

Central Okanagan Monthly Statistics
March 2016

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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	1,133	1,206	-6.05%	2,646	2,860	-7.48%
2 Units Sold	636	513	23.98%	1,318	1,109	18.85%
3 Sales Volume	\$299,168,384	\$217,203,420	37.74%	\$595,493,112	\$462,712,398	28.70%
4 List/Sell Ratio	98.24%	96.71%		97.48%	96.46%	
5 Days to Sell	72	66	9.02%	79	83	-5.22%
6 Active Listings	2,921	3,551	-17.74%			
Area = North Okanagan						
1 Units Listed	461	451	2.22%	1,013	989	2.43%
2 Units Sold	187	140	33.57%	436	311	40.19%
3 Sales Volume	\$69,983,924	\$41,679,010	67.91%	\$155,256,728	\$98,030,388	58.38%
4 List/Sell Ratio	96.00%	96.23%		96.31%	96.20%	
5 Days to Sell	115	152	-24.10%	123	146	-15.44%
6 Active Listings	1,805	1,924	-6.19%			
Area = Shuswap / Revels						
1 Units Listed	282	287	-1.74%	612	609	0.49%
2 Units Sold	110	89	23.60%	193	167	15.57%
3 Sales Volume	\$35,260,967	\$25,929,686	35.99%	\$57,908,493	\$49,175,739	17.76%
4 List/Sell Ratio	95.30%	94.90%		95.25%	95.61%	
5 Days to Sell	201	130	54.18%	184	137	33.77%
6 Active Listings	1,192	1,346	-11.44%			
Area = Grand Total						
1 Units Listed	1,876	1,944	-3.50%	4,271	4,458	-4.19%
2 Units Sold	933	742	25.74%	1,947	1,587	22.68%
3 Sales Volume	\$404,413,275	\$284,812,116	41.99%	\$808,658,333	\$609,918,524	32.58%
4 List/Sell Ratio	97.58%	96.47%		97.09%	96.35%	
5 Days to Sell	96	90	6.59%	99	101	-1.94%
6 Active Listings	5,918	6,821	-13.24%			

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

Central Okanagan Statistics -- March 2016

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	636	\$299,168,384	303	\$171,728,880
Last Month	447	\$198,112,755	194	\$107,235,602
This Month Last Year	513	\$217,203,420	249	\$123,754,874

Description	Total Listings Taken	Inventory
This Month	1,133	2,921
Last Month	861	2,748
This Month Last Year	1,206	3,551

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Central Okanagan Statistics -- March 2016

Quick Summary Part 2

Condo/Apt

Sales	135
New Listings	197
Current Inventory	447
Sell/Inv. Ratio	30.20%
Days to Sell	72
Average Price	\$277,758
Median Price	\$265,000

Condo/Townhouse

Sales	91
New Listings	125
Current Inventory	273
Sell/Inv. Ratio	33.33%
Days to Sell	76
Average Price	\$385,417
Median Price	\$360,000

Lots

Sales	29
New Listings	128
Current Inventory	472
Sell/Inv. Ratio	6.14%
Days to Sell	166
Average Price	\$336,034
Median Price	\$230,000

Residential

Sales	303
New Listings	486
Current Inventory	855
Sell/Inv. Ratio	35.44%
Days to Sell	57
Average Price	\$566,762
Median Price	\$518,000
Ratio of Sales vs Inventory	28.97%

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Central Okanagan Statistics -- March 2016

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	36	55	-34.55%	79	123	-35.77	170	226	-24.78
Duplex	32	20	60.00%	82	56	46.43	54	43	25.58
Mobile Home	33	48	-31.25%	91	115	-20.87	105	139	-24.46
Recreational	4	1	300.00%	8	4	100.00	16	21	-23.81
Residential	486	495	-1.82%	1,105	1,174	-5.88	855	1,111	-23.04
Residential WF	20	20	0.00%	37	40	-7.50	69	85	-18.82
3/4-Plex	3	5	-40.00%	5	10	-50.00	4	10	-60.00
Timeshare	0	0	0.00%	1	0	0.00	1		
Apartment	197	208	-5.29%	492	507	-2.96	447	570	-21.58
Townhouse	125	136	-8.09%	296	320	-7.50	273	368	-25.82
RES TOTAL	936	988.00	-5.26%	2,196	2,349	-6.51%	1,994	2,573	-22.50
FARMS	10	23	-56.52%	24	38	-36.84	52	60	-13.33
MULTIFAMILY	0	2	-100.00%	4	5	-20.00	9	10	-10.00
Acreage	22	20	10.00%	41	52	-21.15	92	93	-1.08
Acreage WF	4	0	0.00%	5	5	0.00	13	17	-23.53
Lots	96	101	-4.95%	176	190	-7.37	351	351	0.00
Lots WF	6	2	200.00%	13	3	333.33	16	15	6.67
LOTS TOTAL	128	123.00	4.07%	235	250	-6.00%	472	476	-0.84
Business	8	11	-27.27%	27	35	-22.86	52	73	-28.77
Commercial	36	41	-12.20%	121	137	-11.68	265	274	-3.28
Land	11	17	-35.29%	35	43	-18.60	74	83	-10.84
COMM TOTAL	55	69.00	-20.29%	183	215	-14.88%	391	430	-9.07
GRAND TOTAL	1,129	1,205	-6.31%	2,642	2,857	-7.53%	2,918	3,549	-17.78

