

Central Okanagan Monthly Statistics
March 2018

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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	1,096	1,070	2.43%	2,475	2,394	3.38%
2 Units Sold	441	633	-30.33%	1,171	1,308	-10.47%
3 Sales Volume	\$243,009,131	\$308,857,973	-21.32%	\$626,748,413	\$654,097,729	-4.18%
4 List/Sell Ratio	97.97%	98.28%		97.63%	97.82%	
5 Days to Sell	58	61	-4.95%	69	68	1.14%
6 Active Listings	2,458	2,274	8.09%			
Area = North Okanagan						
1 Units Listed	380	368	3.26%	807	828	-2.54%
2 Units Sold	178	225	-20.89%	420	444	-5.41%
3 Sales Volume	\$72,610,360	\$93,903,308	-22.68%	\$185,286,611	\$174,614,731	6.11%
4 List/Sell Ratio	97.81%	96.12%		97.32%	96.41%	
5 Days to Sell	92	108	-15.01%	102	114	-11.01%
6 Active Listings	1,135	1,326	-14.40%			
Area = Shuswap / Revels						
1 Units Listed	197	199	-1.01%	466	455	2.42%
2 Units Sold	85	89	-4.49%	204	204	
3 Sales Volume	\$31,835,259	\$31,268,601	1.81%	\$75,982,677	\$67,364,699	12.79%
4 List/Sell Ratio	96.22%	96.41%		95.77%	96.16%	
5 Days to Sell	158	136	15.92%	169	132	28.14%
6 Active Listings	825	908	-9.14%			
Area = Grand Total						
1 Units Listed	1,673	1,637	2.20%	3,748	3,677	1.93%
2 Units Sold	704	947	-25.66%	1,795	1,956	-8.23%
3 Sales Volume	\$347,454,750	\$434,029,882	-19.95%	\$888,017,701	\$896,077,158	-0.90%
4 List/Sell Ratio	97.78%	97.67%		97.40%	97.42%	
5 Days to Sell	78	79	-0.79%	88	85	3.17%
6 Active Listings	4,418	4,508	-2.00%			

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

Central Okanagan Statistics -- March 2018

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	441	\$243,009,131	183	\$134,358,062
Last Month	367	\$192,086,078	138	\$93,585,589
This Month Last Year	633	\$308,857,973	243	\$155,755,366

Description	Total Listings Taken	Inventory
This Month	1,096	2,458
Last Month	742	2,100
This Month Last Year	1,070	2,274

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Central Okanagan Statistics -- March 2018

Quick Summary Part 2

Condo/Apt

Sales	129
New Listings	279
Current Inventory	416
Sell/Inv. Ratio	31.01%
Days to Sell	42
Average Price	\$364,062
Median Price	\$330,000

Condo/Townhouse

Sales	63
New Listings	145
Current Inventory	244
Sell/Inv. Ratio	25.82%
Days to Sell	46
Average Price	\$499,413
Median Price	\$466,571

Lots

Sales	13
New Listings	75
Current Inventory	333
Sell/Inv. Ratio	3.90%
Days to Sell	156
Average Price	\$322,157
Median Price	\$264,900

Residential

Sales	183
New Listings	420
Current Inventory	801
Sell/Inv. Ratio	22.85%
Days to Sell	53
Average Price	\$734,197
Median Price	\$685,000
Ratio of Sales vs Inventory	22.38%

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Central Okanagan Statistics -- March 2018

