

**Central Okanagan Monthly Statistics
October 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	797	736	8.29%	9,103	9,711	-6.26%
2 Units Sold	774	419	84.73%	5,097	4,246	20.04%
3 Sales Volume	\$529,415,170	\$221,530,420	138.98%	\$3,207,429,490	\$2,355,978,275	36.14%
4 List/Sell Ratio	97.45%	96.58%		96.92%	96.52%	
5 Days to Sell	70	81	-13.36%	77	73	5.85%
6 Active Listings	2,526	3,132	-19.35%			
Area = North Okanagan						
1 Units Listed	302	258	17.05%	3,160	3,404	-7.17%
2 Units Sold	297	177	67.80%	2,013	1,792	12.33%
3 Sales Volume	\$171,757,888	\$82,971,031	107.01%	\$1,057,528,270	\$849,043,309	24.56%
4 List/Sell Ratio	96.78%	96.53%		96.75%	96.68%	
5 Days to Sell	97	105	-7.96%	97	85	13.37%
6 Active Listings	1,131	1,360	-16.84%			
Area = Shuswap / Revels						
1 Units Listed	159	109	45.87%	1,772	1,976	-10.32%
2 Units Sold	158	106	49.06%	1,086	982	10.59%
3 Sales Volume	\$73,228,245	\$43,409,027	68.69%	\$470,466,281	\$396,904,848	18.53%
4 List/Sell Ratio	96.70%	95.84%		96.29%	95.58%	
5 Days to Sell	113	117	-3.51%	123	107	14.98%
6 Active Listings	731	946	-22.73%			
Area = Grand Total						
1 Units Listed	1,258	1,103	14.05%	14,035	15,091	-7.00%
2 Units Sold	1,229	702	75.07%	8,196	7,020	16.75%
3 Sales Volume	\$774,401,303	\$347,910,478	122.59%	\$4,735,424,041	\$3,601,926,432	31.47%
4 List/Sell Ratio	97.23%	96.48%		96.82%	96.45%	
5 Days to Sell	82	92	-11.27%	88	81	8.92%
6 Active Listings	4,388	5,438	-19.31%			

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

Central Okanagan Statistics -- October 2020

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	774	\$529,415,170	354	\$301,124,556
Last Month	807	\$537,248,189	355	\$298,988,878
This Month Last Year	419	\$221,530,420	165	\$112,507,033

Description	Total Listings Taken	Inventory
This Month	797	2,526
Last Month	989	2,921
This Month Last Year	736	3,132

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Central Okanagan Statistics -- October 2020

Quick Summary Part 2

Condo/Apt

Sales	165
New Listings	192
Current Inventory	571
Sell/Inv. Ratio	28.90%
Days to Sell	63
Average Price	\$387,803
Median Price	\$360,000

Condo/Townhouse

Sales	136
New Listings	113
Current Inventory	261
Sell/Inv. Ratio	52.11%
Days to Sell	74
Average Price	\$558,749
Median Price	\$527,250

Lots

Sales	48
New Listings	32
Current Inventory	317
Sell/Inv. Ratio	15.14%
Days to Sell	117
Average Price	\$397,648
Median Price	\$333,000

Residential

Sales	354
New Listings	320
Current Inventory	666
Sell/Inv. Ratio	53.15%
Days to Sell	59
Average Price	\$850,634
Median Price	\$750,500
Ratio of Sales vs Inventory	45.74%

