

**Central Okanagan Monthly Statistics
November 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	685	568	20.60%	10,185	9,984	2.01%
2 Units Sold	465	412	12.86%	6,213	6,968	-10.84%
3 Sales Volume	\$234,851,774	\$202,521,929	15.96%	\$3,285,725,085	\$3,402,701,605	-3.44%
4 List/Sell Ratio	97.36%	96.71%		97.52%	97.41%	
5 Days to Sell	65	72	-10.07%	60	67	-10.68%
6 Active Listings	2,274	2,196	3.55%			
Area = North Okanagan						
1 Units Listed	236	211	11.85%	3,627	3,770	-3.79%
2 Units Sold	159	171	-7.02%	2,402	2,479	-3.11%
3 Sales Volume	\$66,544,521	\$62,997,861	5.63%	\$997,417,321	\$989,678,393	0.78%
4 List/Sell Ratio	96.51%	96.91%		97.09%	96.45%	
5 Days to Sell	92	130	-29.38%	95	112	-15.29%
6 Active Listings	1,178	1,299	-9.31%			
Area = Shuswap / Revels						
1 Units Listed	101	115	-12.17%	2,217	2,302	-3.69%
2 Units Sold	91	76	19.74%	1,329	1,311	1.37%
3 Sales Volume	\$37,195,132	\$26,922,924	38.15%	\$465,550,407	\$430,268,057	8.20%
4 List/Sell Ratio	93.60%	94.25%		96.09%	95.57%	
5 Days to Sell	549	157	249.18%	143	140	2.12%
6 Active Listings	815	999	-18.42%			
Area = Grand Total						
1 Units Listed	1,022	894	14.32%	16,029	16,056	-0.17%
2 Units Sold	715	659	8.50%	9,944	10,758	-7.57%
3 Sales Volume	\$338,591,427	\$292,442,714	15.78%	\$4,748,692,813	\$4,822,648,055	-1.53%
4 List/Sell Ratio	96.77%	96.52%		97.28%	97.04%	
5 Days to Sell	132	97	36.57%	80	86	-7.97%
6 Active Listings	4,267	4,494	-5.05%			

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

Central Okanagan Statistics -- November 2017

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	465	\$234,851,774	189	\$127,499,005
Last Month	562	\$303,656,311	220	\$147,935,487
This Month Last Year	412	\$202,521,929	161	\$98,302,291

Description	Total Listings Taken	Inventory
This Month	685	2,274
Last Month	819	2,457
This Month Last Year	568	2,196

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Central Okanagan Statistics -- November 2017

Quick Summary Part 2

Condo/Apt	
Sales	112
New Listings	144
Current Inventory	313
Sell/Inv. Ratio	35.78%
Days to Sell	52
Average Price	\$334,106
Median Price	\$319,450

Condo/Townhouse	
Sales	49
New Listings	73
Current Inventory	183
Sell/Inv. Ratio	26.78%
Days to Sell	58
Average Price	\$469,053
Median Price	\$445,000

Lots	
Sales	55
New Listings	88
Current Inventory	348
Sell/Inv. Ratio	15.80%
Days to Sell	66
Average Price	\$285,126
Median Price	\$178,125

Residential	
Sales	189
New Listings	270
Current Inventory	759
Sell/Inv. Ratio	24.90%
Days to Sell	50
Average Price	\$674,598
Median Price	\$610,000
Ratio of Sales vs Inventory	26.45%

