

**Central Okanagan Monthly Statistics
December 2019**

Table of Contents

Table of Contents	2
Zone Totals	3
Quick Summary Part 1	4
Quick Summary Part 2	5
Listing Information	6
Sales Information (Month)	7
Sales Information (YTD)	8
Average/Median Price, Days to Sell (Month)	9
Average/Median Price, Days to Sell (YTD)	10

Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	430	387	11.11%	10,729	11,062	-3.01%
2 Units Sold	289	217	33.18%	4,940	5,017	-1.53%
3 Sales Volume	\$158,892,328	\$122,322,483	29.90%	\$2,758,271,349	\$2,818,527,590	-2.14%
4 List/Sell Ratio	96.69%	95.45%		96.48%	97.04%	
5 Days to Sell	89	83	7.76%	75	64	17.50%
6 Active Listings	2,483	2,565	-3.20%			
Area = North Okanagan						
1 Units Listed	119	121	-1.65%	3,734	3,799	-1.71%
2 Units Sold	116	111	4.50%	2,027	2,076	-2.36%
3 Sales Volume	\$55,656,425	\$52,428,262	6.16%	\$974,056,646	\$970,717,223	0.34%
4 List/Sell Ratio	95.90%	96.18%		96.58%	96.54%	
5 Days to Sell	106	116	-9.13%	88	88	0.23%
6 Active Listings	1,081	1,064	1.60%			
Area = Shuswap / Revels						
1 Units Listed	71	53	33.96%	2,169	2,275	-4.66%
2 Units Sold	64	42	52.38%	1,120	1,227	-8.72%
3 Sales Volume	\$25,042,790	\$17,133,500	46.16%	\$456,353,576	\$454,274,777	0.46%
4 List/Sell Ratio	94.88%	94.18%		95.55%	96.01%	
5 Days to Sell	155	141	9.84%	111	116	-4.76%
6 Active Listings	692	719	-3.76%			
Area = Grand Total						
1 Units Listed	620	561	10.52%	16,632	17,136	-2.94%
2 Units Sold	469	370	26.76%	8,087	8,320	-2.80%
3 Sales Volume	\$239,591,542	\$191,884,245	24.86%	\$4,188,681,571	\$4,243,519,590	-1.29%
4 List/Sell Ratio	96.31%	95.54%		96.40%	96.81%	
5 Days to Sell	102	99	2.83%	83	78	7.27%
6 Active Listings	4,256	4,348	-2.12%			

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

Central Okanagan Statistics -- December 2019

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	289	\$158,892,328	118	\$80,157,910
Last Month	405	\$243,400,747	167	\$125,584,697
This Month Last Year	217	\$122,322,483	91	\$60,806,065

Description	Total Listings Taken	Inventory
This Month	430	2,483
Last Month	587	2,808
This Month Last Year	387	2,565

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Central Okanagan Statistics -- December 2019

Quick Summary Part 2

Condo/Apt

Sales	74
New Listings	88
Current Inventory	409
Sell/Inv. Ratio	18.09%
Days to Sell	81
Average Price	\$363,855
Median Price	\$337,500

Condo/Townhouse

Sales	45
New Listings	50
Current Inventory	267
Sell/Inv. Ratio	16.85%
Days to Sell	72
Average Price	\$489,376
Median Price	\$495,000

Lots

Sales	9
New Listings	90
Current Inventory	438
Sell/Inv. Ratio	2.05%
Days to Sell	189
Average Price	\$292,766
Median Price	\$314,999

Residential

Sales	118
New Listings	125
Current Inventory	721
Sell/Inv. Ratio	16.37%
Days to Sell	87
Average Price	\$679,304
Median Price	\$630,750
Ratio of Sales vs Inventory	13.87%

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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	11	11	0.00%	294	307	-4.23	94	113	-16.81
Duplex	13	14	-7.14%	247	254	-2.76	47	34	38.24
Mobile Home	15	15	0.00%	444	403	10.17	79	86	-8.14
Recreational	0	1	-100.00%	29	27	7.41	4	7	-42.86
Residential	125	129	-3.10%	4,313	4,688	-8.00	721	773	-6.73
Residential WF	6	7	-14.29%	176	161	9.32	75	69	8.70
3/4-Plex	0	0	0.00%	19	22	-13.64		6	
Timeshare	0	0	0.00%	2	0	0.00	1		
Apartment	88	77	14.29%	2,215	2,302	-3.78	409	443	-7.67
Townhouse	50	58	-13.79%	1,508	1,450	4.00	267	298	-10.40
RES TOTAL	308	312.00	-1.28%	9,247	9,614	-3.82%	1,697	1,829	-7.22
FARMS	2	3	-33.33%	49	61	-19.67	21	26	-19.23
MULTIFAMILY	4	0	0.00%	23	18	27.78	8	9	-11.11
Acreage	3	6	-50.00%	63	69	-8.70	33	38	-13.16
Acreage WF	0	0	0.00%	18	22	-18.18	13	12	8.33
Lots	85	35	142.86%	735	699	5.15	377	338	11.54
Lots WF	2	2	0.00%	29	25	16.00	15	16	-6.25
LOTS TOTAL	90	43.00	109.30%	845	815	3.68%	438	404	8.42
Business	2	9	-77.78%	109	109	0.00	54	46	17.39
Commercial	21	20	5.00%	396	366	8.20	224	198	13.13
Land	3	0	0.00%	60	78	-23.08	41	53	-22.64
COMM TOTAL	26	29.00	-10.34%	565	553	2.17%	319	297	7.41
GRAND TOTAL	430	387	11.11%	10,729	11,061	-3.00%	2,483	2,565	-3.20