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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	23	-8.70%	213	265	-19.62	85	130	-34.62
Duplex	23	21	9.52%	186	223	-16.59	45	66	-31.82
Mobile Home	26	34	-23.53%	352	408	-13.73	79	108	-26.85
Recreational	3	1	200.00%	27	30	-10.00	11	12	-8.33
Residential	320	312	2.56%	3,601	3,968	-9.25	666	1,053	-36.75
Residential WF	13	9	44.44%	134	159	-15.72	64	87	-26.44
3/4-Plex	1	0	0.00%	14	19	-26.32	8	1	700.00
Timeshare	0	0	0.00%	5	1	400.00	4	1	300.00
Apartment	192	141	36.17%	2,103	2,008	4.73	571	527	8.35
Townhouse	113	99	14.14%	1,298	1,373	-5.46	261	330	-20.91
RES TOTAL	712	640.00	11.25%	7,933	8,454	-6.16%	1,794	2,315	-22.51
FARMS	5	3	66.67%	45	41	9.76	20	27	-25.93
MULTIFAMILY	4	1	300.00%	31	17	82.35	15	5	200.00
Acreage	3	5	-40.00%	59	56	5.36	39	46	-15.22
Acreage WF	2	1	100.00%	15	15	0.00	14	14	0.00
Lots	27	28	-3.57%	479	617	-22.37	246	371	-33.69
Lots WF	0	5	-100.00%	26	25	4.00	18	19	-5.26
LOTS TOTAL	32	39.00	-17.95%	579	713	-18.79%	317	450	-29.56
Business	5	11	-54.55%	65	100	-35.00	37	67	-44.78
Commercial	25	37	-32.43%	374	330	13.33	275	218	26.15
Land	14	5	180.00%	76	56	35.71	68	50	36.00
COMM TOTAL	44	53.00	-16.98%	515	486	5.97%	380	335	13.43
GRAND TOTAL	797	736	8.29%	9,103	9,711	-6.26%	2,526	3,132	-19.35

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Central Okanagan Statistics -- October 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	16	14	14.29%	\$22,884,400	\$13,866,000	65.04%	96.74%	95.02%
Duplex	11	13	-15.38%	\$7,128,700	\$6,732,900	5.88%	99.85%	97.22%
Mobile Home	16	24	-33.33%	\$3,019,800	\$3,746,450	-19.40%	96.16%	93.11%
Recreational	1	5	-80.00%	\$390,000	\$1,414,300	-72.42%	97.52%	98.74%
Residential	354	165	114.55%	\$301,124,556	\$112,507,033	167.65%	98.08%	97.05%
Residential WF	8	4	100.00%	\$25,030,000	\$8,310,000	201.20%	92.12%	89.99%
3/4-Plex	1	0	0.00%	\$425,147	\$0	0.00%	100.79%	0.00%
Apartment	165	104	58.65%	\$63,987,480	\$33,088,072	93.39%	97.61%	96.89%
Townhouse	136	53	156.60%	\$75,989,830	\$26,521,595	186.52%	98.34%	97.70%
RES TOTAL	708	382	85.34%	\$499,979,913	\$206,186,350	142.49%	97.69%	96.61%
FARMS	1	0	0.00%	\$2,670,000	\$0	0.00%	78.55%	0.00%
MULTIFAMILY	0	1	-100.00%	\$0	\$976,000	-100.00%	0.00%	98.79%
Acreage	7	1	600.00%	\$3,888,800	\$110,000	3,435.27%	94.05%	92.44%
Acreage WF	1	0	0.00%	\$1,239,000	\$0	0.00%	88.56%	0.00%
Lots	39	26	50.00%	\$13,064,281	\$12,694,187	2.92%	97.05%	96.46%
Lots WF	1	0	0.00%	\$895,000	\$0	0.00%	100.00%	0.00%
LOTS TOTAL	48	27	77.78%	\$19,087,081	\$12,804,187	49.07%	95.96%	96.43%
Business	1	3	-66.67%	\$200,000	\$633,800	-68.44%	90.91%	84.73%
Commercial	16	6	166.67%	\$7,478,176	\$930,083	704.03%	93.56%	100.22%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	17	9	88.89%	\$7,678,176	\$1,563,883	390.97%	93.49%	93.31%
GRAND TOTAL	774	419	84.73%	\$529,415,170	\$221,530,420	138.98%	97.45%	96.58%