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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	8	20	-60.00%	338	360	-6.11	132	164	-19.51
Duplex	16	12	33.33%	195	229	-14.85	35	27	29.63
Mobile Home	20	21	-4.76%	315	388	-18.81	52	73	-28.77
Recreational	0	0	0.00%	21	23	-8.70	5	8	-37.50
Residential	270	223	21.08%	4,289	4,248	0.97	759	589	28.86
Residential WF	9	5	80.00%	132	134	-1.49	61	44	38.64
3/4-Plex	2	4	-50.00%	29	23	26.09	6	9	-33.33
Timeshare	0	0	0.00%	1	3	-66.67	1	2	-50.00
Apartment	144	122	18.03%	2,076	1,927	7.73	313	280	11.79
Townhouse	73	78	-6.41%	1,261	1,243	1.45	183	220	-16.82
RES TOTAL	542	485.00	11.75%	8,657	8,578	0.92%	1,547	1,416	9.25
FARMS	4	5	-20.00%	68	90	-24.44	27	47	-42.55
MULTIFAMILY	1	0	0.00%	15	16	-6.25	4	7	-42.86
Acreage	6	4	50.00%	98	121	-19.01	47	67	-29.85
Acreage WF	0	3	-100.00%	14	18	-22.22	9	17	-47.06
Lots	81	29	179.31%	732	535	36.82	276	254	8.66
Lots WF	1	1	0.00%	21	31	-32.26	16	17	-5.88
LOTS TOTAL	88	37.00	137.84%	865	705	22.70%	348	355	-1.97
Business	7	4	75.00%	101	90	12.22	56	47	19.15
Commercial	36	31	16.13%	371	391	-5.12	231	256	-9.77
Land	7	5	40.00%	107	107	0.00	60	67	-10.45
COMM TOTAL	50	40.00	25.00%	579	588	-1.53%	347	370	-6.22
GRAND TOTAL	685	567	20.81%	10,184	9,977	2.07%	2,273	2,195	3.55

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Central Okanagan Statistics -- November 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	14	9	55.56%	\$17,068,800	\$7,934,000	115.13%	95.04%	94.76%
Duplex	10	5	100.00%	\$4,746,200	\$2,165,250	119.20%	97.95%	98.52%
Mobile Home	19	20	-5.00%	\$3,250,000	\$2,638,353	23.18%	95.63%	92.87%
Recreational	0	1	-100.00%	\$0	\$267,890	-100.00%	0.00%	89.60%
Residential	189	161	17.39%	\$127,499,005	\$98,302,291	29.70%	97.41%	97.97%
Residential WF	0	7	-100.00%	\$0	\$20,881,500	-100.00%	0.00%	94.92%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	112	100	12.00%	\$37,419,906	\$28,450,043	31.53%	97.76%	97.99%
Townhouse	49	75	-34.67%	\$22,983,602	\$30,019,268	-23.44%	98.49%	98.70%
RES TOTAL	393	378	3.97%	\$212,967,513	\$190,658,595	11.70%	97.38%	97.53%
FARMS	1	1	0.00%	\$1,850,000	\$685,000	170.07%	85.06%	85.73%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	4	2	100.00%	\$4,995,000	\$465,000	974.19%	97.86%	95.29%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	50	12	316.67%	\$9,846,929	\$3,010,700	227.06%	97.04%	96.22%
Lots WF	1	1	0.00%	\$840,000	\$735,000	14.29%	93.87%	86.57%
LOTS TOTAL	55	15	266.67%	\$15,681,929	\$4,210,700	272.43%	97.13%	94.28%
Business	1	2	-50.00%	\$230,000	\$20,032	1,048.16%	76.92%	80.03%
Commercial	13	15	-13.33%	\$1,855,315	\$1,797,602	3.21%	93.18%	91.93%
Land	2	1	100.00%	\$2,267,016	\$5,150,000	-55.98%	119.44%	77.19%
COMM TOTAL	16	18	-11.11%	\$4,352,331	\$6,967,634	-37.54%	103.92%	80.53%
GRAND TOTAL	465	412	12.86%	\$234,851,774	\$202,521,929	15.96%	97.36%	96.71%

