

**Central Okanagan Monthly Statistics  
February 2018**

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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	742	760	-2.37%	1,379	1,324	4.15%
2 Units Sold	367	398	-7.79%	730	675	8.15%
3 Sales Volume	\$192,086,078	\$211,076,484	-9.00%	\$383,739,282	\$345,239,756	11.15%
4 List/Sell Ratio	97.71%	97.41%		97.42%	97.42%	
5 Days to Sell	65	72	-10.64%	75	74	0.98%
6 Active Listings	2,100	2,114	-0.66%			
<b>Area = North Okanagan</b>						
1 Units Listed	217	226	-3.98%	427	460	-7.17%
2 Units Sold	131	134	-2.24%	242	219	10.50%
3 Sales Volume	\$58,627,473	\$49,453,943	18.55%	\$112,676,251	\$80,711,423	39.60%
4 List/Sell Ratio	97.39%	97.40%		97.01%	96.75%	
5 Days to Sell	104	114	-9.12%	109	121	-9.72%
6 Active Listings	1,004	1,260	-20.32%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	157	161	-2.48%	269	256	5.08%
2 Units Sold	61	54	12.96%	119	115	3.48%
3 Sales Volume	\$24,563,200	\$15,888,043	54.60%	\$44,147,418	\$36,096,098	22.31%
4 List/Sell Ratio	93.94%	96.28%		95.45%	95.94%	
5 Days to Sell	199	120	64.98%	176	128	37.72%
6 Active Listings	773	877	-11.86%			
<b>Area = Grand Total</b>						
1 Units Listed	1,116	1,147	-2.70%	2,075	2,040	1.72%
2 Units Sold	559	586	-4.61%	1,091	1,009	8.13%
3 Sales Volume	\$275,276,751	\$276,418,470	-0.41%	\$540,562,951	\$462,047,276	16.99%
4 List/Sell Ratio	97.29%	97.35%		97.17%	97.18%	
5 Days to Sell	89	86	2.41%	94	90	3.44%
6 Active Listings	3,877	4,251	-8.80%			

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Central Okanagan Statistics -- February 2018

**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>	367	\$192,086,078	138	\$93,585,589
<b>Last Month</b>	363	\$191,653,204	143	\$100,007,337
<b>This Month Last Year</b>	398	\$211,076,484	190	\$121,304,847

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	742	2,100
<b>Last Month</b>	637	1,947
<b>This Month Last Year</b>	760	2,114

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Central Okanagan Statistics -- February 2018

## Quick Summary Part 2

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### Condo/Apt

Sales	111
New Listings	177
Current Inventory	305
Sell/Inv. Ratio	36.39%
Days to Sell	54
Average Price	\$355,047
Median Price	\$332,000

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### Condo/Townhouse

Sales	59
New Listings	107
Current Inventory	178
Sell/Inv. Ratio	33.15%
Days to Sell	49
Average Price	\$460,814
Median Price	\$467,000

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### Lots

Sales	14
New Listings	54
Current Inventory	318
Sell/Inv. Ratio	4.40%
Days to Sell	177
Average Price	\$415,143
Median Price	\$283,750

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### Residential

Sales	138
New Listings	284
Current Inventory	680
Sell/Inv. Ratio	20.29%
Days to Sell	59
Average Price	\$678,156
Median Price	\$634,250
Ratio of Sales vs Inventory	22.69%

