

**Central Okanagan Monthly Statistics
February 2017**

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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	760	861	-11.73%	1,324	1,512	-12.43%
2 Units Sold	399	447	-10.74%	676	682	-0.88%
3 Sales Volume	\$211,681,484	\$198,112,755	6.85%	\$345,844,756	\$296,248,728	16.74%
4 List/Sell Ratio	97.43%	97.10%		97.42%	96.73%	
5 Days to Sell	73	81	-9.63%	75	86	-13.05%
6 Active Listings	2,114	2,748	-23.07%			
Area = North Okanagan						
1 Units Listed	226	310	-27.10%	460	553	-16.82%
2 Units Sold	135	141	-4.26%	220	249	-11.65%
3 Sales Volume	\$51,093,943	\$46,745,679	9.30%	\$82,351,423	\$85,272,804	-3.43%
4 List/Sell Ratio	97.37%	97.00%		96.75%	96.56%	
5 Days to Sell	114	125	-8.83%	121	129	-6.65%
6 Active Listings	1,260	1,656	-23.91%			
Area = Shuswap / Revels						
1 Units Listed	161	201	-19.90%	256	330	-22.42%
2 Units Sold	54	56	-3.57%	115	83	38.55%
3 Sales Volume	\$15,888,043	\$14,638,626	8.54%	\$36,096,098	\$22,647,526	59.38%
4 List/Sell Ratio	96.28%	94.80%		95.94%	95.17%	
5 Days to Sell	120	168	-28.27%	128	162	-20.86%
6 Active Listings	877	1,117	-21.49%			
Area = Grand Total						
1 Units Listed	1,147	1,372	-16.40%	2,040	2,395	-14.82%
2 Units Sold	588	644	-8.70%	1,011	1,014	-0.30%
3 Sales Volume	\$278,663,470	\$259,497,061	7.39%	\$464,292,276	\$404,169,058	14.88%
4 List/Sell Ratio	97.35%	96.95%		97.19%	96.60%	
5 Days to Sell	87	98	-11.50%	91	103	-11.68%
6 Active Listings	4,251	5,521	-23.00%			

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

Central Okanagan Statistics -- February 2017

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	399	\$211,681,484	190	\$121,334,847
Last Month	277	\$134,163,272	103	\$62,386,780
This Month Last Year	447	\$198,112,755	194	\$107,235,602

Description	Total Listings Taken	Inventory
This Month	760	2,114
Last Month	564	1,951
This Month Last Year	861	2,748

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Central Okanagan Statistics -- February 2017

Quick Summary Part 2

Condo/Apt

Sales	83
New Listings	162
Current Inventory	301
Sell/Inv. Ratio	27.57%
Days to Sell	55
Average Price	\$333,312
Median Price	\$318,500

Condo/Townhouse

Sales	66
New Listings	91
Current Inventory	182
Sell/Inv. Ratio	36.26%
Days to Sell	62
Average Price	\$421,425
Median Price	\$408,200

Lots

Sales	16
New Listings	87
Current Inventory	372
Sell/Inv. Ratio	4.30%
Days to Sell	224
Average Price	\$249,237
Median Price	\$269,500

Residential

Sales	190
New Listings	291
Current Inventory	557
Sell/Inv. Ratio	34.11%
Days to Sell	62
Average Price	\$638,604
Median Price	\$589,750
Ratio of Sales vs Inventory	26.96%

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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	25	-28.00%	33	42	-21.43	129	168	-23.21
Duplex	14	28	-50.00%	21	50	-58.00	23	50	-54.00
Mobile Home	20	39	-48.72%	40	58	-31.03	71	108	-34.26
Recreational	1	1	0.00%	4	3	33.33	3	13	-76.92
Residential	291	370	-21.35%	491	620	-20.81	557	797	-30.11
Residential WF	9	7	28.57%	19	17	11.76	50	58	-13.79
3/4-Plex	3	1	200.00%	6	2	200.00	3	2	50.00
Timeshare	0	1	-100.00%	0	1	-100.00	1		
Apartment	162	163	-0.61%	272	296	-8.11	301	418	-27.99
Townhouse	91	107	-14.95%	154	170	-9.41	182	268	-32.09
RES TOTAL	609	742.00	-17.92%	1,040	1,259	-17.39%	1,320	1,882	-29.86
FARMS	2	6	-66.67%	5	14	-64.29	38	49	-22.45
MULTIFAMILY	1	2	-50.00%	2	4	-50.00	4	10	-60.00
Acreage	4	9	-55.56%	11	19	-42.11	65	83	-21.69
Acreage WF	1	0	0.00%	2	1	100.00	17	9	88.89
Lots	81	34	138.24%	135	80	68.75	277	322	-13.98
Lots WF	1	6	-83.33%	2	7	-71.43	13	11	18.18
LOTS TOTAL	87	49.00	77.55%	150	107	40.19%	372	425	-12.47
Business	9	10	-10.00%	20	19	5.26	50	60	-16.67
Commercial	41	39	5.13%	86	85	1.18	270	251	7.57
Land	11	13	-15.38%	21	24	-12.50	60	71	-15.49
COMM TOTAL	61	62.00	-1.61%	127	128	-0.78%	380	382	-0.52
GRAND TOTAL	760	861	-11.73%	1,324	1,512	-12.43%	2,114	2,748	-23.07

