

Central Okanagan Monthly Statistics
April 2019

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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	1,200	1,168	2.74%	3,817	3,643	4.78%
2 Units Sold	456	520	-12.31%	1,334	1,690	-21.07%
3 Sales Volume	\$263,836,686	\$303,390,721	-13.04%	\$712,692,387	\$929,824,134	-23.35%
4 List/Sell Ratio	96.18%	97.05%		96.51%	97.44%	
5 Days to Sell	74	56	33.64%	77	65	19.99%
6 Active Listings	3,453	2,727	26.62%			
Area = North Okanagan						
1 Units Listed	443	393	12.72%	1,299	1,200	8.25%
2 Units Sold	208	190	9.47%	592	610	-2.95%
3 Sales Volume	\$104,424,015	\$75,486,093	38.34%	\$282,147,633	\$260,756,016	8.20%
4 List/Sell Ratio	97.68%	98.06%		96.55%	97.53%	
5 Days to Sell	76	71	6.17%	95	92	3.10%
6 Active Listings	1,378	1,261	9.28%			
Area = Shuswap / Revels						
1 Units Listed	288	298	-3.36%	757	763	-0.79%
2 Units Sold	108	116	-6.90%	281	320	-12.19%
3 Sales Volume	\$46,353,050	\$39,372,029	17.73%	\$111,135,994	\$115,354,706	-3.66%
4 List/Sell Ratio	97.13%	97.15%		96.57%	96.24%	
5 Days to Sell	101	95	6.55%	125	142	-11.97%
6 Active Listings	1,033	964	7.16%			
Area = Grand Total						
1 Units Listed	1,931	1,859	3.87%	5,873	5,606	4.76%
2 Units Sold	772	826	-6.54%	2,207	2,620	-15.76%
3 Sales Volume	\$414,613,750	\$418,248,843	-0.87%	\$1,105,976,014	\$1,305,934,857	-15.31%
4 List/Sell Ratio	96.66%	97.24%		96.52%	97.35%	
5 Days to Sell	78	65	21.18%	88	80	9.68%
6 Active Listings	5,864	4,952	18.42%			

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Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	456	\$263,836,686	191	\$132,870,878
Last Month	372	\$200,512,009	136	\$98,228,031
This Month Last Year	520	\$303,390,721	225	\$163,558,246

Description	Total Listings Taken	Inventory
This Month	1,200	3,453
Last Month	1,053	3,141
This Month Last Year	1,168	2,727

Quick Summary Part 2

Condo/Apt

Sales	100
New Listings	259
Current Inventory	618
Sell/Inv. Ratio	16.18%
Days to Sell	66
Average Price	\$409,629
Median Price	\$373,750

Condo/Townhouse

Sales	80
New Listings	179
Current Inventory	433
Sell/Inv. Ratio	18.48%
Days to Sell	72
Average Price	\$471,881
Median Price	\$481,500

Lots

Sales	11
New Listings	60
Current Inventory	489
Sell/Inv. Ratio	2.25%
Days to Sell	165
Average Price	\$353,250
Median Price	\$325,000

Residential

Sales	191
New Listings	493
Current Inventory	1,153
Sell/Inv. Ratio	16.57%
Days to Sell	62
Average Price	\$695,659
Median Price	\$635,000
Ratio of Sales vs Inventory	14.54%

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	46	32	43.75%	93	103	-9.71	126	129	-2.33
Duplex	25	30	-16.67%	84	95	-11.58	58	57	1.75
Mobile Home	52	42	23.81%	151	119	26.89	118	65	81.54
Recreational	1	3	-66.67%	4	8	-50.00	6	8	-25.00
Residential	493	503	-1.99%	1,504	1,457	3.23	1,153	919	25.46
Residential WF	15	15	0.00%	58	45	28.89	88	69	27.54
3/4-Plex	4	4	0.00%	13	10	30.00	14	15	-6.67
Timeshare	1	0	0.00%	1	0	0.00	1	1	0.00
Apartment	259	232	11.64%	818	833	-1.80	618	464	33.19
Townhouse	179	145	23.45%	572	475	20.42	433	268	61.57
RES TOTAL	1,075	1,006.00	6.86%	3,298	3,145	4.86%	2,615	1,995	31.08
FARMS	8	7	14.29%	16	23	-30.43	30	29	3.45
MULTIFAMILY	1	2	-50.00%	3	5	-40.00	5	7	-28.57
Acreage	4	5	-20.00%	15	18	-16.67	39	30	30.00
Acreage WF	1	3	-66.67%	3	5	-40.00	12	10	20.00
Lots	51	85	-40.00%	260	243	7.00	424	314	35.03
Lots WF	4	3	33.33%	7	9	-22.22	14	13	7.69
LOTS TOTAL	60	96.00	-37.50%	285	275	3.64%	489	367	33.24
Business	17	11	54.55%	43	44	-2.27	61	58	5.17
Commercial	32	36	-11.11%	149	127	17.32	207	222	-6.76
Land	7	10	-30.00%	23	23	0.00	46	49	-6.12
COMM TOTAL	56	57.00	-1.75%	215	194	10.82%	314	329	-4.56
GRAND TOTAL	1,200	1,168	2.74%	3,817	3,642	4.81%	3,453	2,727	26.62

