

**Central Okanagan Monthly Statistics
December 2016**

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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	355	376	-5.59%	10,337	10,192	1.42%
2 Units Sold	352	340	3.53%	7,322	5,788	26.50%
3 Sales Volume	\$174,306,068	\$148,143,749	17.66%	\$3,578,210,673	\$2,473,249,106	44.68%
4 List/Sell Ratio	96.82%	96.73%		97.38%	96.59%	
5 Days to Sell	75	96	-21.90%	68	84	-19.08%
6 Active Listings	1,841	2,440	-24.55%			
Area = North Okanagan						
1 Units Listed	136	146	-6.85%	3,910	3,931	-0.53%
2 Units Sold	116	85	36.47%	2,595	1,896	36.87%
3 Sales Volume	\$40,417,196	\$29,798,529	35.63%	\$1,030,095,589	\$667,489,086	54.32%
4 List/Sell Ratio	96.61%	93.88%		96.46%	95.96%	
5 Days to Sell	97	137	-28.91%	111	116	-3.70%
6 Active Listings	1,136	1,558	-27.09%			
Area = Shuswap / Revels						
1 Units Listed	65	63	3.17%	2,365	2,262	4.55%
2 Units Sold	64	57	12.28%	1,376	1,151	19.55%
3 Sales Volume	\$19,323,670	\$19,228,893	0.49%	\$449,678,727	\$361,331,439	24.45%
4 List/Sell Ratio	94.17%	92.39%		95.51%	95.16%	
5 Days to Sell	166	176	-5.43%	141	143	-1.13%
6 Active Listings	812	975	-16.72%			
Area = Grand Total						
1 Units Listed	556	585	-4.96%	16,612	16,385	1.39%
2 Units Sold	532	482	10.37%	11,293	8,835	27.82%
3 Sales Volume	\$234,046,934	\$197,171,171	18.70%	\$5,057,984,989	\$3,502,069,631	44.43%
4 List/Sell Ratio	96.56%	95.85%		97.02%	96.32%	
5 Days to Sell	91	113	-19.38%	87	98	-11.77%
6 Active Listings	3,789	4,973	-23.81%			

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

Central Okanagan Statistics -- December 2016

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	352	\$174,306,068	131	\$81,040,718
Last Month	412	\$202,521,929	161	\$98,302,291
This Month Last Year	340	\$148,143,749	154	\$78,328,587

Description	Total Listings Taken	Inventory
This Month	355	1,841
Last Month	568	2,196
This Month Last Year	376	2,440

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Central Okanagan Statistics -- December 2016

Quick Summary Part 2

Condo/Apt

Sales	78
New Listings	69
Current Inventory	231
Sell/Inv. Ratio	33.77%
Days to Sell	54
Average Price	\$272,330
Median Price	\$268,000

Condo/Townhouse

Sales	61
New Listings	37
Current Inventory	164
Sell/Inv. Ratio	37.20%
Days to Sell	53
Average Price	\$437,463
Median Price	\$414,900

Lots

Sales	18
New Listings	37
Current Inventory	304
Sell/Inv. Ratio	5.92%
Days to Sell	217
Average Price	\$340,522
Median Price	\$289,000

Residential

Sales	131
New Listings	130
Current Inventory	496
Sell/Inv. Ratio	26.41%
Days to Sell	57
Average Price	\$618,631
Median Price	\$595,000
Ratio of Sales vs Inventory	30.19%

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Central Okanagan Statistics -- December 2016