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Central Okanagan Statistics -- March 2016

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	9	12	-25.00%	\$7,984,000	\$9,865,900	-19.07%	94.59%	91.93%
Duplex	22	13	69.23%	\$7,831,700	\$4,688,901	67.03%	98.35%	97.42%
Mobile Home	25	20	25.00%	\$2,899,070	\$2,252,330	28.71%	95.33%	94.83%
Recreational	0	1	-100.00%	\$0	\$120,000	-100.00%	0.00%	92.31%
Residential	303	249	21.69%	\$171,728,880	\$123,754,874	38.77%	98.09%	97.49%
Residential WF	4	1	300.00%	\$6,150,000	\$3,500,000	75.71%	94.04%	94.65%
3/4-Plex	0	1	-100.00%	\$0	\$380,000	-100.00%	0.00%	87.36%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	135	95	42.11%	\$37,497,381	\$24,458,597	53.31%	96.44%	96.86%
Townhouse	91	81	12.35%	\$35,072,960	\$29,923,419	17.21%	98.13%	97.53%
RES TOTAL	589	473	24.52%	\$269,163,991	\$198,944,021	35.30%	97.64%	97.02%
FARMS	2	2	0.00%	\$6,870,000	\$3,265,000	110.41%	116.46%	94.67%
MULTIFAMILY	1	1	0.00%	\$1,130,000	\$1,340,000	-15.67%	95.84%	96.06%
Acreage	4	3	33.33%	\$3,290,500	\$2,323,000	41.65%	89.78%	97.81%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	25	17	47.06%	\$6,454,499	\$4,081,298	58.15%	95.28%	94.81%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	29	20	45.00%	\$9,744,999	\$6,404,298	52.16%	93.35%	95.88%
Business	4	0	0.00%	\$9,931,800	\$0	0.00%	112.53%	0.00%
Commercial	9	15	-40.00%	\$702,595	\$4,411,302	-84.07%	93.80%	93.84%
Land	1	2	-50.00%	\$975,000	\$2,838,800	-65.65%	88.64%	86.02%
COMM TOTAL	14	17	-17.65%	\$11,609,395	\$7,250,102	60.13%	108.76%	90.61%
GRAND TOTAL	635	513	23.78%	\$298,518,384	\$217,203,420	37.44%	98.24%	96.71%

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Central Okanagan Statistics -- March 2016

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	23	27	-14.81%	\$19,098,101	\$22,836,700	-16.37%	96.04%	93.54%
Duplex	42	28	50.00%	\$15,780,400	\$9,611,801	64.18%	97.97%	96.57%
Mobile Home	60	53	13.21%	\$6,270,220	\$4,852,580	29.21%	94.36%	93.75%
Recreational	0	3	-100.00%	\$0	\$625,000	-100.00%	0.00%	96.91%
Residential	583	516	12.98%	\$324,536,530	\$251,756,646	28.91%	97.74%	97.37%
Residential WF	11	7	57.14%	\$18,370,000	\$15,382,500	19.42%	93.58%	93.76%
3/4-Plex	0	2	-100.00%	\$0	\$1,106,500	-100.00%	0.00%	94.99%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	284	205	38.54%	\$80,249,331	\$51,939,202	54.51%	96.74%	96.66%
Townhouse	209	171	22.22%	\$77,832,674	\$60,834,319	27.94%	98.14%	97.56%
RES TOTAL	1,212	1,012	19.76%	\$542,137,255	\$418,945,248	29.41%	97.40%	96.88%
FARMS	4	5	-20.00%	\$11,040,000	\$6,765,000	63.19%	98.81%	90.89%
MULTIFAMILY	2	2	0.00%	\$1,865,000	\$2,675,000	-30.28%	96.93%	94.86%
Acreage	6	3	100.00%	\$4,166,100	\$2,323,000	79.34%	92.03%	97.81%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	55	51	7.84%	\$14,282,248	\$14,419,473	-0.95%	94.94%	98.02%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	61	54	12.96%	\$18,448,348	\$16,742,473	10.19%	94.27%	97.99%
Business	8	1	700.00%	\$10,295,300	\$80,000	12,769.13%	109.53%	81.63%
Commercial	27	30	-10.00%	\$8,462,209	\$12,998,877	-34.90%	96.33%	87.99%
Land	3	4	-25.00%	\$2,595,000	\$4,373,800	-40.67%	93.72%	89.30%
COMM TOTAL	38	35	8.57%	\$21,352,509	\$17,452,677	22.35%	101.90%	88.28%
GRAND TOTAL	1,317	1,108	18.86%	\$594,843,112	\$462,580,398	28.59%	97.48%	96.46%

