

Central Okanagan Monthly Statistics
March 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	1,053	1,096	-3.92%	2,617	2,475	5.74%
2 Units Sold	372	440	-15.45%	879	1,170	-24.87%
3 Sales Volume	\$200,539,009	\$242,694,131	-17.37%	\$449,135,702	\$626,433,413	-28.30%
4 List/Sell Ratio	96.94%	97.97%		96.71%	97.63%	
5 Days to Sell	78	58	34.66%	79	69	15.46%
6 Active Listings	3,141	2,458	27.79%			
Area = North Okanagan						
1 Units Listed	347	381	-8.92%	856	807	6.07%
2 Units Sold	157	178	-11.80%	384	420	-8.57%
3 Sales Volume	\$75,705,254	\$72,592,185	4.29%	\$177,723,618	\$185,269,923	-4.07%
4 List/Sell Ratio	95.03%	97.78%		95.89%	97.31%	
5 Days to Sell	103	92	12.43%	106	102	3.81%
6 Active Listings	1,237	1,135	8.99%			
Area = Shuswap / Revels						
1 Units Listed	209	196	6.63%	469	465	0.86%
2 Units Sold	77	85	-9.41%	173	204	-15.20%
3 Sales Volume	\$30,930,364	\$31,835,259	-2.84%	\$64,782,944	\$75,982,677	-14.74%
4 List/Sell Ratio	96.80%	96.22%		96.17%	95.77%	
5 Days to Sell	138	158	-12.77%	140	169	-17.07%
6 Active Listings	910	825	10.30%			
Area = Grand Total						
1 Units Listed	1,609	1,673	-3.83%	3,942	3,747	5.20%
2 Units Sold	606	703	-13.80%	1,436	1,794	-19.96%
3 Sales Volume	\$307,174,628	\$347,121,575	-11.51%	\$691,642,264	\$887,686,014	-22.08%
4 List/Sell Ratio	96.45%	97.77%		96.44%	97.40%	
5 Days to Sell	92	79	17.20%	93	88	6.65%
6 Active Listings	5,288	4,418	19.69%			

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

Central Okanagan Statistics -- March 2019

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	372	\$200,539,009	136	\$98,255,031
Last Month	291	\$145,446,660	118	\$78,950,616
This Month Last Year	440	\$242,694,131	183	\$134,358,062

Description	Total Listings Taken	Inventory
This Month	1,053	3,141
Last Month	776	2,860
This Month Last Year	1,096	2,458

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Central Okanagan Statistics -- March 2019

Quick Summary Part 2

Condo/Apt

Sales	96
New Listings	207
Current Inventory	546
Sell/Inv. Ratio	17.58%
Days to Sell	64
Average Price	\$371,338
Median Price	\$348,500

Condo/Townhouse

Sales	72
New Listings	154
Current Inventory	391
Sell/Inv. Ratio	18.41%
Days to Sell	80
Average Price	\$494,884
Median Price	\$482,000

Lots

Sales	10
New Listings	85
Current Inventory	478
Sell/Inv. Ratio	2.09%
Days to Sell	160
Average Price	\$372,291
Median Price	\$285,000

Residential

Sales	136
New Listings	434
Current Inventory	1,015
Sell/Inv. Ratio	13.40%
Days to Sell	60
Average Price	\$722,463
Median Price	\$648,250
Ratio of Sales vs Inventory	13.29%

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Central Okanagan Statistics -- March 2019

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	16	36	-55.56%	47	71	-33.80	107	111	-3.60
Duplex	25	30	-16.67%	58	65	-10.77	56	52	7.69
Mobile Home	34	33	3.03%	98	77	27.27	103	64	60.94
Recreational	2	3	-33.33%	4	5	-20.00	8	8	0.00
Residential	434	416	4.33%	1,012	954	6.08	1,015	801	26.72
Residential WF	23	17	35.29%	43	30	43.33	89	64	39.06
3/4-Plex	3	2	50.00%	9	6	50.00	10	10	0.00
Timeshare	0	0	0.00%	0	0	0.00		1	
Apartment	207	278	-25.54%	559	601	-6.99	546	416	31.25
Townhouse	154	147	4.76%	393	330	19.09	391	244	60.25
RES TOTAL	898	962.00	-6.65%	2,223	2,139	3.93%	2,325	1,771	31.28
FARMS	1	7	-85.71%	8	16	-50.00	24	27	-11.11
MULTIFAMILY	1	1	0.00%	2	3	-33.33	5	6	-16.67
Acreage	5	4	25.00%	11	13	-15.38	39	37	5.41
Acreage WF	0	2	-100.00%	2	2	0.00	13	8	62.50
Lots	80	67	19.40%	209	158	32.28	410	273	50.18
Lots WF	0	2	-100.00%	3	6	-50.00	16	15	6.67
LOTS TOTAL	85	75.00	13.33%	225	179	25.70%	478	333	43.54
Business	9	8	12.50%	26	33	-21.21	48	56	-14.29
Commercial	57	38	50.00%	117	91	28.57	204	222	-8.11
Land	2	5	-60.00%	16	13	23.08	57	42	35.71
COMM TOTAL	68	51.00	33.33%	159	137	16.06%	309	320	-3.44
GRAND TOTAL	1,053	1,096	-3.92%	2,617	2,474	5.78%	3,141	2,457	27.84

