

**Central Okanagan Monthly Statistics
November 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	587	643	-8.71%	10,299	10,675	-3.52%
2 Units Sold	405	319	26.96%	4,651	4,800	-3.10%
3 Sales Volume	\$243,400,747	\$169,923,504	43.24%	\$2,599,379,022	\$2,696,205,107	-3.59%
4 List/Sell Ratio	96.01%	96.44%		96.47%	97.11%	
5 Days to Sell	83	70	18.64%	74	63	17.69%
6 Active Listings	2,808	2,946	-4.68%			
Area = North Okanagan						
1 Units Listed	212	217	-2.30%	3,617	3,678	-1.66%
2 Units Sold	119	147	-19.05%	1,911	1,965	-2.75%
3 Sales Volume	\$69,357,912	\$76,485,191	-9.32%	\$918,405,221	\$918,288,961	0.01%
4 List/Sell Ratio	95.90%	95.92%		96.62%	96.56%	
5 Days to Sell	111	105	6.16%	87	86	0.85%
6 Active Listings	1,250	1,312	-4.73%			
Area = Shuswap / Revels						
1 Units Listed	122	92	32.61%	2,098	2,222	-5.58%
2 Units Sold	73	66	10.61%	1,056	1,185	-10.89%
3 Sales Volume	\$34,021,038	\$23,121,050	47.14%	\$431,310,786	\$437,141,277	-1.33%
4 List/Sell Ratio	95.67%	95.12%		95.59%	96.08%	
5 Days to Sell	120	163	-26.09%	108	116	-6.36%
6 Active Listings	860	870	-1.15%			
Area = Grand Total						
1 Units Listed	921	952	-3.26%	16,014	16,575	-3.38%
2 Units Sold	597	532	12.22%	7,618	7,950	-4.18%
3 Sales Volume	\$346,779,697	\$269,529,745	28.66%	\$3,949,095,028	\$4,051,635,345	-2.53%
4 List/Sell Ratio	95.95%	96.18%		96.41%	96.87%	
5 Days to Sell	93	91	2.36%	82	76	7.17%
6 Active Listings	4,918	5,128	-4.10%			

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

Central Okanagan Statistics -- November 2019

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	405	\$243,400,747	167	\$125,584,697
Last Month	419	\$221,530,420	165	\$112,507,033
This Month Last Year	319	\$169,923,504	137	\$89,154,550

Description	Total Listings Taken	Inventory
This Month	587	2,808
Last Month	736	3,132
This Month Last Year	643	2,946

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Central Okanagan Statistics -- November 2019

Quick Summary Part 2

Condo/Apt

Sales	97
New Listings	119
Current Inventory	479
Sell/Inv. Ratio	20.25%
Days to Sell	76
Average Price	\$402,589
Median Price	\$337,900

Condo/Townhouse

Sales	58
New Listings	84
Current Inventory	301
Sell/Inv. Ratio	19.27%
Days to Sell	78
Average Price	\$534,407
Median Price	\$502,500

Lots

Sales	18
New Listings	40
Current Inventory	416
Sell/Inv. Ratio	4.33%
Days to Sell	184
Average Price	\$443,106
Median Price	\$314,950

Residential

Sales	167
New Listings	218
Current Inventory	888
Sell/Inv. Ratio	18.81%
Days to Sell	72
Average Price	\$752,004
Median Price	\$649,950

Ratio of Sales vs Inventory	16.88%
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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	18	23	-21.74%	283	296	-4.39	108	136	-20.59
Duplex	11	8	37.50%	234	240	-2.50	52	41	26.83
Mobile Home	23	25	-8.00%	430	388	10.82	96	91	5.49
Recreational	0	1	-100.00%	29	26	11.54	10	10	0.00
Residential	218	243	-10.29%	4,187	4,559	-8.16	888	950	-6.53
Residential WF	12	10	20.00%	171	154	11.04	81	84	-3.57
3/4-Plex	0	1	-100.00%	19	22	-13.64		6	
Timeshare	1	0	0.00%	2	0	0.00	1		
Apartment	119	150	-20.67%	2,127	2,225	-4.40	479	489	-2.04
Townhouse	84	86	-2.33%	1,457	1,392	4.67	301	353	-14.73
RES TOTAL	486	547.00	-11.15%	8,939	9,302	-3.90%	2,016	2,160	-6.67
FARMS	6	6	0.00%	47	58	-18.97	25	28	-10.71
MULTIFAMILY	2	0	0.00%	19	18	5.56	6	11	-45.45
Acreage	4	5	-20.00%	60	63	-4.76	39	36	8.33
Acreage WF	2	2	0.00%	18	22	-18.18	14	12	16.67
Lots	32	31	3.23%	650	664	-2.11	346	360	-3.89
Lots WF	2	3	-33.33%	27	23	17.39	17	15	13.33
LOTS TOTAL	40	41.00	-2.44%	755	772	-2.20%	416	423	-1.65
Business	7	7	0.00%	107	100	7.00	63	46	36.96
Commercial	45	27	66.67%	375	346	8.38	235	221	6.33
Land	1	15	-93.33%	57	78	-26.92	47	57	-17.54
COMM TOTAL	53	49.00	8.16%	539	524	2.86%	345	324	6.48
GRAND TOTAL	587	643	-8.71%	10,299	10,674	-3.51%	2,808	2,946	-4.68