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Central Okanagan Statistics -- November 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	129	158	-18.35%	\$165,756,058	\$175,479,685	-5.54%	93.03%	93.66%
Duplex	127	171	-25.73%	\$59,252,690	\$72,480,116	-18.25%	98.68%	98.42%
Mobile Home	245	297	-17.51%	\$34,863,799	\$35,688,359	-2.31%	96.29%	95.15%
Recreational	11	8	37.50%	\$1,273,800	\$1,410,890	-9.72%	95.02%	92.86%
Residential	2,516	3,079	-18.29%	\$1,708,122,780	\$1,837,244,718	-7.03%	98.15%	98.20%
Residential WF	37	84	-55.95%	\$76,371,250	\$156,977,126	-51.35%	93.92%	94.43%
3/4-Plex	16	7	128.57%	\$11,307,688	\$2,607,000	333.74%	95.80%	96.63%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	1,532	1,542	-0.65%	\$509,485,943	\$451,546,133	12.83%	98.13%	97.79%
Townhouse	902	1,020	-11.57%	\$412,579,073	\$414,305,048	-0.42%	98.90%	98.63%
RES TOTAL	5,515	6,366	-13.37%	\$2,979,013,081	\$3,147,739,074	-5.36%	97.81%	97.70%
FARMS	18	11	63.64%	\$24,680,000	\$17,367,500	42.10%	93.51%	95.84%
MULTIFAMILY	8	5	60.00%	\$9,123,000	\$7,935,000	14.97%	96.57%	93.64%
Acreage	45	47	-4.26%	\$33,072,700	\$23,937,150	38.16%	93.69%	92.34%
Acreage WF	9	2	350.00%	\$9,698,500	\$1,249,000	676.50%	88.89%	96.09%
Lots	430	330	30.30%	\$118,835,200	\$80,712,747	47.23%	97.46%	95.84%
Lots WF	5	8	-37.50%	\$4,217,000	\$8,039,000	-47.54%	94.48%	89.24%
LOTS TOTAL	489	387	26.36%	\$165,823,400	\$113,937,897	45.54%	96.07%	94.60%
Business	13	17	-23.53%	\$5,924,695	\$11,631,832	-49.06%	89.26%	106.76%
Commercial	143	152	-5.92%	\$47,449,290	\$56,730,001	-16.36%	93.30%	93.90%
Land	27	24	12.50%	\$53,711,618	\$45,224,300	18.77%	92.82%	88.78%
COMM TOTAL	183	193	-5.18%	\$107,085,603	\$113,586,133	-5.72%	92.82%	92.91%
GRAND TOTAL	6,213	6,962	-10.76%	\$3,285,725,085	\$3,400,565,605	-3.38%	97.52%	97.41%

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Central Okanagan Statistics -- November 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	\$1,219,200	\$881,556	38.30%	\$1,147,500	\$840,000	36.61%	150	96	56.29%
Duplex	\$474,620	\$433,050	9.60%	\$447,500	\$427,900	4.58%	49	28	75.18%
Mobile Home	\$171,053	\$131,918	29.67%	\$167,500	\$119,250	40.46%	54	59	-8.68%
Recreational		\$267,890			\$267,890			125	
Residential	\$674,598	\$610,573	10.49%	\$610,000	\$560,000	8.93%	50	54	-8.56%
Residential WF		\$2,983,071			\$2,900,000			129	
3/4-Plex									
Timeshare									
Apartment	\$334,106	\$284,500	17.44%	\$319,450	\$264,750	20.66%	52	54	-3.78%
Townhouse	\$469,053	\$400,257	17.19%	\$445,000	\$378,000	17.72%	58	75	-22.59%
RES TOTAL	\$541,902	\$504,388	7.44%	\$495,500	\$428,500	15.64%	55	61	-9.35%
FARMS	\$1,850,000	\$685,000	170.07%	\$1,850,000	\$685,000	170.07%	42	165	-74.55%
MULTIFAMILY									
Acreage	\$1,248,750	\$232,500	437.10%	\$547,500	\$232,500	135.48%	238	195	22.05%
Acreage WF									
Lots	\$196,939	\$250,892	-21.50%	\$178,125	\$237,450	-24.98%	51	217	-76.71%
Lots WF	\$840,000	\$735,000	14.29%	\$840,000	\$735,000	14.29%	133	273	-51.28%
LOTS TOTAL	\$285,126	\$280,713	1.57%	\$178,125	\$280,000	-36.38%	66	218	-69.85%
Business	\$230,000	\$10,016	2,196.33%	\$230,000	\$10,016	2,196.33%	218	36	505.56%
Commercial	\$142,717	\$119,840	19.09%	\$13	\$13	4.00%	181	191	-5.59%
Land	\$1,133,508	\$5,150,000	-77.99%	\$1,133,508	\$5,150,000	-77.99%	1,069	215	397.21%
COMM TOTAL	\$272,021	\$387,091	-29.73%	\$19	\$17	10.45%	294	176	67.59%
GRAND TOTAL	\$505,058	\$491,558	2.75%	\$455,000	\$415,000	9.64%	65	72	-10.07%

