

**Central Okanagan Monthly Statistics**  
**July 2017**

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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	1,059	926	14.36%	6,849	6,877	-0.41%
2 Units Sold	679	748	-9.22%	4,091	4,633	-11.70%
3 Sales Volume	\$367,307,623	\$372,622,903	-1.43%	\$2,158,946,410	\$2,260,897,994	-4.51%
4 List/Sell Ratio	97.88%	97.60%		97.87%	97.55%	
5 Days to Sell	50	64	-21.80%	59	68	-12.99%
6 Active Listings	2,709	2,672	1.38%			
<b>Area = North Okanagan</b>						
1 Units Listed	334	370	-9.73%	2,495	2,706	-7.80%
2 Units Sold	254	275	-7.64%	1,550	1,609	-3.67%
3 Sales Volume	\$114,581,939	\$111,151,465	3.09%	\$645,357,417	\$643,642,822	0.27%
4 List/Sell Ratio	97.34%	97.40%		97.04%	96.63%	
5 Days to Sell	67	97	-30.33%	97	108	-9.96%
6 Active Listings	1,468	1,752	-16.21%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	229	189	21.16%	1,589	1,681	-5.47%
2 Units Sold	158	150	5.33%	827	809	2.22%
3 Sales Volume	\$51,004,951	\$49,459,876	3.12%	\$287,364,910	\$265,601,094	8.19%
4 List/Sell Ratio	97.01%	96.53%		96.66%	95.83%	
5 Days to Sell	110	120	-8.20%	112	134	-16.28%
6 Active Listings	1,135	1,341	-15.36%			
<b>Area = Grand Total</b>						
1 Units Listed	1,622	1,485	9.23%	10,933	11,264	-2.94%
2 Units Sold	1,091	1,173	-6.99%	6,468	7,051	-8.27%
3 Sales Volume	\$532,894,513	\$533,234,244	-0.06%	\$3,091,668,737	\$3,170,141,910	-2.48%
4 List/Sell Ratio	97.68%	97.46%		97.58%	97.22%	
5 Days to Sell	63	79	-20.38%	75	85	-11.37%
6 Active Listings	5,312	5,765	-7.86%			

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

Central Okanagan Statistics -- July 2017

**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>	679	\$367,307,623	282	\$195,380,444
<b>Last Month</b>	682	\$379,457,395	283	\$202,762,132
<b>This Month Last Year</b>	748	\$372,622,903	324	\$202,361,118

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	1,059	2,709
<b>Last Month</b>	1,212	2,669
<b>This Month Last Year</b>	926	2,672

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Central Okanagan Statistics -- July 2017

## Quick Summary Part 2

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### Condo/Apt

Sales	169
New Listings	223
Current Inventory	424
Sell/Inv. Ratio	39.86%
Days to Sell	38
Average Price	\$326,770
Median Price	\$296,500

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### Condo/Townhouse

Sales	100
New Listings	133
Current Inventory	263
Sell/Inv. Ratio	38.02%
Days to Sell	41
Average Price	\$464,463
Median Price	\$440,500

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### Lots

Sales	43
New Listings	81
Current Inventory	357
Sell/Inv. Ratio	12.04%
Days to Sell	71
Average Price	\$371,290
Median Price	\$239,900

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### Residential

Sales	282
New Listings	449
Current Inventory	898
Sell/Inv. Ratio	31.40%
Days to Sell	41
Average Price	\$692,838
Median Price	\$641,000
Ratio of Sales vs Inventory	32.18%