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Central Okanagan Statistics -- December 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	9	6	50.00%	\$10,640,000	\$4,630,500	129.78%	93.44%	92.59%
Duplex	9	8	12.50%	\$4,899,750	\$4,333,490	13.07%	97.07%	96.93%
Mobile Home	14	10	40.00%	\$1,965,500	\$1,807,800	8.72%	93.61%	95.38%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	118	91	29.67%	\$80,157,910	\$60,806,065	31.83%	97.26%	96.30%
Residential WF	2	2	0.00%	\$4,100,000	\$3,272,500	25.29%	92.40%	95.02%
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	74	46	60.87%	\$26,925,300	\$13,670,700	96.96%	96.97%	96.72%
Townhouse	45	31	45.16%	\$22,021,900	\$14,833,500	48.46%	98.14%	97.64%
RES TOTAL	271	194	39.69%	\$150,710,360	\$103,354,555	45.82%	96.86%	96.34%
FARMS	1	4	-75.00%	\$880,000	\$8,700,000	-89.89%	92.73%	90.73%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	3	1	200.00%	\$1,015,000	\$340,000	198.53%	93.57%	88.31%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	6	5	20.00%	\$1,619,898	\$1,207,800	34.12%	96.21%	97.90%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	9	6	50.00%	\$2,634,898	\$1,547,800	70.24%	95.17%	95.62%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	6	13	-53.85%	\$642,070	\$8,720,128	-92.64%	73.37%	90.23%
Land	2	0	0.00%	\$4,025,000	\$0	0.00%	96.99%	0.00%
COMM TOTAL	8	13	-38.46%	\$4,667,070	\$8,720,128	-46.48%	92.88%	90.23%
GRAND TOTAL	289	217	33.18%	\$158,892,328	\$122,322,483	29.90%	96.69%	95.45%

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Central Okanagan Statistics -- December 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	113	93	21.51%	\$135,400,111	\$112,636,260	20.21%	93.23%	94.36%
Duplex	130	93	39.78%	\$69,289,670	\$49,417,353	40.21%	96.82%	97.21%
Mobile Home	247	230	7.39%	\$41,476,813	\$38,032,230	9.06%	94.44%	95.93%
Recreational	14	4	250.00%	\$2,705,300	\$948,300	185.28%	95.03%	96.40%
Residential	2,045	2,126	-3.81%	\$1,437,862,342	\$1,509,390,087	-4.74%	97.09%	97.63%
Residential WF	38	41	-7.32%	\$75,070,100	\$116,801,840	-35.73%	90.60%	93.25%
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	1,181	1,313	-10.05%	\$427,494,082	\$455,720,033	-6.19%	96.97%	97.69%
Townhouse	791	690	14.64%	\$396,319,451	\$343,058,037	15.53%	97.62%	97.82%
RES TOTAL	4,569	4,599	-0.65%	\$2,592,025,369	\$2,632,556,640	-1.54%	96.69%	97.28%
FARMS	4	13	-69.23%	\$4,471,000	\$30,271,000	-85.23%	94.66%	90.31%
MULTIFAMILY	6	3	100.00%	\$13,073,299	\$5,910,000	121.21%	92.32%	95.57%
Acreage	18	19	-5.26%	\$8,232,230	\$11,872,000	-30.66%	89.04%	93.68%
Acreage WF	1	4	-75.00%	\$700,000	\$2,980,000	-76.51%	71.43%	84.35%
Lots	163	181	-9.94%	\$55,503,132	\$53,812,772	3.14%	95.14%	96.27%
Lots WF	4	2	100.00%	\$2,995,000	\$2,380,000	25.84%	91.79%	91.72%
LOTS TOTAL	186	206	-9.71%	\$67,430,362	\$71,044,772	-5.09%	93.88%	95.11%
Business	18	19	-5.26%	\$2,017,000	\$4,438,000	-54.55%	80.21%	81.95%
Commercial	144	162	-11.11%	\$50,424,305	\$47,522,176	6.11%	95.92%	94.51%
Land	13	14	-7.14%	\$28,830,015	\$26,062,002	10.62%	89.27%	93.96%
COMM TOTAL	175	195	-10.26%	\$81,271,319	\$78,022,178	4.16%	93.01%	93.51%
GRAND TOTAL	4,940	5,016	-1.52%	\$2,758,271,349	\$2,817,804,590	-2.11%	96.48%	97.04%