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	16	11	45.45%	376	435	-13.56	140	178	-21.35
Duplex	7	6	16.67%	236	204	15.69	24	36	-33.33
Mobile Home	16	18	-11.11%	404	440	-8.18	64	108	-40.74
Recreational	0	2	-100.00%	23	24	-4.17	2	11	-81.82
Residential	130	132	-1.52%	4,376	4,311	1.51	496	649	-23.57
Residential WF	4	4	0.00%	138	138	0.00	40	64	-37.50
3/4-Plex	1	1	0.00%	24	19	26.32	2	3	-33.33
Timeshare	0	0	0.00%	3	3	0.00	2		
Apartment	69	67	2.99%	1,995	1,842	8.31	231	347	-33.43
Townhouse	37	37	0.00%	1,281	1,260	1.67	164	249	-34.14
RES TOTAL	280	278.00	0.72%	8,856	8,676	2.07%	1,165	1,645	-29.18
FARMS	5	2	150.00%	94	107	-12.15	45	44	2.27
MULTIFAMILY	0	0	0.00%	16	14	14.29	4	7	-42.86
Acreage	4	2	100.00%	125	146	-14.38	63	73	-13.70
Acreage WF	2	0	0.00%	20	19	5.26	16	11	45.45
Lots	31	56	-44.64%	565	580	-2.59	211	307	-31.27
Lots WF	0	0	0.00%	32	12	166.67	14	7	100.00
LOTS TOTAL	37	58.00	-36.21%	742	757	-1.98%	304	398	-23.62
Business	3	6	-50.00%	93	116	-19.83	35	56	-37.50
Commercial	29	26	11.54%	420	405	3.70	231	235	-1.70
Land	1	6	-83.33%	108	109	-0.92	57	54	5.56
COMM TOTAL	33	38.00	-13.16%	621	630	-1.43%	323	345	-6.38
GRAND TOTAL	355	376	-5.59%	10,329	10,184	1.42%	1,841	2,439	-24.52

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Central Okanagan Statistics -- December 2016

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	13	13	0.00%	\$18,324,650	\$13,402,000	36.73%	91.97%	98.74%
Duplex	7	7	0.00%	\$3,218,000	\$2,943,000	9.34%	98.36%	97.50%
Mobile Home	20	7	185.71%	\$2,514,022	\$771,500	225.86%	94.93%	95.05%
Recreational	1	0	0.00%	\$153,500	\$0	0.00%	95.94%	0.00%
Residential	131	154	-14.94%	\$81,040,718	\$78,328,587	3.46%	98.02%	97.08%
Residential WF	1	3	-66.67%	\$3,190,500	\$4,050,000	-21.22%	91.16%	93.32%
3/4-Plex	5	0	0.00%	\$2,143,300	\$0	0.00%	94.18%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	78	75	4.00%	\$21,241,728	\$19,303,300	10.04%	98.03%	96.62%
Townhouse	61	56	8.93%	\$26,685,248	\$20,472,379	30.35%	97.35%	96.13%
RES TOTAL	317	315	0.63%	\$158,511,666	\$139,270,766	13.82%	96.92%	96.92%
FARMS	0	1	-100.00%	\$0	\$1,395,000	-100.00%	0.00%	96.21%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	0	3	-100.00%	\$0	\$1,080,000	-100.00%	0.00%	89.04%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	17	14	21.43%	\$4,954,400	\$4,417,470	12.15%	95.93%	93.61%
Lots WF	1	0	0.00%	\$1,175,000	\$0	0.00%	95.14%	0.00%
LOTS TOTAL	18	17	5.88%	\$6,129,400	\$5,497,470	11.49%	95.78%	92.67%
Business	2	1	100.00%	\$4,000,000	\$95,000	4,110.53%	97.68%	95.00%
Commercial	13	6	116.67%	\$3,990,002	\$1,885,514	111.61%	92.90%	96.15%
Land	1	0	0.00%	\$1,275,000	\$0	0.00%	98.84%	0.00%
COMM TOTAL	16	7	128.57%	\$9,265,002	\$1,980,514	367.81%	95.71%	96.10%
GRAND TOTAL	351	340	3.24%	\$173,906,068	\$148,143,749	17.39%	96.82%	96.73%

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Central Okanagan Statistics -- December 2016