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Central Okanagan Statistics -- April 2019

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	6	66.67%	\$12,848,500	\$7,992,000	60.77%	92.67%	93.05%
Duplex	15	8	87.50%	\$8,589,500	\$5,903,700	45.49%	97.43%	95.18%
Mobile Home	22	25	-12.00%	\$3,419,500	\$4,490,630	-23.85%	94.84%	97.75%
Recreational	0	2	-100.00%	\$0	\$622,800	-100.00%	0.00%	98.11%
Residential	191	225	-15.11%	\$132,870,878	\$163,558,246	-18.76%	97.18%	97.98%
Residential WF	6	5	20.00%	\$6,915,000	\$11,757,500	-41.19%	87.56%	90.14%
3/4-Plex	0	2	-100.00%	\$0	\$1,983,000	-100.00%	0.00%	96.36%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	100	129	-22.48%	\$40,962,857	\$46,775,369	-12.43%	97.21%	98.20%
Townhouse	80	76	5.26%	\$37,750,475	\$37,462,611	0.77%	97.44%	98.33%
RES TOTAL	424	478	-11.30%	\$243,356,710	\$280,545,856	-13.26%	96.65%	97.49%
FARMS	0	1	-100.00%	\$0	\$9,080,000	-100.00%	0.00%	87.31%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	0	4	-100.00%	\$0	\$3,455,000	-100.00%	0.00%	90.95%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	10	18	-44.44%	\$3,360,749	\$5,533,098	-39.26%	94.55%	97.25%
Lots WF	1	1	0.00%	\$525,000	\$280,000	87.50%	75.56%	93.36%
LOTS TOTAL	11	23	-52.17%	\$3,885,749	\$9,268,098	-58.07%	91.44%	94.68%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	17	17	0.00%	\$6,954,227	\$3,773,767	84.28%	103.49%	96.77%
Land	4	0	0.00%	\$9,640,000	\$0	0.00%	83.47%	0.00%
COMM TOTAL	21	17	23.53%	\$16,594,227	\$3,773,767	339.73%	90.83%	96.77%
GRAND TOTAL	456	519	-12.14%	\$263,836,686	\$302,667,721	-12.83%	96.18%	97.05%

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Central Okanagan Statistics -- April 2019

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	25	29	-13.79%	\$26,685,311	\$34,425,900	-22.48%	93.02%	95.20%
Duplex	35	32	9.38%	\$17,490,000	\$18,911,963	-7.52%	97.14%	97.00%
Mobile Home	67	70	-4.29%	\$9,793,913	\$12,441,880	-21.28%	94.64%	96.78%
Recreational	2	2	0.00%	\$320,000	\$622,800	-48.62%	90.19%	98.11%
Residential	525	689	-23.80%	\$365,160,426	\$491,509,234	-25.71%	97.15%	98.09%
Residential WF	9	13	-30.77%	\$13,068,500	\$32,043,840	-59.22%	88.56%	91.66%
3/4-Plex	1	3	-66.67%	\$221,500	\$2,408,500	-90.80%	130.76%	96.81%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	335	478	-29.92%	\$122,052,896	\$168,274,691	-27.47%	97.09%	98.10%
Townhouse	223	235	-5.11%	\$107,080,331	\$112,617,684	-4.92%	97.57%	98.25%
RES TOTAL	1,222	1,551	-21.21%	\$661,872,877	\$873,256,493	-24.21%	96.82%	97.70%
FARMS	1	2	-50.00%	\$1,750,000	\$10,250,000	-82.93%	93.09%	86.90%
MULTIFAMILY	2	1	100.00%	\$5,642,299	\$1,310,000	330.71%	89.63%	101.16%
Acreage	3	8	-62.50%	\$1,125,000	\$5,137,500	-78.10%	94.16%	92.64%
Acreage WF	0	1	-100.00%	\$0	\$2,050,000	-100.00%	0.00%	82.00%
Lots	33	64	-48.44%	\$10,644,155	\$19,534,359	-45.51%	93.79%	96.97%
Lots WF	2	1	100.00%	\$1,225,000	\$280,000	337.50%	89.43%	93.36%
LOTS TOTAL	38	74	-48.65%	\$12,994,155	\$27,001,859	-51.88%	93.39%	94.78%
Business	5	5	0.00%	\$305,800	\$933,000	-67.22%	68.92%	86.17%
Commercial	62	52	19.23%	\$20,487,256	\$10,082,783	103.19%	98.62%	95.68%
Land	4	4	0.00%	\$9,640,000	\$6,267,000	53.82%	83.47%	96.58%
COMM TOTAL	71	61	16.39%	\$30,433,056	\$17,282,783	76.09%	92.88%	95.44%
GRAND TOTAL	1,334	1,689	-21.02%	\$712,692,387	\$929,101,134	-23.29%	96.51%	97.44%