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	36	34	5.88%	71	66	7.58	111	138	-19.57
Duplex	29	20	45.00%	65	42	54.76	52	25	108.00
Mobile Home	33	28	17.86%	77	68	13.24	64	67	-4.48
Recreational	3	1	200.00%	5	4	25.00	8	3	166.67
Residential	420	424	-0.94%	954	915	4.26	801	659	21.55
Residential WF	15	16	-6.25%	28	38	-26.32	64	57	12.28
3/4-Plex	2	3	-33.33%	9	9	0.00	10	4	150.00
Timeshare	0	0	0.00%	0	0	0.00	1	1	0.00
Apartment	279	243	14.81%	602	515	16.89	416	340	22.35
Townhouse	145	138	5.07%	328	290	13.10	244	201	21.39
RES TOTAL	962	907.00	6.06%	2,139	1,947	9.86%	1,771	1,495	18.46
FARMS	7	10	-30.00%	16	15	6.67	27	35	-22.86
MULTIFAMILY	1	4	-75.00%	3	6	-50.00	6	6	0.00
Acreage	4	21	-80.95%	13	32	-59.38	37	68	-45.59
Acreage WF	2	1	100.00%	2	3	-33.33	8	15	-46.67
Lots	67	66	1.52%	158	201	-21.39	273	271	0.74
Lots WF	2	3	-33.33%	6	5	20.00	15	14	7.14
LOTS TOTAL	75	91.00	-17.58%	179	241	-25.73%	333	368	-9.51
Business	8	14	-42.86%	33	35	-5.71	56	51	9.80
Commercial	38	30	26.67%	91	115	-20.87	222	253	-12.25
Land	5	14	-64.29%	13	35	-62.86	42	66	-36.36
COMM TOTAL	51	58.00	-12.07%	137	185	-25.95%	320	370	-13.51
GRAND TOTAL	1,096	1,070	2.43%	2,474	2,394	3.34%	2,457	2,274	8.05

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Central Okanagan Statistics -- March 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
Zone = Central Okanagan								
Acreage/House	6	10	-40.00%	\$5,459,500	\$9,323,501	-41.44%	96.85%	96.26%
Duplex	11	15	-26.67%	\$6,441,375	\$6,170,400	4.39%	96.90%	99.37%
Mobile Home	15	21	-28.57%	\$2,953,300	\$2,376,950	24.25%	96.50%	96.43%
Recreational	0	1	-100.00%	\$0	\$225,000	-100.00%	0.00%	95.79%
Residential	183	243	-24.69%	\$134,358,062	\$155,755,366	-13.74%	98.18%	98.88%
Residential WF	4	4	0.00%	\$7,466,540	\$5,167,500	44.49%	98.18%	95.26%
3/4-Plex	1	2	-50.00%	\$425,500	\$1,487,888	-71.40%	98.98%	96.44%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	129	165	-21.82%	\$46,963,984	\$57,668,519	-18.56%	98.26%	97.91%
Townhouse	63	102	-38.24%	\$31,463,033	\$46,172,871	-31.86%	98.18%	99.21%
RES TOTAL	412	563	-26.82%	\$235,531,295	\$284,347,995	-17.17%	98.11%	98.55%
FARMS	1	5	-80.00%	\$1,170,000	\$7,513,000	-84.43%	83.87%	94.60%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	1	3	-66.67%	\$525,000	\$1,001,000	-47.55%	95.63%	94.88%
Acreage WF	0	2	-100.00%	\$0	\$275,000	-100.00%	0.00%	96.49%
Lots	12	47	-74.47%	\$3,663,043	\$12,478,898	-70.65%	96.62%	98.18%
Lots WF	0	1	-100.00%	\$0	\$845,000	-100.00%	0.00%	96.57%
LOTS TOTAL	13	53	-75.47%	\$4,188,043	\$14,599,898	-71.31%	96.50%	97.82%
Business	3	1	200.00%	\$445,000	\$89,900	394.99%	81.23%	100.00%
Commercial	12	10	20.00%	\$1,674,794	\$1,132,180	47.93%	99.70%	94.39%
Land	0	1	-100.00%	\$0	\$1,175,000	-100.00%	0.00%	74.60%
COMM TOTAL	15	12	25.00%	\$2,119,794	\$2,397,080	-11.57%	95.16%	83.69%
GRAND TOTAL	441	633	-30.33%	\$243,009,131	\$308,857,973	-21.32%	97.97%	98.28%

