

**Central Okanagan Monthly Statistics
October 2018**

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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	872	819	6.47%	10,030	9,499	5.59%
2 Units Sold	403	561	-28.16%	4,485	5,728	-21.70%
3 Sales Volume	\$210,614,217	\$303,453,411	-30.59%	\$2,532,244,012	\$3,046,704,911	-16.89%
4 List/Sell Ratio	96.73%	95.90%		97.19%	97.53%	
5 Days to Sell	67	68	-1.10%	62	60	4.27%
6 Active Listings	3,197	2,457	30.12%			
Area = North Okanagan						
1 Units Listed	259	221	17.19%	3,464	3,391	2.15%
2 Units Sold	186	224	-16.96%	1,819	2,242	-18.87%
3 Sales Volume	\$94,401,719	\$94,878,451	-0.50%	\$845,391,770	\$930,773,300	-9.17%
4 List/Sell Ratio	94.96%	96.61%		96.61%	97.13%	
5 Days to Sell	96	104	-8.01%	85	95	-10.53%
6 Active Listings	1,424	1,242	14.65%			
Area = Shuswap / Revels						
1 Units Listed	124	123	0.81%	2,129	2,116	0.61%
2 Units Sold	114	109	4.59%	1,120	1,238	-9.53%
3 Sales Volume	\$44,122,082	\$38,099,779	15.81%	\$414,130,727	\$428,355,275	-3.32%
4 List/Sell Ratio	96.72%	95.76%		96.14%	96.31%	
5 Days to Sell	105	117	-9.92%	113	113	0.32%
6 Active Listings	988	933	5.89%			
Area = Grand Total						
1 Units Listed	1,255	1,163	7.91%	15,623	15,006	4.11%
2 Units Sold	703	894	-21.36%	7,424	9,208	-19.37%
3 Sales Volume	\$349,138,018	\$436,431,641	-20.00%	\$3,791,766,509	\$4,405,833,486	-13.94%
4 List/Sell Ratio	96.24%	96.04%		96.95%	97.32%	
5 Days to Sell	81	83	-2.44%	76	75	0.09%
6 Active Listings	5,609	4,632	21.09%			

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

Central Okanagan Statistics -- October 2018

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	403	\$210,614,217	173	\$115,475,842
Last Month	385	\$218,334,389	180	\$129,738,387
This Month Last Year	561	\$303,453,411	220	\$147,935,487

Description	Total Listings Taken	Inventory
This Month	872	3,197
Last Month	941	3,342
This Month Last Year	819	2,457

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Central Okanagan Statistics -- October 2018

Quick Summary Part 2

Condo/Apt

Sales	110
New Listings	180
Current Inventory	499
Sell/Inv. Ratio	22.04%
Days to Sell	62
Average Price	\$348,401
Median Price	\$333,500

Condo/Townhouse

Sales	55
New Listings	109
Current Inventory	378
Sell/Inv. Ratio	14.55%
Days to Sell	54
Average Price	\$502,549
Median Price	\$512,500

Lots

Sales	9
New Listings	100
Current Inventory	451
Sell/Inv. Ratio	2.00%
Days to Sell	155
Average Price	\$430,133
Median Price	\$439,900

Residential

Sales	173
New Listings	334
Current Inventory	1,114
Sell/Inv. Ratio	15.53%
Days to Sell	58
Average Price	\$667,490
Median Price	\$633,000