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Central Okanagan Statistics -- October 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	101	92	9.78%	\$131,315,602	\$106,606,111	23.18%	94.72%	93.11%
Duplex	114	105	8.57%	\$65,574,746	\$56,127,880	16.83%	98.00%	96.77%
Mobile Home	211	216	-2.31%	\$39,338,439	\$36,276,413	8.44%	95.69%	94.47%
Recreational	14	12	16.67%	\$4,313,200	\$2,497,900	72.67%	93.66%	94.84%
Residential	2,276	1,760	29.32%	\$1,798,593,593	\$1,232,119,735	45.98%	97.45%	97.17%
Residential WF	68	34	100.00%	\$151,433,850	\$68,120,100	122.30%	93.53%	90.65%
3/4-Plex	4	10	-60.00%	\$2,311,047	\$6,407,500	-63.93%	94.86%	97.17%
Apartment	1,062	1,010	5.15%	\$387,157,127	\$361,517,681	7.09%	97.21%	96.99%
Townhouse	823	688	19.62%	\$443,071,753	\$343,301,973	29.06%	98.02%	97.61%
RES TOTAL	4,673	3,927	19.00%	\$3,023,109,356	\$2,212,975,293	36.61%	97.16%	96.73%
FARMS	3	3	0.00%	\$6,072,000	\$3,591,000	69.09%	86.15%	95.15%
MULTIFAMILY	5	6	-16.67%	\$8,120,000	\$13,073,299	-37.89%	91.60%	92.32%
Acreage	25	13	92.31%	\$15,186,798	\$4,987,230	204.51%	94.14%	87.17%
Acreage WF	4	1	300.00%	\$8,289,000	\$700,000	1,084.14%	91.44%	71.43%
Lots	236	141	67.38%	\$75,934,944	\$48,137,335	57.75%	96.09%	95.38%
Lots WF	6	4	50.00%	\$5,424,500	\$2,995,000	81.12%	93.42%	91.79%
LOTS TOTAL	271	159	70.44%	\$104,835,242	\$56,819,565	84.51%	95.28%	94.02%
Business	14	17	-17.65%	\$16,832,000	\$1,897,000	787.30%	81.74%	79.72%
Commercial	118	124	-4.84%	\$27,281,980	\$44,542,104	-38.75%	94.74%	96.30%
Land	13	10	30.00%	\$21,178,912	\$23,080,015	-8.24%	94.48%	87.53%
COMM TOTAL	145	151	-3.97%	\$65,292,892	\$69,519,118	-6.08%	90.93%	92.69%
GRAND TOTAL	5,097	4,246	20.04%	\$3,207,429,490	\$2,355,978,275	36.14%	96.92%	96.52%

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Central Okanagan Statistics -- October 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	\$1,430,275	\$990,429	44.41%	\$1,315,000	\$862,000	52.55%	114	93	22.76%
Duplex	\$648,064	\$517,915	25.13%	\$647,400	\$465,000	39.23%	67	53	27.86%
Mobile Home	\$188,738	\$156,102	20.91%	\$164,500	\$161,750	1.70%	41	109	-62.40%
Recreational	\$390,000	\$282,860	37.88%	\$390,000	\$222,000	75.68%	92	132	-30.20%
Residential	\$850,634	\$681,861	24.75%	\$750,500	\$640,000	17.27%	59	69	-13.46%
Residential WF	\$3,128,750	\$2,077,500	50.60%	\$3,025,000	\$2,200,000	37.50%	130	135	-3.62%
3/4-Plex	\$425,147			\$425,147			195		
Apartment	\$387,803	\$318,155	21.89%	\$360,000	\$310,000	16.13%	63	74	-15.70%
Townhouse	\$558,749	\$500,407	11.66%	\$527,250	\$470,000	12.18%	74	72	1.59%
RES TOTAL	\$706,186	\$539,755	30.83%	\$627,450	\$501,750	25.05%	65	75	-13.64%
FARMS	\$2,670,000			\$2,670,000			333		
MULTIFAMILY		\$976,000			\$976,000			76	
Acreage	\$555,543	\$110,000	405.04%	\$278,000	\$110,000	152.73%	85	105	-18.64%
Acreage WF	\$1,239,000			\$1,239,000			70		
Lots	\$334,982	\$488,238	-31.39%	\$326,000	\$325,000	0.31%	123	162	-24.00%
Lots WF	\$895,000			\$895,000			112		
LOTS TOTAL	\$397,648	\$474,229	-16.15%	\$333,000	\$319,999	4.06%	117	160	-27.29%
Business	\$200,000	\$211,267	-5.33%	\$200,000	\$95,000	110.53%	81	101	-20.07%
Commercial	\$467,386	\$155,014	201.51%	\$15	\$27	-42.99%	139	73	89.81%
Land									
COMM TOTAL	\$451,657	\$173,765	159.92%	\$16	\$63,800	-99.98%	135	83	64.10%
GRAND TOTAL	\$683,999	\$528,712	29.37%	\$601,750	\$478,500	25.76%	70	81	-13.36%