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Central Okanagan Statistics -- March 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
Zone = Central Okanagan								
Acreage/House	23	17	35.29%	\$26,433,900	\$22,538,501	17.28%	95.87%	95.10%
Duplex	24	28	-14.29%	\$13,008,263	\$12,177,400	6.82%	97.84%	98.52%
Mobile Home	45	44	2.27%	\$7,951,250	\$5,373,050	47.98%	96.24%	96.03%
Recreational	0	2	-100.00%	\$0	\$405,000	-100.00%	0.00%	96.45%
Residential	464	536	-13.43%	\$327,950,988	\$339,446,993	-3.39%	98.15%	98.38%
Residential WF	8	5	60.00%	\$20,286,340	\$7,667,500	164.58%	92.56%	93.79%
3/4-Plex	1	6	-83.33%	\$425,500	\$4,477,688	-90.50%	98.98%	94.87%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	350	325	7.69%	\$121,814,322	\$108,068,329	12.72%	98.07%	97.72%
Townhouse	159	205	-22.44%	\$75,155,073	\$89,302,275	-15.84%	98.22%	99.10%
RES TOTAL	1,074	1,168	-8.05%	\$593,025,636	\$589,456,736	0.61%	97.80%	98.13%
FARMS	1	8	-87.50%	\$1,170,000	\$12,256,000	-90.45%	83.87%	93.70%
MULTIFAMILY	1	1	0.00%	\$1,310,000	\$950,000	37.89%	101.16%	95.48%
Acreage	4	6	-33.33%	\$1,682,500	\$3,022,500	-44.33%	96.31%	100.62%
Acreage WF	1	2	-50.00%	\$2,050,000	\$275,000	645.45%	82.00%	96.49%
Lots	46	78	-41.03%	\$14,001,261	\$20,873,497	-32.92%	96.87%	97.20%
Lots WF	0	1	-100.00%	\$0	\$845,000	-100.00%	0.00%	96.57%
LOTS TOTAL	51	87	-41.38%	\$17,733,761	\$25,015,997	-29.11%	94.83%	97.57%
Business	5	1	400.00%	\$933,000	\$89,900	937.82%	86.17%	100.00%
Commercial	35	35	0.00%	\$6,309,016	\$19,050,494	-66.88%	95.04%	92.87%
Land	4	8	-50.00%	\$6,267,000	\$7,278,602	-13.90%	96.58%	95.33%
COMM TOTAL	44	44	0.00%	\$13,509,016	\$26,418,996	-48.87%	95.07%	93.56%
GRAND TOTAL	1,171	1,308	-10.47%	\$626,748,413	\$654,097,729	-4.18%	97.63%	97.82%

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Central Okanagan Statistics -- March 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%
Zone = Central Okanagan									
Acreage/House	\$909,917	\$932,350	-2.41%	\$910,000	\$900,000	1.11%	107	129	-17.05%
Duplex	\$585,580	\$411,360	42.35%	\$495,000	\$377,000	31.30%	81	52	56.10%
Mobile Home	\$196,887	\$113,188	73.95%	\$168,000	\$95,450	76.01%	62	105	-41.18%
Recreational		\$225,000			\$225,000			53	
Residential	\$734,197	\$640,969	14.54%	\$685,000	\$600,000	14.17%	53	45	19.06%
Residential WF	\$1,866,635	\$1,291,875	44.49%	\$1,875,000	\$1,346,250	39.28%	24	133	-81.80%
3/4-Plex	\$425,500	\$743,944	-42.80%	\$425,500	\$743,944	-42.80%	27	79	-65.82%
Timeshare									
Apartment	\$364,062	\$349,506	4.16%	\$330,000	\$312,000	5.77%	42	44	-3.60%
Townhouse	\$499,413	\$452,675	10.32%	\$466,571	\$434,900	7.28%	46	52	-12.64%
RES TOTAL	\$571,678	\$505,059	13.19%	\$545,000	\$443,000	23.02%	50	50	-0.78%
FARMS	\$1,170,000	\$1,502,600	-22.13%	\$1,170,000	\$1,500,000	-22.00%	129	178	-27.61%
MULTIFAMILY									
Acreage	\$525,000	\$333,667	57.34%	\$525,000	\$425,000	23.53%	55	278	-80.22%
Acreage WF		\$137,500			\$137,500			123	
Lots	\$305,254	\$265,508	14.97%	\$255,773	\$249,900	2.35%	165	139	18.48%
Lots WF		\$845,000			\$845,000			333	
LOTS TOTAL	\$322,157	\$275,470	16.95%	\$264,900	\$249,900	6.00%	156	150	4.22%
Business	\$148,333	\$89,900	65.00%	\$170,000	\$89,900	89.10%	115	178	-35.21%
Commercial	\$139,566	\$113,218	23.27%	\$16	\$760	-97.90%	195	83	133.69%
Land		\$1,175,000			\$1,175,000			204	
COMM TOTAL	\$141,320	\$199,757	-29.25%	\$22	\$45,700	-99.95%	179	101	76.59%
GRAND TOTAL	\$551,041	\$487,927	12.94%	\$529,000	\$433,000	22.17%	58	61	-4.95%

