

**Central Okanagan Monthly Statistics
October 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	736	873	-15.69%	9,712	10,032	-3.19%
2 Units Sold	420	402	4.48%	4,247	4,481	-5.22%
3 Sales Volume	\$225,280,420	\$210,204,317	7.17%	\$2,359,728,275	\$2,526,281,603	-6.59%
4 List/Sell Ratio	96.45%	96.73%		96.50%	97.15%	
5 Days to Sell	81	67	21.24%	73	62	17.31%
6 Active Listings	3,132	3,197	-2.03%			
Area = North Okanagan						
1 Units Listed	259	258	0.39%	3,406	3,461	-1.59%
2 Units Sold	177	186	-4.84%	1,793	1,819	-1.43%
3 Sales Volume	\$82,975,031	\$94,401,719	-12.10%	\$849,362,309	\$845,391,770	0.47%
4 List/Sell Ratio	96.54%	94.96%		96.68%	96.61%	
5 Days to Sell	105	96	9.69%	85	85	0.51%
6 Active Listings	1,360	1,424	-4.49%			
Area = Shuswap / Revels						
1 Units Listed	109	124	-12.10%	1,976	2,130	-7.23%
2 Units Sold	106	114	-7.02%	983	1,119	-12.15%
3 Sales Volume	\$43,409,027	\$44,068,082	-1.50%	\$397,289,748	\$414,020,227	-4.04%
4 List/Sell Ratio	95.84%	96.60%		95.58%	96.13%	
5 Days to Sell	117	105	10.73%	107	113	-4.84%
6 Active Listings	946	988	-4.25%			
Area = Grand Total						
1 Units Listed	1,104	1,255	-12.03%	15,094	15,623	-3.39%
2 Units Sold	703	702	0.14%	7,023	7,419	-5.34%
3 Sales Volume	\$351,664,478	\$348,674,118	0.86%	\$3,606,380,332	\$3,785,693,600	-4.74%
4 List/Sell Ratio	96.40%	96.23%		96.44%	96.92%	
5 Days to Sell	93	81	14.48%	81	75	7.35%
6 Active Listings	5,438	5,609	-3.05%			

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

Central Okanagan Statistics -- October 2019

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	420	\$225,280,420	165	\$112,507,033
Last Month	441	\$265,607,700	194	\$138,199,929
This Month Last Year	402	\$210,204,317	173	\$115,475,842

Description	Total Listings Taken	Inventory
This Month	736	3,132
Last Month	836	3,454
This Month Last Year	873	3,197

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Central Okanagan Statistics -- October 2019

Quick Summary Part 2

Condo/Apt

Sales	104
New Listings	141
Current Inventory	527
Sell/Inv. Ratio	19.73%
Days to Sell	74
Average Price	\$318,155
Median Price	\$310,000

Condo/Townhouse

Sales	53
New Listings	99
Current Inventory	330
Sell/Inv. Ratio	16.06%
Days to Sell	72
Average Price	\$500,407
Median Price	\$470,000

Lots

Sales	27
New Listings	39
Current Inventory	450
Sell/Inv. Ratio	6.00%
Days to Sell	160
Average Price	\$474,229
Median Price	\$319,999

Residential

Sales	165
New Listings	313
Current Inventory	1,053
Sell/Inv. Ratio	15.67%
Days to Sell	69
Average Price	\$681,861
Median Price	\$640,000
Ratio of Sales vs Inventory	17.84%