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	171	149	14.77%	\$193,804,335	\$138,708,979	39.72%	93.49%	93.99%
Duplex	178	129	37.98%	\$75,698,116	\$46,203,589	63.84%	98.42%	97.49%
Mobile Home	317	249	27.31%	\$38,202,381	\$25,403,530	50.38%	95.13%	94.19%
Recreational	9	16	-43.75%	\$1,564,390	\$2,157,050	-27.48%	93.15%	94.10%
Residential	3,209	2,694	19.12%	\$1,918,011,436	\$1,376,775,426	39.31%	98.19%	97.45%
Residential WF	85	58	46.55%	\$160,167,626	\$108,892,963	47.09%	94.36%	92.23%
3/4-Plex	12	7	71.43%	\$4,750,300	\$2,055,487	131.10%	95.51%	97.06%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	1,620	1,173	38.11%	\$472,787,861	\$303,366,963	55.85%	97.80%	96.64%
Townhouse	1,081	898	20.38%	\$440,990,296	\$333,450,611	32.25%	98.56%	97.46%
RES TOTAL	6,682	5,373	24.36%	\$3,305,976,740	\$2,337,014,598	41.46%	97.67%	96.84%
FARMS	11	17	-35.29%	\$17,367,500	\$16,470,000	5.45%	95.84%	92.80%
MULTIFAMILY	5	3	66.67%	\$7,935,000	\$3,955,000	100.63%	93.64%	94.84%
Acreage	48	30	60.00%	\$24,887,150	\$15,304,200	62.62%	92.10%	92.07%
Acreage WF	2	6	-66.67%	\$1,249,000	\$2,363,000	-47.14%	96.09%	84.18%
Lots	348	206	68.93%	\$85,920,147	\$47,819,883	79.67%	95.83%	95.13%
Lots WF	9	5	80.00%	\$9,214,000	\$1,954,900	371.33%	89.96%	91.19%
LOTS TOTAL	407	247	64.78%	\$121,270,297	\$67,441,983	79.81%	94.58%	93.88%
Business	19	14	35.71%	\$15,631,832	\$2,906,000	437.92%	104.28%	90.99%
Commercial	165	119	38.66%	\$60,720,003	\$33,979,922	78.69%	93.83%	89.74%
Land	25	10	150.00%	\$46,499,300	\$9,703,602	379.20%	89.02%	90.42%
COMM TOTAL	209	143	46.15%	\$122,851,135	\$46,589,524	163.69%	93.12%	89.96%
GRAND TOTAL	7,314	5,783	26.47%	\$3,575,400,673	\$2,471,471,106	44.67%	97.38%	96.59%

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Central Okanagan Statistics -- December 2016

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	\$1,409,588	\$1,030,923	36.73%	\$1,153,500	\$725,000	59.10%	120	190	-36.65%
Duplex	\$459,714	\$420,429	9.34%	\$443,000	\$390,000	13.59%	52	54	-3.94%
Mobile Home	\$125,701	\$110,214	14.05%	\$106,250	\$107,000	-0.70%	82	227	-63.68%
Recreational	\$153,500			\$153,500			161		
Residential	\$618,631	\$508,627	21.63%	\$595,000	\$463,125	28.48%	57	71	-19.77%
Residential WF	\$3,190,500	\$1,350,000	136.33%	\$3,190,500	\$1,360,000	134.60%	111	169	-34.45%
3/4-Plex	\$428,660			\$550,000			28		
Timeshare									
Apartment	\$272,330	\$257,377	5.81%	\$268,000	\$244,000	9.84%	54	95	-42.80%
Townhouse	\$437,463	\$365,578	19.66%	\$414,900	\$373,450	11.10%	53	83	-36.02%
RES TOTAL	\$500,037	\$442,129	13.10%	\$435,000	\$405,000	7.41%	60	88	-31.97%
FARMS		\$1,395,000			\$1,395,000			104	
MULTIFAMILY									
Acreage		\$360,000			\$375,000			113	
Acreage WF									
Lots	\$291,435	\$315,534	-7.64%	\$279,000	\$269,500	3.53%	228	286	-20.50%
Lots WF	\$1,175,000			\$1,175,000			43		
LOTS TOTAL	\$340,522	\$323,381	5.30%	\$289,000	\$295,000	-2.03%	217	256	-15.00%
Business	\$2,000,000	\$95,000	2,005.26%	\$2,000,000	\$95,000	2,005.26%	240	44	445.45%
Commercial	\$306,923	\$314,252	-2.33%	\$12	\$275,000	-100.00%	214	95	125.50%
Land	\$1,275,000			\$1,275,000			316		
COMM TOTAL	\$579,063	\$282,931	104.67%	\$12	\$250,000	-100.00%	224	88	155.22%
GRAND TOTAL	\$495,459	\$435,717	13.71%	\$420,000	\$395,000	6.33%	75	96	-21.79%

