

**Central Okanagan Monthly Statistics  
September 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	942	877	7.41%	9,164	8,680	5.58%
2 Units Sold	385	507	-24.06%	4,085	5,180	-21.14%
3 Sales Volume	\$218,344,389	\$281,256,063	-22.37%	\$2,323,687,195	\$2,745,825,200	-15.37%
4 List/Sell Ratio	96.76%	96.65%		97.23%	97.71%	
5 Days to Sell	70	61	14.02%	62	59	4.77%
6 Active Listings	3,342	2,654	25.92%			
<b>Area = North Okanagan</b>						
1 Units Listed	302	291	3.78%	3,199	3,170	0.91%
2 Units Sold	167	214	-21.96%	1,634	2,018	-19.03%
3 Sales Volume	\$80,359,751	\$86,839,983	-7.46%	\$752,252,551	\$835,894,849	-10.01%
4 List/Sell Ratio	94.53%	97.67%		96.80%	97.19%	
5 Days to Sell	98	85	15.44%	84	94	-10.84%
6 Active Listings	1,575	1,403	12.26%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	129	192	-32.81%	2,005	1,993	0.60%
2 Units Sold	108	142	-23.94%	1,007	1,129	-10.81%
3 Sales Volume	\$41,361,237	\$46,108,799	-10.30%	\$370,257,645	\$390,255,496	-5.12%
4 List/Sell Ratio	94.69%	95.68%		96.08%	96.37%	
5 Days to Sell	151	130	16.18%	114	112	1.42%
6 Active Listings	1,117	1,034	8.03%			
<b>Area = Grand Total</b>						
1 Units Listed	1,373	1,360	0.96%	14,368	13,843	3.79%
2 Units Sold	660	863	-23.52%	6,726	8,327	-19.23%
3 Sales Volume	\$340,065,377	\$414,204,845	-17.90%	\$3,446,197,391	\$3,971,975,545	-13.24%
4 List/Sell Ratio	95.97%	96.75%		97.01%	97.47%	
5 Days to Sell	90	78	15.07%	75	75	0.33%
6 Active Listings	6,034	5,091	18.52%			

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

Central Okanagan Statistics -- September 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>	385	\$218,344,389	180	\$129,748,387
<b>Last Month</b>	449	\$245,341,349	190	\$130,608,544
<b>This Month Last Year</b>	507	\$281,256,063	193	\$137,141,502

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	942	3,342
<b>Last Month</b>	993	3,361
<b>This Month Last Year</b>	877	2,654

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Central Okanagan Statistics -- September 2018

## Quick Summary Part 2

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### Condo/Apt

Sales	94
New Listings	174
Current Inventory	536
Sell/Inv. Ratio	17.54%
Days to Sell	64
Average Price	\$346,102
Median Price	\$325,000

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### Condo/Townhouse

Sales	46
New Listings	136
Current Inventory	385
Sell/Inv. Ratio	11.95%
Days to Sell	71
Average Price	\$510,426
Median Price	\$492,250

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### Lots

Sales	11
New Listings	53
Current Inventory	414
Sell/Inv. Ratio	2.66%
Days to Sell	116
Average Price	\$168,500
Median Price	\$80,000

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### Residential

Sales	180
New Listings	425
Current Inventory	1,241
Sell/Inv. Ratio	14.50%
Days to Sell	58
Average Price	\$720,824
Median Price	\$677,500

