventory	516
Sell/Inv. Ratio	4.65%
Days to Sell	107
Average Price	\$322,367
Median Price	\$332,000

Residential

Sales	195
New Listings	418
Current Inventory	1,293
Sell/Inv. Ratio	15.08%
Days to Sell	60
Average Price	\$720,665
Median Price	\$656,500
Ratio of Sales vs Inventory	15.78%

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Central Okanagan Statistics -- August 2019

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	30	34	-11.76%	217	229	-5.24	147	155	-5.16
Duplex	25	28	-10.71%	176	202	-12.87	70	72	-2.78
Mobile Home	42	39	7.69%	340	283	20.14	133	92	44.57
Recreational	1	1	0.00%	27	21	28.57	21	12	75.00
Residential	418	456	-8.33%	3,337	3,556	-6.16	1,293	1,265	2.21
Residential WF	10	12	-16.67%	136	111	22.52	114	87	31.03
3/4-Plex	2	0	0.00%	19	18	5.56	7	7	0.00
Timeshare	1	0	0.00%	2	0	0.00	2		
Apartment	194	170	14.12%	1,675	1,720	-2.62	596	554	7.58
Townhouse	122	119	2.52%	1,152	1,061	8.58	371	359	3.34
RES TOTAL	845	859.00	-1.63%	7,081	7,201	-1.67%	2,754	2,603	5.80
FARMS	4	4	0.00%	33	42	-21.43	30	25	20.00
MULTIFAMILY	4	2	100.00%	16	12	33.33	10	9	11.11
Acreage	6	11	-45.45%	47	51	-7.84	46	42	9.52
Acreage WF	2	3	-33.33%	14	18	-22.22	16	19	-15.79
Lots	55	56	-1.79%	538	494	8.91	434	342	26.90
Lots WF	1	0	0.00%	20	16	25.00	20	13	53.85
LOTS TOTAL	64	70.00	-8.57%	619	579	6.91%	516	416	24.04
Business	9	5	80.00%	80	79	1.27	73	52	40.38
Commercial	25	42	-40.48%	262	248	5.65	209	200	4.50
Land	7	10	-30.00%	49	56	-12.50	53	56	-5.36
COMM TOTAL	41	57.00	-28.07%	391	383	2.09%	335	308	8.77
GRAND TOTAL	958	992	-3.43%	8,140	8,217	-0.94%	3,645	3,361	8.45

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Central Okanagan Statistics -- August 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	6	83.33%	\$10,188,500	\$7,014,000	45.26%	95.95%	93.85%
Duplex	13	4	225.00%	\$6,823,600	\$1,982,000	244.28%	96.15%	97.51%
Mobile Home	18	22	-18.18%	\$3,454,500	\$3,572,500	-3.30%	95.57%	95.66%
Recreational	1	0	0.00%	\$95,000	\$0	0.00%	86.44%	0.00%
Residential	195	189	3.17%	\$140,529,655	\$130,051,044	8.06%	96.82%	97.13%
Residential WF	5	4	25.00%	\$10,490,000	\$14,775,000	-29.00%	92.15%	93.86%
3/4-Plex	1	0	0.00%	\$340,000	\$0	0.00%	101.52%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	127	116	9.48%	\$45,487,701	\$41,148,437	10.55%	96.86%	97.20%
Townhouse	79	75	5.33%	\$39,676,000	\$37,848,050	4.83%	97.77%	97.31%
RES TOTAL	450	416	8.17%	\$257,084,956	\$236,391,031	8.75%	96.70%	96.84%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	1	0	0.00%	\$2,430,000	\$0	0.00%	93.64%	0.00%
Acreage	4	1	300.00%	\$1,895,000	\$405,000	367.90%	91.86%	92.26%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	20	14	42.86%	\$5,841,799	\$4,174,649	39.94%	95.95%	94.68%
Lots WF	0	1	-100.00%	\$0	\$2,100,000	-100.00%	0.00%	91.50%
LOTS TOTAL	24	16	50.00%	\$7,736,799	\$6,679,649	15.83%	94.91%	93.51%
Business	1	2	-50.00%	\$190,000	\$418,000	-54.55%	83.70%	87.63%
Commercial	12	12	0.00%	\$6,209,596	\$160,886,971	886.971.02%	96.54%	0.00%
Land	0	1	-100.00%	\$0	\$1,300,000	-100.00%	0.00%	96.37%
COMM TOTAL	13	15	-13.33%	\$6,399,596	\$1,718,160	272.47%	96.10%	94.09%
GRAND TOTAL	488	447	9.17%	\$273,651,351	\$244,788,840	11.79%	96.61%	96.73%