Ratio of Sales vs Inventory	14.61%
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Central Okanagan Statistics -- October 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%
Zone = Central Okanagan									
Acreage/House	26	26	0.00%	273	330	-17.27	142	162	-12.35
Duplex	15	22	-31.82%	231	179	29.05	55	38	44.74
Mobile Home	31	25	24.00%	363	295	23.05	101	59	71.19
Recreational	2	1	100.00%	25	21	19.05	12	7	71.43
Residential	334	332	0.60%	4,317	4,019	7.41	1,114	866	28.64
Residential WF	17	9	88.89%	143	124	15.32	89	61	45.90
3/4-Plex	1	3	-66.67%	21	27	-22.22	6	6	0.00
Timeshare	0	0	0.00%	0	1	-100.00		1	
Apartment	180	162	11.11%	2,076	1,932	7.45	499	330	51.21
Townhouse	109	86	26.74%	1,305	1,188	9.85	378	196	92.86
RES TOTAL	715	666.00	7.36%	8,754	8,116	7.86%	2,396	1,726	38.82
FARMS	7	1	600.00%	52	64	-18.75	25	31	-19.35
MULTIFAMILY	3	0	0.00%	18	14	28.57	14	3	366.67
Acreage	5	7	-28.57%	58	92	-36.96	40	50	-20.00
Acreage WF	0	1	-100.00%	20	14	42.86	14	11	27.27
Lots	92	84	9.52%	632	650	-2.77	384	265	44.91
Lots WF	3	2	50.00%	20	20	0.00	13	16	-18.75
LOTS TOTAL	100	94.00	6.38%	730	776	-5.93%	451	342	31.87
Business	4	8	-50.00%	93	94	-1.06	47	59	-20.34
Commercial	40	44	-9.09%	319	335	-4.78	213	227	-6.17
Land	3	6	-50.00%	63	100	-37.00	51	68	-25.00
COMM TOTAL	47	58.00	-18.97%	475	529	-10.21%	311	354	-12.15
GRAND TOTAL	872	819	6.47%	10,029	9,499	5.58%	3,197	2,456	30.17

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Central Okanagan Statistics -- October 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
Zone = Central Okanagan								
Acreage/House	8	17	-52.94%	\$8,120,500	\$23,353,000	-65.23%	94.38%	85.44%
Duplex	6	7	-14.29%	\$2,954,000	\$2,828,800	4.43%	96.55%	99.20%
Mobile Home	21	25	-16.00%	\$3,194,100	\$3,786,050	-15.64%	95.57%	95.51%
Recreational	0	2	-100.00%	\$0	\$249,000	-100.00%	0.00%	92.60%
Residential	173	220	-21.36%	\$115,475,842	\$147,935,487	-21.94%	96.94%	97.38%
Residential WF	3	9	-66.67%	\$8,235,000	\$21,041,500	-60.86%	94.78%	93.82%
3/4-Plex	1	1	0.00%	\$220,000	\$740,000	-70.27%	95.69%	92.52%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	110	117	-5.98%	\$38,324,150	\$37,301,007	2.74%	96.89%	97.75%
Townhouse	55	74	-25.68%	\$27,640,218	\$33,455,600	-17.38%	97.85%	98.47%
RES TOTAL	377	472	-20.13%	\$204,163,810	\$270,690,443	-24.58%	96.83%	96.09%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	2	-100.00%	\$0	\$1,640,000	-100.00%	0.00%	96.58%
Acreage	1	3	-66.67%	\$1,250,000	\$1,595,800	-21.67%	94.34%	87.49%
Acreage WF	0	1	-100.00%	\$0	\$5,550,000	-100.00%	0.00%	85.38%
Lots	8	66	-87.88%	\$2,621,200	\$17,080,098	-84.65%	95.60%	97.84%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	9	70	-87.14%	\$3,871,200	\$24,225,898	-84.02%	95.19%	93.97%
Business	3	1	200.00%	\$350,000	\$280,000	25.00%	81.60%	93.33%
Commercial	13	16	-18.75%	\$1,939,207	\$6,617,070	-70.69%	93.04%	95.23%
Land	1	0	0.00%	\$290,000	\$0	0.00%	96.67%	0.00%
COMM TOTAL	17	17	0.00%	\$2,579,207	\$6,897,070	-62.60%	91.69%	95.15%
GRAND TOTAL	403	561	-28.16%	\$210,614,217	\$303,453,411	-30.59%	96.73%	95.90%

