

Central Okanagan Monthly Statistics
April 2017

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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	1,003	1,054	-4.84%	3,397	3,699	-8.16%
2 Units Sold	617	801	-22.97%	1,928	2,119	-9.01%
3 Sales Volume	\$312,775,833	\$390,882,509	-19.98%	\$968,378,361	\$986,299,621	-1.82%
4 List/Sell Ratio	98.09%	96.93%		97.91%	97.26%	
5 Days to Sell	55	65	-15.97%	64	74	-13.81%
6 Active Listings	2,393	2,911	-17.79%			
Area = North Okanagan						
1 Units Listed	392	433	-9.47%	1,220	1,446	-15.63%
2 Units Sold	222	272	-18.38%	667	707	-5.66%
3 Sales Volume	\$83,663,747	\$118,207,493	-29.22%	\$259,918,479	\$273,343,221	-4.91%
4 List/Sell Ratio	97.30%	95.60%		96.70%	96.00%	
5 Days to Sell	97	99	-2.15%	108	114	-4.87%
6 Active Listings	1,391	1,804	-22.89%			
Area = Shuswap / Revels						
1 Units Listed	285	318	-10.38%	740	931	-20.52%
2 Units Sold	117	115	1.74%	321	307	4.56%
3 Sales Volume	\$41,605,881	\$38,671,925	7.59%	\$108,970,580	\$96,240,418	13.23%
4 List/Sell Ratio	94.80%	95.99%		95.64%	95.53%	
5 Days to Sell	139	126	10.42%	134	162	-17.10%
6 Active Listings	1,018	1,288	-20.96%			
Area = Grand Total						
1 Units Listed	1,680	1,805	-6.93%	5,357	6,076	-11.83%
2 Units Sold	956	1,188	-19.53%	2,916	3,133	-6.93%
3 Sales Volume	\$438,045,461	\$547,761,926	-20.03%	\$1,337,267,419	\$1,355,883,260	-1.37%
4 List/Sell Ratio	97.62%	96.57%		97.48%	96.88%	
5 Days to Sell	75	79	-5.01%	82	92	-10.79%
6 Active Listings	4,802	6,003	-20.01%			

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Central Okanagan Statistics -- April 2017

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	617	\$312,775,833	255	\$170,111,836
Last Month	635	\$309,787,773	244	\$156,285,266
This Month Last Year	801	\$390,882,509	384	\$216,199,839

Description	Total Listings Taken	Inventory
This Month	1,003	2,393
Last Month	1,070	2,274
This Month Last Year	1,054	2,911

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Quick Summary Part 2

Condo/Apt

Sales	162
New Listings	199
Current Inventory	347
Sell/Inv. Ratio	46.69%
Days to Sell	45
Average Price	\$336,139
Median Price	\$312,250

Condo/Townhouse

Sales	82
New Listings	127
Current Inventory	223
Sell/Inv. Ratio	36.77%
Days to Sell	43
Average Price	\$453,658
Median Price	\$430,250

Lots

Sales	44
New Listings	83
Current Inventory	380
Sell/Inv. Ratio	11.58%
Days to Sell	121
Average Price	\$345,177
Median Price	\$324,500

Residential

Sales	255
New Listings	420
Current Inventory	719
Sell/Inv. Ratio	35.47%
Days to Sell	42
Average Price	\$667,105
Median Price	\$624,000
Ratio of Sales vs Inventory	34.52%

