

**Central Okanagan Monthly Statistics
December 2017**

Table of Contents

Table of Contents	2
Zone Totals	3
Quick Summary Part 1	4
Quick Summary Part 2	5
Listing Information	6
Sales Information (Month)	7
Sales Information (YTD)	8
Average/Median Price, Days to Sell (Month)	9
Average/Median Price, Days to Sell (YTD)	10

Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	390	355	9.86%	10,574	10,339	2.27%
2 Units Sold	363	351	3.42%	6,575	7,319	-10.17%
3 Sales Volume	\$201,110,143	\$173,927,021	15.63%	\$3,487,270,327	\$3,576,628,626	-2.50%
4 List/Sell Ratio	96.93%	96.82%		97.48%	97.38%	
5 Days to Sell	72	75	-4.64%	61	68	-10.20%
6 Active Listings	1,891	1,841	2.72%			
Area = North Okanagan						
1 Units Listed	105	135	-22.22%	3,733	3,905	-4.40%
2 Units Sold	122	116	5.17%	2,523	2,595	-2.77%
3 Sales Volume	\$53,966,809	\$40,396,828	33.59%	\$1,051,321,130	\$1,030,075,221	2.06%
4 List/Sell Ratio	97.77%	96.57%		97.12%	96.46%	
5 Days to Sell	77	97	-20.80%	94	111	-15.53%
6 Active Listings	1,012	1,136	-10.92%			
Area = Shuswap / Revels						
1 Units Listed	67	65	3.08%	2,284	2,367	-3.51%
2 Units Sold	55	64	-14.06%	1,384	1,375	0.65%
3 Sales Volume	\$19,866,327	\$19,323,670	2.81%	\$485,416,734	\$449,591,727	7.97%
4 List/Sell Ratio	95.20%	94.17%		96.05%	95.51%	
5 Days to Sell	134	166	-19.69%	118	141	-15.90%
6 Active Listings	669	812	-17.61%			
Area = Grand Total						
1 Units Listed	562	555	1.26%	16,591	16,611	-0.12%
2 Units Sold	540	531	1.69%	10,482	11,289	-7.15%
3 Sales Volume	\$274,943,279	\$233,647,519	17.67%	\$5,024,008,192	\$5,056,295,574	-0.64%
4 List/Sell Ratio	96.96%	96.55%		97.27%	97.02%	
5 Days to Sell	79	91	-12.95%	76	87	-11.81%
6 Active Listings	3,572	3,789	-5.73%			

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

Central Okanagan Statistics -- December 2017

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	363	\$201,110,143	156	\$108,677,421
Last Month	467	\$235,976,774	189	\$127,504,005
This Month Last Year	351	\$173,927,021	131	\$81,040,718

Description	Total Listings Taken	Inventory
This Month	390	1,891
Last Month	684	2,274
This Month Last Year	355	1,841

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

Central Okanagan Statistics -- December 2017

Quick Summary Part 2

Condo/Apt

Sales	72
New Listings	84
Current Inventory	274
Sell/Inv. Ratio	26.28%
Days to Sell	51
Average Price	\$324,949
Median Price	\$295,000

Condo/Townhouse

Sales	48
New Listings	50
Current Inventory	147
Sell/Inv. Ratio	32.65%
Days to Sell	62
Average Price	\$479,427
Median Price	\$432,500

Lots

Sales	23
New Listings	14
Current Inventory	297
Sell/Inv. Ratio	7.74%
Days to Sell	161
Average Price	\$323,687
Median Price	\$244,999

Residential

Sales	156
New Listings	164
Current Inventory	602
Sell/Inv. Ratio	25.91%
Days to Sell	56
Average Price	\$696,650
Median Price	\$629,950
Ratio of Sales vs Inventory	28.10%