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Central Okanagan Statistics -- October 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
Zone = Central Okanagan								
Acreage/House	80	115	-30.43%	\$99,958,260	\$148,687,258	-32.77%	94.59%	92.80%
Duplex	81	117	-30.77%	\$43,112,613	\$54,506,490	-20.90%	97.27%	98.74%
Mobile Home	201	226	-11.06%	\$33,383,330	\$31,613,799	5.60%	96.21%	96.36%
Recreational	4	11	-63.64%	\$948,300	\$1,273,800	-25.55%	96.40%	95.02%
Residential	1,899	2,327	-18.39%	\$1,359,986,971	\$1,580,623,775	-13.96%	97.77%	98.21%
Residential WF	40	37	8.11%	\$118,524,340	\$76,371,250	55.19%	94.06%	93.92%
3/4-Plex	9	16	-43.75%	\$6,552,500	\$11,307,688	-42.05%	96.44%	95.80%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	1,198	1,420	-15.63%	\$419,267,033	\$472,066,037	-11.18%	97.73%	98.16%
Townhouse	617	853	-27.67%	\$306,669,176	\$389,595,471	-21.29%	97.86%	98.92%
RES TOTAL	4,129	5,122	-19.39%	\$2,388,402,524	\$2,766,045,568	-13.65%	97.41%	97.85%
FARMS	7	17	-58.82%	\$17,665,000	\$22,830,000	-22.62%	88.00%	94.27%
MULTIFAMILY	1	8	-87.50%	\$1,310,000	\$9,123,000	-85.64%	101.16%	96.57%
Acreage	16	41	-60.98%	\$10,942,000	\$28,077,700	-61.03%	93.70%	92.99%
Acreage WF	2	9	-77.78%	\$2,250,000	\$9,698,500	-76.80%	82.75%	88.89%
Lots	159	360	-55.83%	\$46,814,073	\$104,819,871	-55.34%	96.13%	97.39%
Lots WF	2	4	-50.00%	\$2,380,000	\$3,377,000	-29.52%	91.72%	94.63%
LOTS TOTAL	179	414	-56.76%	\$62,386,073	\$145,973,071	-57.26%	94.97%	95.85%
Business	16	12	33.33%	\$3,126,000	\$5,694,695	-45.11%	80.87%	89.84%
Commercial	141	130	8.46%	\$38,794,415	\$45,593,975	-14.91%	95.52%	93.30%
Land	11	25	-56.00%	\$19,837,000	\$51,444,602	-61.44%	93.41%	91.91%
COMM TOTAL	168	167	0.60%	\$61,757,415	\$102,733,272	-39.89%	93.97%	92.41%
GRAND TOTAL	4,484	5,728	-21.72%	\$2,531,521,012	\$3,046,704,911	-16.91%	97.19%	97.53%

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Central Okanagan Statistics -- October 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%
Zone = Central Okanagan									
Acreage/House	\$1,015,063	\$1,373,706	-26.11%	\$872,500	\$950,000	-8.16%	116	117	-0.44%
Duplex	\$492,333	\$404,114	21.83%	\$525,000	\$395,000	32.91%	59	24	147.31%
Mobile Home	\$152,100	\$151,442	0.43%	\$126,000	\$135,000	-6.67%	62	50	22.94%
Recreational		\$124,500			\$124,500			48	
Residential	\$667,490	\$672,434	-0.74%	\$633,000	\$634,000	-0.16%	58	54	8.12%
Residential WF	\$2,745,000	\$2,337,944	17.41%	\$2,180,000	\$2,300,000	-5.22%	89	66	35.25%
3/4-Plex	\$220,000	\$740,000	-70.27%	\$220,000	\$740,000	-70.27%	297	82	262.20%
Timeshare									
Apartment	\$348,401	\$318,812	9.28%	\$333,500	\$301,000	10.80%	62	65	-3.48%
Townhouse	\$502,549	\$452,103	11.16%	\$512,500	\$436,900	17.30%	54	57	-4.02%
RES TOTAL	\$541,549	\$573,497	-5.57%	\$500,000	\$495,000	1.01%	61	59	3.97%
FARMS									
MULTIFAMILY		\$820,000			\$820,000			139	
Acreage	\$1,250,000	\$531,933	134.99%	\$1,250,000	\$700,000	78.57%	69	203	-65.95%
Acreage WF		\$5,550,000			\$5,550,000			164	
Lots	\$327,650	\$258,789	26.61%	\$342,900	\$193,450	77.26%	166	91	82.72%
Lots WF									
LOTS TOTAL	\$430,133	\$346,084	24.29%	\$439,900	\$202,400	117.34%	155	97	60.54%
Business	\$116,667	\$280,000	-58.33%	\$150,000	\$280,000	-46.43%	100	196	-48.81%
Commercial	\$149,170	\$413,567	-63.93%	\$21	\$29	-26.83%	167	187	-10.58%
Land	\$290,000			\$290,000			70		
COMM TOTAL	\$151,718	\$405,710	-62.60%	\$26	\$31	-15.76%	150	188	-20.18%
GRAND TOTAL	\$522,616	\$540,915	-3.38%	\$490,000	\$460,000	6.52%	67	68	-1.10%