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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	46	31	48.39%	236	249	-5.22	168	199	-15.58
Duplex	13	18	-27.78%	119	166	-28.31	27	33	-18.18
Mobile Home	33	50	-34.00%	210	276	-23.91	69	107	-35.51
Recreational	3	7	-57.14%	16	19	-15.79	8	16	-50.00
Residential	449	391	14.83%	2,839	2,976	-4.60	898	777	15.57
Residential WF	12	18	-33.33%	83	99	-16.16	65	63	3.17
3/4-Plex	4	2	100.00%	20	15	33.33	10	9	11.11
Timeshare	0	0	0.00%	1	1	0.00	1		
Apartment	223	182	22.53%	1,440	1,295	11.20	424	385	10.13
Townhouse	133	109	22.02%	874	808	8.17	263	216	21.76
RES TOTAL	916	808.00	13.37%	5,838	5,904	-1.12%	1,933	1,805	7.09
FARMS	7	7	0.00%	52	62	-16.13	38	63	-39.68
MULTIFAMILY	1	2	-50.00%	13	10	30.00	9	4	125.00
Acreage	9	12	-25.00%	75	88	-14.77	66	85	-22.35
Acreage WF	2	0	0.00%	11	10	10.00	14	13	7.69
Lots	67	48	39.58%	446	381	17.06	261	295	-11.53
Lots WF	3	2	50.00%	15	21	-28.57	16	16	0.00
LOTS TOTAL	81	62.00	30.65%	547	500	9.40%	357	409	-12.71
Business	11	10	10.00%	72	68	5.88	69	56	23.21
Commercial	29	24	20.83%	247	247	0.00	229	249	-8.03
Land	14	13	7.69%	80	81	-1.23	74	85	-12.94
COMM TOTAL	54	47.00	14.89%	399	396	0.76%	372	390	-4.62
<b>GRAND TOTAL</b>	<b>1,059</b>	<b>926</b>	<b>14.36%</b>	<b>6,849</b>	<b>6,872</b>	<b>-0.33%</b>	<b>2,709</b>	<b>2,671</b>	<b>1.42</b>

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Central Okanagan Statistics -- July 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
<b>Zone = Central Okanagan</b>								
Acreage/House	20	11	81.82%	\$27,195,100	\$9,997,000	172.03%	94.11%	96.13%
Duplex	10	18	-44.44%	\$4,673,833	\$10,543,750	-55.67%	99.00%	98.03%
Mobile Home	25	29	-13.79%	\$3,630,800	\$3,964,900	-8.43%	96.21%	96.00%
Recreational	4	1	300.00%	\$320,900	\$193,000	66.27%	95.53%	96.55%
Residential	282	324	-12.96%	\$195,380,444	\$202,361,118	-3.45%	98.31%	98.42%
Residential WF	2	13	-84.62%	\$2,158,000	\$20,653,000	-89.55%	87.55%	94.50%
3/4-Plex	2	2	0.00%	\$888,000	\$1,236,000	-28.16%	100.00%	95.11%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	169	161	4.97%	\$55,224,154	\$46,761,325	18.10%	98.30%	98.22%
Townhouse	100	106	-5.66%	\$46,446,263	\$47,814,404	-2.86%	99.27%	99.36%
RES TOTAL	614	665	-7.67%	\$335,917,494	\$343,524,497	-2.21%	98.00%	98.15%
FARMS	1	0	0.00%	\$1,451,500	\$0	0.00%	97.09%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	4	7	-42.86%	\$1,489,900	\$3,821,900	-61.02%	95.89%	92.50%
Acreage WF	1	0	0.00%	\$910,000	\$0	0.00%	95.99%	0.00%
Lots	37	47	-21.28%	\$13,438,586	\$12,312,283	9.15%	99.26%	97.94%
Lots WF	1	2	-50.00%	\$127,000	\$1,550,000	-91.81%	84.95%	94.81%
LOTS TOTAL	43	56	-23.21%	\$15,965,486	\$17,684,183	-9.72%	98.61%	96.44%
Business	2	2	0.00%	\$2,340,000	\$79,000	2,862.03%	90.42%	46.75%
Commercial	13	22	-40.91%	\$1,008,143	\$4,965,223	-79.70%	101.51%	92.39%
Land	6	2	200.00%	\$10,625,000	\$5,900,000	80.08%	94.87%	79.19%
COMM TOTAL	21	26	-19.23%	\$13,973,143	\$10,944,223	27.68%	94.54%	84.23%
<b>GRAND TOTAL</b>	<b>679</b>	<b>747</b>	<b>-9.10%</b>	<b>\$367,307,623</b>	<b>\$372,152,903</b>	<b>-1.30%</b>	<b>97.88%</b>	<b>97.60%</b>