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Central Okanagan Statistics -- November 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	\$1,284,931	\$1,110,631	15.69%	\$1,090,000	\$837,500	30.15%	107	136	-21.24%
Duplex	\$466,557	\$423,860	10.07%	\$425,000	\$380,000	11.84%	45	44	1.02%
Mobile Home	\$142,301	\$120,163	18.42%	\$131,500	\$110,000	19.55%	65	73	-10.55%
Recreational	\$115,800	\$176,361	-34.34%	\$100,000	\$170,500	-41.35%	43	86	-49.50%
Residential	\$678,904	\$596,702	13.78%	\$625,000	\$550,000	13.64%	48	50	-5.09%
Residential WF	\$2,064,088	\$1,868,775	10.45%	\$2,010,000	\$1,674,500	20.04%	94	96	-1.87%
3/4-Plex	\$706,731	\$372,429	89.76%	\$669,500	\$295,000	126.95%	46	54	-15.72%
Timeshare									
Apartment	\$332,563	\$292,831	13.57%	\$305,000	\$262,000	16.41%	47	56	-15.36%
Townhouse	\$457,405	\$406,181	12.61%	\$437,700	\$383,250	14.21%	47	62	-23.62%
RES TOTAL	\$540,166	\$494,461	9.24%	\$484,000	\$437,000	10.76%	50	57	-12.67%
FARMS	\$1,371,111	\$1,578,864	-13.16%	\$1,439,750	\$1,150,000	25.20%	148	136	8.90%
MULTIFAMILY	\$1,140,375	\$1,587,000	-28.14%	\$940,000	\$1,130,000	-16.81%	101	211	-51.98%
Acreage	\$734,949	\$509,301	44.31%	\$500,000	\$400,000	25.00%	183	188	-2.74%
Acreage WF	\$1,077,611	\$624,500	72.56%	\$300,000	\$624,500	-51.96%	225	105	115.63%
Lots	\$276,361	\$244,584	12.99%	\$239,900	\$219,900	9.10%	104	172	-39.69%
Lots WF	\$843,400	\$1,004,875	-16.07%	\$840,000	\$775,000	8.39%	308	128	141.73%
LOTS TOTAL	\$339,107	\$294,413	15.18%	\$250,000	\$228,000	9.65%	115	173	-33.20%
Business	\$455,746	\$684,225	-33.39%	\$180,000	\$68,800	161.63%	173	130	32.83%
Commercial	\$331,813	\$373,224	-11.10%	\$23	\$18	27.78%	199	196	1.80%
Land	\$1,989,319	\$1,884,346	5.57%	\$1,175,000	\$1,125,000	4.44%	307	182	69.07%
COMM TOTAL	\$585,167	\$588,529	-0.57%	\$61,795	\$1,650	3,645.15%	213	188	13.34%
GRAND TOTAL	\$528,847	\$488,447	8.27%	\$460,000	\$425,000	8.24%	60	67	-10.70%

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