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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	20	18	11.11%	35	32	9.38	95	129	-26.36
Duplex	22	15	46.67%	36	22	63.64	39	23	69.57
Mobile Home	24	20	20.00%	44	40	10.00	52	71	-26.76
Recreational	0	0	0.00%	2	3	-33.33	5	3	66.67
Residential	284	293	-3.07%	534	491	8.76	680	557	22.08
Residential WF	7	9	-22.22%	13	22	-40.91	60	50	20.00
3/4-Plex	7	3	133.33%	7	6	16.67	9	3	200.00
Timeshare	0	0	0.00%	0	0	0.00	1	1	0.00
Apartment	177	162	9.26%	323	272	18.75	305	301	1.33
Townhouse	107	89	20.22%	183	152	20.39	178	182	-2.20
RES TOTAL	648	609.00	6.40%	1,177	1,040	13.17%	1,424	1,320	7.88
FARMS	5	2	150.00%	9	5	80.00	24	38	-36.84
MULTIFAMILY	0	1	-100.00%	2	2	0.00	5	4	25.00
Acreage	3	4	-25.00%	9	11	-18.18	40	65	-38.46
Acreage WF	0	1	-100.00%	0	2	-100.00	7	17	-58.82
Lots	50	81	-38.27%	91	135	-32.59	256	277	-7.58
Lots WF	1	1	0.00%	4	2	100.00	15	13	15.38
LOTS TOTAL	54	87.00	-37.93%	104	150	-30.67%	318	372	-14.52
Business	7	10	-30.00%	25	21	19.05	58	50	16.00
Commercial	23	40	-42.50%	53	85	-37.65	223	270	-17.41
Land	5	11	-54.55%	8	21	-61.90	47	60	-21.67
COMM TOTAL	35	61.00	-42.62%	86	127	-32.28%	328	380	-13.68
<b>GRAND TOTAL</b>	<b>742</b>	<b>760</b>	<b>-2.37%</b>	<b>1,378</b>	<b>1,324</b>	<b>4.08%</b>	<b>2,099</b>	<b>2,114</b>	<b>-0.71</b>

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Central Okanagan Statistics -- February 2018

## 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	10	4	150.00%	\$12,400,000	\$5,455,000	127.31%	95.92%	97.00%
Duplex	6	8	-25.00%	\$3,361,500	\$4,098,000	-17.97%	98.04%	98.40%
Mobile Home	18	10	80.00%	\$2,786,150	\$1,267,900	119.75%	95.35%	95.28%
Recreational	0	1	-100.00%	\$0	\$180,000	-100.00%	0.00%	97.30%
Residential	138	190	-27.37%	\$93,585,589	\$121,304,847	-22.85%	98.32%	97.92%
Residential WF	2	1	100.00%	\$4,987,500	\$2,500,000	99.50%	94.75%	90.91%
3/4-Plex	0	4	-100.00%	\$0	\$2,989,800	-100.00%	0.00%	94.11%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	111	83	33.73%	\$39,410,200	\$27,664,910	42.46%	98.07%	96.99%
Townhouse	59	66	-10.61%	\$27,188,039	\$27,814,054	-2.25%	98.22%	99.06%
RES TOTAL	344	367	-6.27%	\$183,718,978	\$193,274,511	-4.94%	97.93%	97.76%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	1	1	0.00%	\$1,310,000	\$950,000	37.89%	101.16%	95.48%
Acreage	2	0	0.00%	\$719,500	\$0	0.00%	96.06%	0.00%
Acreage WF	1	0	0.00%	\$2,050,000	\$0	0.00%	82.00%	0.00%
Lots	11	15	-26.67%	\$3,042,498	\$3,412,799	-10.85%	96.94%	96.67%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	14	15	-6.67%	\$5,811,998	\$3,412,799	70.30%	90.99%	96.67%
Business	1	0	0.00%	\$108,000	\$0	0.00%	72.05%	0.00%
Commercial	6	11	-45.45%	\$210,102	\$9,978,674	-97.89%	100.00%	91.89%
Land	1	4	-75.00%	\$927,000	\$3,460,500	-73.21%	97.68%	96.50%
COMM TOTAL	8	15	-46.67%	\$1,245,102	\$13,439,174	-90.74%	95.12%	93.03%
<b>GRAND TOTAL</b>	<b>367</b>	<b>398</b>	<b>-7.79%</b>	<b>\$192,086,078</b>	<b>\$211,076,484</b>	<b>-9.00%</b>	<b>97.71%</b>	<b>97.41%</b>

