

**Central Okanagan Monthly Statistics
September 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	836	941	-11.16%	8,976	9,159	-2.00%
2 Units Sold	441	385	14.55%	3,827	4,079	-6.18%
3 Sales Volume	\$265,607,700	\$218,334,389	21.65%	\$2,134,447,855	\$2,316,077,286	-7.84%
4 List/Sell Ratio	96.24%	96.76%		96.51%	97.19%	
5 Days to Sell	78	70	11.49%	72	62	16.74%
6 Active Listings	3,454	3,342	3.35%			
Area = North Okanagan						
1 Units Listed	271	304	-10.86%	3,146	3,203	-1.78%
2 Units Sold	187	166	12.65%	1,616	1,633	-1.04%
3 Sales Volume	\$84,336,580	\$79,097,251	6.62%	\$766,387,278	\$750,990,051	2.05%
4 List/Sell Ratio	96.93%	94.72%		96.70%	96.83%	
5 Days to Sell	82	97	-15.44%	83	84	-0.60%
6 Active Listings	1,517	1,575	-3.68%			
Area = Shuswap / Revels						
1 Units Listed	136	128	6.25%	1,868	2,006	-6.88%
2 Units Sold	114	106	7.55%	877	1,005	-12.74%
3 Sales Volume	\$45,402,650	\$41,055,737	10.59%	\$353,880,721	\$369,952,145	-4.34%
4 List/Sell Ratio	95.17%	94.69%		95.55%	96.08%	
5 Days to Sell	104	150	-30.82%	106	114	-6.54%
6 Active Listings	1,115	1,117	-0.18%			
Area = Grand Total						
1 Units Listed	1,243	1,373	-9.47%	13,990	14,368	-2.63%
2 Units Sold	742	657	12.94%	6,320	6,717	-5.91%
3 Sales Volume	\$395,346,930	\$338,487,377	16.80%	\$3,254,715,853	\$3,437,019,482	-5.30%
4 List/Sell Ratio	96.26%	96.02%		96.45%	96.99%	
5 Days to Sell	83	90	-7.52%	80	75	6.44%
6 Active Listings	6,086	6,034	0.86%			

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

Central Okanagan Statistics -- September 2019

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	441	\$265,607,700	194	\$138,199,929
Last Month	486	\$272,506,351	195	\$140,529,655
This Month Last Year	385	\$218,334,389	180	\$129,738,387

Description	Total Listings Taken	Inventory
This Month	836	3,454
Last Month	958	3,645
This Month Last Year	941	3,342

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Central Okanagan Statistics -- September 2019

Quick Summary Part 2

Condo/Apt

Sales	88
New Listings	193
Current Inventory	602
Sell/Inv. Ratio	14.62%
Days to Sell	75
Average Price	\$387,569
Median Price	\$345,000

Condo/Townhouse

Sales	68
New Listings	121
Current Inventory	363
Sell/Inv. Ratio	18.73%
Days to Sell	80
Average Price	\$533,253
Median Price	\$480,000

Lots

Sales	22
New Listings	56
Current Inventory	510
Sell/Inv. Ratio	4.31%
Days to Sell	98
Average Price	\$410,029
Median Price	\$387,315

Residential

Sales	194
New Listings	316
Current Inventory	1,147
Sell/Inv. Ratio	16.91%
Days to Sell	65
Average Price	\$712,371
Median Price	\$661,250

Ratio of Sales vs Inventory	17.23%
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Central Okanagan Statistics -- September 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	25	18	38.89%	241	247	-2.43	142	146	-2.74
Duplex	27	15	80.00%	203	217	-6.45	76	59	28.81
Mobile Home	33	49	-32.65%	373	332	12.35	116	105	10.48
Recreational	2	2	0.00%	29	23	26.09	20	13	53.85
Residential	316	425	-25.65%	3,655	3,981	-8.19	1,147	1,241	-7.57
Residential WF	16	16	0.00%	151	127	18.90	108	90	20.00
3/4-Plex	0	2	-100.00%	19	20	-5.00	3	8	-62.50
Timeshare	0	0	0.00%	1	0	0.00	1		
Apartment	193	175	10.29%	1,867	1,895	-1.48	602	536	12.31
Townhouse	121	136	-11.03%	1,274	1,197	6.43	363	385	-5.71
RES TOTAL	733	838.00	-12.53%	7,813	8,039	-2.81%	2,578	2,583	-0.19
FARMS	5	3	66.67%	38	45	-15.56	30	25	20.00
MULTIFAMILY	0	3	-100.00%	16	15	6.67	7	11	-36.36
Acreage	5	2	150.00%	52	53	-1.89	47	39	20.51
Acreage WF	0	2	-100.00%	14	20	-30.00	13	16	-18.75
Lots	51	47	8.51%	590	541	9.06	432	347	24.50
Lots WF	0	1	-100.00%	20	17	17.65	18	12	50.00
LOTS TOTAL	56	52.00	7.69%	676	631	7.13%	510	414	23.19
Business	9	10	-10.00%	89	89	0.00	71	50	42.00
Commercial	31	31	0.00%	293	279	5.02	206	206	0.00
Land	2	4	-50.00%	51	60	-15.00	52	53	-1.89
COMM TOTAL	42	45.00	-6.67%	433	428	1.17%	329	309	6.47
GRAND TOTAL	836	941	-11.16%	8,976	9,158	-1.99%	3,454	3,342	3.35