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Central Okanagan Statistics -- March 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	6	6	0.00%	\$7,277,311	\$5,459,500	33.30%	93.10%	96.85%
Duplex	8	11	-27.27%	\$3,516,900	\$6,441,375	-45.40%	96.43%	96.90%
Mobile Home	22	15	46.67%	\$3,407,300	\$2,953,300	15.37%	94.50%	96.50%
Recreational	1	0	0.00%	\$150,000	\$0	0.00%	88.29%	0.00%
Residential	136	183	-25.68%	\$98,255,031	\$134,358,062	-26.87%	97.33%	98.18%
Residential WF	1	4	-75.00%	\$962,500	\$7,466,540	-87.11%	97.32%	98.18%
3/4-Plex	1	1	0.00%	\$221,500	\$425,500	-47.94%	130.76%	98.98%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	96	128	-25.00%	\$35,648,478	\$46,648,984	-23.58%	97.11%	98.26%
Townhouse	72	63	14.29%	\$35,631,630	\$31,463,033	13.25%	97.86%	98.18%
RES TOTAL	343	411	-16.55%	\$185,070,651	\$235,216,295	-21.32%	97.16%	98.11%
FARMS	0	1	-100.00%	\$0	\$1,170,000	-100.00%	0.00%	83.87%
MULTIFAMILY	1	0	0.00%	\$1,692,299	\$0	0.00%	80.59%	0.00%
Acreage	1	1	0.00%	\$100,000	\$525,000	-80.95%	100.11%	95.63%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	8	12	-33.33%	\$2,922,908	\$3,663,043	-20.21%	94.26%	96.62%
Lots WF	1	0	0.00%	\$700,000	\$0	0.00%	103.70%	0.00%
LOTS TOTAL	10	13	-23.08%	\$3,722,908	\$4,188,043	-11.11%	96.06%	96.50%
Business	2	3	-33.33%	\$203,000	\$445,000	-54.38%	75.21%	81.23%
Commercial	16	12	33.33%	\$9,850,152	\$1,674,794	488.14%	97.10%	99.70%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	18	15	20.00%	\$10,053,152	\$2,119,794	374.25%	96.53%	95.16%
GRAND TOTAL	372	440	-15.45%	\$200,539,009	\$242,694,131	-17.37%	96.94%	97.97%

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Central Okanagan Statistics -- March 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	15	23	-34.78%	\$13,836,811	\$26,433,900	-47.66%	93.34%	95.87%
Duplex	20	24	-16.67%	\$8,900,500	\$13,008,263	-31.58%	96.86%	97.84%
Mobile Home	45	45	0.00%	\$6,374,413	\$7,951,250	-19.83%	94.53%	96.24%
Recreational	2	0	0.00%	\$320,000	\$0	0.00%	90.19%	0.00%
Residential	334	464	-28.02%	\$232,316,548	\$327,950,988	-29.16%	97.15%	98.15%
Residential WF	3	8	-62.50%	\$6,153,500	\$20,286,340	-69.67%	89.71%	92.56%
3/4-Plex	1	1	0.00%	\$221,500	\$425,500	-47.94%	130.76%	98.98%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	236	349	-32.38%	\$81,343,039	\$121,499,322	-33.05%	97.03%	98.07%
Townhouse	143	159	-10.06%	\$69,329,856	\$75,155,073	-7.75%	97.64%	98.22%
RES TOTAL	799	1,073	-25.54%	\$418,796,167	\$592,710,636	-29.34%	96.92%	97.80%
FARMS	1	1	0.00%	\$1,750,000	\$1,170,000	49.57%	93.09%	83.87%
MULTIFAMILY	2	1	100.00%	\$5,642,299	\$1,310,000	330.71%	89.63%	101.16%
Acreage	3	4	-25.00%	\$1,125,000	\$1,682,500	-33.14%	94.16%	96.31%
Acreage WF	0	1	-100.00%	\$0	\$2,050,000	-100.00%	0.00%	82.00%
Lots	23	46	-50.00%	\$7,283,406	\$14,001,261	-47.98%	93.45%	96.87%
Lots WF	1	0	0.00%	\$700,000	\$0	0.00%	103.70%	0.00%
LOTS TOTAL	27	51	-47.06%	\$9,108,406	\$17,733,761	-48.64%	94.25%	94.83%
Business	5	5	0.00%	\$305,800	\$933,000	-67.22%	68.92%	86.17%
Commercial	45	35	28.57%	\$13,533,030	\$6,309,016	114.50%	96.29%	95.04%
Land	0	4	-100.00%	\$0	\$6,267,000	-100.00%	0.00%	96.58%
COMM TOTAL	50	44	13.64%	\$13,838,830	\$13,509,016	2.44%	95.45%	95.07%
GRAND TOTAL	879	1,170	-24.87%	\$449,135,702	\$626,433,413	-28.30%	96.71%	97.63%