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Central Okanagan Statistics -- October 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%
Zone = Central Okanagan									
Acreage/House	\$1,249,478	\$1,292,933	-3.36%	\$972,500	\$1,065,000	-8.69%	121	102	18.99%
Duplex	\$532,254	\$465,867	14.25%	\$455,000	\$424,900	7.08%	53	44	20.62%
Mobile Home	\$166,086	\$139,884	18.73%	\$167,000	\$129,950	28.51%	58	66	-12.35%
Recreational	\$237,075	\$115,800	104.73%	\$166,400	\$100,000	66.40%	22	43	-49.84%
Residential	\$716,160	\$679,254	5.43%	\$663,000	\$625,000	6.08%	53	47	11.88%
Residential WF	\$2,963,109	\$2,064,088	43.56%	\$2,697,500	\$2,010,000	34.20%	113	94	20.19%
3/4-Plex	\$728,056	\$706,731	3.02%	\$550,000	\$669,500	-17.85%	85	46	86.04%
Timeshare									
Apartment	\$349,972	\$332,441	5.27%	\$329,900	\$305,000	8.16%	51	47	8.42%
Townhouse	\$497,033	\$456,736	8.82%	\$490,000	\$437,500	12.00%	56	47	19.53%
RES TOTAL	\$578,446	\$540,032	7.11%	\$525,000	\$482,000	8.92%	55	50	11.25%
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	\$1,140,375	14.87%	\$1,310,000	\$940,000	39.36%	28	101	-72.31%
Acreage	\$683,875	\$684,822	-0.14%	\$562,500	\$489,000	15.03%	126	177	-28.97%
Acreage WF	\$1,125,000	\$1,077,611	4.40%	\$1,125,000	\$300,000	275.00%	82	225	-63.83%
Lots	\$294,428	\$291,166	1.12%	\$270,000	\$259,500	4.05%	130	111	16.60%
Lots WF	\$1,190,000	\$844,250	40.95%	\$1,190,000	\$575,000	106.96%	448	352	27.13%
LOTS TOTAL	\$348,526	\$352,592	-1.15%	\$284,999	\$270,000	5.56%	132	122	7.98%
Business	\$195,375	\$474,558	-58.83%	\$158,500	\$150,000	5.67%	146	169	-13.93%
Commercial	\$275,138	\$350,723	-21.55%	\$21	\$24	-12.77%	167	201	-16.81%
Land	\$1,803,364	\$2,057,784	-12.36%	\$1,460,000	\$1,175,000	24.26%	134	246	-45.44%
COMM TOTAL	\$367,604	\$615,169	-40.24%	\$25	\$120,000	-99.98%	163	205	-20.67%
GRAND TOTAL	\$564,568	\$531,897	6.14%	\$500,000	\$464,000	7.76%	62	60	4.27%

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