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Central Okanagan Statistics -- February 2017

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	4	10	-60.00%	\$5,455,000	\$6,881,601	-20.73%	97.00%	96.93%
Duplex	8	15	-46.67%	\$4,098,000	\$5,770,200	-28.98%	98.40%	97.87%
Mobile Home	10	21	-52.38%	\$1,267,900	\$2,014,750	-37.07%	95.28%	92.93%
Recreational	1	0	0.00%	\$180,000	\$0	0.00%	97.30%	0.00%
Residential	190	194	-2.06%	\$121,334,847	\$107,235,602	13.15%	97.95%	97.32%
Residential WF	1	6	-83.33%	\$2,500,000	\$10,920,000	-77.11%	90.91%	92.62%
3/4-Plex	4	0	0.00%	\$2,989,800	\$0	0.00%	94.11%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	83	87	-4.60%	\$27,664,910	\$26,943,400	2.68%	96.99%	97.26%
Townhouse	66	81	-18.52%	\$27,814,054	\$29,658,435	-6.22%	99.06%	98.20%
RES TOTAL	367	414	-11.35%	\$193,304,511	\$189,423,988	2.05%	97.77%	97.11%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	1	1	0.00%	\$950,000	\$735,000	29.25%	95.48%	98.66%
Acreage	0	2	-100.00%	\$0	\$875,600	-100.00%	0.00%	101.59%
Acreage WF	1	0	0.00%	\$575,000	\$0	0.00%	96.57%	0.00%
Lots	15	15	0.00%	\$3,412,799	\$3,579,100	-4.65%	96.67%	95.16%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	16	17	-5.88%	\$3,987,799	\$4,454,700	-10.48%	96.66%	96.36%
Business	0	2	-100.00%	\$0	\$93,500	-100.00%	0.00%	69.78%
Commercial	11	11	0.00%	\$9,978,674	\$1,785,567	458.85%	91.89%	98.87%
Land	4	2	100.00%	\$3,460,500	\$1,620,000	113.61%	96.50%	97.06%
COMM TOTAL	15	15	0.00%	\$13,439,174	\$3,499,067	284.08%	93.03%	96.95%
GRAND TOTAL	399	447	-10.74%	\$211,681,484	\$198,112,755	6.85%	97.43%	97.10%

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Central Okanagan Statistics -- February 2017

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	7	14	-50.00%	\$13,215,000	\$11,114,101	18.90%	94.31%	97.11%
Duplex	13	20	-35.00%	\$6,007,000	\$7,948,700	-24.43%	97.67%	97.59%
Mobile Home	23	35	-34.29%	\$2,996,100	\$3,371,150	-11.13%	95.73%	93.54%
Recreational	1	0	0.00%	\$180,000	\$0	0.00%	97.30%	0.00%
Residential	293	280	4.64%	\$183,721,627	\$152,807,650	20.23%	97.98%	97.34%
Residential WF	1	7	-85.71%	\$2,500,000	\$12,220,000	-79.54%	90.91%	93.35%
3/4-Plex	4	0	0.00%	\$2,989,800	\$0	0.00%	94.11%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	160	148	8.11%	\$50,399,810	\$42,435,950	18.77%	97.51%	97.00%
Townhouse	103	118	-12.71%	\$43,129,404	\$42,759,714	0.86%	98.99%	98.14%
RES TOTAL	605	622	-2.73%	\$305,138,741	\$272,657,264	11.91%	97.75%	97.18%
FARMS	3	2	50.00%	\$4,743,000	\$4,170,000	13.74%	92.31%	79.07%
MULTIFAMILY	1	1	0.00%	\$950,000	\$735,000	29.25%	95.48%	98.66%
Acreage	3	2	50.00%	\$2,021,500	\$875,600	130.87%	103.72%	101.59%
Acreage WF	1	0	0.00%	\$575,000	\$0	0.00%	96.57%	0.00%
Lots	31	31	0.00%	\$8,394,599	\$8,067,749	4.05%	95.77%	94.54%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	35	33	6.06%	\$10,991,099	\$8,943,349	22.90%	97.19%	95.19%
Business	0	4	-100.00%	\$0	\$363,500	-100.00%	0.00%	63.34%
Commercial	25	18	38.89%	\$17,918,314	\$7,759,614	130.92%	92.77%	96.56%
Land	7	2	250.00%	\$6,103,602	\$1,620,000	276.77%	100.72%	97.06%
COMM TOTAL	32	24	33.33%	\$24,021,916	\$9,743,114	146.55%	94.67%	94.79%
GRAND TOTAL	676	682	-0.88%	\$345,844,756	\$296,248,728	16.74%	97.42%	96.73%