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	37	42	-11.90%	104	120	-13.33	147	182	-19.23
Duplex	19	18	5.56%	61	100	-39.00	25	41	-39.02
Mobile Home	38	47	-19.15%	106	138	-23.19	80	102	-21.57
Recreational	3	3	0.00%	8	9	-11.11	5	17	-70.59
Residential	420	495	-15.15%	1,334	1,604	-16.83	719	878	-18.11
Residential WF	12	15	-20.00%	49	52	-5.77	63	70	-10.00
3/4-Plex	2	1	100.00%	11	6	83.33	5	4	25.00
Timeshare	1	0	0.00%	1	1	0.00	1	1	0.00
Apartment	199	174	14.37%	714	668	6.89	347	424	-18.16
Townhouse	127	137	-7.30%	417	430	-3.02	223	272	-18.01
RES TOTAL	858	932.00	-7.94%	2,805	3,128	-10.33%	1,615	1,991	-18.88
FARMS	14	6	133.33%	29	30	-3.33	39	55	-29.09
MULTIFAMILY	1	1	0.00%	7	5	40.00	6	10	-40.00
Acreage	13	9	44.44%	45	50	-10.00	67	86	-22.09
Acreage WF	1	2	-50.00%	4	7	-42.86	13	14	-7.14
Lots	66	46	43.48%	267	222	20.27	284	334	-14.97
Lots WF	3	3	0.00%	8	16	-50.00	16	17	-5.88
LOTS TOTAL	83	60.00	38.33%	324	295	9.83%	380	451	-15.74
Business	6	13	-53.85%	41	40	2.50	51	60	-15.00
Commercial	35	35	0.00%	150	156	-3.85	240	266	-9.77
Land	6	6	0.00%	41	41	0.00	62	75	-17.33
COMM TOTAL	47	54.00	-12.96%	232	237	-2.11%	353	401	-11.97
GRAND TOTAL	1,003	1,053	-4.75%	3,397	3,695	-8.06%	2,393	2,908	-17.71

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Central Okanagan Statistics -- April 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	22	-54.55%	\$10,526,500	\$23,895,656	-55.95%	97.68%	90.86%
Duplex	19	28	-32.14%	\$8,152,569	\$11,420,000	-28.61%	100.02%	98.46%
Mobile Home	19	35	-45.71%	\$2,468,200	\$4,056,422	-39.15%	96.69%	95.65%
Recreational	1	0	0.00%	\$41,000	\$0	0.00%	89.13%	0.00%
Residential	255	384	-33.59%	\$170,111,836	\$216,199,839	-21.32%	98.55%	98.12%
Residential WF	3	7	-57.14%	\$5,794,000	\$15,456,501	-62.51%	98.24%	94.43%
3/4-Plex	1	1	0.00%	\$318,500	\$417,000	-23.62%	99.56%	98.14%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	162	162	0.00%	\$54,454,488	\$45,257,188	20.32%	98.91%	97.67%
Townhouse	82	104	-21.15%	\$37,199,982	\$40,687,604	-8.57%	98.60%	98.61%
RES TOTAL	552	743	-25.71%	\$289,067,075	\$357,390,210	-19.12%	98.61%	97.41%
FARMS	3	1	200.00%	\$3,070,000	\$950,000	223.16%	97.06%	86.36%
MULTIFAMILY	1	0	0.00%	\$490,000	\$0	0.00%	98.02%	0.00%
Acreage	6	8	-25.00%	\$4,525,000	\$3,967,400	14.05%	100.27%	93.67%
Acreage WF	1	1	0.00%	\$200,000	\$49,000	308.16%	90.99%	98.20%
Lots	36	30	20.00%	\$10,157,800	\$6,316,445	60.82%	97.12%	96.28%
Lots WF	1	2	-50.00%	\$305,000	\$2,565,000	-88.11%	87.39%	85.67%
LOTS TOTAL	44	41	7.32%	\$15,187,800	\$12,897,845	17.75%	97.73%	93.19%
Business	1	0	0.00%	\$38,000	\$0	0.00%	63.44%	0.00%
Commercial	15	13	15.38%	\$1,422,958	\$14,764,455	-90.36%	94.61%	92.51%
Land	1	3	-66.67%	\$3,500,000	\$4,880,000	-28.28%	70.71%	88.76%
COMM TOTAL	17	16	6.25%	\$4,960,958	\$19,644,455	-74.75%	76.16%	91.55%
GRAND TOTAL	617	801	-22.97%	\$312,775,833	\$390,882,509	-19.98%	98.09%	96.93%

