

**Central Okanagan Monthly Statistics
August 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	954	971	-1.75%	7,803	7,848	-0.57%
2 Units Sold	590	754	-21.75%	4,681	5,387	-13.11%
3 Sales Volume	\$306,214,426	\$369,731,307	-17.18%	\$2,465,160,837	\$2,630,629,301	-6.29%
4 List/Sell Ratio	97.62%	97.40%		97.84%	97.53%	
5 Days to Sell	56	65	-13.04%	59	67	-12.94%
6 Active Listings	2,712	2,595	4.51%			
Area = North Okanagan						
1 Units Listed	385	328	17.38%	2,880	3,034	-5.08%
2 Units Sold	257	248	3.63%	1,805	1,857	-2.80%
3 Sales Volume	\$105,929,849	\$97,479,595	8.67%	\$749,347,366	\$741,122,417	1.11%
4 List/Sell Ratio	97.69%	97.45%		97.13%	96.74%	
5 Days to Sell	82	102	-19.99%	95	107	-11.33%
6 Active Listings	1,468	1,712	-14.25%			
Area = Shuswap / Revels						
1 Units Listed	212	217	-2.30%	1,801	1,898	-5.11%
2 Units Sold	161	172	-6.40%	987	981	0.61%
3 Sales Volume	\$57,854,088	\$54,498,055	6.16%	\$344,155,997	\$320,099,149	7.52%
4 List/Sell Ratio	95.50%	95.25%		96.46%	95.73%	
5 Days to Sell	98	149	-34.14%	110	136	-19.51%
6 Active Listings	1,092	1,315	-16.96%			
Area = Grand Total						
1 Units Listed	1,551	1,516	2.31%	12,484	12,780	-2.32%
2 Units Sold	1,008	1,174	-14.14%	7,473	8,225	-9.14%
3 Sales Volume	\$469,998,363	\$521,708,957	-9.91%	\$3,558,664,200	\$3,691,850,867	-3.61%
4 List/Sell Ratio	97.37%	97.18%		97.55%	97.21%	
5 Days to Sell	70	85	-18.25%	74	85	-12.30%
6 Active Listings	5,272	5,622	-6.23%			

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

Central Okanagan Statistics -- August 2017

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	590	\$306,214,426	230	\$156,079,939
Last Month	678	\$367,007,623	282	\$195,380,444
This Month Last Year	754	\$369,731,307	303	\$186,793,526

Description	Total Listings Taken	Inventory
This Month	954	2,712
Last Month	1,059	2,709
This Month Last Year	971	2,595

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Central Okanagan Statistics -- August 2017

Quick Summary Part 2

Condo/Apt

Sales	161
New Listings	169
Current Inventory	387
Sell/Inv. Ratio	41.60%
Days to Sell	40
Average Price	\$342,670
Median Price	\$311,500

Condo/Townhouse

Sales	96
New Listings	124
Current Inventory	250
Sell/Inv. Ratio	38.40%
Days to Sell	44
Average Price	\$448,066
Median Price	\$431,950

Lots

Sales	29
New Listings	55
Current Inventory	348
Sell/Inv. Ratio	8.33%
Days to Sell	116
Average Price	\$416,748
Median Price	\$295,000

Residential

Sales	230
New Listings	463
Current Inventory	958
Sell/Inv. Ratio	24.01%
Days to Sell	46
Average Price	\$678,608
Median Price	\$646,500
Ratio of Sales vs Inventory	31.22%

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Central Okanagan Statistics -- August 2017