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Central Okanagan Statistics -- November 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	12	7	71.43%	\$18,154,000	\$8,047,500	125.59%	93.79%	92.59%
Duplex	16	4	300.00%	\$8,262,040	\$1,971,250	319.13%	97.03%	96.50%
Mobile Home	17	19	-10.53%	\$3,234,900	\$2,841,100	13.86%	94.56%	93.07%
Recreational	2	0	0.00%	\$207,400	\$0	0.00%	97.42%	0.00%
Residential	167	137	21.90%	\$125,584,697	\$89,154,550	40.86%	96.20%	96.54%
Residential WF	2	0	0.00%	\$2,850,000	\$0	0.00%	86.89%	0.00%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	97	70	38.57%	\$39,051,101	\$23,192,200	68.38%	96.79%	97.64%
Townhouse	58	42	38.10%	\$30,995,578	\$21,555,361	43.80%	97.29%	97.46%
RES TOTAL	371	279	32.97%	\$228,339,716	\$146,761,961	55.59%	96.13%	96.55%
FARMS	0	2	-100.00%	\$0	\$3,906,000	-100.00%	0.00%	101.32%
MULTIFAMILY	0	2	-100.00%	\$0	\$4,600,000	-100.00%	0.00%	94.09%
Acreage	2	2	0.00%	\$2,230,000	\$590,000	277.97%	91.43%	96.72%
Acreage WF	0	2	-100.00%	\$0	\$730,000	-100.00%	0.00%	89.68%
Lots	16	17	-5.88%	\$5,745,899	\$5,790,899	-0.78%	92.83%	97.09%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	18	21	-14.29%	\$7,975,899	\$7,110,899	12.16%	92.44%	96.25%
Business	1	3	-66.67%	\$120,000	\$1,312,000	-90.85%	88.89%	84.65%
Commercial	14	9	55.56%	\$5,240,132	\$7,642	68,470.16%	96.37%	0.00%
Land	1	3	-66.67%	\$1,725,000	\$6,225,002	-72.29%	96.96%	95.77%
COMM TOTAL	16	15	6.67%	\$7,085,132	\$7,544,644	-6.09%	96.38%	93.72%
GRAND TOTAL	405	319	26.96%	\$243,400,747	\$169,923,504	43.24%	96.01%	96.44%

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Central Okanagan Statistics -- November 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	104	87	19.54%	\$124,760,111	\$108,005,760	15.51%	93.21%	94.44%
Duplex	121	85	42.35%	\$64,389,920	\$45,083,863	42.82%	96.80%	97.24%
Mobile Home	233	220	5.91%	\$39,511,313	\$36,224,430	9.07%	94.48%	95.95%
Recreational	14	4	250.00%	\$2,705,300	\$948,300	185.28%	95.03%	96.40%
Residential	1,927	2,035	-5.31%	\$1,357,704,432	\$1,448,584,021	-6.27%	97.08%	97.69%
Residential WF	36	39	-7.69%	\$70,970,100	\$113,529,340	-37.49%	90.49%	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	1,107	1,267	-12.63%	\$400,568,782	\$442,049,333	-9.38%	96.97%	97.72%
Townhouse	746	659	13.20%	\$374,297,551	\$328,224,537	14.04%	97.59%	97.83%
RES TOTAL	4,298	4,405	-2.43%	\$2,441,315,009	\$2,529,202,085	-3.47%	96.68%	97.32%
FARMS	3	9	-66.67%	\$3,591,000	\$21,571,000	-83.35%	95.15%	90.14%
MULTIFAMILY	6	3	100.00%	\$13,073,299	\$5,910,000	121.21%	92.32%	95.57%
Acreage	15	18	-16.67%	\$7,217,230	\$11,532,000	-37.42%	88.44%	93.85%
Acreage WF	1	4	-75.00%	\$700,000	\$2,980,000	-76.51%	71.43%	84.35%
Lots	157	176	-10.80%	\$53,883,234	\$52,604,972	2.43%	95.10%	96.24%
Lots WF	4	2	100.00%	\$2,995,000	\$2,380,000	25.84%	91.79%	91.72%
LOTS TOTAL	177	200	-11.50%	\$64,795,464	\$69,496,972	-6.77%	93.82%	95.10%
Business	18	19	-5.26%	\$2,017,000	\$4,438,000	-54.55%	80.21%	81.95%
Commercial	138	149	-7.38%	\$49,782,235	\$38,802,048	28.30%	96.31%	95.53%
Land	11	14	-21.43%	\$24,805,015	\$26,062,002	-4.82%	88.13%	93.96%
COMM TOTAL	167	182	-8.24%	\$76,604,250	\$69,302,050	10.54%	93.02%	93.95%
GRAND TOTAL	4,651	4,799	-3.08%	\$2,599,379,022	\$2,695,482,107	-3.57%	96.47%	97.11%