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Central Okanagan Statistics -- April 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	27	45	-40.00%	\$33,065,001	\$42,993,757	-23.09%	95.91%	93.09%
Duplex	48	70	-31.43%	\$20,729,869	\$27,200,400	-23.79%	99.08%	98.17%
Mobile Home	63	95	-33.68%	\$7,841,250	\$10,326,642	-24.07%	96.24%	94.86%
Recreational	3	0	0.00%	\$446,000	\$0	0.00%	95.73%	0.00%
Residential	792	967	-18.10%	\$510,088,729	\$540,736,369	-5.67%	98.44%	97.89%
Residential WF	8	18	-55.56%	\$13,461,500	\$33,826,501	-60.20%	95.66%	93.97%
3/4-Plex	7	1	600.00%	\$4,796,188	\$417,000	1,050.16%	95.17%	98.14%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	487	445	9.44%	\$162,522,817	\$125,190,519	29.82%	98.12%	97.07%
Townhouse	287	313	-8.31%	\$126,502,257	\$118,520,278	6.73%	98.95%	98.30%
RES TOTAL	1,722	1,954	-11.87%	\$879,453,611	\$899,211,465	-2.20%	98.28%	97.41%
FARMS	11	5	120.00%	\$15,326,000	\$11,990,000	27.82%	94.36%	97.69%
MULTIFAMILY	2	2	0.00%	\$1,440,000	\$1,865,000	-22.79%	96.33%	96.93%
Acreage	12	14	-14.29%	\$7,547,500	\$8,133,500	-7.20%	100.41%	92.82%
Acreage WF	4	1	300.00%	\$1,050,000	\$49,000	2,042.86%	95.44%	98.20%
Lots	114	86	32.56%	\$31,031,297	\$20,838,693	48.91%	97.17%	95.29%
Lots WF	2	2	0.00%	\$1,150,000	\$2,565,000	-55.17%	93.95%	85.67%
LOTS TOTAL	132	103	28.16%	\$40,778,797	\$31,586,193	29.10%	97.61%	93.80%
Business	2	8	-75.00%	\$127,900	\$10,295,300	-98.76%	85.38%	109.53%
Commercial	50	40	25.00%	\$20,473,452	\$23,226,663	-11.85%	92.99%	93.87%
Land	9	6	50.00%	\$10,778,602	\$7,475,000	44.20%	85.65%	90.42%
COMM TOTAL	61	54	12.96%	\$31,379,954	\$40,996,963	-23.46%	90.29%	96.67%
GRAND TOTAL	1,928	2,118	-8.97%	\$968,378,361	\$985,649,621	-1.75%	97.91%	97.26%

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Central Okanagan Statistics -- April 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	\$1,052,650	\$1,086,166	-3.09%	\$966,250	\$795,000	21.54%	53	171	-68.81%
Duplex	\$429,083	\$407,857	5.20%	\$419,800	\$382,000	9.90%	30	55	-45.26%
Mobile Home	\$129,905	\$115,898	12.09%	\$130,000	\$99,900	30.13%	51	82	-38.51%
Recreational	\$41,000			\$41,000			25		
Residential	\$667,105	\$563,020	18.49%	\$624,000	\$528,000	18.18%	42	50	-15.53%
Residential WF	\$1,931,333	\$2,208,072	-12.53%	\$2,010,000	\$1,750,000	14.86%	109	137	-20.44%
3/4-Plex	\$318,500	\$417,000	-23.62%	\$318,500	\$417,000	-23.62%	24	63	-61.90%
Timeshare									
Apartment	\$336,139	\$279,365	20.32%	\$312,250	\$255,000	22.45%	45	51	-12.63%
Townhouse	\$453,658	\$391,227	15.96%	\$430,250	\$363,900	18.23%	43	64	-32.00%
RES TOTAL	\$523,672	\$481,010	8.87%	\$481,250	\$439,000	9.62%	43	58	-25.42%
FARMS	\$1,023,333	\$950,000	7.72%	\$975,000	\$950,000	2.63%	155	225	-31.11%
MULTIFAMILY	\$490,000			\$490,000			43		
Acreage	\$754,167	\$495,925	52.07%	\$635,000	\$442,500	43.50%	55	226	-75.46%
Acreage WF	\$200,000	\$49,000	308.16%	\$200,000	\$49,000	308.16%	172	31	454.84%
Lots	\$282,161	\$210,548	34.01%	\$301,950	\$207,500	45.52%	106	122	-13.09%
Lots WF	\$305,000	\$1,282,500	-76.22%	\$305,000	\$1,282,500	-76.22%	1,004	129	678.29%
LOTS TOTAL	\$345,177	\$314,582	9.73%	\$324,500	\$228,000	42.32%	121	140	-13.76%
Business	\$38,000			\$38,000			127		
Commercial	\$94,864	\$1,135,727	-91.65%	\$14	\$302,500	-100.00%	241	200	20.67%
Land	\$3,500,000	\$1,626,667	115.16%	\$3,500,000	\$1,000,000	250.00%	297	149	99.78%
COMM TOTAL	\$291,821	\$1,227,778	-76.23%	\$14	\$494,500	-100.00%	238	190	24.95%
GRAND TOTAL	\$506,930	\$487,993	3.88%	\$460,000	\$430,000	6.98%	55	65	-15.97%

