

**Central Okanagan Monthly Statistics
February 2019**

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	776	742	4.58%	1,564	1,379	13.42%
2 Units Sold	292	367	-20.44%	508	730	-30.41%
3 Sales Volume	\$145,533,660	\$192,086,078	-24.24%	\$248,683,692	\$383,739,282	-35.19%
4 List/Sell Ratio	96.47%	97.71%		96.51%	97.42%	
5 Days to Sell	78	65	20.96%	80	75	7.27%
6 Active Listings	2,860	2,100	36.19%			
Area = North Okanagan						
1 Units Listed	265	216	22.69%	509	426	19.48%
2 Units Sold	121	131	-7.63%	227	242	-6.20%
3 Sales Volume	\$57,268,593	\$58,628,961	-2.32%	\$102,018,364	\$112,677,739	-9.46%
4 List/Sell Ratio	96.64%	97.39%		96.54%	97.01%	
5 Days to Sell	97	104	-6.51%	107	109	-1.62%
6 Active Listings	1,165	1,004	16.04%			
Area = Shuswap / Revels						
1 Units Listed	142	157	-9.55%	260	269	-3.35%
2 Units Sold	50	61	-18.03%	96	119	-19.33%
3 Sales Volume	\$18,300,050	\$24,563,200	-25.50%	\$33,852,580	\$44,147,418	-23.32%
4 List/Sell Ratio	96.15%	93.94%		95.61%	95.45%	
5 Days to Sell	120	199	-39.54%	141	176	-19.73%
6 Active Listings	829	773	7.24%			
Area = Grand Total						
1 Units Listed	1,183	1,115	6.10%	2,333	2,074	12.49%
2 Units Sold	463	559	-17.17%	831	1,091	-23.83%
3 Sales Volume	\$221,102,303	\$275,278,239	-19.68%	\$384,554,636	\$540,564,438	-28.86%
4 List/Sell Ratio	96.49%	97.29%		96.44%	97.17%	
5 Days to Sell	88	89	-0.89%	95	94	1.31%
6 Active Listings	4,854	3,877	25.20%			

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

Central Okanagan Statistics -- February 2019

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	292	\$145,533,660	118	\$78,950,616
Last Month	216	\$103,150,032	80	\$55,110,900
This Month Last Year	367	\$192,086,078	138	\$93,585,589

Description	Total Listings Taken	Inventory
This Month	776	2,860
Last Month	788	2,736
This Month Last Year	742	2,100

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Central Okanagan Statistics -- February 2019

Quick Summary Part 2

Condo/Apt

Sales	80
New Listings	174
Current Inventory	505
Sell/Inv. Ratio	15.84%
Days to Sell	78
Average Price	\$318,989
Median Price	\$322,500

Condo/Townhouse

Sales	38
New Listings	111
Current Inventory	366
Sell/Inv. Ratio	10.38%
Days to Sell	65
Average Price	\$462,105
Median Price	\$450,000

Lots

Sales	11
New Listings	70
Current Inventory	442
Sell/Inv. Ratio	2.49%
Days to Sell	111
Average Price	\$264,318
Median Price	\$211,500

Residential

Sales	118
New Listings	298
Current Inventory	863
Sell/Inv. Ratio	13.67%
Days to Sell	69
Average Price	\$669,073
Median Price	\$619,000

Ratio of Sales vs Inventory	13.96%
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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	15	20	-25.00%	31	35	-11.43	106	95	11.58
Duplex	12	21	-42.86%	33	35	-5.71	42	39	7.69
Mobile Home	30	24	25.00%	64	44	45.45	107	52	105.77
Recreational	0	0	0.00%	2	2	0.00	7	5	40.00
Residential	298	288	3.47%	581	538	7.99	863	680	26.91
Residential WF	15	7	114.29%	20	13	53.85	74	60	23.33
3/4-Plex	5	4	25.00%	6	4	50.00	10	9	11.11
Timeshare	0	0	0.00%	0	0	0.00		1	
Apartment	174	177	-1.69%	354	323	9.60	505	305	65.57
Townhouse	111	107	3.74%	234	183	27.87	366	178	105.62
RES TOTAL	660	648.00	1.85%	1,325	1,177	12.57%	2,080	1,424	46.07
FARMS	4	5	-20.00%	7	9	-22.22	26	24	8.33
MULTIFAMILY	0	0	0.00%	1	2	-50.00	5	5	0.00
Acreage	4	3	33.33%	6	9	-33.33	35	40	-12.50
Acreage WF	0	0	0.00%	2	0	0.00	14	7	100.00
Lots	64	50	28.00%	129	91	41.76	376	256	46.88
Lots WF	2	1	100.00%	3	4	-25.00	17	15	13.33
LOTS TOTAL	70	54.00	29.63%	140	104	34.62%	442	318	38.99
Business	8	7	14.29%	17	25	-32.00	52	58	-10.34
Commercial	33	23	43.48%	60	53	13.21	194	223	-13.00
Land	1	5	-80.00%	14	8	75.00	61	47	29.79
COMM TOTAL	42	35.00	20.00%	91	86	5.81%	307	328	-6.40
GRAND TOTAL	776	742	4.58%	1,564	1,378	13.50%	2,860	2,099	36.26

