

**Central Okanagan Monthly Statistics
September 2020**

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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	989	836	18.30%	8,306	8,975	-7.45%
2 Units Sold	810	441	83.67%	4,327	3,827	13.07%
3 Sales Volume	\$538,525,839	\$265,607,700	102.75%	\$2,679,443,970	\$2,134,447,855	25.53%
4 List/Sell Ratio	97.33%	96.24%		96.82%	96.51%	
5 Days to Sell	77	78	-1.83%	79	72	9.18%
6 Active Listings	2,921	3,454	-15.43%			
Area = North Okanagan						
1 Units Listed	358	271	32.10%	2,858	3,146	-9.15%
2 Units Sold	311	187	66.31%	1,717	1,615	6.32%
3 Sales Volume	\$186,736,079	\$84,336,580	121.42%	\$886,454,382	\$766,072,278	15.71%
4 List/Sell Ratio	95.94%	96.93%		96.74%	96.70%	
5 Days to Sell	90	82	9.49%	97	83	16.31%
6 Active Listings	1,266	1,516	-16.49%			
Area = Shuswap / Revels						
1 Units Listed	202	135	49.63%	1,613	1,867	-13.60%
2 Units Sold	183	114	60.53%	928	876	5.94%
3 Sales Volume	\$83,192,882	\$45,402,650	83.23%	\$397,238,036	\$353,495,821	12.37%
4 List/Sell Ratio	95.89%	95.17%		96.21%	95.55%	
5 Days to Sell	150	104	45.00%	125	106	17.95%
6 Active Listings	799	1,115	-28.34%			
Area = Grand Total						
1 Units Listed	1,549	1,242	24.72%	12,777	13,988	-8.66%
2 Units Sold	1,304	742	75.74%	6,972	6,318	10.35%
3 Sales Volume	\$808,454,800	\$395,346,930	104.49%	\$3,963,136,388	\$3,254,015,953	21.79%
4 List/Sell Ratio	96.86%	96.26%		96.74%	96.45%	
5 Days to Sell	90	83	8.58%	89	80	12.17%
6 Active Listings	4,986	6,085	-18.06%			

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

Central Okanagan Statistics -- September 2020

Quick Summary Part 1

Residential				
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	810	\$538,525,839	356	\$299,888,878
Last Month	711	\$470,865,826	316	\$257,164,990
This Month Last Year	441	\$265,607,700	194	\$138,199,929

Description	Total Listings Taken	Inventory
This Month	989	2,921
Last Month	935	3,177
This Month Last Year	836	3,454

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Quick Summary Part 2

Condo/Apt

Sales	170
New Listings	266
Current Inventory	644
Sell/Inv. Ratio	26.40%
Days to Sell	68
Average Price	\$392,286
Median Price	\$378,000

Condo/Townhouse

Sales	122
New Listings	138
Current Inventory	327
Sell/Inv. Ratio	37.31%
Days to Sell	63
Average Price	\$564,103
Median Price	\$524,898

Lots

Sales	53
New Listings	54
Current Inventory	394
Sell/Inv. Ratio	13.45%
Days to Sell	184
Average Price	\$375,203
Median Price	\$342,000

Residential

Sales	356
New Listings	372
Current Inventory	827
Sell/Inv. Ratio	43.05%
Days to Sell	66
Average Price	\$842,384
Median Price	\$740,000
Ratio of Sales vs Inventory	33.19%

