

**Central Okanagan Monthly Statistics  
December 2018**

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## Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
1 Units Listed	387	390	-0.77%	11,061	10,573	4.62%
2 Units Sold	217	362	-40.06%	5,021	6,557	-23.43%
3 Sales Volume	\$122,322,483	\$200,870,243	-39.10%	\$2,825,882,490	\$3,483,551,927	-18.88%
4 List/Sell Ratio	95.45%	96.92%		97.06%	97.48%	
5 Days to Sell	83	71	15.98%	64	61	4.81%
6 Active Listings	2,565	1,891	35.64%			
<b>Area = North Okanagan</b>						
1 Units Listed	121	105	15.24%	3,801	3,733	1.82%
2 Units Sold	111	122	-9.02%	2,077	2,521	-17.61%
3 Sales Volume	\$52,428,262	\$53,956,909	-2.83%	\$974,305,223	\$1,049,586,730	-7.17%
4 List/Sell Ratio	96.18%	97.75%		96.54%	97.14%	
5 Days to Sell	116	77	51.04%	88	94	-6.33%
6 Active Listings	1,064	1,012	5.14%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	53	67	-20.90%	2,275	2,284	-0.39%
2 Units Sold	42	55	-23.64%	1,227	1,383	-11.28%
3 Sales Volume	\$17,173,500	\$19,866,327	-13.55%	\$454,314,777	\$485,167,734	-6.36%
4 List/Sell Ratio	94.40%	95.20%		96.02%	96.05%	
5 Days to Sell	142	134	5.83%	116	118	-1.60%
6 Active Listings	719	669	7.47%			
<b>Area = Grand Total</b>						
1 Units Listed	561	562	-0.18%	17,137	16,590	3.30%
2 Units Sold	370	539	-31.35%	8,325	10,461	-20.42%
3 Sales Volume	\$191,924,245	\$274,693,479	-30.13%	\$4,254,502,490	\$5,018,306,392	-15.22%
4 List/Sell Ratio	95.56%	96.96%		96.83%	97.27%	
5 Days to Sell	99	79	25.93%	78	76	1.51%
6 Active Listings	4,348	3,572	21.72%			

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Central Okanagan Statistics -- December 2018

**Quick Summary Part 1**

			<b>Residential</b>	
<b>Description</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>
<b>This Month</b>	217	\$122,322,483	91	\$60,806,065
<b>Last Month</b>	321	\$171,873,504	137	\$89,154,550
<b>This Month Last Year</b>	362	\$200,870,243	157	\$108,902,421

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	387	2,565
<b>Last Month</b>	643	2,946
<b>This Month Last Year</b>	390	1,891

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Central Okanagan Statistics -- December 2018

## Quick Summary Part 2

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### Condo/Apt

Sales	46
New Listings	77
Current Inventory	443
Sell/Inv. Ratio	10.38%
Days to Sell	72
Average Price	\$297,189
Median Price	\$287,500

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### Condo/Townhouse

Sales	31
New Listings	58
Current Inventory	298
Sell/Inv. Ratio	10.40%
Days to Sell	73
Average Price	\$478,500
Median Price	\$485,000

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### Lots

Sales	6
New Listings	43
Current Inventory	404
Sell/Inv. Ratio	1.49%
Days to Sell	160
Average Price	\$257,967
Median Price	\$297,900

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### Residential

Sales	91
New Listings	129
Current Inventory	773
Sell/Inv. Ratio	11.77%
Days to Sell	74
Average Price	\$668,199
Median Price	\$635,000