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

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	6	17	-64.71%	344	377	-8.75	103	140	-26.43
Duplex	7	7	0.00%	202	236	-14.41	24	24	0.00
Mobile Home	17	16	6.25%	332	404	-17.82	47	64	-26.56
Recreational	0	0	0.00%	21	23	-8.70	3	2	50.00
Residential	164	129	27.13%	4,453	4,377	1.74	602	496	21.37
Residential WF	8	4	100.00%	140	138	1.45	58	40	45.00
3/4-Plex	1	1	0.00%	30	24	25.00	3	2	50.00
Timeshare	0	0	0.00%	1	3	-66.67	1	2	-50.00
Apartment	84	69	21.74%	2,160	1,996	8.22	274	231	18.61
Townhouse	50	37	35.14%	1,311	1,280	2.42	147	164	-10.37
RES TOTAL	337	280.00	20.36%	8,994	8,858	1.54%	1,262	1,165	8.33
FARMS	2	5	-60.00%	70	95	-26.32	20	45	-55.56
MULTIFAMILY	3	0	0.00%	18	16	12.50	4	4	0.00
Acreage	1	4	-75.00%	99	125	-20.80	41	63	-34.92
Acreage WF	0	2	-100.00%	14	20	-30.00	8	16	-50.00
Lots	12	31	-61.29%	743	566	31.27	234	211	10.90
Lots WF	1	0	0.00%	22	31	-29.03	14	14	0.00
LOTS TOTAL	14	37.00	-62.16%	878	742	18.33%	297	304	-2.30
Business	5	4	25.00%	106	94	12.77	45	35	28.57
Commercial	26	28	-7.14%	397	419	-5.25	208	231	-9.96
Land	3	1	200.00%	110	108	1.85	55	57	-3.51
COMM TOTAL	34	33.00	3.03%	613	621	-1.29%	308	323	-4.64
GRAND TOTAL	390	355	9.86%	10,573	10,332	2.33%	1,891	1,841	2.72

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

Central Okanagan Statistics -- December 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	10	13	-23.08%	\$9,217,750	\$18,324,650	-49.70%	96.21%	91.97%
Duplex	15	7	114.29%	\$8,186,400	\$3,218,000	154.39%	97.04%	98.36%
Mobile Home	13	20	-35.00%	\$1,732,600	\$2,514,022	-31.08%	94.49%	94.93%
Recreational	0	1	-100.00%	\$0	\$153,500	-100.00%	0.00%	95.94%
Residential	156	131	19.08%	\$108,677,421	\$81,040,718	34.10%	97.52%	98.02%
Residential WF	1	1	0.00%	\$830,000	\$3,190,500	-73.99%	92.23%	91.16%
3/4-Plex	2	5	-60.00%	\$3,156,000	\$2,143,300	47.25%	95.17%	94.18%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	72	78	-7.69%	\$23,396,349	\$21,241,728	10.14%	97.64%	98.03%
Townhouse	48	60	-20.00%	\$23,012,508	\$26,306,201	-12.52%	97.76%	97.39%
RES TOTAL	317	316	0.32%	\$178,209,028	\$158,132,619	12.70%	97.37%	96.93%
FARMS	1	0	0.00%	\$890,000	\$0	0.00%	94.78%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	1	0	0.00%	\$945,000	\$0	0.00%	96.43%	0.00%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	21	17	23.53%	\$5,597,796	\$4,954,400	12.99%	89.69%	95.93%
Lots WF	1	1	0.00%	\$902,000	\$1,175,000	-23.23%	94.95%	95.14%
LOTS TOTAL	23	18	27.78%	\$7,444,796	\$6,129,400	21.46%	91.11%	95.78%
Business	1	2	-50.00%	\$75,000	\$4,000,000	-98.13%	78.95%	97.68%
Commercial	17	13	30.77%	\$8,961,319	\$3,990,002	124.59%	97.27%	92.90%
Land	3	1	200.00%	\$5,305,000	\$1,275,000	316.08%	91.47%	98.84%
COMM TOTAL	21	16	31.25%	\$14,341,319	\$9,265,002	54.79%	94.93%	95.71%
GRAND TOTAL	362	350	3.43%	\$200,885,143	\$173,527,021	15.77%	96.94%	96.82%