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	35	29	20.69%	273	278	-1.80	180	197	-8.63
Duplex	17	17	0.00%	135	183	-26.23	26	28	-7.14
Mobile Home	31	37	-16.22%	241	313	-23.00	71	88	-19.32
Recreational	3	3	0.00%	19	22	-13.64	10	16	-37.50
Residential	463	420	10.24%	3,300	3,396	-2.83	958	762	25.72
Residential WF	8	10	-20.00%	91	109	-16.51	65	56	16.07
3/4-Plex	4	1	300.00%	24	16	50.00	11	7	57.14
Timeshare	0	2	-100.00%	1	3	-66.67	1	2	-50.00
Apartment	169	204	-17.16%	1,609	1,499	7.34	387	376	2.93
Townhouse	124	130	-4.62%	999	938	6.50	250	222	12.61
RES TOTAL	854	853.00	0.12%	6,692	6,757	-0.96%	1,959	1,754	11.69
FARMS	6	9	-33.33%	58	71	-18.31	41	62	-33.87
MULTIFAMILY	1	2	-50.00%	14	12	16.67	8	5	60.00
Acreage	4	9	-55.56%	79	97	-18.56	58	81	-28.40
Acreage WF	1	2	-50.00%	12	12	0.00	14	15	-6.67
Lots	48	46	4.35%	494	427	15.69	260	276	-5.80
Lots WF	2	6	-66.67%	17	27	-37.04	16	19	-15.79
LOTS TOTAL	55	63.00	-12.70%	602	563	6.93%	348	391	-11.00
Business	6	2	200.00%	78	70	11.43	68	53	28.30
Commercial	22	33	-33.33%	269	280	-3.93	212	254	-16.54
Land	9	8	12.50%	89	89	0.00	75	75	0.00
COMM TOTAL	37	43.00	-13.95%	436	439	-0.68%	355	382	-7.07
GRAND TOTAL	953	970	-1.75%	7,802	7,842	-0.51%	2,711	2,594	4.51

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Central Okanagan Statistics -- August 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	11	14	-21.43%	\$12,340,000	\$17,862,500	-30.92%	95.01%	93.32%
Duplex	12	18	-33.33%	\$6,114,400	\$8,026,200	-23.82%	97.73%	98.08%
Mobile Home	25	41	-39.02%	\$3,510,800	\$4,784,675	-26.62%	96.22%	95.56%
Recreational	1	2	-50.00%	\$147,900	\$243,000	-39.14%	95.48%	93.46%
Residential	230	303	-24.09%	\$156,079,939	\$186,793,526	-16.44%	98.12%	98.62%
Residential WF	4	13	-69.23%	\$7,160,000	\$24,869,000	-71.21%	91.07%	93.73%
3/4-Plex	2	1	100.00%	\$1,449,000	\$160,000	805.63%	96.73%	96.97%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	161	178	-9.55%	\$55,169,875	\$53,264,912	3.58%	98.03%	98.42%
Townhouse	96	103	-6.80%	\$43,014,348	\$42,860,122	0.36%	98.84%	98.74%
RES TOTAL	542	673	-19.47%	\$284,986,262	\$338,863,935	-15.90%	97.84%	97.87%
FARMS	0	1	-100.00%	\$0	\$357,500	-100.00%	0.00%	89.60%
MULTIFAMILY	1	0	0.00%	\$1,185,000	\$0	0.00%	98.83%	0.00%
Acreage	4	5	-20.00%	\$3,453,500	\$3,240,000	6.59%	89.26%	91.87%
Acreage WF	1	0	0.00%	\$179,000	\$0	0.00%	94.71%	0.00%
Lots	23	50	-54.00%	\$6,353,200	\$10,952,290	-41.99%	96.75%	95.29%
Lots WF	1	2	-50.00%	\$2,100,000	\$2,139,000	-1.82%	95.67%	91.41%
LOTS TOTAL	29	57	-49.12%	\$12,085,700	\$16,331,290	-26.00%	94.27%	94.07%
Business	3	0	0.00%	\$1,301,795	\$0	0.00%	91.94%	0.00%
Commercial	11	20	-45.00%	\$3,148,669	\$10,256,582	-69.30%	92.64%	95.18%
Land	4	3	33.33%	\$3,507,000	\$3,922,000	-10.58%	98.48%	80.87%
COMM TOTAL	18	23	-21.74%	\$7,957,464	\$14,178,582	-43.88%	95.01%	90.74%
GRAND TOTAL	590	754	-21.75%	\$306,214,426	\$369,731,307	-17.18%	97.62%	97.40%