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Central Okanagan Statistics -- December 2016

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	\$1,133,359	\$930,933	21.74%	\$850,000	\$739,000	15.02%	135	145	-6.65%
Duplex	\$425,270	\$358,167	18.74%	\$380,000	\$318,000	19.50%	44	68	-34.61%
Mobile Home	\$120,512	\$102,022	18.12%	\$110,000	\$89,000	23.60%	74	85	-13.66%
Recreational	\$173,821	\$134,816	28.93%	\$153,500	\$127,000	20.87%	94	479	-80.31%
Residential	\$597,698	\$511,052	16.95%	\$550,000	\$478,500	14.94%	51	65	-21.93%
Residential WF	\$1,884,325	\$1,877,465	0.37%	\$1,700,000	\$1,507,500	12.77%	96	153	-37.04%
3/4-Plex	\$395,858	\$293,641	34.81%	\$356,000	\$194,000	83.51%	43	88	-50.92%
Timeshare									
Apartment	\$291,844	\$258,625	12.84%	\$262,500	\$234,000	12.18%	56	84	-33.34%
Townhouse	\$407,947	\$371,326	9.86%	\$384,900	\$354,690	8.52%	61	70	-12.39%
RES TOTAL	\$494,759	\$434,955	13.75%	\$436,500	\$395,000	10.51%	57	75	-23.85%
FARMS	\$1,578,864	\$968,824	62.97%	\$1,150,000	\$915,000	25.68%	136	349	-61.08%
MULTIFAMILY	\$1,587,000	\$1,318,333	20.38%	\$1,130,000	\$1,335,000	-15.36%	211	89	137.52%
Acreage	\$518,482	\$510,140	1.64%	\$412,750	\$396,250	4.16%	187	165	13.26%
Acreage WF	\$624,500	\$393,833	58.57%	\$624,500	\$277,500	125.05%	105	148	-29.23%
Lots	\$246,897	\$232,135	6.36%	\$220,000	\$209,950	4.79%	175	191	-8.59%
Lots WF	\$1,023,778	\$390,980	161.85%	\$810,000	\$250,000	224.00%	118	225	-47.41%
LOTS TOTAL	\$297,961	\$273,044	9.13%	\$230,000	\$219,000	5.02%	174	187	-6.94%
Business	\$822,728	\$207,571	296.36%	\$70,000	\$116,000	-39.66%	142	122	16.58%
Commercial	\$368,000	\$285,546	28.88%	\$17	\$16	5.31%	197	200	-1.41%
Land	\$1,859,972	\$970,360	91.68%	\$1,200,000	\$854,900	40.37%	187	215	-13.02%
COMM TOTAL	\$587,804	\$325,801	80.42%	\$1,000	\$21	4,778.05%	191	193	-1.26%
GRAND TOTAL	\$488,843	\$427,368	14.38%	\$425,000	\$385,000	10.39%	68	84	-19.01%

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