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Central Okanagan Statistics -- September 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	9	9	0.00%	\$6,833,000	\$13,276,960	-48.53%	93.98%	95.11%
Duplex	12	13	-7.69%	\$7,090,180	\$6,714,300	5.60%	95.89%	97.08%
Mobile Home	25	20	25.00%	\$4,477,050	\$3,144,050	42.40%	94.68%	96.21%
Recreational	0	1	-100.00%	\$0	\$190,000	-100.00%	0.00%	95.05%
Residential	194	180	7.78%	\$138,199,929	\$129,738,387	6.52%	97.14%	97.20%
Residential WF	7	1	600.00%	\$16,630,000	\$2,695,000	517.07%	91.82%	93.09%
3/4-Plex	3	0	0.00%	\$2,297,000	\$0	0.00%	95.05%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	88	94	-6.38%	\$34,106,110	\$32,533,548	4.83%	97.45%	97.05%
Townhouse	68	46	47.83%	\$36,261,217	\$23,479,575	54.44%	96.93%	97.23%
RES TOTAL	406	364	11.54%	\$245,894,486	\$211,771,820	16.11%	96.58%	96.97%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	2	1	100.00%	\$1,414,730	\$130,000	988.25%	77.10%	86.67%
Acreage WF	1	1	0.00%	\$700,000	\$200,000	250.00%	71.43%	91.32%
Lots	19	9	111.11%	\$6,905,897	\$1,523,500	353.29%	95.56%	95.29%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	22	11	100.00%	\$9,020,627	\$1,853,500	386.68%	89.83%	94.19%
Business	2	3	-33.33%	\$240,000	\$201,000	19.40%	93.39%	61.47%
Commercial	10	6	66.67%	\$4,952,587	\$1,283,069	286.00%	96.49%	96.76%
Land	1	1	0.00%	\$5,500,000	\$3,225,000	70.54%	92.44%	88.36%
COMM TOTAL	13	10	30.00%	\$10,692,587	\$4,709,069	127.06%	94.29%	88.80%
GRAND TOTAL	441	385	14.55%	\$265,607,700	\$218,334,389	21.65%	96.24%	96.76%

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Central Okanagan Statistics -- September 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	78	72	8.33%	\$92,740,111	\$91,837,760	0.98%	92.84%	94.61%
Duplex	92	75	22.67%	\$49,394,980	\$40,158,613	23.00%	96.71%	97.32%
Mobile Home	192	180	6.67%	\$32,529,963	\$30,189,230	7.75%	94.63%	96.28%
Recreational	7	4	75.00%	\$1,083,600	\$948,300	14.27%	90.19%	96.40%
Residential	1,595	1,725	-7.54%	\$1,119,612,702	\$1,243,953,629	-10.00%	97.18%	97.84%
Residential WF	30	36	-16.67%	\$59,810,100	\$105,294,340	-43.20%	90.74%	93.08%
3/4-Plex	10	8	25.00%	\$6,407,500	\$6,332,500	1.18%	97.17%	96.46%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	906	1,088	-16.73%	\$328,429,609	\$380,942,883	-13.79%	97.00%	97.81%
Townhouse	635	562	12.99%	\$316,780,378	\$279,028,957	13.53%	97.60%	97.86%
RES TOTAL	3,545	3,750	-5.47%	\$2,006,788,942	\$2,178,686,213	-7.89%	96.75%	97.42%
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	12	15	-20.00%	\$4,877,230	\$9,692,000	-49.68%	87.06%	93.62%
Acreage WF	1	2	-50.00%	\$700,000	\$2,250,000	-68.89%	71.43%	82.75%
Lots	115	151	-23.84%	\$35,443,148	\$44,192,873	-19.80%	95.00%	96.16%
Lots WF	4	2	100.00%	\$2,995,000	\$2,380,000	25.84%	91.79%	91.72%
LOTS TOTAL	132	170	-22.35%	\$44,015,378	\$58,514,873	-24.78%	93.35%	94.96%
Business	14	13	7.69%	\$1,263,200	\$2,776,000	-54.50%	77.43%	80.78%
Commercial	118	127	-7.09%	\$43,612,021	\$36,855,199	18.33%	96.22%	95.65%
Land	10	10	0.00%	\$23,080,015	\$19,547,000	18.07%	87.53%	93.36%
COMM TOTAL	142	150	-5.33%	\$67,955,235	\$59,178,199	14.83%	92.68%	94.08%
GRAND TOTAL	3,827	4,078	-6.15%	\$2,134,447,855	\$2,315,354,286	-7.81%	96.51%	97.19%