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Central Okanagan Statistics -- October 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	23	26	-11.54%	265	273	-2.93	130	142	-8.45
Duplex	21	15	40.00%	224	232	-3.45	66	55	20.00
Mobile Home	34	31	9.68%	407	363	12.12	108	101	6.93
Recreational	0	2	-100.00%	29	25	16.00	12	12	0.00
Residential	313	335	-6.57%	3,969	4,316	-8.04	1,053	1,114	-5.48
Residential WF	9	17	-47.06%	159	144	10.42	87	89	-2.25
3/4-Plex	0	1	-100.00%	19	21	-9.52	1	6	-83.33
Timeshare	0	0	0.00%	1	0	0.00	1		
Apartment	141	180	-21.67%	2,008	2,075	-3.23	527	499	5.61
Townhouse	99	109	-9.17%	1,373	1,306	5.13	330	378	-12.70
RES TOTAL	640	716.00	-10.61%	8,454	8,755	-3.44%	2,315	2,396	-3.38
FARMS	3	7	-57.14%	41	52	-21.15	27	25	8.00
MULTIFAMILY	1	3	-66.67%	17	18	-5.56	5	14	-64.29
Acreage	5	5	0.00%	56	58	-3.45	46	40	15.00
Acreage WF	2	0	0.00%	16	20	-20.00	14	14	0.00
Lots	27	92	-70.65%	617	633	-2.53	371	384	-3.39
Lots WF	5	3	66.67%	25	20	25.00	19	13	46.15
LOTS TOTAL	39	100.00	-61.00%	714	731	-2.33%	450	451	-0.22
Business	11	4	175.00%	100	93	7.53	67	47	42.55
Commercial	37	40	-7.50%	330	319	3.45	218	213	2.35
Land	5	3	66.67%	56	63	-11.11	50	51	-1.96
COMM TOTAL	53	47.00	12.77%	486	475	2.32%	335	311	7.72
GRAND TOTAL	736	873	-15.69%	9,712	10,031	-3.18%	3,132	3,197	-2.03

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Central Okanagan Statistics -- October 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	15	8	87.50%	\$17,616,000	\$8,120,500	116.93%	93.76%	94.38%
Duplex	13	6	116.67%	\$6,732,900	\$2,954,000	127.92%	97.22%	96.55%
Mobile Home	24	21	14.29%	\$3,746,450	\$3,194,100	17.29%	93.11%	95.57%
Recreational	5	0	0.00%	\$1,414,300	\$0	0.00%	98.74%	0.00%
Residential	165	173	-4.62%	\$112,507,033	\$115,475,842	-2.57%	97.05%	96.94%
Residential WF	4	3	33.33%	\$8,310,000	\$8,235,000	0.91%	89.99%	94.78%
3/4-Plex	0	1	-100.00%	\$0	\$220,000	-100.00%	0.00%	95.69%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	104	109	-4.59%	\$33,088,072	\$37,914,250	-12.73%	96.89%	96.88%
Townhouse	53	55	-3.64%	\$26,521,595	\$27,640,218	-4.05%	97.70%	97.85%
RES TOTAL	383	376	1.86%	\$209,936,350	\$203,753,910	3.03%	96.47%	96.83%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	1	0	0.00%	\$976,000	\$0	0.00%	98.79%	0.00%
Acreage	1	1	0.00%	\$110,000	\$1,250,000	-91.20%	92.44%	94.34%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	26	8	225.00%	\$12,694,187	\$2,621,200	384.29%	96.46%	95.60%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	27	9	200.00%	\$12,804,187	\$3,871,200	230.75%	96.43%	95.19%
Business	3	3	0.00%	\$633,800	\$350,000	81.09%	84.73%	81.60%
Commercial	6	13	-53.85%	\$930,083	\$1,939,207	-52.04%	100.22%	93.04%
Land	0	1	-100.00%	\$0	\$290,000	-100.00%	0.00%	96.67%
COMM TOTAL	9	17	-47.06%	\$1,563,883	\$2,579,207	-39.37%	93.31%	91.69%
GRAND TOTAL	420	402	4.48%	\$225,280,420	\$210,204,317	7.17%	96.45%	96.73%