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Central Okanagan Statistics -- December 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	\$1,182,222	\$771,750	53.19%	\$865,000	\$800,000	8.13%	108	137	-21.28%
Duplex	\$544,417	\$541,686	0.50%	\$468,000	\$460,500	1.63%	93	102	-9.15%
Mobile Home	\$140,393	\$180,780	-22.34%	\$131,750	\$182,400	-27.77%	80	60	32.65%
Recreational									
Residential	\$679,304	\$668,199	1.66%	\$630,750	\$635,000	-0.67%	87	74	17.04%
Residential WF	\$2,050,000	\$1,636,250	25.29%	\$2,050,000	\$1,636,250	25.29%	177	164	7.95%
3/4-Plex									
Timeshare									
Apartment	\$363,855	\$297,189	22.43%	\$337,500	\$287,500	17.39%	81	72	11.97%
Townhouse	\$489,376	\$478,500	2.27%	\$495,000	\$485,000	2.06%	72	73	-2.45%
RES TOTAL	\$556,127	\$532,755	4.39%	\$502,500	\$516,950	-2.80%	84	77	9.06%
FARMS	\$880,000	\$2,175,000	-59.54%	\$880,000	\$2,245,000	-60.80%	15	251	-94.03%
MULTIFAMILY									
Acreage	\$338,333	\$340,000	-0.49%	\$360,000	\$340,000	5.88%	177	114	55.56%
Acreage WF									
Lots	\$269,983	\$241,560	11.77%	\$297,450	\$297,900	-0.15%	195	169	15.11%
Lots WF									
LOTS TOTAL	\$292,766	\$257,967	13.49%	\$314,999	\$297,900	5.74%	189	160	18.07%
Business									
Commercial	\$107,012	\$670,779	-84.05%	\$14	\$22	-35.23%	174	82	112.20%
Land	\$2,012,500			\$2,012,500			137		
COMM TOTAL	\$583,384	\$670,779	-13.03%	\$15	\$22	-31.82%	165	82	100.91%
GRAND TOTAL	\$549,800	\$563,698	-2.47%	\$500,000	\$505,000	-0.99%	89	83	7.76%

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Central Okanagan Statistics -- December 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	\$1,198,231	\$1,211,143	-1.07%	\$931,000	\$955,000	-2.51%	108	124	-13.21%
Duplex	\$532,997	\$531,369	0.31%	\$487,000	\$455,000	7.03%	64	57	13.32%
Mobile Home	\$167,922	\$165,358	1.55%	\$157,000	\$164,950	-4.82%	73	59	23.79%
Recreational	\$193,236	\$237,075	-18.49%	\$136,800	\$166,400	-17.79%	131	22	503.28%
Residential	\$703,111	\$709,967	-0.97%	\$650,000	\$659,800	-1.49%	64	55	16.84%
Residential WF	\$1,975,529	\$2,848,825	-30.65%	\$1,950,000	\$2,695,000	-27.64%	123	117	5.60%
3/4-Plex	\$640,750	\$728,056	-11.99%	\$561,000	\$550,000	2.00%	90	85	5.74%
Timeshare									
Apartment	\$361,976	\$347,083	4.29%	\$336,000	\$328,000	2.44%	69	52	32.90%
Townhouse	\$501,036	\$497,186	0.77%	\$484,000	\$490,000	-1.22%	69	57	21.60%
RES TOTAL	\$567,307	\$572,419	-0.89%	\$520,000	\$523,800	-0.73%	69	57	21.26%
FARMS	\$1,117,750	\$2,328,538	-52.00%	\$920,500	\$1,590,000	-42.11%	93	130	-28.27%
MULTIFAMILY	\$2,178,883	\$1,970,000	10.60%	\$2,061,150	\$1,310,000	57.34%	105	89	17.16%
Acreage	\$457,346	\$624,842	-26.81%	\$362,365	\$490,000	-26.05%	152	129	17.58%
Acreage WF	\$700,000	\$745,000	-6.04%	\$700,000	\$367,500	90.48%	116	97	19.28%
Lots	\$340,510	\$297,308	14.53%	\$294,900	\$279,999	5.32%	144	129	12.03%
Lots WF	\$748,750	\$1,190,000	-37.08%	\$612,500	\$1,190,000	-48.53%	138	448	-69.22%
LOTS TOTAL	\$362,529	\$344,878	5.12%	\$312,500	\$286,663	9.01%	145	131	10.22%
Business	\$112,056	\$233,579	-52.03%	\$94,000	\$158,000	-40.51%	168	137	22.75%
Commercial	\$350,169	\$293,347	19.37%	\$18	\$22	-16.28%	147	158	-7.31%
Land	\$2,217,693	\$1,861,572	19.13%	\$1,725,000	\$1,577,500	9.35%	327	148	120.26%
COMM TOTAL	\$464,408	\$400,114	16.07%	\$25	\$24	4.17%	162	156	4.35%
GRAND TOTAL	\$558,355	\$561,763	-0.61%	\$507,000	\$500,000	1.40%	75	64	17.50%

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