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Central Okanagan Statistics -- September 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	\$759,222	\$1,475,218	-48.53%	\$710,000	\$1,065,000	-33.33%	88	168	-47.62%
Duplex	\$590,848	\$516,485	14.40%	\$548,690	\$372,000	47.50%	66	66	0.38%
Mobile Home	\$179,082	\$157,203	13.92%	\$165,900	\$168,950	-1.81%	66	71	-6.72%
Recreational		\$190,000			\$190,000			14	
Residential	\$712,371	\$720,769	-1.17%	\$661,250	\$677,500	-2.40%	65	58	13.08%
Residential WF	\$2,375,714	\$2,695,000	-11.85%	\$2,050,000	\$2,695,000	-23.93%	142	208	-31.59%
3/4-Plex	\$765,667			\$810,000			231		
Timeshare									
Apartment	\$387,569	\$346,102	11.98%	\$345,000	\$325,000	6.15%	75	64	17.63%
Townhouse	\$533,253	\$510,426	4.47%	\$480,000	\$492,250	-2.49%	80	71	13.49%
RES TOTAL	\$605,651	\$581,791	4.10%	\$551,000	\$537,750	2.46%	73	65	12.44%
FARMS									
MULTIFAMILY									
Acreage	\$707,365	\$130,000	444.13%	\$707,365	\$130,000	444.13%	113	31	264.52%
Acreage WF	\$700,000	\$200,000	250.00%	\$700,000	\$200,000	250.00%	116	30	286.67%
Lots	\$363,468	\$169,278	114.72%	\$340,000	\$70,000	385.71%	96	135	-29.28%
Lots WF									
LOTS TOTAL	\$410,029	\$168,500	143.34%	\$387,315	\$80,000	384.14%	98	116	-15.53%
Business	\$120,000	\$67,000	79.10%	\$120,000	\$23,000	421.74%	265	267	-0.63%
Commercial	\$495,259	\$213,845	131.60%	\$166,263	\$22	747,149.44%	135	192	-29.66%
Land	\$5,500,000	\$3,225,000	70.54%	\$5,500,000	\$3,225,000	70.54%	754	102	639.22%
COMM TOTAL	\$822,507	\$470,907	74.66%	\$180,000	\$21,500	737.21%	202	205	-1.32%
GRAND TOTAL	\$602,285	\$567,102	6.20%	\$535,000	\$519,900	2.90%	78	70	11.49%

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Central Okanagan Statistics -- September 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	\$1,188,976	\$1,275,524	-6.79%	\$923,000	\$982,000	-6.01%	109	122	-10.79%
Duplex	\$536,902	\$535,448	0.27%	\$496,250	\$449,100	10.50%	64	53	21.15%
Mobile Home	\$169,427	\$167,718	1.02%	\$156,000	\$167,500	-6.87%	70	58	20.78%
Recreational	\$154,800	\$237,075	-34.70%	\$123,600	\$166,400	-25.72%	118	22	444.50%
Residential	\$701,952	\$721,133	-2.66%	\$650,000	\$669,000	-2.84%	61	53	15.48%
Residential WF	\$1,993,670	\$2,924,843	-31.84%	\$1,870,500	\$2,697,500	-30.66%	119	117	2.11%
3/4-Plex	\$640,750	\$791,563	-19.05%	\$561,000	\$790,000	-28.99%	90	59	53.52%
Timeshare									
Apartment	\$362,505	\$350,131	3.53%	\$339,950	\$329,450	3.19%	67	50	33.99%
Townhouse	\$498,867	\$496,493	0.48%	\$482,600	\$487,000	-0.90%	68	56	21.91%
RES TOTAL	\$566,090	\$580,983	-2.56%	\$521,750	\$525,000	-0.62%	66	55	21.03%
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	\$406,436	\$646,133	-37.10%	\$349,865	\$525,000	-33.36%	165	130	27.51%
Acreage WF	\$700,000	\$1,125,000	-37.78%	\$700,000	\$1,125,000	-37.78%	116	82	42.33%
Lots	\$308,201	\$292,668	5.31%	\$275,000	\$270,000	1.85%	130	128	1.60%
Lots WF	\$748,750	\$1,190,000	-37.08%	\$612,500	\$1,190,000	-48.53%	138	448	-69.22%
LOTS TOTAL	\$333,450	\$344,205	-3.12%	\$294,450	\$282,500	4.23%	133	131	1.54%
Business	\$90,229	\$213,538	-57.75%	\$76,500	\$159,000	-51.89%	188	156	20.46%
Commercial	\$369,593	\$290,198	27.36%	\$18	\$21	-12.68%	147	167	-12.37%
Land	\$2,308,001	\$1,954,700	18.07%	\$1,095,000	\$1,577,500	-30.59%	391	141	177.54%
COMM TOTAL	\$478,558	\$394,521	21.30%	\$23	\$24	-6.25%	168	165	2.01%
GRAND TOTAL	\$557,734	\$567,767	-1.77%	\$509,999	\$505,000	0.99%	72	62	16.75%

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