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Central Okanagan Statistics -- July 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
<b>Zone = Central Okanagan</b>								
Acreage/House	77	104	-25.96%	\$97,824,258	\$108,074,185	-9.48%	94.97%	94.20%
Duplex	85	122	-30.33%	\$38,565,990	\$51,587,055	-25.24%	99.19%	98.29%
Mobile Home	154	192	-19.79%	\$21,604,449	\$22,291,031	-3.08%	96.53%	95.38%
Recreational	7	1	600.00%	\$766,900	\$193,000	297.36%	95.65%	96.55%
Residential	1,683	2,119	-20.58%	\$1,137,816,847	\$1,245,417,798	-8.64%	98.45%	98.22%
Residential WF	21	49	-57.14%	\$38,219,750	\$88,307,501	-56.72%	95.10%	94.72%
3/4-Plex	11	4	175.00%	\$7,118,688	\$1,863,000	282.11%	96.76%	96.06%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	1,015	969	4.75%	\$338,511,605	\$284,491,476	18.99%	98.22%	97.58%
Townhouse	607	685	-11.39%	\$277,510,610	\$275,954,097	0.56%	99.03%	98.69%
RES TOTAL	3,660	4,245	-13.78%	\$1,957,939,097	\$2,078,179,142	-5.79%	98.23%	97.79%
FARMS	14	9	55.56%	\$19,115,000	\$16,325,000	17.09%	94.44%	96.47%
MULTIFAMILY	4	5	-20.00%	\$5,120,000	\$7,935,000	-35.48%	95.61%	93.64%
Acreage	30	31	-3.23%	\$16,293,400	\$14,744,400	10.51%	94.71%	93.70%
Acreage WF	7	2	250.00%	\$3,969,500	\$1,249,000	217.81%	94.02%	96.09%
Lots	255	208	22.60%	\$74,546,292	\$52,070,019	43.17%	97.72%	96.65%
Lots WF	3	5	-40.00%	\$1,277,000	\$5,165,000	-75.28%	92.97%	88.76%
LOTS TOTAL	295	246	19.92%	\$96,086,192	\$73,228,419	31.21%	96.97%	95.44%
Business	8	14	-42.86%	\$4,112,900	\$11,569,800	-64.45%	88.97%	106.92%
Commercial	91	92	-1.09%	\$32,310,619	\$38,099,833	-15.19%	92.46%	92.77%
Land	19	17	11.76%	\$44,262,602	\$33,927,300	30.46%	91.20%	91.93%
COMM TOTAL	118	123	-4.07%	\$80,686,121	\$83,596,933	-3.48%	91.58%	94.14%
<b>GRAND TOTAL</b>	<b>4,091</b>	<b>4,628</b>	<b>-11.60%</b>	<b>\$2,158,946,410</b>	<b>\$2,259,264,494</b>	<b>-4.44%</b>	<b>97.87%</b>	<b>97.55%</b>

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Central Okanagan Statistics -- July 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%
<b>Zone = Central Okanagan</b>									
Acreage/House	\$1,359,755	\$908,818	49.62%	\$1,157,500	\$815,000	42.02%	67	169	-60.32%
Duplex	\$467,383	\$585,764	-20.21%	\$432,000	\$425,000	1.65%	27	54	-50.50%
Mobile Home	\$145,232	\$136,721	6.23%	\$136,400	\$122,000	11.80%	56	61	-8.02%
Recreational	\$80,225	\$193,000	-58.43%	\$88,200	\$193,000	-54.30%	25	56	-54.91%
Residential	\$692,838	\$624,571	10.93%	\$641,000	\$569,950	12.47%	41	46	-11.72%
Residential WF	\$1,079,000	\$1,588,692	-32.08%	\$1,079,000	\$1,240,000	-12.98%	124	106	17.41%
3/4-Plex	\$444,000	\$618,000	-28.16%	\$444,000	\$618,000	-28.16%	24	42	-42.86%
Timeshare									
Apartment	\$326,770	\$290,443	12.51%	\$296,500	\$259,000	14.48%	38	49	-21.76%
Townhouse	\$464,463	\$451,079	2.97%	\$440,500	\$423,000	4.14%	41	52	-22.45%
RES TOTAL	\$547,097	\$516,578	5.91%	\$505,000	\$465,000	8.60%	41	52	-20.17%
FARMS	\$1,451,500			\$1,451,500			38		
<b>MULTIFAMILY</b>									
Acreage	\$372,475	\$545,986	-31.78%	\$389,950	\$400,000	-2.51%	43	109	-61.06%
Acreage WF	\$910,000			\$910,000			95		
Lots	\$363,205	\$261,963	38.65%	\$235,999	\$199,999	18.00%	75	153	-50.96%
Lots WF	\$127,000	\$775,000	-83.61%	\$127,000	\$775,000	-83.61%	34	147	-76.87%
LOTS TOTAL	\$371,290	\$315,789	17.58%	\$239,900	\$218,500	9.79%	71	147	-51.46%
Business	\$1,170,000	\$39,500	2,862.03%	\$1,170,000	\$39,500	2,862.03%	322	64	407.09%
Commercial	\$77,549	\$225,692	-65.64%	\$12	\$18	-32.87%	240	225	6.68%
Land	\$1,770,833	\$2,950,000	-39.97%	\$1,875,000	\$2,950,000	-36.44%	312	145	115.06%
COMM TOTAL	\$665,388	\$420,932	58.08%	\$22	\$21	7.32%	268	207	29.96%
<b>GRAND TOTAL</b>	<b>\$540,954</b>	<b>\$498,197</b>	<b>8.58%</b>	<b>\$479,900</b>	<b>\$438,700</b>	<b>9.39%</b>	<b>50</b>	<b>64</b>	<b>-21.84%</b>