Central Okanagan Statistics -- September 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%
Zone = Central Okanagan									
Acreage/House	21	25	-16.00%	193	242	-20.25	93	142	-34.51
Duplex	18	27	-33.33%	163	202	-19.31	43	76	-43.42
Mobile Home	39	33	18.18%	325	373	-12.87	82	116	-29.31
Recreational	1	2	-50.00%	25	29	-13.79	13	20	-35.00
Residential	372	316	17.72%	3,280	3,657	-10.31	827	1,147	-27.90
Residential WF	15	16	-6.25%	121	150	-19.33	69	108	-36.11
3/4-Plex	3	0	0.00%	13	19	-31.58	8	3	166.67
Timeshare	2	0	0.00%	5	1	400.00	4	1	300.00
Apartment	266	193	37.82%	1,912	1,867	2.41	644	602	6.98
Townhouse	138	121	14.05%	1,184	1,274	-7.06	327	363	-9.92
RES TOTAL	875	733.00	19.37%	7,221	7,814	-7.59%	2,110	2,578	-18.15
FARMS	3	5	-40.00%	40	38	5.26	20	30	-33.33
MULTIFAMILY	1	0	0.00%	27	16	68.75	15	7	114.29
Acreage	8	5	60.00%	56	51	9.80	47	47	0.00
Acreage WF	0	0	0.00%	13	14	-7.14	13	13	0.00
Lots	44	51	-13.73%	452	589	-23.26	314	432	-27.31
Lots WF	2	0	0.00%	26	20	30.00	20	18	11.11
LOTS TOTAL	54	56.00	-3.57%	547	674	-18.84%	394	510	-22.75
Business	7	9	-22.22%	60	89	-32.58	39	71	-45.07
Commercial	39	31	25.81%	349	293	19.11	284	206	37.86
Land	10	2	400.00%	62	51	21.57	59	52	13.46
COMM TOTAL	56	42.00	33.33%	471	433	8.78%	382	329	16.11
GRAND TOTAL	989	836	18.30%	8,306	8,975	-7.45%	2,921	3,454	-15.43

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Central Okanagan Statistics -- September 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
Zone = Central Okanagan								
Acreage/House	18	9	100.00%	\$26,252,100	\$6,833,000	284.20%	94.74%	93.98%
Duplex	23	12	91.67%	\$13,809,900	\$7,090,180	94.78%	97.79%	95.89%
Mobile Home	34	25	36.00%	\$6,017,050	\$4,477,050	34.40%	96.45%	94.68%
Recreational	2	0	0.00%	\$501,700	\$0	0.00%	95.93%	0.00%
Residential	356	194	83.51%	\$299,888,878	\$138,199,929	117.00%	97.65%	97.14%
Residential WF	14	7	100.00%	\$32,164,500	\$16,630,000	93.41%	94.37%	91.82%
3/4-Plex	0	3	-100.00%	\$0	\$2,297,000	-100.00%	0.00%	95.05%
Apartment	170	88	93.18%	\$66,688,555	\$34,106,110	95.53%	97.49%	97.45%
Townhouse	122	68	79.41%	\$68,820,540	\$36,261,217	89.79%	98.49%	96.93%
RES TOTAL	739	406	82.02%	\$514,143,223	\$245,894,486	109.09%	97.36%	96.58%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	1	0	0.00%	\$620,000	\$0	0.00%	91.92%	0.00%
Acreage	2	2	0.00%	\$1,835,000	\$1,414,730	29.71%	100.33%	77.10%
Acreage WF	0	1	-100.00%	\$0	\$700,000	-100.00%	0.00%	71.43%
Lots	50	19	163.16%	\$17,708,769	\$6,905,897	156.43%	96.58%	95.56%
Lots WF	1	0	0.00%	\$342,000	\$0	0.00%	97.74%	0.00%
LOTS TOTAL	53	22	140.91%	\$19,885,769	\$9,020,627	120.45%	96.94%	89.83%
Business	3	2	50.00%	\$644,000	\$240,000	168.33%	100.39%	93.39%
Commercial	13	10	30.00%	\$2,907,847	\$4,952,587	-41.29%	94.82%	96.49%
Land	1	1	0.00%	\$325,000	\$5,500,000	-94.09%	92.88%	92.44%
COMM TOTAL	17	13	30.77%	\$3,876,847	\$10,692,587	-63.74%	95.53%	94.29%
GRAND TOTAL	810	441	83.67%	\$538,525,839	\$265,607,700	102.75%	97.33%	96.24%