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Central Okanagan Statistics -- April 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	\$1,224,630	\$955,417	28.18%	\$1,050,001	\$725,000	44.83%	116	166	-30.33%
Duplex	\$431,872	\$388,577	11.14%	\$402,450	\$368,750	9.14%	47	52	-8.37%
Mobile Home	\$124,464	\$108,701	14.50%	\$125,000	\$100,000	25.00%	77	93	-17.15%
Recreational	\$148,667			\$180,000			38		
Residential	\$644,051	\$559,190	15.18%	\$595,000	\$520,000	14.42%	51	58	-12.17%
Residential WF	\$1,682,688	\$1,879,250	-10.46%	\$1,798,750	\$1,639,500	9.71%	139	123	12.85%
3/4-Plex	\$685,170	\$417,000	64.31%	\$352,888	\$417,000	-15.37%	43	63	-32.43%
Timeshare									
Apartment	\$333,722	\$281,327	18.62%	\$307,000	\$255,000	20.39%	48	63	-23.83%
Townhouse	\$440,774	\$378,659	16.40%	\$421,000	\$359,900	16.98%	53	76	-30.24%
RES TOTAL	\$510,716	\$460,190	10.98%	\$460,000	\$420,000	9.52%	53	66	-20.88%
FARMS	\$1,393,273	\$2,398,000	-41.90%	\$1,428,000	\$1,150,000	24.17%	154	142	8.40%
MULTIFAMILY	\$720,000	\$932,500	-22.79%	\$720,000	\$932,500	-22.79%	27	210	-87.35%
Acreage	\$628,958	\$580,964	8.26%	\$597,000	\$472,750	26.28%	150	191	-21.52%
Acreage WF	\$262,500	\$49,000	435.71%	\$200,000	\$49,000	308.16%	129	31	315.32%
Lots	\$272,204	\$242,310	12.34%	\$275,400	\$226,500	21.59%	139	146	-5.19%
Lots WF	\$575,000	\$1,282,500	-55.17%	\$575,000	\$1,282,500	-55.17%	669	129	418.22%
LOTS TOTAL	\$308,930	\$306,662	0.74%	\$287,450	\$230,000	24.98%	148	151	-2.28%
Business	\$63,950	\$1,286,913	-95.03%	\$63,950	\$117,000	-45.34%	153	134	13.91%
Commercial	\$409,469	\$580,667	-29.48%	\$23	\$21	10.84%	189	212	-10.96%
Land	\$1,197,622	\$1,245,833	-3.87%	\$1,050,000	\$987,500	6.33%	145	91	60.34%
COMM TOTAL	\$514,425	\$759,203	-32.24%	\$1,600	\$69,400	-97.69%	181	187	-3.09%
GRAND TOTAL	\$502,271	\$465,368	7.93%	\$441,900	\$411,306	7.44%	64	74	-13.85%

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