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

## 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	\$1,270,445	\$1,039,175	22.26%	\$1,098,800	\$830,000	32.39%	104	146	-29.02%
Duplex	\$453,718	\$422,845	7.30%	\$419,800	\$380,000	10.47%	44	50	-11.94%
Mobile Home	\$140,289	\$116,099	20.84%	\$131,000	\$109,400	19.74%	68	76	-10.80%
Recreational	\$109,557	\$193,000	-43.23%	\$99,900	\$193,000	-48.24%	31	56	-45.15%
Residential	\$676,065	\$587,738	15.03%	\$620,000	\$542,500	14.29%	47	52	-10.08%
Residential WF	\$1,819,988	\$1,802,194	0.99%	\$2,000,000	\$1,630,000	22.70%	102	100	1.92%
3/4-Plex	\$647,153	\$465,750	38.95%	\$352,888	\$517,500	-31.81%	37	42	-11.06%
Timeshare									
Apartment	\$333,509	\$293,593	13.60%	\$305,000	\$260,000	17.31%	45	58	-23.19%
Townhouse	\$457,184	\$402,853	13.49%	\$435,500	\$376,500	15.67%	46	63	-28.15%
RES TOTAL	\$534,956	\$489,559	9.27%	\$480,000	\$438,000	9.59%	48	59	-18.37%
FARMS	\$1,365,357	\$1,813,889	-24.73%	\$1,439,750	\$1,290,000	11.61%	158	131	20.75%
MULTIFAMILY	\$1,280,000	\$1,587,000	-19.34%	\$940,000	\$1,130,000	-16.81%	102	211	-51.45%
Acreage	\$543,113	\$475,626	14.19%	\$469,500	\$400,000	17.38%	182	196	-7.16%
Acreage WF	\$567,071	\$624,500	-9.20%	\$300,000	\$624,500	-51.96%	214	105	104.92%
Lots	\$292,338	\$250,337	16.78%	\$255,000	\$218,450	16.73%	116	149	-22.29%
Lots WF	\$425,667	\$1,033,000	-58.79%	\$305,000	\$810,000	-62.35%	457	133	244.13%
LOTS TOTAL	\$325,716	\$297,677	9.42%	\$269,999	\$224,999	20.00%	128	154	-16.80%
Business	\$514,113	\$826,414	-37.79%	\$150,000	\$80,000	87.50%	198	138	43.73%
Commercial	\$355,062	\$414,129	-14.26%	\$20	\$18	11.58%	212	202	5.20%
Land	\$2,329,611	\$1,995,724	16.73%	\$1,244,000	\$1,000,000	24.40%	195	161	20.93%
COMM TOTAL	\$683,781	\$679,650	0.61%	\$42,214	\$23,500	79.63%	209	189	10.40%
<b>GRAND TOTAL</b>	<b>\$527,731</b>	<b>\$488,173</b>	<b>8.10%</b>	<b>\$458,350</b>	<b>\$426,700</b>	<b>7.42%</b>	<b>59</b>	<b>68</b>	<b>-13.03%</b>

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