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Central Okanagan Statistics -- February 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	4	10	-60.00%	\$2,315,000	\$12,400,000	-81.33%	96.78%	95.92%
Duplex	9	6	50.00%	\$4,054,600	\$3,361,500	20.62%	97.17%	98.04%
Mobile Home	12	18	-33.33%	\$1,583,113	\$2,786,150	-43.18%	94.56%	95.35%
Recreational	1	0	0.00%	\$170,000	\$0	0.00%	91.94%	0.00%
Residential	118	138	-14.49%	\$78,950,616	\$93,585,589	-15.64%	97.12%	98.32%
Residential WF	2	2	0.00%	\$5,191,000	\$4,987,500	4.08%	88.43%	94.75%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	80	111	-27.93%	\$25,519,100	\$39,410,200	-35.25%	96.96%	98.07%
Townhouse	38	59	-35.59%	\$17,560,000	\$27,188,039	-35.41%	97.60%	98.22%
RES TOTAL	264	344	-23.26%	\$135,343,429	\$183,718,978	-26.33%	96.74%	97.93%
FARMS	1	0	0.00%	\$1,750,000	\$0	0.00%	93.09%	0.00%
MULTIFAMILY	1	1	0.00%	\$3,950,000	\$1,310,000	201.53%	94.16%	101.16%
Acreage	2	2	0.00%	\$712,000	\$719,500	-1.04%	91.90%	96.06%
Acreage WF	0	1	-100.00%	\$0	\$2,050,000	-100.00%	0.00%	82.00%
Lots	9	11	-18.18%	\$2,195,500	\$3,042,498	-27.84%	88.70%	96.94%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	11	14	-21.43%	\$2,907,500	\$5,811,998	-49.97%	89.46%	90.99%
Business	0	1	-100.00%	\$0	\$108,000	-100.00%	0.00%	72.05%
Commercial	15	6	150.00%	\$1,582,731	\$210,102	653.32%	96.76%	100.00%
Land	0	1	-100.00%	\$0	\$927,000	-100.00%	0.00%	97.68%
COMM TOTAL	15	8	87.50%	\$1,582,731	\$1,245,102	27.12%	96.76%	95.12%
GRAND TOTAL	292	367	-20.44%	\$145,533,660	\$192,086,078	-24.24%	96.47%	97.71%

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Central Okanagan Statistics -- February 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	9	17	-47.06%	\$6,559,500	\$20,974,400	-68.73%	93.62%	95.62%
Duplex	12	13	-7.69%	\$5,383,600	\$6,566,888	-18.02%	97.14%	98.79%
Mobile Home	23	30	-23.33%	\$2,967,113	\$4,997,950	-40.63%	94.56%	96.09%
Recreational	1	0	0.00%	\$170,000	\$0	0.00%	91.94%	0.00%
Residential	198	281	-29.54%	\$134,061,516	\$193,592,926	-30.75%	97.02%	98.12%
Residential WF	2	4	-50.00%	\$5,191,000	\$12,819,800	-59.51%	88.43%	89.57%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	140	221	-36.65%	\$45,694,561	\$74,850,338	-38.95%	96.97%	97.95%
Townhouse	71	96	-26.04%	\$33,698,226	\$43,692,040	-22.87%	97.42%	98.25%
RES TOTAL	456	662	-31.12%	\$233,725,516	\$357,494,342	-34.62%	96.73%	97.60%
FARMS	1	0	0.00%	\$1,750,000	\$0	0.00%	93.09%	0.00%
MULTIFAMILY	1	1	0.00%	\$3,950,000	\$1,310,000	201.53%	94.16%	101.16%
Acreage	3	3	0.00%	\$1,112,000	\$1,157,500	-3.93%	93.07%	96.62%
Acreage WF	0	1	-100.00%	\$0	\$2,050,000	-100.00%	0.00%	82.00%
Lots	15	34	-55.88%	\$4,360,498	\$10,338,218	-57.82%	92.91%	96.95%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	18	38	-52.63%	\$5,472,498	\$13,545,718	-59.60%	92.95%	94.32%
Business	3	2	50.00%	\$102,800	\$488,000	-78.93%	59.15%	91.23%
Commercial	29	23	26.09%	\$3,682,878	\$4,634,222	-20.53%	94.17%	93.47%
Land	0	4	-100.00%	\$0	\$6,267,000	-100.00%	0.00%	96.58%
COMM TOTAL	32	29	10.34%	\$3,785,678	\$11,389,222	-66.76%	92.68%	95.05%
GRAND TOTAL	508	730	-30.41%	\$248,683,692	\$383,739,282	-35.19%	96.51%	97.42%

