

Central Okanagan Monthly Statistics
April 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	1,170	1,003	16.65%	3,645	3,397	7.30%
2 Units Sold	520	617	-15.72%	1,691	1,925	-12.16%
3 Sales Volume	\$303,405,721	\$312,770,833	-2.99%	\$930,154,134	\$966,868,561	-3.80%
4 List/Sell Ratio	97.05%	98.09%		97.44%	97.91%	
5 Days to Sell	56	55	1.56%	65	64	1.52%
6 Active Listings	2,727	2,393	13.96%			
Area = North Okanagan						
1 Units Listed	391	392	-0.26%	1,198	1,220	-1.80%
2 Units Sold	190	222	-14.41%	610	666	-8.41%
3 Sales Volume	\$75,486,093	\$83,699,747	-9.81%	\$260,772,703	\$258,314,479	0.95%
4 List/Sell Ratio	98.06%	97.34%		97.53%	96.71%	
5 Days to Sell	71	97	-26.04%	92	108	-14.87%
6 Active Listings	1,261	1,391	-9.35%			
Area = Shuswap / Revels						
1 Units Listed	298	285	4.56%	764	740	3.24%
2 Units Sold	117	116	0.86%	321	320	0.31%
3 Sales Volume	\$39,388,329	\$41,365,381	-4.78%	\$115,371,006	\$108,730,080	6.11%
4 List/Sell Ratio	97.15%	94.79%		96.24%	95.64%	
5 Days to Sell	96	138	-30.37%	142	134	6.15%
6 Active Listings	964	1,018	-5.30%			
Area = Grand Total						
1 Units Listed	1,859	1,680	10.65%	5,607	5,357	4.67%
2 Units Sold	827	955	-13.40%	2,622	2,911	-9.93%
3 Sales Volume	\$418,280,143	\$437,835,961	-4.47%	\$1,306,297,844	\$1,333,913,119	-2.07%
4 List/Sell Ratio	97.24%	97.62%		97.35%	97.49%	
5 Days to Sell	65	75	-12.90%	80	82	-1.31%
6 Active Listings	4,952	4,802	3.12%			

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

Central Okanagan Statistics -- April 2018

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	520	\$303,405,721	225	\$163,558,246
Last Month	441	\$243,009,131	183	\$134,358,062
This Month Last Year	617	\$312,770,833	255	\$170,111,836

Description	Total Listings Taken	Inventory
This Month	1,170	2,727
Last Month	1,096	2,458
This Month Last Year	1,003	2,393

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Central Okanagan Statistics -- April 2018

Quick Summary Part 2

Condo/Apt

Sales	129
New Listings	231
Current Inventory	464
Sell/Inv. Ratio	27.80%
Days to Sell	41
Average Price	\$362,600
Median Price	\$340,000

Condo/Townhouse

Sales	76
New Listings	141
Current Inventory	268
Sell/Inv. Ratio	28.36%
Days to Sell	58
Average Price	\$492,929
Median Price	\$473,500

Lots

Sales	23
New Listings	98
Current Inventory	367
Sell/Inv. Ratio	6.27%
Days to Sell	117
Average Price	\$402,961
Median Price	\$319,000

Residential

Sales	225
New Listings	505
Current Inventory	919
Sell/Inv. Ratio	24.48%
Days to Sell	50
Average Price	\$726,926
Median Price	\$660,000
Ratio of Sales vs Inventory	26.95%