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Central Okanagan Statistics -- August 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	88	118	-25.42%	\$110,164,258	\$125,936,685	-12.52%	94.97%	94.08%
Duplex	97	140	-30.71%	\$44,680,390	\$59,613,255	-25.05%	98.99%	98.26%
Mobile Home	179	233	-23.18%	\$25,115,249	\$27,075,706	-7.24%	96.49%	95.41%
Recreational	8	3	166.67%	\$914,800	\$436,000	109.82%	95.62%	94.80%
Residential	1,913	2,422	-21.02%	\$1,293,896,787	\$1,432,211,324	-9.66%	98.41%	98.27%
Residential WF	25	62	-59.68%	\$45,379,750	\$113,176,501	-59.90%	94.44%	94.50%
3/4-Plex	13	5	160.00%	\$8,567,688	\$2,023,000	323.51%	96.75%	96.13%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	1,176	1,147	2.53%	\$393,681,480	\$337,756,388	16.56%	98.19%	97.71%
Townhouse	703	788	-10.79%	\$320,524,958	\$318,814,219	0.54%	99.00%	98.69%
RES TOTAL	4,202	4,918	-14.56%	\$2,242,925,360	\$2,417,043,077	-7.20%	98.18%	97.80%
FARMS	14	10	40.00%	\$19,115,000	\$16,682,500	14.58%	94.44%	96.31%
MULTIFAMILY	5	5	0.00%	\$6,305,000	\$7,935,000	-20.54%	96.20%	93.64%
Acreage	34	36	-5.56%	\$19,746,900	\$17,984,400	9.80%	93.71%	93.36%
Acreage WF	8	2	300.00%	\$4,148,500	\$1,249,000	232.15%	94.05%	96.09%
Lots	278	258	7.75%	\$80,899,492	\$63,022,309	28.37%	97.64%	96.41%
Lots WF	4	7	-42.86%	\$3,377,000	\$7,304,000	-53.77%	94.63%	89.52%
LOTS TOTAL	324	303	6.93%	\$108,171,892	\$89,559,709	20.78%	96.66%	95.19%
Business	11	14	-21.43%	\$5,414,695	\$11,569,800	-53.20%	89.67%	106.92%
Commercial	102	112	-8.93%	\$35,459,288	\$48,356,415	-26.67%	92.47%	93.27%
Land	23	20	15.00%	\$47,769,602	\$37,849,300	26.21%	91.70%	90.64%
COMM TOTAL	136	146	-6.85%	\$88,643,585	\$97,775,515	-9.34%	91.88%	93.63%
GRAND TOTAL	4,681	5,382	-13.02%	\$2,465,160,837	\$2,628,995,801	-6.23%	97.84%	97.53%

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Central Okanagan Statistics -- August 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	\$1,121,818	\$1,275,893	-12.08%	\$900,000	\$988,500	-8.95%	101	152	-33.40%
Duplex	\$509,533	\$445,900	14.27%	\$449,500	\$431,850	4.09%	57	22	156.93%
Mobile Home	\$140,432	\$116,699	20.34%	\$130,000	\$105,000	23.81%	67	51	30.19%
Recreational	\$147,900	\$121,500	21.73%	\$147,900	\$121,500	21.73%	15	54	-71.96%
Residential	\$678,608	\$616,480	10.08%	\$646,500	\$564,000	14.63%	46	44	6.14%
Residential WF	\$1,790,000	\$1,913,000	-6.43%	\$1,980,000	\$1,700,000	16.47%	140	54	159.54%
3/4-Plex	\$724,500	\$160,000	352.81%	\$724,500	\$160,000	352.81%	58	37	56.76%
Timeshare									
Apartment	\$342,670	\$299,241	14.51%	\$311,500	\$264,950	17.57%	40	53	-24.95%
Townhouse	\$448,066	\$416,118	7.68%	\$431,950	\$395,000	9.35%	44	54	-18.59%
RES TOTAL	\$525,805	\$503,513	4.43%	\$486,000	\$435,000	11.72%	47	50	-6.27%
FARMS		\$357,500			\$357,500			155	
MULTIFAMILY	\$1,185,000			\$1,185,000			56		
Acreage	\$863,375	\$648,000	33.24%	\$482,500	\$440,000	9.66%	121	173	-30.19%
Acreage WF	\$179,000			\$179,000			365		
Lots	\$276,226	\$219,046	26.10%	\$290,000	\$217,000	33.64%	107	200	-46.25%
Lots WF	\$2,100,000	\$1,069,500	96.35%	\$2,100,000	\$1,069,500	96.35%	37	42	-10.84%
LOTS TOTAL	\$416,748	\$286,514	45.45%	\$295,000	\$228,000	29.39%	116	192	-39.73%
Business	\$433,932			\$65,000			85		
Commercial	\$286,243	\$512,829	-44.18%	\$300,000	\$220,750	35.90%	167	159	5.01%
Land	\$876,750	\$1,307,333	-32.94%	\$825,500	\$1,300,000	-36.50%	576	293	96.73%
COMM TOTAL	\$442,081	\$616,460	-28.29%	\$465,550	\$350,000	33.01%	244	176	38.42%
GRAND TOTAL	\$519,008	\$490,360	5.84%	\$475,000	\$419,450	13.24%	56	65	-13.04%