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Ratio of Sales vs Inventory	11.21%
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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%
<b>Zone = Central Okanagan</b>									
Acreage/House	11	7	57.14%	307	345	-11.01	113	103	9.71
Duplex	14	6	133.33%	253	201	25.87	34	24	41.67
Mobile Home	15	17	-11.76%	403	332	21.39	86	47	82.98
Recreational	1	0	0.00%	27	21	28.57	7	3	133.33
Residential	129	164	-21.34%	4,688	4,453	5.28	773	602	28.41
Residential WF	7	8	-12.50%	160	141	13.48	69	58	18.97
3/4-Plex	0	1	-100.00%	22	30	-26.67	6	3	100.00
Timeshare	0	0	0.00%	0	1	-100.00		1	
Apartment	77	84	-8.33%	2,304	2,160	6.67	443	274	61.68
Townhouse	58	50	16.00%	1,450	1,311	10.60	298	147	102.72
RES TOTAL	312	337.00	-7.42%	9,614	8,995	6.88%	1,829	1,262	44.93
FARMS	3	2	50.00%	61	70	-12.86	26	20	30.00
MULTIFAMILY	0	3	-100.00%	18	18	0.00	9	4	125.00
Acreage	6	1	500.00%	69	99	-30.30	38	41	-7.32
Acreage WF	0	0	0.00%	22	14	57.14	12	8	50.00
Lots	35	12	191.67%	698	742	-5.93	338	234	44.44
Lots WF	2	1	100.00%	25	22	13.64	16	14	14.29
LOTS TOTAL	43	14.00	207.14%	814	877	-7.18%	404	297	36.03
Business	9	5	80.00%	109	106	2.83	46	45	2.22
Commercial	20	26	-23.08%	366	397	-7.81	198	208	-4.81
Land	0	3	-100.00%	78	110	-29.09	53	55	-3.64
COMM TOTAL	29	34.00	-14.71%	553	613	-9.79%	297	308	-3.57
<b>GRAND TOTAL</b>	<b>387</b>	<b>390</b>	<b>-0.77%</b>	<b>11,060</b>	<b>10,573</b>	<b>4.61%</b>	<b>2,565</b>	<b>1,891</b>	<b>35.64</b>

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Central Okanagan Statistics -- December 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
<b>Zone = Central Okanagan</b>								
Acreage/House	6	10	-40.00%	\$4,630,500	\$9,217,750	-49.77%	92.59%	96.21%
Duplex	8	15	-46.67%	\$4,333,490	\$8,186,400	-47.06%	96.93%	97.04%
Mobile Home	10	13	-23.08%	\$1,807,800	\$1,732,600	4.34%	95.38%	94.49%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	91	157	-42.04%	\$60,806,065	\$108,902,421	-44.16%	96.30%	97.50%
Residential WF	2	1	100.00%	\$3,272,500	\$830,000	294.28%	95.02%	92.23%
3/4-Plex	0	2	-100.00%	\$0	\$3,156,000	-100.00%	0.00%	95.17%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	46	72	-36.11%	\$13,670,700	\$23,396,349	-41.57%	96.72%	97.64%
Townhouse	31	48	-35.42%	\$14,833,500	\$23,012,508	-35.54%	97.64%	97.76%
RES TOTAL	194	318	-38.99%	\$103,354,555	\$178,434,028	-42.08%	96.34%	97.36%
FARMS	4	1	300.00%	\$8,700,000	\$890,000	877.53%	90.73%	94.78%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	1	1	0.00%	\$340,000	\$945,000	-64.02%	88.31%	96.43%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	5	20	-75.00%	\$1,207,800	\$5,357,896	-77.46%	97.90%	89.28%
Lots WF	0	1	-100.00%	\$0	\$902,000	-100.00%	0.00%	94.95%
LOTS TOTAL	6	22	-72.73%	\$1,547,800	\$7,204,896	-78.52%	95.62%	90.84%
Business	0	1	-100.00%	\$0	\$75,000	-100.00%	0.00%	78.95%
Commercial	13	17	-23.53%	\$8,720,128	\$8,961,319	-2.69%	90.23%	97.27%
Land	0	3	-100.00%	\$0	\$5,305,000	-100.00%	0.00%	91.47%
COMM TOTAL	13	21	-38.10%	\$8,720,128	\$14,341,319	-39.20%	90.23%	94.93%
<b>GRAND TOTAL</b>	<b>217</b>	<b>362</b>	<b>-40.06%</b>	<b>\$122,322,483</b>	<b>\$200,870,243</b>	<b>-39.10%</b>	<b>95.45%</b>	<b>96.92%</b>