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Central Okanagan Statistics -- October 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	93	80	16.25%	\$110,356,111	\$99,958,260	10.40%	92.98%	94.59%
Duplex	105	81	29.63%	\$56,127,880	\$43,112,613	30.19%	96.77%	97.27%
Mobile Home	216	201	7.46%	\$36,276,413	\$33,383,330	8.67%	94.47%	96.21%
Recreational	12	4	200.00%	\$2,497,900	\$948,300	163.41%	94.84%	96.40%
Residential	1,760	1,898	-7.27%	\$1,232,119,735	\$1,359,429,471	-9.36%	97.17%	97.77%
Residential WF	34	39	-12.82%	\$68,120,100	\$113,529,340	-40.00%	90.65%	93.20%
3/4-Plex	10	9	11.11%	\$6,407,500	\$6,552,500	-2.21%	97.17%	96.44%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	1,010	1,197	-15.62%	\$361,517,681	\$418,857,133	-13.69%	96.99%	97.73%
Townhouse	688	617	11.51%	\$343,301,973	\$306,669,176	11.95%	97.61%	97.86%
RES TOTAL	3,928	4,126	-4.80%	\$2,216,725,293	\$2,382,440,124	-6.96%	96.72%	97.37%
FARMS	3	7	-57.14%	\$3,591,000	\$17,665,000	-79.67%	95.15%	88.00%
MULTIFAMILY	6	1	500.00%	\$13,073,299	\$1,310,000	897.96%	92.32%	101.16%
Acreage	13	16	-18.75%	\$4,987,230	\$10,942,000	-54.42%	87.17%	93.70%
Acreage WF	1	2	-50.00%	\$700,000	\$2,250,000	-68.89%	71.43%	82.75%
Lots	141	159	-11.32%	\$48,137,335	\$46,814,073	2.83%	95.38%	96.13%
Lots WF	4	2	100.00%	\$2,995,000	\$2,380,000	25.84%	91.79%	91.72%
LOTS TOTAL	159	179	-11.17%	\$56,819,565	\$62,386,073	-8.92%	94.02%	94.97%
Business	17	16	6.25%	\$1,897,000	\$3,126,000	-39.32%	79.72%	80.87%
Commercial	124	140	-11.43%	\$44,542,104	\$38,794,406	14.82%	96.30%	95.52%
Land	10	11	-9.09%	\$23,080,015	\$19,837,000	16.35%	87.53%	93.41%
COMM TOTAL	151	167	-9.58%	\$69,519,118	\$61,757,406	12.57%	92.69%	93.97%
GRAND TOTAL	4,247	4,480	-5.20%	\$2,359,728,275	\$2,525,558,603	-6.57%	96.50%	97.15%

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Central Okanagan Statistics -- October 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	\$1,174,400	\$1,015,063	15.70%	\$924,000	\$872,500	5.90%	102	116	-12.43%
Duplex	\$517,915	\$492,333	5.20%	\$465,000	\$525,000	-11.43%	53	59	-10.82%
Mobile Home	\$156,102	\$152,100	2.63%	\$161,750	\$126,000	28.37%	109	62	76.42%
Recreational	\$282,860			\$222,000			132		
Residential	\$681,861	\$667,490	2.15%	\$640,000	\$633,000	1.11%	69	58	18.24%
Residential WF	\$2,077,500	\$2,745,000	-24.32%	\$2,200,000	\$2,180,000	0.92%	135	89	51.97%
3/4-Plex		\$220,000			\$220,000			297	
Timeshare									
Apartment	\$318,155	\$347,837	-8.53%	\$310,000	\$333,000	-6.91%	74	62	19.79%
Townhouse	\$500,407	\$502,549	-0.43%	\$470,000	\$512,500	-8.29%	72	54	33.06%
RES TOTAL	\$548,137	\$541,899	1.15%	\$502,000	\$500,000	0.40%	76	61	23.72%
FARMS									
MULTIFAMILY	\$976,000			\$976,000			76		
Acreage	\$110,000	\$1,250,000	-91.20%	\$110,000	\$1,250,000	-91.20%	105	69	52.17%
Acreage WF									
Lots	\$488,238	\$327,650	49.01%	\$325,000	\$342,900	-5.22%	162	166	-2.20%
Lots WF									
LOTS TOTAL	\$474,229	\$430,133	10.25%	\$319,999	\$439,900	-27.26%	160	155	3.22%
Business	\$211,267	\$116,667	81.09%	\$95,000	\$150,000	-36.67%	101	100	1.00%
Commercial	\$155,014	\$149,170	3.92%	\$27	\$21	27.38%	73	167	-56.29%
Land		\$290,000			\$290,000			70	
COMM TOTAL	\$173,765	\$151,718	14.53%	\$63,800	\$26	241,109.83%	83	150	-44.90%
GRAND TOTAL	\$536,382	\$522,896	2.58%	\$481,750	\$490,000	-1.68%	81	67	21.24%