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

Central Okanagan Statistics -- December 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	139	171	-18.71%	\$174,973,808	\$193,804,335	-9.72%	93.19%	93.49%
Duplex	142	178	-20.22%	\$67,439,090	\$75,698,116	-10.91%	98.48%	98.42%
Mobile Home	258	317	-18.61%	\$36,596,399	\$38,202,381	-4.20%	96.20%	95.13%
Recreational	11	9	22.22%	\$1,273,800	\$1,564,390	-18.58%	95.02%	93.15%
Residential	2,672	3,210	-16.76%	\$1,816,805,201	\$1,918,285,436	-5.29%	98.11%	98.19%
Residential WF	38	85	-55.29%	\$77,201,250	\$160,167,626	-51.80%	93.91%	94.36%
3/4-Plex	18	12	50.00%	\$14,463,688	\$4,750,300	204.48%	95.66%	95.51%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	1,605	1,620	-0.93%	\$533,412,292	\$472,787,861	12.82%	98.10%	97.80%
Townhouse	951	1,080	-11.94%	\$436,181,581	\$440,611,249	-1.01%	98.84%	98.56%
RES TOTAL	5,834	6,682	-12.69%	\$3,158,347,110	\$3,305,871,693	-4.46%	97.79%	97.67%
FARMS	19	11	72.73%	\$25,570,000	\$17,367,500	47.23%	93.55%	95.84%
MULTIFAMILY	8	5	60.00%	\$9,123,000	\$7,935,000	14.97%	96.57%	93.64%
Acreage	46	47	-2.13%	\$34,017,700	\$23,937,150	42.11%	93.76%	92.34%
Acreage WF	9	2	350.00%	\$9,698,500	\$1,249,000	676.50%	88.89%	96.09%
Lots	448	347	29.11%	\$123,743,096	\$85,667,147	44.45%	97.06%	95.84%
Lots WF	6	9	-33.33%	\$5,119,000	\$9,214,000	-44.44%	94.56%	89.96%
LOTS TOTAL	509	405	25.68%	\$172,578,296	\$120,067,297	43.73%	95.83%	94.66%
Business	14	19	-26.32%	\$5,999,695	\$15,631,832	-61.62%	89.11%	104.28%
Commercial	160	165	-3.03%	\$56,410,609	\$60,720,003	-7.10%	93.91%	93.83%
Land	30	25	20.00%	\$59,016,618	\$46,499,300	26.92%	92.69%	89.02%
COMM TOTAL	204	209	-2.39%	\$121,426,922	\$122,851,135	-1.16%	93.07%	93.12%
GRAND TOTAL	6,574	7,312	-10.09%	\$3,487,045,327	\$3,574,092,626	-2.44%	97.48%	97.38%

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

Central Okanagan Statistics -- December 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	\$921,775	\$1,409,588	-34.61%	\$812,875	\$1,153,500	-29.53%	169	120	40.74%
Duplex	\$545,760	\$459,714	18.72%	\$514,900	\$443,000	16.23%	42	52	-18.78%
Mobile Home	\$133,277	\$125,701	6.03%	\$92,000	\$106,250	-13.41%	60	82	-27.32%
Recreational		\$153,500			\$153,500			161	
Residential	\$696,650	\$618,631	12.61%	\$629,950	\$595,000	5.87%	56	57	-2.41%
Residential WF	\$830,000	\$3,190,500	-73.99%	\$830,000	\$3,190,500	-73.99%	187	111	68.47%
3/4-Plex	\$1,578,000	\$428,660	268.12%	\$1,578,000	\$550,000	186.91%	116	28	314.29%
Timeshare									
Apartment	\$324,949	\$272,330	19.32%	\$295,000	\$268,000	10.07%	51	54	-5.90%
Townhouse	\$479,427	\$438,437	9.35%	\$432,500	\$414,950	4.23%	62	53	17.46%
RES TOTAL	\$562,174	\$500,420	12.34%	\$518,000	\$435,000	19.08%	60	60	-0.28%
FARMS	\$890,000			\$890,000			28		
MULTIFAMILY									
Acreage	\$945,000			\$945,000			275		
Acreage WF									
Lots	\$266,562	\$291,435	-8.53%	\$239,999	\$279,000	-13.98%	149	228	-34.40%
Lots WF	\$902,000	\$1,175,000	-23.23%	\$902,000	\$1,175,000	-23.23%	283	43	558.14%
LOTS TOTAL	\$323,687	\$340,522	-4.94%	\$244,999	\$289,000	-15.23%	161	217	-26.12%
Business	\$75,000	\$2,000,000	-96.25%	\$75,000	\$2,000,000	-96.25%	38	240	-84.17%
Commercial	\$527,136	\$306,923	71.75%	\$1,850	\$12	15,316.67%	174	214	-18.80%
Land	\$1,768,333	\$1,275,000	38.69%	\$1,935,000	\$1,275,000	51.76%	103	316	-67.51%
COMM TOTAL	\$682,920	\$579,063	17.94%	\$23,500	\$12	191,736.73%	157	224	-29.73%
GRAND TOTAL	\$554,931	\$495,791	11.93%	\$505,000	\$420,950	19.97%	72	75	-5.01%