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Central Okanagan Statistics -- February 2018

## 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	17	7	142.86%	\$20,974,400	\$13,215,000	58.72%	95.62%	94.31%
Duplex	13	13	0.00%	\$6,566,888	\$6,007,000	9.32%	98.79%	97.67%
Mobile Home	30	23	30.43%	\$4,997,950	\$2,996,100	66.82%	96.09%	95.73%
Recreational	0	1	-100.00%	\$0	\$180,000	-100.00%	0.00%	97.30%
Residential	281	293	-4.10%	\$193,592,926	\$183,691,627	5.39%	98.12%	97.96%
Residential WF	4	1	300.00%	\$12,819,800	\$2,500,000	412.79%	89.57%	90.91%
3/4-Plex	0	4	-100.00%	\$0	\$2,989,800	-100.00%	0.00%	94.11%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	221	160	38.13%	\$74,850,338	\$50,399,810	48.51%	97.95%	97.51%
Townhouse	96	103	-6.80%	\$43,692,040	\$43,129,404	1.30%	98.25%	98.99%
RES TOTAL	662	605	9.42%	\$357,494,342	\$305,108,741	17.17%	97.60%	97.74%
FARMS	0	3	-100.00%	\$0	\$4,743,000	-100.00%	0.00%	92.31%
MULTIFAMILY	1	1	0.00%	\$1,310,000	\$950,000	37.89%	101.16%	95.48%
Acreage	3	3	0.00%	\$1,157,500	\$2,021,500	-42.74%	96.62%	103.72%
Acreage WF	1	0	0.00%	\$2,050,000	\$0	0.00%	82.00%	0.00%
Lots	34	31	9.68%	\$10,338,218	\$8,394,599	23.15%	96.95%	95.77%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	38	34	11.76%	\$13,545,718	\$10,416,099	30.05%	94.32%	97.22%
Business	2	0	0.00%	\$488,000	\$0	0.00%	91.23%	0.00%
Commercial	23	25	-8.00%	\$4,634,222	\$17,918,314	-74.14%	93.47%	92.77%
Land	4	7	-42.86%	\$6,267,000	\$6,103,602	2.68%	96.58%	100.72%
COMM TOTAL	29	32	-9.38%	\$11,389,222	\$24,021,916	-52.59%	95.05%	94.67%
<b>GRAND TOTAL</b>	<b>730</b>	<b>675</b>	<b>8.15%</b>	<b>\$383,739,282</b>	<b>\$345,239,756</b>	<b>11.15%</b>	<b>97.42%</b>	<b>97.42%</b>

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Central Okanagan Statistics -- February 2018