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Central Okanagan Statistics -- February 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	\$578,750	\$1,240,000	-53.33%	\$582,500	\$890,000	-34.55%	104	155	-33.10%
Duplex	\$450,511	\$560,250	-19.59%	\$402,500	\$550,000	-26.82%	70	39	80.17%
Mobile Home	\$131,926	\$154,786	-14.77%	\$120,099	\$140,500	-14.52%	83	61	35.97%
Recreational	\$170,000			\$170,000			158		
Residential	\$669,073	\$678,156	-1.34%	\$619,000	\$634,250	-2.40%	69	59	17.80%
Residential WF	\$2,595,500	\$2,493,750	4.08%	\$2,595,500	\$2,493,750	4.08%	139	72	93.71%
3/4-Plex									
Timeshare									
Apartment	\$318,989	\$355,047	-10.16%	\$322,500	\$332,000	-2.86%	78	54	43.79%
Townhouse	\$462,105	\$460,814	0.28%	\$450,000	\$467,000	-3.64%	65	49	32.45%
RES TOTAL	\$512,665	\$534,067	-4.01%	\$463,195	\$493,250	-6.09%	73	58	25.77%
FARMS	\$1,750,000			\$1,750,000			89		
MULTIFAMILY	\$3,950,000	\$1,310,000	201.53%	\$3,950,000	\$1,310,000	201.53%	129	28	360.71%
Acreage	\$356,000	\$359,750	-1.04%	\$356,000	\$359,750	-1.04%	151	235	-35.82%
Acreage WF		\$2,050,000			\$2,050,000			133	
Lots	\$243,944	\$276,591	-11.80%	\$211,500	\$249,999	-15.40%	102	171	-40.45%
Lots WF									
LOTS TOTAL	\$264,318	\$415,143	-36.33%	\$211,500	\$283,750	-25.46%	111	177	-37.59%
Business		\$108,000			\$108,000			159	
Commercial	\$105,515	\$35,017	201.33%	\$17	\$22	-21.59%	140	167	-16.04%
Land		\$927,000			\$927,000			63	
COMM TOTAL	\$105,515	\$155,638	-32.20%	\$17	\$31	-43.44%	140	153	-8.38%
GRAND TOTAL	\$498,403	\$523,395	-4.78%	\$448,500	\$479,900	-6.54%	78	65	20.96%

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Central Okanagan Statistics -- February 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	\$728,833	\$1,233,788	-40.93%	\$630,000	\$945,000	-33.33%	132	188	-29.90%
Duplex	\$448,633	\$505,145	-11.19%	\$413,750	\$470,000	-11.97%	66	49	34.70%
Mobile Home	\$129,005	\$166,598	-22.57%	\$120,198	\$166,950	-28.00%	77	56	36.72%
Recreational	\$170,000			\$170,000			158		
Residential	\$677,078	\$688,943	-1.72%	\$630,000	\$645,000	-2.33%	72	67	8.04%
Residential WF	\$2,595,500	\$3,204,950	-19.02%	\$2,595,500	\$2,580,000	0.60%	139	118	17.37%
3/4-Plex									
Timeshare									
Apartment	\$326,390	\$338,689	-3.63%	\$325,000	\$324,000	0.31%	78	59	30.89%
Townhouse	\$474,623	\$455,125	4.28%	\$476,250	\$456,250	4.38%	75	57	31.86%
RES TOTAL	\$512,556	\$540,022	-5.09%	\$483,500	\$491,750	-1.68%	76	66	16.12%
FARMS	\$1,750,000			\$1,750,000			89		
MULTIFAMILY	\$3,950,000	\$1,310,000	201.53%	\$3,950,000	\$1,310,000	201.53%	129	28	360.71%
Acreage	\$370,667	\$385,833	-3.93%	\$400,000	\$405,000	-1.23%	118	181	-34.93%
Acreage WF		\$2,050,000			\$2,050,000			133	
Lots	\$290,700	\$304,065	-4.40%	\$259,999	\$274,950	-5.44%	99	148	-32.66%
Lots WF									
LOTS TOTAL	\$304,028	\$356,466	-14.71%	\$265,000	\$284,999	-7.02%	102	150	-31.61%
Business	\$34,267	\$244,000	-85.96%	\$40,000	\$244,000	-83.61%	165	179	-7.75%
Commercial	\$126,996	\$201,488	-36.97%	\$14	\$22	-36.36%	125	206	-39.26%
Land		\$1,566,750			\$1,570,000			143	
COMM TOTAL	\$118,302	\$392,732	-69.88%	\$16	\$34	-51.84%	129	195	-34.09%
GRAND TOTAL	\$489,535	\$525,670	-6.87%	\$457,500	\$471,250	-2.92%	80	75	7.27%

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