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Central Okanagan Statistics -- April 2019

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	\$1,284,850	\$1,332,000	-3.54%	\$1,078,750	\$1,008,000	7.02%	159	51	209.35%
Duplex	\$572,633	\$737,963	-22.40%	\$485,000	\$636,000	-23.74%	50	39	29.35%
Mobile Home	\$155,432	\$179,625	-13.47%	\$134,000	\$171,250	-21.75%	73	74	-2.15%
Recreational		\$311,400			\$311,400			30	
Residential	\$695,659	\$726,926	-4.30%	\$635,000	\$660,000	-3.79%	62	50	24.45%
Residential WF	\$1,152,500	\$2,351,500	-50.99%	\$727,500	\$1,300,000	-44.04%	123	153	-19.39%
3/4-Plex		\$991,500			\$991,500			12	
Timeshare									
Apartment	\$409,629	\$362,600	12.97%	\$373,750	\$340,000	9.93%	66	41	62.39%
Townhouse	\$471,881	\$492,929	-4.27%	\$481,500	\$473,500	1.69%	72	58	25.07%
RES TOTAL	\$573,955	\$586,916	-2.21%	\$537,750	\$540,000	-0.42%	68	50	34.83%
FARMS		\$9,080,000			\$9,080,000			55	
MULTIFAMILY									
Acreage		\$863,750			\$852,500			187	
Acreage WF									
Lots	\$336,075	\$307,394	9.33%	\$324,750	\$301,500	7.71%	179	94	90.76%
Lots WF	\$525,000	\$280,000	87.50%	\$525,000	\$280,000	87.50%	29	252	-88.49%
LOTS TOTAL	\$353,250	\$402,961	-12.34%	\$325,000	\$319,000	1.88%	165	117	41.55%
Business									
Commercial	\$409,072	\$221,986	84.28%	\$19	\$231,000	-99.99%	148	116	26.96%
Land	\$2,410,000			\$700,000			180		
COMM TOTAL	\$790,201	\$221,986	255.97%	\$30	\$231,000	-99.99%	154	116	32.22%
GRAND TOTAL	\$578,589	\$583,175	-0.79%	\$520,875	\$523,000	-0.41%	74	56	33.77%

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Central Okanagan Statistics -- April 2019

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	\$1,067,412	\$1,187,100	-10.08%	\$931,000	\$920,000	1.20%	135	143	-5.45%
Duplex	\$499,714	\$590,999	-15.45%	\$460,000	\$491,500	-6.41%	53	57	-7.62%
Mobile Home	\$146,178	\$177,741	-17.76%	\$133,000	\$169,290	-21.44%	72	64	12.27%
Recreational	\$160,000	\$311,400	-48.62%	\$160,000	\$311,400	-48.62%	218	30	638.98%
Residential	\$695,544	\$713,366	-2.50%	\$640,000	\$660,000	-3.03%	65	58	13.28%
Residential WF	\$1,452,056	\$2,464,911	-41.09%	\$962,500	\$1,300,000	-25.96%	142	103	38.16%
3/4-Plex	\$221,500	\$802,833	-72.41%	\$221,500	\$550,000	-59.73%	41	17	141.18%
Timeshare									
Apartment	\$364,337	\$352,039	3.49%	\$347,000	\$328,500	5.63%	70	50	41.20%
Townhouse	\$480,181	\$479,224	0.20%	\$480,000	\$465,000	3.23%	76	54	39.73%
RES TOTAL	\$541,631	\$563,028	-3.80%	\$505,000	\$515,000	-1.94%	71	57	24.55%
FARMS	\$1,750,000	\$5,125,000	-65.85%	\$1,750,000	\$5,125,000	-65.85%	89	92	-3.26%
MULTIFAMILY	\$2,821,150	\$1,310,000	115.35%	\$2,821,150	\$1,310,000	115.35%	195	28	594.64%
Acreage	\$375,000	\$642,188	-41.61%	\$400,000	\$562,500	-28.89%	123	168	-26.84%
Acreage WF		\$2,050,000			\$2,050,000			133	
Lots	\$322,550	\$305,224	5.68%	\$275,000	\$275,000	0.00%	131	136	-3.54%
Lots WF	\$612,500	\$280,000	118.75%	\$612,500	\$280,000	118.75%	155	252	-38.69%
LOTS TOTAL	\$341,951	\$364,890	-6.29%	\$285,000	\$285,213	-0.07%	131	141	-6.56%
Business	\$61,160	\$186,600	-67.22%	\$50,000	\$170,000	-70.59%	170	141	20.63%
Commercial	\$330,440	\$193,900	70.42%	\$16	\$22	-29.55%	159	174	-8.47%
Land	\$2,410,000	\$1,566,750	53.82%	\$700,000	\$1,570,000	-55.41%	180	143	25.48%
COMM TOTAL	\$428,635	\$283,324	51.29%	\$19	\$34	-45.59%	161	169	-4.78%
GRAND TOTAL	\$534,252	\$550,089	-2.88%	\$490,000	\$499,000	-1.80%	77	65	20.02%

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