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Central Okanagan Statistics -- December 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
<b>Zone = Central Okanagan</b>								
Acreage/House	93	139	-33.09%	\$112,636,260	\$174,973,808	-35.63%	94.36%	93.19%
Duplex	95	142	-33.10%	\$51,367,353	\$67,439,090	-23.83%	97.04%	98.48%
Mobile Home	230	258	-10.85%	\$38,032,230	\$36,596,399	3.92%	95.93%	96.20%
Recreational	4	11	-63.64%	\$948,300	\$1,273,800	-25.55%	96.40%	95.02%
Residential	2,126	2,673	-20.46%	\$1,509,390,087	\$1,817,030,201	-16.93%	97.63%	98.11%
Residential WF	42	38	10.53%	\$121,796,840	\$77,201,250	57.77%	94.09%	93.91%
3/4-Plex	9	18	-50.00%	\$6,552,500	\$14,463,688	-54.70%	96.44%	95.66%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	1,314	1,605	-18.13%	\$456,129,933	\$533,412,292	-14.49%	97.69%	98.10%
Townhouse	690	951	-27.44%	\$343,058,037	\$436,181,581	-21.35%	97.82%	98.84%
RES TOTAL	4,603	5,835	-21.11%	\$2,639,911,540	\$3,158,572,110	-16.42%	97.31%	97.79%
FARMS	13	19	-31.58%	\$30,271,000	\$25,570,000	18.38%	90.31%	93.55%
MULTIFAMILY	3	8	-62.50%	\$5,910,000	\$9,123,000	-35.22%	95.57%	96.57%
Acreage	19	46	-58.70%	\$11,872,000	\$34,017,700	-65.10%	93.68%	93.76%
Acreage WF	4	9	-55.56%	\$2,980,000	\$9,698,500	-69.27%	84.35%	88.89%
Lots	181	430	-57.91%	\$53,812,772	\$120,024,696	-55.17%	96.27%	96.97%
Lots WF	2	6	-66.67%	\$2,380,000	\$5,119,000	-53.51%	91.72%	94.56%
LOTS TOTAL	206	491	-58.04%	\$71,044,772	\$168,859,896	-57.93%	95.11%	95.74%
Business	19	14	35.71%	\$4,438,000	\$5,999,695	-26.03%	81.95%	89.11%
Commercial	162	160	1.25%	\$47,522,176	\$56,410,609	-15.76%	94.51%	93.91%
Land	14	30	-53.33%	\$26,062,002	\$59,016,618	-55.84%	93.96%	92.69%
COMM TOTAL	195	204	-4.41%	\$78,022,178	\$121,426,922	-35.75%	93.51%	93.07%
<b>GRAND TOTAL</b>	<b>5,020</b>	<b>6,557</b>	<b>-23.44%</b>	<b>\$2,825,159,490</b>	<b>\$3,483,551,927</b>	<b>-18.90%</b>	<b>97.06%</b>	<b>97.48%</b>

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Central Okanagan Statistics -- December 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%
<b>Zone = Central Okanagan</b>									
Acreage/House	\$771,750	\$921,775	-16.28%	\$800,000	\$812,875	-1.58%	137	169	-18.74%
Duplex	\$541,686	\$545,760	-0.75%	\$460,500	\$514,900	-10.57%	102	42	140.48%
Mobile Home	\$180,780	\$133,277	35.64%	\$182,400	\$92,000	98.26%	61	60	0.96%
Recreational									
Residential	\$668,199	\$693,646	-3.67%	\$635,000	\$629,900	0.81%	74	56	31.40%
Residential WF	\$1,636,250	\$830,000	97.14%	\$1,636,250	\$830,000	97.14%	164	187	-12.57%
3/4-Plex		\$1,578,000			\$1,578,000			116	
Timeshare									
Apartment	\$297,189	\$324,949	-8.54%	\$287,500	\$295,000	-2.54%	72	51	41.19%
Townhouse	\$478,500	\$479,427	-0.19%	\$485,000	\$432,500	12.14%	73	62	17.79%
RES TOTAL	\$532,755	\$561,113	-5.05%	\$516,950	\$516,500	0.09%	77	60	28.30%
FARMS	\$2,175,000	\$890,000	144.38%	\$2,245,000	\$890,000	152.25%	251	28	797.32%
<b>MULTIFAMILY</b>									
Acreage	\$340,000	\$945,000	-64.02%	\$340,000	\$945,000	-64.02%	114	275	-58.55%
Acreage WF									
Lots	\$241,560	\$267,895	-9.83%	\$297,900	\$242,499	22.85%	169	144	17.88%
Lots WF		\$902,000			\$902,000			283	
LOTS TOTAL	\$257,967	\$327,495	-21.23%	\$297,900	\$255,000	16.82%	160	156	2.67%
Business		\$75,000			\$75,000			38	
Commercial	\$670,779	\$527,136	27.25%	\$22	\$1,850	-98.81%	82	174	-52.78%
Land		\$1,768,333			\$1,935,000			103	
COMM TOTAL	\$670,779	\$682,920	-1.78%	\$22	\$23,500	-99.91%	82	157	-47.79%
<b>GRAND TOTAL</b>	<b>\$563,698</b>	<b>\$554,890</b>	<b>1.59%</b>	<b>\$505,000</b>	<b>\$505,000</b>	<b>0.00%</b>	<b>83</b>	<b>71</b>	<b>15.98%</b>