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Central Okanagan Statistics -- October 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	\$1,300,154	\$1,158,762	12.20%	\$1,175,000	\$919,500	27.79%	107	106	0.90%
Duplex	\$575,217	\$534,551	7.61%	\$529,900	\$492,500	7.59%	58	63	-8.02%
Mobile Home	\$186,438	\$167,946	11.01%	\$174,000	\$156,000	11.54%	71	74	-4.26%
Recreational	\$308,086	\$208,158	48.01%	\$247,500	\$160,000	54.69%	85	124	-31.39%
Residential	\$790,243	\$700,068	12.88%	\$715,000	\$650,000	10.00%	64	62	4.81%
Residential WF	\$2,226,968	\$2,003,532	11.15%	\$1,972,500	\$1,950,000	1.15%	135	121	11.65%
3/4-Plex	\$577,762	\$640,750	-9.83%	\$377,524	\$561,000	-32.71%	86	90	-5.00%
Apartment	\$364,555	\$357,938	1.85%	\$342,750	\$335,750	2.08%	69	68	1.39%
Townhouse	\$538,362	\$498,985	7.89%	\$515,000	\$480,000	7.29%	68	68	-1.17%
RES TOTAL	\$646,931	\$563,528	14.80%	\$575,000	\$520,000	10.58%	68	67	1.90%
FARMS	\$2,024,000	\$1,197,000	69.09%	\$1,932,000	\$945,000	104.44%	149	119	25.14%
MULTIFAMILY	\$1,624,000	\$2,178,883	-25.47%	\$1,535,000	\$2,061,150	-25.53%	111	105	6.24%
Acreage	\$607,472	\$383,633	58.35%	\$548,000	\$335,000	63.58%	110	161	-31.38%
Acreage WF	\$2,072,250	\$700,000	196.04%	\$1,369,500	\$700,000	95.64%	116	116	-0.22%
Lots	\$321,758	\$341,400	-5.75%	\$305,000	\$295,000	3.39%	177	136	30.16%
Lots WF	\$904,083	\$748,750	20.75%	\$688,750	\$612,500	12.45%	163	138	18.45%
LOTS TOTAL	\$386,846	\$357,356	8.25%	\$305,500	\$312,000	-2.08%	169	138	22.98%
Business	\$1,202,286	\$111,588	977.43%	\$126,250	\$93,000	35.75%	179	173	3.54%
Commercial	\$231,203	\$359,211	-35.64%	\$17	\$18	-4.71%	163	143	13.66%
Land	\$1,629,147	\$2,308,001	-29.41%	\$1,684,700	\$1,095,000	53.85%	537	391	37.46%
COMM TOTAL	\$450,296	\$460,392	-2.19%	\$22	\$25	-10.40%	198	163	21.45%
GRAND TOTAL	\$629,278	\$554,870	13.41%	\$556,500	\$506,000	9.98%	77	73	5.85%

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