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Ratio of Sales vs Inventory	13.19%
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Central Okanagan Statistics -- September 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	18	30	-40.00%	247	304	-18.75	146	179	-18.44
Duplex	16	21	-23.81%	217	157	38.22	59	30	96.67
Mobile Home	49	29	68.97%	332	270	22.96	105	68	54.41
Recreational	2	2	0.00%	23	20	15.00	13	10	30.00
Residential	425	385	10.39%	3,982	3,687	8.00	1,241	961	29.14
Residential WF	16	24	-33.33%	126	115	9.57	90	72	25.00
3/4-Plex	2	1	100.00%	20	24	-16.67	8	7	14.29
Timeshare	0	0	0.00%	0	1	-100.00		1	
Apartment	174	160	8.75%	1,895	1,770	7.06	536	354	51.41
Townhouse	136	103	32.04%	1,197	1,102	8.62	385	242	59.09
RES TOTAL	838	755.00	10.99%	8,039	7,450	7.91%	2,583	1,924	34.25
FARMS	3	5	-40.00%	45	63	-28.57	25	35	-28.57
MULTIFAMILY	3	0	0.00%	15	14	7.14	11	5	120.00
Acreage	2	6	-66.67%	53	85	-37.65	39	51	-23.53
Acreage WF	2	2	0.00%	20	13	53.85	16	14	14.29
Lots	48	73	-34.25%	546	566	-3.53	347	270	28.52
Lots WF	1	1	0.00%	17	18	-5.56	12	15	-20.00
LOTS TOTAL	53	82.00	-35.37%	636	682	-6.74%	414	350	18.29
Business	10	8	25.00%	89	86	3.49	50	65	-23.08
Commercial	31	22	40.91%	279	291	-4.12	206	205	0.49
Land	4	5	-20.00%	60	94	-36.17	53	69	-23.19
COMM TOTAL	45	35.00	28.57%	428	471	-9.13%	309	339	-8.85
<b>GRAND TOTAL</b>	<b>942</b>	<b>877</b>	<b>7.41%</b>	<b>9,163</b>	<b>8,680</b>	<b>5.56%</b>	<b>3,342</b>	<b>2,653</b>	<b>25.97</b>

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Central Okanagan Statistics -- September 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	9	10	-10.00%	\$13,276,960	\$15,170,000	-12.48%	95.11%	89.81%
Duplex	13	14	-7.14%	\$6,714,300	\$7,397,200	-9.23%	97.08%	97.05%
Mobile Home	20	22	-9.09%	\$3,144,050	\$2,712,500	15.91%	96.21%	96.33%
Recreational	1	1	0.00%	\$190,000	\$110,000	72.73%	95.05%	95.74%
Residential	180	193	-6.74%	\$129,748,387	\$137,141,502	-5.39%	97.21%	97.29%
Residential WF	1	3	-66.67%	\$2,695,000	\$9,950,000	-72.91%	93.09%	91.84%
3/4-Plex	0	2	-100.00%	\$0	\$2,000,000	-100.00%	0.00%	93.08%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	94	127	-25.98%	\$32,533,548	\$41,083,550	-20.81%	97.05%	98.16%
Townhouse	46	76	-39.47%	\$23,479,575	\$35,614,913	-34.07%	97.23%	98.61%
RES TOTAL	364	448	-18.75%	\$211,781,820	\$251,179,665	-15.69%	96.98%	96.84%
FARMS	0	3	-100.00%	\$0	\$3,715,000	-100.00%	0.00%	93.39%
MULTIFAMILY	0	1	-100.00%	\$0	\$1,178,000	-100.00%	0.00%	98.58%
Acreage	1	4	-75.00%	\$130,000	\$6,735,000	-98.07%	86.67%	92.27%
Acreage WF	1	0	0.00%	\$200,000	\$0	0.00%	91.32%	0.00%
Lots	9	37	-75.68%	\$1,523,500	\$11,255,782	-86.46%	95.29%	95.99%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	11	41	-73.17%	\$1,853,500	\$17,990,782	-89.70%	94.19%	94.57%
Business	3	0	0.00%	\$201,000	\$0	0.00%	61.47%	0.00%
Commercial	6	12	-50.00%	\$1,283,069	\$3,517,617	-63.52%	96.76%	98.49%
Land	1	2	-50.00%	\$3,225,000	\$3,675,000	-12.24%	88.36%	94.84%
COMM TOTAL	10	14	-28.57%	\$4,709,069	\$7,192,617	-34.53%	88.80%	96.59%
<b>GRAND TOTAL</b>	<b>385</b>	<b>507</b>	<b>-24.06%</b>	<b>\$218,344,389</b>	<b>\$281,256,063</b>	<b>-22.37%</b>	<b>96.76%</b>	<b>96.65%</b>