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Central Okanagan Statistics -- March 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	\$1,212,885	\$909,917	33.30%	\$888,656	\$910,000	-2.35%	102	107	-5.43%
Duplex	\$439,613	\$585,580	-24.93%	\$440,000	\$495,000	-11.11%	39	81	-51.89%
Mobile Home	\$154,877	\$196,887	-21.34%	\$156,000	\$168,000	-7.14%	65	62	5.61%
Recreational	\$150,000			\$150,000			278		
Residential	\$722,463	\$734,197	-1.60%	\$648,250	\$685,000	-5.36%	60	53	12.80%
Residential WF	\$962,500	\$1,866,635	-48.44%	\$962,500	\$1,875,000	-48.67%	259	24	968.04%
3/4-Plex	\$221,500	\$425,500	-47.94%	\$221,500	\$425,500	-47.94%	41	27	51.85%
Timeshare									
Apartment	\$371,338	\$364,445	1.89%	\$348,500	\$332,950	4.67%	64	42	51.94%
Townhouse	\$494,884	\$499,413	-0.91%	\$482,000	\$466,571	3.31%	80	46	75.64%
RES TOTAL	\$539,565	\$572,302	-5.72%	\$500,000	\$545,000	-8.26%	67	50	33.88%
FARMS		\$1,170,000			\$1,170,000			129	
MULTIFAMILY	\$1,692,299			\$1,692,299			260		
Acreage	\$100,000	\$525,000	-80.95%	\$100,000	\$525,000	-80.95%	282	55	412.73%
Acreage WF									
Lots	\$365,364	\$305,254	19.69%	\$285,000	\$255,773	11.43%	130	165	-21.28%
Lots WF	\$700,000			\$700,000			280		
LOTS TOTAL	\$372,291	\$322,157	15.56%	\$285,000	\$264,900	7.59%	160	156	2.35%
Business	\$101,500	\$148,333	-31.57%	\$101,500	\$170,000	-40.29%	177	115	53.47%
Commercial	\$615,634	\$139,566	341.11%	\$15	\$16	-4.39%	234	195	19.95%
Land									
COMM TOTAL	\$558,508	\$141,320	295.21%	\$16	\$22	-29.55%	227	179	27.08%
GRAND TOTAL	\$539,083	\$551,578	-2.27%	\$486,500	\$529,500	-8.12%	78	58	34.66%

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Central Okanagan Statistics -- March 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	\$922,454	\$1,149,300	-19.74%	\$723,000	\$920,000	-21.41%	120	167	-28.34%
Duplex	\$445,025	\$542,011	-17.89%	\$422,500	\$475,000	-11.05%	55	64	-13.01%
Mobile Home	\$141,654	\$176,694	-19.83%	\$127,500	\$168,000	-24.11%	71	58	22.64%
Recreational	\$160,000			\$160,000			218		
Residential	\$695,559	\$706,791	-1.59%	\$640,000	\$659,950	-3.02%	67	62	9.41%
Residential WF	\$2,051,167	\$2,535,793	-19.11%	\$1,841,000	\$1,875,000	-1.81%	179	71	151.20%
3/4-Plex	\$221,500	\$425,500	-47.94%	\$221,500	\$425,500	-47.94%	41	27	51.85%
Timeshare									
Apartment	\$344,674	\$348,136	-0.99%	\$339,500	\$325,000	4.46%	72	53	35.94%
Townhouse	\$484,824	\$472,673	2.57%	\$479,000	\$465,000	3.01%	77	52	47.99%
RES TOTAL	\$524,150	\$552,386	-5.11%	\$490,000	\$505,000	-2.97%	72	60	21.13%
FARMS	\$1,750,000	\$1,170,000	49.57%	\$1,750,000	\$1,170,000	49.57%	89	129	-31.01%
MULTIFAMILY	\$2,821,150	\$1,310,000	115.35%	\$2,821,150	\$1,310,000	115.35%	195	28	594.64%
Acreage	\$375,000	\$420,625	-10.85%	\$400,000	\$421,500	-5.10%	123	150	-17.86%
Acreage WF		\$2,050,000			\$2,050,000			133	
Lots	\$316,670	\$304,375	4.04%	\$270,000	\$267,400	0.97%	110	152	-27.71%
Lots WF	\$700,000			\$700,000			280		
LOTS TOTAL	\$337,348	\$347,721	-2.98%	\$275,000	\$279,999	-1.79%	118	151	-22.32%
Business	\$61,160	\$186,600	-67.22%	\$50,000	\$170,000	-70.59%	170	141	20.63%
Commercial	\$300,734	\$180,258	66.84%	\$15	\$18	-14.29%	163	202	-19.00%
Land		\$1,566,750			\$1,570,000			143	
COMM TOTAL	\$276,777	\$307,023	-9.85%	\$16	\$31	-49.18%	164	190	-13.42%
GRAND TOTAL	\$510,962	\$535,413	-4.57%	\$476,190	\$490,000	-2.82%	79	69	15.46%

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