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Central Okanagan Statistics -- September 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
Zone = Central Okanagan								
Acreage/House	85	78	8.97%	\$108,431,202	\$92,740,111	16.92%	94.30%	92.84%
Duplex	103	92	11.96%	\$58,446,046	\$49,394,980	18.32%	97.78%	96.71%
Mobile Home	195	192	1.56%	\$36,318,639	\$32,529,963	11.65%	95.65%	94.63%
Recreational	13	7	85.71%	\$3,923,200	\$1,083,600	262.05%	93.29%	90.19%
Residential	1,923	1,595	20.56%	\$1,498,369,037	\$1,119,612,702	33.83%	97.33%	97.18%
Residential WF	60	30	100.00%	\$126,403,850	\$59,810,100	111.34%	93.81%	90.74%
3/4-Plex	3	10	-70.00%	\$1,885,900	\$6,407,500	-70.57%	93.62%	97.17%
Apartment	897	906	-0.99%	\$323,169,647	\$328,429,609	-1.60%	97.13%	97.00%
Townhouse	687	635	8.19%	\$367,109,673	\$316,780,378	15.89%	97.96%	97.60%
RES TOTAL	3,966	3,545	11.88%	\$2,524,057,193	\$2,006,788,942	25.78%	97.06%	96.75%
FARMS	2	3	-33.33%	\$3,402,000	\$3,591,000	-5.26%	93.23%	95.15%
MULTIFAMILY	5	5	0.00%	\$8,120,000	\$12,097,299	-32.88%	91.60%	91.83%
Acreage	18	12	50.00%	\$11,297,998	\$4,877,230	131.65%	94.17%	87.06%
Acreage WF	3	1	200.00%	\$7,050,000	\$700,000	907.14%	91.96%	71.43%
Lots	200	115	73.91%	\$63,372,563	\$35,443,148	78.80%	95.88%	95.00%
Lots WF	5	4	25.00%	\$4,529,500	\$2,995,000	51.24%	92.22%	91.79%
LOTS TOTAL	226	132	71.21%	\$86,250,061	\$44,015,378	95.95%	95.12%	93.35%
Business	13	14	-7.14%	\$16,632,000	\$1,263,200	1,216.66%	81.65%	77.43%
Commercial	102	118	-13.56%	\$19,803,804	\$43,612,021	-54.59%	95.19%	96.22%
Land	13	10	30.00%	\$21,178,912	\$23,080,015	-8.24%	94.48%	87.53%
COMM TOTAL	128	142	-9.86%	\$57,614,716	\$67,955,235	-15.22%	90.60%	92.68%
GRAND TOTAL	4,327	3,827	13.07%	\$2,679,443,970	\$2,134,447,855	25.53%	96.82%	96.51%

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Central Okanagan Statistics -- September 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%
Zone = Central Okanagan									
Acreage/House	\$1,458,450	\$759,222	92.10%	\$1,300,000	\$710,000	83.10%	75	88	-14.73%
Duplex	\$600,430	\$590,848	1.62%	\$545,000	\$548,690	-0.67%	63	66	-4.71%
Mobile Home	\$176,972	\$179,082	-1.18%	\$166,500	\$165,900	0.36%	54	66	-17.97%
Recreational	\$250,850			\$250,850			123		
Residential	\$842,384	\$712,371	18.25%	\$740,000	\$661,250	11.91%	66	65	1.92%
Residential WF	\$2,297,464	\$2,375,714	-3.29%	\$2,055,000	\$2,050,000	0.24%	137	142	-4.02%
3/4-Plex		\$765,667			\$810,000			231	
Apartment	\$392,286	\$387,569	1.22%	\$378,000	\$345,000	9.57%	68	75	-9.02%
Townhouse	\$564,103	\$533,253	5.79%	\$524,898	\$480,000	9.35%	63	80	-21.25%
RES TOTAL	\$695,728	\$605,651	14.87%	\$601,000	\$551,000	9.07%	67	73	-7.74%
FARMS									
MULTIFAMILY	\$620,000			\$620,000			142		
Acreage	\$917,500	\$707,365	29.71%	\$917,500	\$707,365	29.71%	282	113	149.56%
Acreage WF		\$700,000			\$700,000			116	
Lots	\$354,175	\$363,468	-2.56%	\$343,950	\$340,000	1.16%	178	96	86.24%
Lots WF	\$342,000			\$342,000			285		
LOTS TOTAL	\$375,203	\$410,029	-8.49%	\$342,000	\$387,315	-11.70%	184	98	87.53%
Business	\$214,667	\$120,000	78.89%	\$140,000	\$120,000	16.67%	70	265	-73.58%
Commercial	\$223,681	\$495,259	-54.84%	\$18	\$166,263	-99.99%	159	135	17.81%
Land	\$325,000	\$5,500,000	-94.09%	\$325,000	\$5,500,000	-94.09%	132	754	-82.49%
COMM TOTAL	\$228,050	\$822,507	-72.27%	\$850	\$180,000	-99.53%	141	202	-30.10%
GRAND TOTAL	\$664,847	\$602,285	10.39%	\$575,000	\$535,000	7.48%	77	78	-1.83%