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Central Okanagan Statistics -- September 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	72	98	-26.53%	\$91,837,760	\$125,334,258	-26.73%	94.61%	94.32%
Duplex	75	110	-31.82%	\$40,158,613	\$51,677,690	-22.29%	97.32%	98.72%
Mobile Home	180	201	-10.45%	\$30,189,230	\$27,827,749	8.49%	96.28%	96.47%
Recreational	4	9	-55.56%	\$948,300	\$1,024,800	-7.46%	96.40%	95.63%
Residential	1,728	2,107	-17.99%	\$1,246,361,629	\$1,432,688,288	-13.01%	97.84%	98.30%
Residential WF	37	28	32.14%	\$110,289,340	\$55,329,750	99.33%	94.01%	93.96%
3/4-Plex	8	15	-46.67%	\$6,332,500	\$10,567,688	-40.08%	96.46%	96.03%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	1,088	1,303	-16.50%	\$380,942,883	\$434,765,030	-12.38%	97.81%	98.19%
Townhouse	562	779	-27.86%	\$279,023,957	\$356,139,871	-21.65%	97.86%	98.96%
RES TOTAL	3,754	4,650	-19.27%	\$2,186,084,213	\$2,495,355,125	-12.39%	97.46%	98.04%
FARMS	7	17	-58.82%	\$17,665,000	\$22,830,000	-22.62%	88.00%	94.27%
MULTIFAMILY	1	6	-83.33%	\$1,310,000	\$7,483,000	-82.49%	101.16%	96.57%
Acreage	15	38	-60.53%	\$9,692,000	\$26,481,900	-63.40%	93.62%	93.34%
Acreage WF	2	8	-75.00%	\$2,250,000	\$4,148,500	-45.76%	82.75%	94.05%
Lots	152	307	-50.49%	\$44,404,773	\$90,313,473	-50.83%	96.18%	97.39%
Lots WF	2	4	-50.00%	\$2,380,000	\$3,377,000	-29.52%	91.72%	94.63%
LOTS TOTAL	171	357	-52.10%	\$58,726,773	\$124,320,873	-52.76%	94.97%	96.31%
Business	13	11	18.18%	\$2,776,000	\$5,414,695	-48.73%	80.78%	89.67%
Commercial	128	114	12.28%	\$36,855,208	\$38,976,905	-5.44%	95.65%	92.98%
Land	10	25	-60.00%	\$19,547,000	\$51,444,602	-62.00%	93.36%	91.91%
COMM TOTAL	151	150	0.67%	\$59,178,208	\$95,836,202	-38.25%	94.08%	92.22%
<b>GRAND TOTAL</b>	<b>4,084</b>	<b>5,180</b>	<b>-21.16%</b>	<b>\$2,322,964,195</b>	<b>\$2,745,825,200</b>	<b>-15.40%</b>	<b>97.23%</b>	<b>97.71%</b>

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Central Okanagan Statistics -- September 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	\$1,475,218	\$1,517,000	-2.75%	\$1,065,000	\$1,347,500	-20.96%	168	65	157.33%
Duplex	\$516,485	\$528,371	-2.25%	\$372,000	\$460,500	-19.22%	66	44	48.79%
Mobile Home	\$157,203	\$123,295	27.50%	\$168,950	\$120,000	40.79%	71	73	-3.60%
Recreational	\$190,000	\$110,000	72.73%	\$190,000	\$110,000	72.73%	14	152	-90.79%
Residential	\$720,824	\$710,578	1.44%	\$677,500	\$625,000	8.40%	58	49	17.37%
Residential WF	\$2,695,000	\$3,316,667	-18.74%	\$2,695,000	\$2,050,000	31.46%	208	62	235.48%
3/4-Plex		\$1,000,000			\$1,000,000			64	
Timeshare									
Apartment	\$346,102	\$323,493	6.99%	\$325,000	\$300,000	8.33%	64	58	10.25%
Townhouse	\$510,426	\$468,617	8.92%	\$492,250	\$455,000	8.19%	71	49	45.89%
RES TOTAL	\$581,818	\$560,669	3.77%	\$537,750	\$489,000	9.97%	65	53	21.86%
FARMS		\$1,238,333			\$1,405,000			138	
MULTIFAMILY		\$1,178,000			\$1,178,000			66	
Acreage	\$130,000	\$1,683,750	-92.28%	\$130,000	\$1,300,000	-90.00%	31	178	-82.61%
Acreage WF	\$200,000			\$200,000			30		
Lots	\$169,278	\$304,210	-44.36%	\$70,000	\$230,000	-69.57%	135	107	26.03%
Lots WF									
LOTS TOTAL	\$168,500	\$438,800	-61.60%	\$80,000	\$252,500	-68.32%	116	114	1.72%
Business	\$67,000			\$23,000			267		
Commercial	\$213,845	\$293,135	-27.05%	\$22	\$214,998	-99.99%	192	164	17.07%
Land	\$3,225,000	\$1,837,500	75.51%	\$3,225,000	\$1,837,500	75.51%	102	70	45.71%
COMM TOTAL	\$470,907	\$513,758	-8.34%	\$21,500	\$442,500	-95.14%	205	150	36.54%
<b>GRAND TOTAL</b>	<b>\$567,128</b>	<b>\$554,746</b>	<b>2.23%</b>	<b>\$519,900</b>	<b>\$475,000</b>	<b>9.45%</b>	<b>70</b>	<b>61</b>	<b>14.02%</b>