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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	32	39	-17.95%	103	105	-1.90	129	147	-12.24
Duplex	30	19	57.89%	95	61	55.74	57	25	128.00
Mobile Home	42	38	10.53%	119	106	12.26	65	80	-18.75
Recreational	3	3	0.00%	8	7	14.29	8	5	60.00
Residential	505	418	20.81%	1,459	1,333	9.45	919	719	27.82
Residential WF	15	12	25.00%	43	50	-14.00	69	63	9.52
3/4-Plex	7	2	250.00%	16	11	45.45	15	5	200.00
Timeshare	0	0	0.00%	0	0	0.00	1	1	0.00
Apartment	231	199	16.08%	832	714	16.53	464	347	33.72
Townhouse	141	128	10.16%	470	418	12.44	268	223	20.18
RES TOTAL	1,006	858.00	17.25%	3,145	2,805	12.12%	1,995	1,615	23.53
FARMS	7	14	-50.00%	23	29	-20.69	29	39	-25.64
MULTIFAMILY	2	1	100.00%	5	7	-28.57	7	6	16.67
Acreage	5	13	-61.54%	18	45	-60.00	30	67	-55.22
Acreage WF	3	1	200.00%	5	4	25.00	10	13	-23.08
Lots	87	66	31.82%	245	267	-8.24	314	284	10.56
Lots WF	3	3	0.00%	9	8	12.50	13	16	-18.75
LOTS TOTAL	98	83.00	18.07%	277	324	-14.51%	367	380	-3.42
Business	11	6	83.33%	44	41	7.32	58	51	13.73
Commercial	36	35	2.86%	127	150	-15.33	222	240	-7.50
Land	10	6	66.67%	23	41	-43.90	49	62	-20.97
COMM TOTAL	57	47.00	21.28%	194	232	-16.38%	329	353	-6.80
GRAND TOTAL	1,170	1,003	16.65%	3,644	3,397	7.27%	2,727	2,393	13.96

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Central Okanagan Statistics -- April 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%	\$7,992,000	\$10,526,500	-24.08%	93.05%	97.68%
Duplex	8	19	-57.89%	\$5,903,700	\$8,152,569	-27.58%	95.18%	100.02%
Mobile Home	25	19	31.58%	\$4,490,630	\$2,468,200	81.94%	97.75%	96.69%
Recreational	2	1	100.00%	\$622,800	\$41,000	1,419.02%	98.11%	89.13%
Residential	225	255	-11.76%	\$163,558,246	\$170,111,836	-3.85%	97.98%	98.55%
Residential WF	5	3	66.67%	\$11,772,500	\$5,794,000	103.18%	90.26%	98.24%
3/4-Plex	2	1	100.00%	\$1,983,000	\$318,500	522.61%	96.36%	99.56%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	129	162	-20.37%	\$46,775,369	\$54,449,488	-14.09%	98.20%	98.90%
Townhouse	76	82	-7.32%	\$37,462,611	\$37,199,982	0.71%	98.33%	98.60%
RES TOTAL	478	552	-13.41%	\$280,560,856	\$289,062,075	-2.94%	97.49%	98.61%
FARMS	1	3	-66.67%	\$9,080,000	\$3,070,000	195.77%	87.31%	97.06%
MULTIFAMILY	0	1	-100.00%	\$0	\$490,000	-100.00%	0.00%	98.02%
Acreage	4	6	-33.33%	\$3,455,000	\$4,525,000	-23.65%	90.95%	100.27%
Acreage WF	0	1	-100.00%	\$0	\$200,000	-100.00%	0.00%	90.99%
Lots	18	36	-50.00%	\$5,533,098	\$10,157,800	-45.53%	97.25%	97.12%
Lots WF	1	1	0.00%	\$280,000	\$305,000	-8.20%	93.36%	87.39%
LOTS TOTAL	23	44	-47.73%	\$9,268,098	\$15,187,800	-38.98%	94.68%	97.73%
Business	0	1	-100.00%	\$0	\$38,000	-100.00%	0.00%	63.44%
Commercial	17	15	13.33%	\$3,773,767	\$1,422,958	165.21%	96.77%	94.61%
Land	0	1	-100.00%	\$0	\$3,500,000	-100.00%	0.00%	70.71%
COMM TOTAL	17	17	0.00%	\$3,773,767	\$4,960,958	-23.93%	96.77%	76.16%
GRAND TOTAL	519	617	-15.88%	\$302,682,721	\$312,770,833	-3.23%	97.06%	98.09%