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Central Okanagan Statistics -- August 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	69	63	9.52%	\$85,907,111	\$78,560,800	9.35%	92.75%	94.53%
Duplex	80	62	29.03%	\$42,304,800	\$33,444,313	26.49%	96.85%	97.37%
Mobile Home	167	160	4.38%	\$28,052,913	\$27,045,180	3.73%	94.62%	96.28%
Recreational	7	3	133.33%	\$1,083,600	\$758,300	42.90%	90.19%	96.75%
Residential	1,401	1,545	-9.32%	\$981,412,773	\$1,114,215,242	-11.92%	97.19%	97.92%
Residential WF	23	35	-34.29%	\$43,180,100	\$102,599,340	-57.91%	90.34%	93.08%
3/4-Plex	7	8	-12.50%	\$4,110,500	\$6,332,500	-35.09%	98.39%	96.46%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	820	994	-17.51%	\$295,468,499	\$348,409,335	-15.20%	96.95%	97.88%
Townhouse	567	516	9.88%	\$280,519,161	\$255,549,382	9.77%	97.69%	97.92%
RES TOTAL	3,141	3,386	-7.24%	\$1,762,039,457	\$1,966,914,393	-10.42%	96.77%	97.47%
FARMS	3	7	-57.14%	\$3,591,000	\$17,665,000	-79.67%	95.15%	88.00%
MULTIFAMILY	5	1	400.00%	\$12,097,299	\$1,310,000	823.46%	91.83%	101.16%
Acreage	10	14	-28.57%	\$3,462,500	\$9,562,000	-63.79%	91.90%	93.72%
Acreage WF	0	1	-100.00%	\$0	\$2,050,000	-100.00%	0.00%	82.00%
Lots	96	142	-32.39%	\$28,537,251	\$42,669,373	-33.12%	94.87%	96.19%
Lots WF	4	2	100.00%	\$2,995,000	\$2,380,000	25.84%	91.79%	91.72%
LOTS TOTAL	110	159	-30.82%	\$34,994,751	\$56,661,373	-38.24%	94.30%	94.98%
Business	12	10	20.00%	\$1,023,200	\$2,575,000	-60.26%	74.44%	82.81%
Commercial	108	121	-10.74%	\$38,659,434	\$35,572,130	8.68%	96.18%	95.61%
Land	9	9	0.00%	\$17,580,015	\$16,322,000	7.71%	86.10%	94.42%
COMM TOTAL	129	140	-7.86%	\$57,262,648	\$54,469,130	5.13%	92.38%	94.56%
GRAND TOTAL	3,388	3,693	-8.26%	\$1,869,985,155	\$2,097,019,897	-10.83%	96.55%	97.24%