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Central Okanagan Statistics -- December 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%
<b>Zone = Central Okanagan</b>									
Acreage/House	\$1,211,143	\$1,258,804	-3.79%	\$955,000	\$1,052,500	-9.26%	124	112	11.00%
Duplex	\$540,709	\$474,923	13.85%	\$470,000	\$435,000	8.05%	58	44	29.75%
Mobile Home	\$165,358	\$141,847	16.57%	\$164,950	\$130,000	26.88%	59	65	-8.77%
Recreational	\$237,075	\$115,800	104.73%	\$166,400	\$100,000	66.40%	22	43	-49.84%
Residential	\$709,967	\$679,772	4.44%	\$659,800	\$625,000	5.57%	55	48	13.45%
Residential WF	\$2,899,925	\$2,031,612	42.74%	\$2,697,500	\$2,005,000	34.54%	116	97	19.63%
3/4-Plex	\$728,056	\$803,538	-9.39%	\$550,000	\$787,500	-30.16%	85	54	58.92%
Timeshare									
Apartment	\$347,131	\$332,344	4.45%	\$328,000	\$305,000	7.54%	52	48	9.11%
Townhouse	\$497,186	\$458,656	8.40%	\$490,000	\$437,900	11.90%	57	48	18.66%
RES TOTAL	\$573,520	\$541,315	5.95%	\$524,000	\$485,000	8.04%	57	51	11.94%
FARMS	\$2,328,538	\$1,345,789	73.02%	\$1,590,000	\$1,428,000	11.34%	130	142	-8.25%
MULTIFAMILY	\$1,970,000	\$1,140,375	72.75%	\$1,310,000	\$940,000	39.36%	89	101	-11.66%
Acreage	\$624,842	\$739,515	-15.51%	\$490,000	\$502,500	-2.49%	129	185	-30.18%
Acreage WF	\$745,000	\$1,077,611	-30.87%	\$367,500	\$300,000	22.50%	97	225	-56.84%
Lots	\$297,308	\$279,127	6.51%	\$279,999	\$249,000	12.45%	129	106	21.89%
Lots WF	\$1,190,000	\$853,167	39.48%	\$1,190,000	\$842,500	41.25%	448	304	47.20%
LOTS TOTAL	\$344,878	\$343,910	0.28%	\$286,663	\$260,000	10.25%	131	118	11.56%
Business	\$233,579	\$428,550	-45.50%	\$158,000	\$150,000	5.33%	137	164	-16.40%
Commercial	\$293,347	\$352,566	-16.80%	\$22	\$24	-9.28%	158	196	-19.34%
Land	\$1,861,572	\$1,967,221	-5.37%	\$1,577,500	\$1,222,000	29.09%	148	287	-48.27%
COMM TOTAL	\$400,114	\$595,230	-32.78%	\$24	\$53,112	-99.95%	156	207	-24.99%
<b>GRAND TOTAL</b>	<b>\$562,781</b>	<b>\$531,272</b>	<b>5.93%</b>	<b>\$500,000</b>	<b>\$465,000</b>	<b>7.53%</b>	<b>64</b>	<b>61</b>	<b>4.81%</b>

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