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Central Okanagan Statistics -- March 2016

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	\$887,111	\$822,158	7.90%	\$710,000	\$805,000	-11.80%	125	84	49.04%
Duplex	\$355,986	\$360,685	-1.30%	\$336,500	\$334,601	0.57%	50	52	-2.63%
Mobile Home	\$115,963	\$112,617	2.97%	\$110,000	\$92,000	19.57%	93	-45	0.00%
Recreational		\$120,000			\$120,000			1,295	
Residential	\$566,762	\$497,008	14.03%	\$518,000	\$471,500	9.86%	57	61	-7.06%
Residential WF	\$1,537,500	\$3,500,000	-56.07%	\$1,065,000	\$3,500,000	-69.57%	105	135	-22.59%
3/4-Plex		\$380,000			\$380,000			121	
Timeshare									
Apartment	\$277,758	\$257,459	7.88%	\$265,000	\$240,000	10.42%	72	74	-3.31%
Townhouse	\$385,417	\$369,425	4.33%	\$360,000	\$368,500	-2.31%	76	22	239.74%
RES TOTAL	\$456,985	\$420,600	8.65%	\$416,000	\$400,000	4.00%	66	56	17.94%
FARMS	\$3,435,000	\$1,632,500	110.41%	\$3,435,000	\$1,632,500	110.41%	168	467	-64.09%
MULTIFAMILY	\$1,130,000	\$1,340,000	-15.67%	\$1,130,000	\$1,340,000	-15.67%	178	53	235.85%
Acreage	\$822,625	\$774,333	6.24%	\$487,750	\$998,000	-51.13%	82	216	-62.27%
Acreage WF									
Lots	\$258,180	\$240,076	7.54%	\$230,000	\$195,999	17.35%	179	149	20.04%
Lots WF									
LOTS TOTAL	\$336,034	\$320,215	4.94%	\$230,000	\$220,500	4.31%	166	159	4.04%
Business	\$2,482,950			\$2,071,500			151		
Commercial	\$78,066	\$294,087	-73.45%	\$14	\$13	8.00%	105	178	-40.78%
Land	\$975,000	\$1,419,400	-31.31%	\$975,000	\$1,419,400	-31.31%	44	282	-84.40%
COMM TOTAL	\$829,242	\$426,477	94.44%	\$34,413	\$15	229,316.67%	114	190	-40.13%
GRAND TOTAL	\$470,108	\$423,398	11.03%	\$406,000	\$393,000	3.31%	72	66	9.17%

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Central Okanagan Statistics -- March 2016

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	\$830,352	\$845,804	-1.83%	\$685,000	\$810,000	-15.43%	162	128	26.37%
Duplex	\$375,724	\$343,279	9.45%	\$358,900	\$312,000	15.03%	50	62	-20.43%
Mobile Home	\$104,504	\$91,558	14.14%	\$104,000	\$77,500	34.19%	99	33	201.61%
Recreational		\$208,333			\$185,000			502	
Residential	\$556,666	\$487,900	14.09%	\$513,000	\$462,500	10.92%	63	72	-13.23%
Residential WF	\$1,670,000	\$2,197,500	-24.00%	\$1,170,000	\$1,862,500	-37.18%	114	161	-28.83%
3/4-Plex		\$553,250			\$553,250			104	
Timeshare									
Apartment	\$282,568	\$253,362	11.53%	\$254,750	\$219,777	15.91%	70	91	-23.23%
Townhouse	\$372,405	\$355,756	4.68%	\$359,900	\$344,000	4.62%	82	62	31.83%
RES TOTAL	\$447,308	\$413,978	8.05%	\$411,506	\$389,625	5.62%	71	75	-5.41%
FARMS	\$2,760,000	\$1,353,000	103.99%	\$2,220,000	\$1,295,000	71.43%	122	298	-59.09%
MULTIFAMILY	\$932,500	\$1,337,500	-30.28%	\$932,500	\$1,337,500	-30.28%	210	81	160.25%
Acreage	\$694,350	\$774,333	-10.33%	\$487,750	\$998,000	-51.13%	144	216	-33.41%
Acreage WF									
Lots	\$259,677	\$282,735	-8.16%	\$230,000	\$234,500	-1.92%	159	113	41.00%
Lots WF									
LOTS TOTAL	\$302,432	\$310,046	-2.46%	\$230,000	\$239,750	-4.07%	158	119	32.92%
Business	\$1,286,913	\$80,000	1,508.64%	\$117,000	\$80,000	46.25%	134	94	42.42%
Commercial	\$313,415	\$433,296	-27.67%	\$13	\$14	-9.09%	218	201	8.52%
Land	\$865,000	\$1,093,450	-20.89%	\$975,000	\$1,006,900	-3.17%	32	368	-91.20%
COMM TOTAL	\$561,908	\$498,648	12.69%	\$13,750	\$16	84,776.54%	186	217	-14.40%
GRAND TOTAL	\$451,665	\$417,491	8.19%	\$399,000	\$382,250	4.38%	79	83	-4.83%

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