## 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	\$1,240,000	\$1,363,750	-9.07%	\$890,000	\$1,235,000	-27.94%	155	154	0.29%
Duplex	\$560,250	\$512,250	9.37%	\$550,000	\$447,750	22.84%	39	75	-48.10%
Mobile Home	\$154,786	\$126,790	22.08%	\$140,500	\$133,000	5.64%	61	64	-3.83%
Recreational		\$180,000			\$180,000			36	
Residential	\$678,156	\$638,447	6.22%	\$634,250	\$589,750	7.55%	59	61	-3.88%
Residential WF	\$2,493,750	\$2,500,000	-0.25%	\$2,493,750	\$2,500,000	-0.25%	72	252	-71.63%
3/4-Plex		\$747,450			\$582,450			29	
Timeshare									
Apartment	\$355,047	\$333,312	6.52%	\$332,000	\$318,500	4.24%	54	55	-1.40%
Townhouse	\$460,814	\$421,425	9.35%	\$467,000	\$408,200	14.40%	49	62	-21.18%
RES TOTAL	\$534,067	\$526,634	1.41%	\$493,250	\$465,000	6.08%	58	61	-5.16%
<b>FARMS</b>									
MULTIFAMILY	\$1,310,000	\$950,000	37.89%	\$1,310,000	\$950,000	37.89%	28	10	180.00%
Acreage	\$359,750			\$359,750			235		
Acreage WF	\$2,050,000			\$2,050,000			133		
Lots	\$276,591	\$227,520	21.57%	\$249,999	\$269,000	-7.06%	171	232	-26.40%
Lots WF									
LOTS TOTAL	\$415,143	\$227,520	82.46%	\$283,750	\$269,000	5.48%	177	232	-23.65%
Business	\$108,000			\$108,000			159		
Commercial	\$35,017	\$907,152	-96.14%	\$22	\$665,000	-100.00%	167	220	-24.10%
Land	\$927,000	\$865,125	7.15%	\$927,000	\$958,750	-3.31%	63	99	-36.52%
COMM TOTAL	\$155,638	\$895,945	-82.63%	\$31	\$830,000	-100.00%	153	188	-18.54%
<b>GRAND TOTAL</b>	<b>\$523,395</b>	<b>\$530,343</b>	<b>-1.31%</b>	<b>\$479,900</b>	<b>\$460,100</b>	<b>4.30%</b>	<b>65</b>	<b>72</b>	<b>-10.64%</b>

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Central Okanagan Statistics -- February 2018

## 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	\$1,233,788	\$1,887,857	-34.65%	\$945,000	\$1,200,000	-21.25%	188	185	1.55%
Duplex	\$505,145	\$462,077	9.32%	\$470,000	\$390,000	20.51%	49	68	-27.73%
Mobile Home	\$166,598	\$130,265	27.89%	\$166,950	\$130,000	28.42%	56	68	-17.01%
Recreational		\$180,000			\$180,000			36	
Residential	\$688,943	\$626,934	9.89%	\$645,000	\$580,000	11.21%	67	63	6.73%
Residential WF	\$3,204,950	\$2,500,000	28.20%	\$2,580,000	\$2,500,000	3.20%	118	252	-53.17%
3/4-Plex		\$747,450			\$582,450			29	
Timeshare									
Apartment	\$338,689	\$314,999	7.52%	\$324,000	\$292,000	10.96%	59	57	4.64%
Townhouse	\$455,125	\$418,732	8.69%	\$456,250	\$394,900	15.54%	57	61	-6.75%
RES TOTAL	\$540,022	\$504,312	7.08%	\$491,750	\$450,000	9.28%	66	63	4.69%
FARMS		\$1,581,000			\$1,475,000			114	
MULTIFAMILY	\$1,310,000	\$950,000	37.89%	\$1,310,000	\$950,000	37.89%	28	10	180.00%
Acreage	\$385,833	\$673,833	-42.74%	\$405,000	\$682,500	-40.66%	181	209	-13.38%
Acreage WF	\$2,050,000			\$2,050,000			133		
Lots	\$304,065	\$270,794	12.29%	\$274,950	\$270,000	1.83%	148	177	-16.56%
Lots WF									
LOTS TOTAL	\$356,466	\$306,356	16.36%	\$284,999	\$275,850	3.32%	150	180	-16.62%
Business	\$244,000			\$244,000			179		
Commercial	\$201,488	\$716,733	-71.89%	\$22	\$36	-38.03%	206	200	2.68%
Land	\$1,566,750	\$871,943	79.68%	\$1,570,000	\$905,000	73.48%	143	115	24.57%
COMM TOTAL	\$392,732	\$750,685	-47.68%	\$34	\$374,551	-99.99%	195	182	7.46%
<b>GRAND TOTAL</b>	<b>\$525,670</b>	<b>\$511,466</b>	<b>2.78%</b>	<b>\$471,250</b>	<b>\$439,000</b>	<b>7.35%</b>	<b>75</b>	<b>74</b>	<b>0.98%</b>

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