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Central Okanagan Statistics -- November 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	\$1,512,833	\$1,149,643	31.59%	\$1,206,000	\$955,000	26.28%	117	142	-17.78%
Duplex	\$516,378	\$492,813	4.78%	\$460,250	\$488,250	-5.73%	58	32	79.84%
Mobile Home	\$190,288	\$149,532	27.26%	\$190,000	\$160,000	18.75%	61	72	-14.97%
Recreational	\$103,700			\$103,700			175		
Residential	\$752,004	\$650,763	15.56%	\$649,950	\$625,000	3.99%	72	63	15.10%
Residential WF	\$1,425,000			\$1,425,000			113		
3/4-Plex									
Timeshare									
Apartment	\$402,589	\$331,317	21.51%	\$337,900	\$326,000	3.65%	76	56	35.15%
Townhouse	\$534,407	\$513,223	4.13%	\$502,500	\$501,500	0.20%	78	64	22.66%
RES TOTAL	\$615,471	\$526,029	17.00%	\$538,500	\$520,000	3.56%	75	63	18.59%
FARMS		\$1,953,000			\$1,953,000			12	
MULTIFAMILY		\$2,300,000			\$2,300,000			120	
Acreage	\$1,115,000	\$295,000	277.97%	\$1,115,000	\$295,000	277.97%	54	161	-66.67%
Acreage WF		\$365,000			\$365,000			113	
Lots	\$359,119	\$340,641	5.42%	\$274,950	\$314,000	-12.44%	200	109	83.94%
Lots WF									
LOTS TOTAL	\$443,106	\$338,614	30.86%	\$314,950	\$314,000	0.30%	184	114	61.07%
Business	\$120,000	\$437,333	-72.56%	\$120,000	\$75,000	60.00%	80	88	-9.09%
Commercial	\$374,295	\$849	43,980.82%	\$24	\$17	46.97%	168	130	29.73%
Land	\$1,725,000	\$2,075,001	-16.87%	\$1,725,000	\$2,725,000	-36.70%	67	200	-66.44%
COMM TOTAL	\$442,821	\$502,976	-11.96%	\$1,010	\$24	4,197.87%	156	135	15.55%
GRAND TOTAL	\$600,989	\$532,676	12.82%	\$524,000	\$490,500	6.83%	83	70	18.64%

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Central Okanagan Statistics -- November 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	\$1,199,616	\$1,241,446	-3.37%	\$935,500	\$970,000	-3.56%	108	123	-12.60%
Duplex	\$532,148	\$530,398	0.33%	\$489,000	\$455,000	7.47%	62	52	18.53%
Mobile Home	\$169,576	\$164,657	2.99%	\$158,000	\$164,950	-4.21%	73	59	23.23%
Recreational	\$193,236	\$237,075	-18.49%	\$136,800	\$166,400	-17.79%	131	22	503.28%
Residential	\$704,569	\$711,835	-1.02%	\$650,000	\$660,000	-1.52%	62	54	16.12%
Residential WF	\$1,971,392	\$2,911,009	-32.28%	\$1,875,000	\$2,695,000	-30.43%	120	114	5.23%
3/4-Plex	\$640,750	\$728,056	-11.99%	\$561,000	\$550,000	2.00%	90	85	5.74%
Timeshare									
Apartment	\$361,851	\$348,895	3.71%	\$336,000	\$329,900	1.85%	68	51	33.29%
Townhouse	\$501,739	\$498,065	0.74%	\$482,000	\$490,000	-1.63%	69	56	23.02%
RES TOTAL	\$568,012	\$574,166	-1.07%	\$520,000	\$524,000	-0.76%	68	56	21.48%
FARMS	\$1,197,000	\$2,396,778	-50.06%	\$945,000	\$1,510,000	-37.42%	119	76	56.79%
MULTIFAMILY	\$2,178,883	\$1,970,000	10.60%	\$2,061,150	\$1,310,000	57.34%	105	89	17.16%
Acreage	\$481,149	\$640,667	-24.90%	\$364,730	\$507,500	-28.13%	146	130	12.86%
Acreage WF	\$700,000	\$745,000	-6.04%	\$700,000	\$367,500	90.48%	116	97	19.28%
Lots	\$343,205	\$298,892	14.83%	\$294,900	\$279,999	5.32%	142	128	11.52%
Lots WF	\$748,750	\$1,190,000	-37.08%	\$612,500	\$1,190,000	-48.53%	138	448	-69.22%
LOTS TOTAL	\$366,076	\$347,485	5.35%	\$312,000	\$285,213	9.39%	142	130	9.22%
Business	\$112,056	\$233,579	-52.03%	\$94,000	\$158,000	-40.51%	168	137	22.75%
Commercial	\$360,741	\$260,416	38.52%	\$19	\$20	-7.50%	146	165	-11.77%
Land	\$2,255,001	\$1,861,572	21.13%	\$1,300,000	\$1,577,500	-17.59%	361	148	143.51%
COMM TOTAL	\$458,708	\$380,780	20.47%	\$25	\$25	2.04%	162	161	0.87%
GRAND TOTAL	\$558,886	\$561,676	-0.50%	\$508,000	\$500,000	1.60%	74	63	17.70%

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