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Central Okanagan Statistics -- September 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	\$1,275,524	\$1,278,921	-0.27%	\$982,000	\$1,077,500	-8.86%	122	100	22.62%
Duplex	\$535,448	\$469,797	13.97%	\$449,100	\$425,250	5.61%	53	45	16.18%
Mobile Home	\$167,718	\$138,447	21.14%	\$167,500	\$129,900	28.95%	58	68	-15.53%
Recreational	\$237,075	\$113,867	108.20%	\$166,400	\$100,000	66.40%	22	42	-48.76%
Residential	\$721,274	\$679,966	6.08%	\$669,000	\$625,000	7.04%	53	47	12.37%
Residential WF	\$2,980,793	\$1,976,063	50.85%	\$2,700,000	\$2,005,000	34.66%	115	103	11.42%
3/4-Plex	\$791,563	\$704,513	12.36%	\$790,000	\$599,000	31.89%	59	43	35.29%
Timeshare									
Apartment	\$350,131	\$333,665	4.94%	\$329,450	\$305,000	8.02%	50	46	9.66%
Townhouse	\$496,484	\$457,176	8.60%	\$487,000	\$437,500	11.31%	56	46	22.32%
RES TOTAL	\$582,335	\$536,636	8.52%	\$525,000	\$480,000	9.38%	55	49	12.15%
FARMS	\$2,523,571	\$1,342,941	87.91%	\$1,510,000	\$1,428,000	5.74%	95	154	-38.68%
MULTIFAMILY	\$1,310,000	\$1,247,167	5.04%	\$1,310,000	\$1,064,000	23.12%	28	89	-68.36%
Acreage	\$646,133	\$696,892	-7.28%	\$525,000	\$487,000	7.80%	130	175	-25.99%
Acreage WF	\$1,125,000	\$518,563	116.95%	\$1,125,000	\$250,000	350.00%	82	233	-65.02%
Lots	\$292,137	\$294,181	-0.69%	\$270,000	\$259,999	3.85%	127	115	10.00%
Lots WF	\$1,190,000	\$844,250	40.95%	\$1,190,000	\$575,000	106.96%	448	352	27.13%
LOTS TOTAL	\$343,431	\$348,238	-1.38%	\$280,000	\$279,000	0.36%	130	127	2.63%
Business	\$213,538	\$492,245	-56.62%	\$159,000	\$120,000	32.50%	156	167	-6.40%
Commercial	\$287,931	\$341,903	-15.79%	\$20	\$23	-11.96%	167	203	-17.61%
Land	\$1,954,700	\$2,057,784	-5.01%	\$1,577,500	\$1,175,000	34.26%	141	246	-42.83%
COMM TOTAL	\$391,909	\$638,908	-38.66%	\$24	\$128,400	-99.98%	164	207	-20.73%
<b>GRAND TOTAL</b>	<b>\$568,796</b>	<b>\$530,082</b>	<b>7.30%</b>	<b>\$505,000</b>	<b>\$463,000</b>	<b>9.07%</b>	<b>62</b>	<b>59</b>	<b>4.76%</b>

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