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Central Okanagan Statistics -- March 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%
Zone = Central Okanagan									
Acreage/House	\$1,149,300	\$1,325,794	-13.31%	\$920,000	\$1,050,001	-12.38%	167	152	9.64%
Duplex	\$542,011	\$434,907	24.63%	\$475,000	\$379,000	25.33%	64	59	7.25%
Mobile Home	\$176,694	\$122,115	44.70%	\$168,000	\$118,950	41.24%	58	86	-32.20%
Recreational		\$202,500			\$202,500			45	
Residential	\$706,791	\$633,297	11.61%	\$659,950	\$585,000	12.81%	62	55	12.79%
Residential WF	\$2,535,793	\$1,533,500	65.36%	\$1,875,000	\$1,707,500	9.81%	71	157	-54.70%
3/4-Plex	\$425,500	\$746,281	-42.98%	\$425,500	\$593,944	-28.36%	27	46	-40.88%
Timeshare									
Apartment	\$348,041	\$332,518	4.67%	\$325,000	\$299,000	8.70%	53	50	5.84%
Townhouse	\$472,673	\$435,621	8.51%	\$465,000	\$420,000	10.71%	52	57	-7.43%
RES TOTAL	\$552,165	\$504,672	9.41%	\$505,000	\$448,944	12.49%	60	57	5.02%
FARMS	\$1,170,000	\$1,532,000	-23.63%	\$1,170,000	\$1,487,500	-21.34%	129	154	-16.30%
MULTIFAMILY	\$1,310,000	\$950,000	37.89%	\$1,310,000	\$950,000	37.89%	28	10	180.00%
Acreage	\$420,625	\$503,750	-16.50%	\$421,500	\$457,000	-7.77%	150	244	-38.54%
Acreage WF	\$2,050,000	\$137,500	1,390.91%	\$2,050,000	\$137,500	1,390.91%	133	123	8.13%
Lots	\$304,375	\$267,609	13.74%	\$267,400	\$265,500	0.72%	152	154	-1.31%
Lots WF		\$845,000			\$845,000			333	
LOTS TOTAL	\$347,721	\$287,540	20.93%	\$279,999	\$269,000	4.09%	151	162	-6.25%
Business	\$186,600	\$89,900	107.56%	\$170,000	\$89,900	89.10%	141	178	-21.01%
Commercial	\$180,258	\$544,300	-66.88%	\$18	\$36	-50.70%	202	167	21.00%
Land	\$1,566,750	\$909,825	72.20%	\$1,570,000	\$977,500	60.61%	143	126	13.58%
COMM TOTAL	\$307,023	\$600,432	-48.87%	\$31	\$156,800	-99.98%	190	160	18.72%
GRAND TOTAL	\$535,225	\$500,075	7.03%	\$490,000	\$435,000	12.64%	69	68	1.14%

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