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Central Okanagan Statistics -- April 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	29	27	7.41%	\$34,425,900	\$33,065,001	4.12%	95.20%	95.91%
Duplex	32	47	-31.91%	\$18,911,963	\$20,329,969	-6.97%	97.00%	99.12%
Mobile Home	70	63	11.11%	\$12,441,880	\$7,841,250	58.67%	96.78%	96.24%
Recreational	2	3	-33.33%	\$622,800	\$446,000	39.64%	98.11%	95.73%
Residential	689	791	-12.90%	\$491,509,234	\$509,558,829	-3.54%	98.09%	98.44%
Residential WF	13	8	62.50%	\$32,058,840	\$13,461,500	138.15%	91.70%	95.66%
3/4-Plex	3	7	-57.14%	\$2,408,500	\$4,796,188	-49.78%	96.81%	95.17%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	479	487	-1.64%	\$168,589,691	\$162,517,817	3.74%	98.11%	98.11%
Townhouse	235	287	-18.12%	\$112,617,684	\$126,502,257	-10.98%	98.25%	98.95%
RES TOTAL	1,552	1,720	-9.77%	\$873,586,493	\$878,518,811	-0.56%	97.70%	98.29%
FARMS	2	11	-81.82%	\$10,250,000	\$15,326,000	-33.12%	86.90%	94.36%
MULTIFAMILY	1	2	-50.00%	\$1,310,000	\$1,440,000	-9.03%	101.16%	96.33%
Acreage	8	12	-33.33%	\$5,137,500	\$7,547,500	-31.93%	92.64%	100.41%
Acreage WF	1	3	-66.67%	\$2,050,000	\$475,000	331.58%	82.00%	94.10%
Lots	64	114	-43.86%	\$19,534,359	\$31,031,297	-37.05%	96.97%	97.17%
Lots WF	1	2	-50.00%	\$280,000	\$1,150,000	-75.65%	93.36%	93.95%
LOTS TOTAL	74	131	-43.51%	\$27,001,859	\$40,203,797	-32.84%	94.78%	97.63%
Business	5	2	150.00%	\$933,000	\$127,900	629.48%	86.17%	85.38%
Commercial	52	50	4.00%	\$10,082,783	\$20,473,452	-50.75%	95.68%	92.99%
Land	4	9	-55.56%	\$6,267,000	\$10,778,602	-41.86%	96.58%	85.65%
COMM TOTAL	61	61	0.00%	\$17,282,783	\$31,379,954	-44.92%	95.44%	90.29%
GRAND TOTAL	1,690	1,925	-12.21%	\$929,431,134	\$966,868,561	-3.87%	97.44%	97.91%

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Central Okanagan Statistics -- April 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	\$1,332,000	\$1,052,650	26.54%	\$1,008,000	\$966,250	4.32%	51	53	-3.69%
Duplex	\$737,963	\$429,083	71.99%	\$636,000	\$419,800	51.50%	39	30	27.88%
Mobile Home	\$179,625	\$129,905	38.27%	\$171,250	\$130,000	31.73%	74	51	47.01%
Recreational	\$311,400	\$41,000	659.51%	\$311,400	\$41,000	659.51%	30	25	18.00%
Residential	\$726,926	\$667,105	8.97%	\$660,000	\$624,000	5.77%	50	42	17.64%
Residential WF	\$2,354,500	\$1,931,333	21.91%	\$1,300,000	\$2,010,000	-35.32%	153	109	39.94%
3/4-Plex	\$991,500	\$318,500	211.30%	\$991,500	\$318,500	211.30%	12	24	-50.00%
Timeshare									
Apartment	\$362,600	\$336,108	7.88%	\$340,000	\$312,250	8.89%	41	44	-8.29%
Townhouse	\$492,929	\$453,658	8.66%	\$473,500	\$430,250	10.05%	58	43	33.49%
RES TOTAL	\$586,947	\$523,663	12.08%	\$540,000	\$481,250	12.21%	50	43	16.44%
FARMS	\$9,080,000	\$1,023,333	787.30%	\$9,080,000	\$975,000	831.28%	55	155	-64.52%
MULTIFAMILY		\$490,000			\$490,000			43	
Acreage	\$863,750	\$754,167	14.53%	\$852,500	\$635,000	34.25%	187	55	237.05%
Acreage WF		\$200,000			\$200,000			172	
Lots	\$307,394	\$282,161	8.94%	\$301,500	\$301,950	-0.15%	94	106	-11.39%
Lots WF	\$280,000	\$305,000	-8.20%	\$280,000	\$305,000	-8.20%	252	1,004	-74.90%
LOTS TOTAL	\$402,961	\$345,177	16.74%	\$319,000	\$324,500	-1.69%	117	121	-3.38%
Business		\$38,000			\$38,000			127	
Commercial	\$221,986	\$94,864	134.01%	\$231,000	\$14	702,184.45%	116	241	-51.76%
Land		\$3,500,000			\$3,500,000			297	
COMM TOTAL	\$221,986	\$291,821	-23.93%	\$231,000	\$14	649,900.00%	116	238	-51.06%
GRAND TOTAL	\$583,204	\$506,922	15.05%	\$523,000	\$460,000	13.70%	56	55	1.46%