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

Central Okanagan Statistics -- December 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	\$1,258,804	\$1,133,359	11.07%	\$1,052,500	\$850,000	23.82%	112	135	-17.23%
Duplex	\$474,923	\$425,270	11.68%	\$435,000	\$380,000	14.47%	44	44	-0.21%
Mobile Home	\$141,847	\$120,512	17.70%	\$130,000	\$110,000	18.18%	65	74	-11.64%
Recreational	\$115,800	\$173,821	-33.38%	\$100,000	\$153,500	-34.85%	43	94	-53.98%
Residential	\$679,942	\$597,597	13.78%	\$625,000	\$550,000	13.64%	48	51	-4.68%
Residential WF	\$2,031,612	\$1,884,325	7.82%	\$2,005,000	\$1,700,000	17.94%	97	96	0.50%
3/4-Plex	\$803,538	\$395,858	102.99%	\$787,500	\$356,000	121.21%	54	43	23.59%
Timeshare									
Apartment	\$332,344	\$291,844	13.88%	\$305,000	\$262,500	16.19%	48	56	-14.73%
Townhouse	\$458,656	\$407,973	12.42%	\$437,900	\$384,900	13.77%	48	61	-21.75%
RES TOTAL	\$541,369	\$494,743	9.42%	\$485,000	\$436,500	11.11%	51	57	-11.88%
FARMS	\$1,345,789	\$1,578,864	-14.76%	\$1,428,000	\$1,150,000	24.17%	142	136	4.25%
MULTIFAMILY	\$1,140,375	\$1,587,000	-28.14%	\$940,000	\$1,130,000	-16.81%	101	211	-51.98%
Acreage	\$739,515	\$509,301	45.20%	\$502,500	\$400,000	25.63%	185	188	-1.67%
Acreage WF	\$1,077,611	\$624,500	72.56%	\$300,000	\$624,500	-51.96%	225	105	115.63%
Lots	\$276,212	\$246,879	11.88%	\$239,950	\$220,000	9.07%	106	175	-39.29%
Lots WF	\$853,167	\$1,023,778	-16.66%	\$842,500	\$810,000	4.01%	304	118	157.38%
LOTS TOTAL	\$339,054	\$296,462	14.37%	\$250,000	\$230,000	8.70%	118	175	-32.66%
Business	\$428,550	\$822,728	-47.91%	\$150,000	\$70,000	114.29%	164	142	15.23%
Commercial	\$352,566	\$368,000	-4.19%	\$24	\$17	40.65%	196	197	-0.31%
Land	\$1,967,221	\$1,859,972	5.77%	\$1,222,000	\$1,200,000	1.83%	287	187	53.28%
COMM TOTAL	\$595,230	\$587,804	1.26%	\$53,112	\$1,000	5,211.15%	207	191	8.70%
GRAND TOTAL	\$530,430	\$488,798	8.52%	\$465,000	\$425,000	9.41%	61	68	-10.25%

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