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Central Okanagan Statistics -- October 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	\$1,186,625	\$1,249,478	-5.03%	\$924,000	\$972,500	-4.99%	108	121	-11.30%
Duplex	\$534,551	\$532,254	0.43%	\$492,500	\$455,000	8.24%	63	53	17.47%
Mobile Home	\$167,946	\$166,086	1.12%	\$156,000	\$167,000	-6.59%	74	58	27.39%
Recreational	\$208,158	\$237,075	-12.20%	\$160,000	\$166,400	-3.85%	124	22	470.11%
Residential	\$700,068	\$716,243	-2.26%	\$650,000	\$664,000	-2.11%	62	53	15.79%
Residential WF	\$2,003,532	\$2,911,009	-31.17%	\$1,950,000	\$2,695,000	-27.64%	121	114	5.64%
3/4-Plex	\$640,750	\$728,056	-11.99%	\$561,000	\$550,000	2.00%	90	85	5.74%
Timeshare									
Apartment	\$357,938	\$349,922	2.29%	\$335,750	\$329,900	1.77%	68	51	32.59%
Townhouse	\$498,985	\$497,033	0.39%	\$480,000	\$490,000	-2.04%	68	56	22.79%
RES TOTAL	\$564,339	\$577,421	-2.27%	\$520,000	\$525,000	-0.95%	67	55	21.41%
FARMS	\$1,197,000	\$2,523,571	-52.57%	\$945,000	\$1,510,000	-37.42%	119	95	26.18%
MULTIFAMILY	\$2,178,883	\$1,310,000	66.33%	\$2,061,150	\$1,310,000	57.34%	105	28	273.81%
Acreage	\$383,633	\$683,875	-43.90%	\$335,000	\$562,500	-40.44%	161	126	27.66%
Acreage WF	\$700,000	\$1,125,000	-37.78%	\$700,000	\$1,125,000	-37.78%	116	82	42.33%
Lots	\$341,400	\$294,428	15.95%	\$295,000	\$270,000	9.26%	136	130	4.73%
Lots WF	\$748,750	\$1,190,000	-37.08%	\$612,500	\$1,190,000	-48.53%	138	448	-69.22%
LOTS TOTAL	\$357,356	\$348,526	2.53%	\$312,000	\$284,999	9.47%	138	132	4.10%
Business	\$111,588	\$195,375	-42.89%	\$93,000	\$158,500	-41.32%	173	146	18.61%
Commercial	\$359,211	\$277,103	29.63%	\$18	\$21	-12.05%	143	167	-14.49%
Land	\$2,308,001	\$1,803,364	27.98%	\$1,095,000	\$1,460,000	-25.00%	391	134	190.83%
COMM TOTAL	\$460,392	\$369,805	24.50%	\$25	\$25	0.00%	163	163	-0.16%
GRAND TOTAL	\$555,622	\$563,741	-1.44%	\$506,000	\$500,000	1.20%	73	62	17.32%

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