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Central Okanagan Statistics -- August 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	\$926,227	\$1,169,000	-20.77%	\$891,000	\$1,112,500	-19.91%	77	110	-30.44%
Duplex	\$524,892	\$495,500	5.93%	\$514,000	\$415,250	23.78%	69	45	55.75%
Mobile Home	\$191,917	\$162,386	18.19%	\$183,250	\$155,000	18.23%	78	38	103.51%
Recreational	\$95,000			\$95,000			106		
Residential	\$720,665	\$688,101	4.73%	\$656,500	\$641,000	2.42%	60	60	-0.87%
Residential WF	\$2,098,000	\$3,693,750	-43.20%	\$1,100,000	\$3,800,000	-71.05%	84	178	-52.88%
3/4-Plex	\$340,000			\$340,000			3		
Timeshare									
Apartment	\$358,171	\$354,728	0.97%	\$335,000	\$328,000	2.13%	75	60	25.49%
Townhouse	\$502,228	\$504,641	-0.48%	\$480,000	\$500,000	-4.00%	61	67	-9.60%
RES TOTAL	\$571,300	\$568,248	0.54%	\$512,750	\$523,500	-2.05%	66	62	6.38%
FARMS									
MULTIFAMILY	\$2,430,000			\$2,430,000			100		
Acreage	\$473,750	\$405,000	16.98%	\$367,500	\$405,000	-9.26%	178	135	32.04%
Acreage WF									
Lots	\$292,090	\$298,189	-2.05%	\$324,500	\$300,500	7.99%	93	191	-51.12%
Lots WF		\$2,100,000			\$2,100,000			643	
LOTS TOTAL	\$322,367	\$417,478	-22.78%	\$332,000	\$336,000	-1.19%	107	215	-50.16%
Business	\$190,000	\$209,000	-9.09%	\$190,000	\$209,000	-9.09%	74	124	-40.32%
Commercial	\$517,466	\$13,886,971	102.02%	\$21	\$13	56.60%	138	154	-10.69%
Land		\$1,300,000			\$1,300,000			75	
COMM TOTAL	\$492,277	\$114,544	329.77%	\$28	\$15	89.66%	133	145	-8.33%
GRAND TOTAL	\$560,761	\$547,626	2.40%	\$493,500	\$499,000	-1.10%	70	70	-0.62%

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Central Okanagan Statistics -- August 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	\$1,245,031	\$1,246,997	-0.16%	\$948,000	\$970,000	-2.27%	112	115	-3.38%
Duplex	\$528,810	\$539,424	-1.97%	\$490,050	\$462,500	5.96%	64	50	27.17%
Mobile Home	\$167,982	\$169,032	-0.62%	\$155,000	\$167,500	-7.46%	70	56	25.27%
Recreational	\$154,800	\$252,767	-38.76%	\$123,600	\$142,800	-13.45%	118	24	386.69%
Residential	\$700,509	\$721,175	-2.87%	\$650,000	\$668,900	-2.83%	60	52	15.61%
Residential WF	\$1,877,396	\$2,931,410	-35.96%	\$1,610,000	\$2,700,000	-40.37%	112	114	-1.75%
3/4-Plex	\$587,214	\$791,563	-25.82%	\$550,000	\$790,000	-30.38%	30	59	-49.56%
Timeshare									
Apartment	\$360,327	\$350,512	2.80%	\$338,000	\$329,900	2.46%	66	49	36.06%
Townhouse	\$494,743	\$495,251	-0.10%	\$484,000	\$482,500	0.31%	67	54	22.19%
RES TOTAL	\$560,980	\$580,896	-3.43%	\$519,000	\$525,000	-1.14%	65	53	21.93%
FARMS	\$1,197,000	\$2,523,571	-52.57%	\$945,000	\$1,510,000	-37.42%	119	95	26.18%
MULTIFAMILY	\$2,419,460	\$1,310,000	84.69%	\$2,430,000	\$1,310,000	85.50%	110	28	294.29%
Acreage	\$346,250	\$683,000	-49.30%	\$280,000	\$562,500	-50.22%	176	137	28.60%
Acreage WF		\$2,050,000			\$2,050,000			133	
Lots	\$297,263	\$300,489	-1.07%	\$275,000	\$277,000	-0.72%	136	127	7.28%
Lots WF	\$748,750	\$1,190,000	-37.08%	\$612,500	\$1,190,000	-48.53%	138	448	-69.22%
LOTS TOTAL	\$318,134	\$356,361	-10.73%	\$276,000	\$284,999	-3.16%	140	132	6.04%
Business	\$85,267	\$257,500	-66.89%	\$71,500	\$165,500	-56.80%	176	123	42.45%
Commercial	\$357,958	\$293,985	21.76%	\$17	\$21	-18.90%	148	166	-11.07%
Land	\$1,953,335	\$1,813,556	7.71%	\$890,000	\$1,460,000	-39.04%	350	145	141.46%
COMM TOTAL	\$443,896	\$389,065	14.09%	\$21	\$24	-12.77%	164	162	1.69%
GRAND TOTAL	\$551,944	\$567,836	-2.80%	\$504,250	\$501,250	0.60%	71	61	17.18%

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