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Central Okanagan Statistics -- September 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%
Zone = Central Okanagan									
Acreage/House	\$1,275,661	\$1,188,976	7.29%	\$1,150,000	\$923,000	24.59%	106	109	-2.50%
Duplex	\$567,437	\$536,902	5.69%	\$523,000	\$496,250	5.39%	57	64	-11.67%
Mobile Home	\$186,249	\$169,427	9.93%	\$175,000	\$156,000	12.18%	73	70	5.23%
Recreational	\$301,785	\$154,800	94.95%	\$225,000	\$123,600	82.04%	85	118	-28.62%
Residential	\$779,183	\$701,952	11.00%	\$700,000	\$650,000	7.69%	65	61	7.60%
Residential WF	\$2,106,731	\$1,993,670	5.67%	\$1,860,000	\$1,870,500	-0.56%	136	119	13.96%
3/4-Plex	\$628,633	\$640,750	-1.89%	\$329,900	\$561,000	-41.19%	49	90	-45.56%
Apartment	\$360,278	\$362,505	-0.61%	\$340,000	\$339,950	0.01%	70	67	4.18%
Townhouse	\$534,366	\$498,867	7.12%	\$512,000	\$482,600	6.09%	66	68	-2.42%
RES TOTAL	\$636,424	\$566,090	12.42%	\$569,900	\$521,750	9.23%	69	66	4.15%
FARMS	\$1,701,000	\$1,197,000	42.11%	\$1,701,000	\$945,000	80.00%	58	119	-51.82%
MULTIFAMILY	\$1,624,000	\$2,419,460	-32.88%	\$1,535,000	\$2,430,000	-36.83%	111	110	0.72%
Acreage	\$627,667	\$406,436	54.43%	\$549,000	\$349,865	56.92%	120	165	-27.46%
Acreage WF	\$2,350,000	\$700,000	235.71%	\$1,500,000	\$700,000	114.29%	131	116	12.93%
Lots	\$316,863	\$308,201	2.81%	\$300,000	\$275,000	9.09%	190	130	46.47%
Lots WF	\$905,900	\$748,750	20.99%	\$572,500	\$612,500	-6.53%	173	138	25.88%
LOTS TOTAL	\$381,637	\$333,450	14.45%	\$305,000	\$294,450	3.58%	183	133	37.69%
Business	\$1,279,385	\$90,229	1,317.94%	\$125,000	\$76,500	63.40%	187	188	-0.89%
Commercial	\$194,155	\$369,593	-47.47%	\$18	\$18	0.56%	166	147	13.45%
Land	\$1,629,147	\$2,308,001	-29.41%	\$1,684,700	\$1,095,000	53.85%	537	391	37.46%
COMM TOTAL	\$450,115	\$478,558	-5.94%	\$24	\$23	5.04%	206	168	22.70%
GRAND TOTAL	\$619,238	\$557,734	11.03%	\$550,000	\$509,999	7.84%	79	72	9.18%

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