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Central Okanagan Statistics -- August 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	\$1,251,867	\$1,067,260	17.30%	\$1,058,750	\$842,000	25.74%	103	147	-29.57%
Duplex	\$460,623	\$425,809	8.18%	\$420,000	\$380,750	10.31%	46	46	-1.75%
Mobile Home	\$140,309	\$116,205	20.74%	\$130,000	\$108,000	20.37%	68	72	-5.58%
Recreational	\$114,350	\$145,333	-21.32%	\$99,950	\$148,000	-32.47%	29	54	-47.09%
Residential	\$676,371	\$591,334	14.38%	\$624,900	\$545,000	14.66%	47	51	-8.33%
Residential WF	\$1,815,190	\$1,825,427	-0.56%	\$2,000,000	\$1,639,500	21.99%	108	91	19.50%
3/4-Plex	\$659,053	\$404,600	62.89%	\$589,000	\$417,000	41.25%	40	41	-1.10%
Timeshare									
Apartment	\$334,763	\$294,469	13.68%	\$305,450	\$260,100	17.44%	44	58	-23.28%
Townhouse	\$455,939	\$404,587	12.69%	\$435,000	\$379,450	14.64%	45	62	-27.08%
RES TOTAL	\$533,776	\$491,469	8.61%	\$480,000	\$437,000	9.84%	48	58	-16.92%
FARMS	\$1,365,357	\$1,668,250	-18.16%	\$1,439,750	\$1,220,000	18.01%	158	133	18.53%
MULTIFAMILY	\$1,261,000	\$1,587,000	-20.54%	\$950,000	\$1,130,000	-15.93%	93	211	-55.84%
Acreage	\$580,791	\$499,567	16.26%	\$482,500	\$412,750	16.90%	175	193	-9.34%
Acreage WF	\$518,563	\$624,500	-16.96%	\$250,000	\$624,500	-59.97%	233	105	122.97%
Lots	\$291,005	\$244,273	19.13%	\$259,500	\$218,450	18.79%	115	159	-27.57%
Lots WF	\$844,250	\$1,043,429	-19.09%	\$575,000	\$810,000	-29.01%	352	107	229.85%
LOTS TOTAL	\$333,864	\$295,577	12.95%	\$270,900	\$225,000	20.40%	127	161	-21.17%
Business	\$492,245	\$826,414	-40.44%	\$120,000	\$80,000	50.00%	167	138	21.45%
Commercial	\$347,640	\$431,754	-19.48%	\$22	\$19	13.16%	207	194	6.83%
Land	\$2,076,939	\$1,892,465	9.75%	\$1,069,000	\$1,150,000	-7.04%	261	181	44.32%
COMM TOTAL	\$651,791	\$669,695	-2.67%	\$104,950	\$53,750	95.26%	213	187	14.09%
GRAND TOTAL	\$526,631	\$488,479	7.81%	\$460,000	\$425,000	8.24%	59	68	-12.97%

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