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Central Okanagan Statistics -- April 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	\$1,187,100	\$1,224,630	-3.06%	\$920,000	\$1,050,001	-12.38%	143	116	23.73%
Duplex	\$590,999	\$432,553	36.63%	\$491,500	\$405,000	21.36%	57	48	20.70%
Mobile Home	\$177,741	\$124,464	42.80%	\$169,290	\$125,000	35.43%	64	75	-14.90%
Recreational	\$311,400	\$148,667	109.46%	\$311,400	\$180,000	73.00%	30	38	-22.37%
Residential	\$713,366	\$644,196	10.74%	\$660,000	\$595,000	10.92%	58	51	14.00%
Residential WF	\$2,466,065	\$1,682,688	46.56%	\$1,300,000	\$1,798,750	-27.73%	103	139	-26.24%
3/4-Plex	\$802,833	\$685,170	17.17%	\$550,000	\$352,888	55.86%	17	43	-60.07%
Timeshare									
Apartment	\$351,962	\$333,712	5.47%	\$328,000	\$307,000	6.84%	50	48	3.15%
Townhouse	\$479,224	\$440,774	8.72%	\$465,000	\$421,000	10.45%	54	53	2.56%
RES TOTAL	\$562,878	\$510,767	10.20%	\$515,000	\$460,000	11.96%	57	52	8.27%
FARMS	\$5,125,000	\$1,393,273	267.84%	\$5,125,000	\$1,428,000	258.89%	92	154	-40.40%
MULTIFAMILY	\$1,310,000	\$720,000	81.94%	\$1,310,000	\$720,000	81.94%	28	27	5.66%
Acreage	\$642,188	\$628,958	2.10%	\$562,500	\$597,000	-5.78%	168	150	12.46%
Acreage WF	\$2,050,000	\$158,333	1,194.74%	\$2,050,000	\$200,000	925.00%	133	139	-4.55%
Lots	\$305,224	\$272,204	12.13%	\$275,000	\$275,400	-0.15%	136	139	-2.29%
Lots WF	\$280,000	\$575,000	-51.30%	\$280,000	\$575,000	-51.30%	252	669	-62.30%
LOTS TOTAL	\$364,890	\$306,899	18.90%	\$285,213	\$285,900	-0.24%	141	148	-4.88%
Business	\$186,600	\$63,950	191.79%	\$170,000	\$63,950	165.83%	141	153	-7.80%
Commercial	\$193,900	\$409,469	-52.65%	\$22	\$23	-4.35%	174	189	-8.05%
Land	\$1,566,750	\$1,197,622	30.82%	\$1,570,000	\$1,050,000	49.52%	143	145	-1.28%
COMM TOTAL	\$283,324	\$514,425	-44.92%	\$34	\$1,600	-97.88%	169	181	-6.76%
GRAND TOTAL	\$549,959	\$502,269	9.49%	\$498,750	\$441,900	12.86%	65	64	1.50%

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