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Central Okanagan Statistics -- February 2017

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	\$1,363,750	\$688,160	98.17%	\$1,235,000	\$678,750	81.95%	154	169	-8.57%
Duplex	\$512,250	\$384,680	33.16%	\$447,750	\$365,000	22.67%	75	42	78.51%
Mobile Home	\$126,790	\$95,940	32.15%	\$133,000	\$100,000	33.00%	64	78	-18.31%
Recreational	\$180,000			\$180,000			36		
Residential	\$638,604	\$552,761	15.53%	\$589,750	\$519,500	13.52%	62	66	-5.58%
Residential WF	\$2,500,000	\$1,820,000	37.36%	\$2,500,000	\$1,365,000	83.15%	252	118	113.26%
3/4-Plex	\$747,450			\$582,450			29		
Timeshare									
Apartment	\$333,312	\$309,694	7.63%	\$318,500	\$257,000	23.93%	55	67	-18.67%
Townhouse	\$421,425	\$366,154	15.10%	\$408,200	\$364,900	11.87%	62	85	-27.12%
RES TOTAL	\$526,715	\$457,546	15.12%	\$465,000	\$418,000	11.24%	62	73	-15.18%
FARMS									
MULTIFAMILY	\$950,000	\$735,000	29.25%	\$950,000	\$735,000	29.25%	10	241	-95.85%
Acreage		\$437,800			\$437,800			269	
Acreage WF	\$575,000			\$575,000			97		
Lots	\$227,520	\$238,607	-4.65%	\$269,000	\$218,900	22.89%	232	134	72.85%
Lots WF									
LOTS TOTAL	\$249,237	\$262,041	-4.89%	\$269,500	\$218,900	23.12%	224	150	49.05%
Business		\$46,750			\$46,750			85	
Commercial	\$907,152	\$162,324	458.85%	\$665,000	\$13	319,900.00%	220	262	-15.98%
Land	\$865,125	\$810,000	6.81%	\$958,750	\$810,000	18.36%	99	27	274.53%
COMM TOTAL	\$895,945	\$233,271	284.08%	\$830,000	\$4,000	20,650.00%	188	207	-9.22%
GRAND TOTAL	\$530,530	\$443,205	19.70%	\$460,200	\$410,000	12.24%	73	81	-9.63%

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Central Okanagan Statistics -- February 2017

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	\$1,887,857	\$793,864	137.81%	\$1,200,000	\$678,750	76.80%	185	185	0.31%
Duplex	\$462,077	\$397,435	16.26%	\$390,000	\$373,750	4.35%	68	49	39.25%
Mobile Home	\$130,265	\$96,319	35.24%	\$130,000	\$91,000	42.86%	73	103	-29.80%
Recreational	\$180,000			\$180,000			36		
Residential	\$627,036	\$545,742	14.90%	\$580,000	\$502,000	15.54%	63	69	-8.45%
Residential WF	\$2,500,000	\$1,745,714	43.21%	\$2,500,000	\$1,300,000	92.31%	252	120	110.25%
3/4-Plex	\$747,450			\$582,450			29		
Timeshare									
Apartment	\$314,999	\$286,729	9.86%	\$292,000	\$248,700	17.41%	57	69	-17.95%
Townhouse	\$418,732	\$362,370	15.55%	\$394,900	\$355,000	11.24%	61	86	-29.18%
RES TOTAL	\$504,362	\$438,356	15.06%	\$450,000	\$410,000	9.76%	63	77	-17.88%
FARMS	\$1,581,000	\$2,085,000	-24.17%	\$1,475,000	\$2,085,000	-29.26%	114	76	50.00%
MULTIFAMILY	\$950,000	\$735,000	29.25%	\$950,000	\$735,000	29.25%	10	241	-95.85%
Acreage	\$673,833	\$437,800	53.91%	\$682,500	\$437,800	55.89%	209	269	-22.04%
Acreage WF	\$575,000			\$575,000			97		
Lots	\$270,794	\$260,250	4.05%	\$270,000	\$230,000	17.39%	177	144	23.04%
Lots WF									
LOTS TOTAL	\$314,031	\$271,011	15.87%	\$279,900	\$230,000	21.70%	177	151	17.22%
Business		\$90,875			\$80,000			117	
Commercial	\$716,733	\$431,090	66.26%	\$36	\$13	184.00%	200	275	-27.17%
Land	\$871,943	\$810,000	7.65%	\$905,000	\$810,000	11.73%	115	27	333.96%
COMM TOTAL	\$750,685	\$405,963	84.91%	\$374,551	\$13,750	2,624.01%	182	228	-20.34%
GRAND TOTAL	\$511,605	\$434,382	17.78%	\$439,500	\$394,968	11.27%	75	86	-13.05%

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