

**Central Okanagan Monthly Statistics
May 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	1,181	1,139	3.69%	4,578	4,838	-5.37%
2 Units Sold	807	879	-8.19%	2,735	2,998	-8.77%
3 Sales Volume	\$447,582,931	\$448,548,810	-0.22%	\$1,415,956,293	\$1,434,848,432	-1.32%
4 List/Sell Ratio	97.71%	97.81%		97.84%	97.43%	
5 Days to Sell	55	62	-12.00%	61	70	-13.46%
6 Active Listings	2,478	2,854	-13.17%			
Area = North Okanagan						
1 Units Listed	472	444	6.31%	1,692	1,890	-10.48%
2 Units Sold	326	283	15.19%	993	990	0.30%
3 Sales Volume	\$131,184,545	\$117,131,576	12.00%	\$391,139,024	\$390,474,797	0.17%
4 List/Sell Ratio	97.31%	96.85%		96.91%	96.26%	
5 Days to Sell	102	101	1.42%	106	110	-3.46%
6 Active Listings	1,429	1,850	-22.76%			
Area = Shuswap / Revels						
1 Units Listed	318	306	3.92%	1,058	1,237	-14.47%
2 Units Sold	169	165	2.42%	490	472	3.81%
3 Sales Volume	\$63,317,986	\$59,494,550	6.43%	\$172,288,566	\$155,734,968	10.63%
4 List/Sell Ratio	97.37%	95.78%		96.26%	95.63%	
5 Days to Sell	102	117	-12.39%	123	146	-15.69%
6 Active Listings	1,102	1,370	-19.56%			
Area = Grand Total						
1 Units Listed	1,971	1,889	4.34%	7,328	7,965	-8.00%
2 Units Sold	1,302	1,327	-1.88%	4,218	4,460	-5.43%
3 Sales Volume	\$642,085,462	\$625,174,937	2.70%	\$1,979,383,882	\$1,981,058,196	-0.08%
4 List/Sell Ratio	97.59%	97.43%		97.52%	97.05%	
5 Days to Sell	73	77	-5.71%	79	87	-9.61%
6 Active Listings	5,009	6,074	-17.53%			

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Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	807	\$447,582,931	327	\$230,145,443
Last Month	617	\$312,770,833	255	\$170,111,836
This Month Last Year	879	\$448,548,810	426	\$256,123,073

Description	Total Listings Taken	Inventory
This Month	1,181	2,478
Last Month	1,003	2,393
This Month Last Year	1,139	2,854

Quick Summary Part 2

Condo/Apt	
Sales	205
New Listings	243
Current Inventory	353
Sell/Inv. Ratio	58.07%
Days to Sell	44
Average Price	\$348,286
Median Price	\$310,000

Condo/Townhouse	
Sales	124
New Listings	166
Current Inventory	237
Sell/Inv. Ratio	52.32%
Days to Sell	36
Average Price	\$488,802
Median Price	\$469,850

Lots	
Sales	60
New Listings	60
Current Inventory	365
Sell/Inv. Ratio	16.44%
Days to Sell	119
Average Price	\$332,118
Median Price	\$288,500

Residential	
Sales	327
New Listings	527
Current Inventory	788
Sell/Inv. Ratio	41.50%
Days to Sell	46
Average Price	\$703,809
Median Price	\$649,900
Ratio of Sales vs Inventory	43.45%

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	39	54	-27.78%	143	174	-17.82	149	194	-23.20
Duplex	23	26	-11.54%	84	126	-33.33	25	44	-43.18
Mobile Home	37	42	-11.90%	143	180	-20.56	74	102	-27.45
Recreational	4	2	100.00%	12	11	9.09	9	19	-52.63
Residential	527	521	1.15%	1,860	2,125	-12.47	788	859	-8.27
Residential WF	10	13	-23.08%	60	65	-7.69	59	65	-9.23
3/4-Plex	0	2	-100.00%	11	8	37.50	3	4	-25.00
Timeshare	1	0	0.00%	1	1	0.00	2	1	100.00
Apartment	243	208	16.83%	957	876	9.25	353	399	-11.53
Townhouse	166	129	28.68%	584	559	4.47	237	246	-3.66
RES TOTAL	1,050	997.00	5.32%	3,855	4,125	-6.55%	1,699	1,933	-12.11
FARMS	7	14	-50.00%	36	44	-18.18	33	57	-42.11
MULTIFAMILY	0	2	-100.00%	7	7	0.00	3	9	-66.67
Acreage	11	18	-38.89%	56	68	-17.65	64	93	-31.18
Acreage WF	5	2	150.00%	9	9	0.00	16	14	14.29
Lots	44	44	0.00%	311	266	16.92	270	320	-15.63
Lots WF	0	1	-100.00%	8	17	-52.94	15	17	-11.76
LOTS TOTAL	60	65.00	-7.69%	384	360	6.67%	365	444	-17.79
Business	9	11	-18.18%	50	51	-1.96	57	64	-10.94
Commercial	41	35	17.14%	191	191	0.00	252	269	-6.32
Land	14	15	-6.67%	55	56	-1.79	69	77	-10.39
COMM TOTAL	64	61.00	4.92%	296	298	-0.67%	378	410	-7.80
GRAND TOTAL	1,181	1,139	3.69%	4,578	4,834	-5.30%	2,478	2,853	-13.14

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Central Okanagan Statistics -- May 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	15	23	-34.78%	\$18,752,657	\$27,403,000	-31.57%	94.44%	94.30%
Duplex	18	16	12.50%	\$8,907,700	\$6,244,305	42.65%	99.72%	99.56%
Mobile Home	35	29	20.69%	\$5,642,399	\$3,464,600	62.86%	96.88%	95.36%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	327	426	-23.24%	\$230,145,443	\$256,123,073	-10.14%	98.69%	98.44%
Residential WF	6	10	-40.00%	\$13,923,000	\$18,862,500	-26.19%	97.21%	94.44%
3/4-Plex	2	1	100.00%	\$1,434,500	\$210,000	583.10%	100.34%	97.72%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	205	174	17.82%	\$71,398,634	\$55,588,494	28.44%	98.26%	97.49%
Townhouse	124	135	-8.15%	\$60,611,495	\$55,726,597	8.77%	99.04%	98.66%
RES TOTAL	732	814	-10.07%	\$410,815,828	\$423,622,569	-3.02%	98.42%	97.87%
FARMS	3	3	0.00%	\$4,187,500	\$2,885,000	45.15%	94.04%	93.82%
MULTIFAMILY	1	0	0.00%	\$930,000	\$0	0.00%	96.88%	0.00%
Acreage	12	3	300.00%	\$6,621,000	\$713,000	828.61%	89.00%	93.04%
Acreage WF	1	1	0.00%	\$300,000	\$1,200,000	-75.00%	100.33%	96.01%
Lots	47	37	27.03%	\$13,006,050	\$10,593,897	22.77%	97.38%	97.41%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	60	41	46.34%	\$19,927,050	\$12,506,897	59.33%	94.47%	97.01%
Business	2	2	0.00%	\$1,025,000	\$213,000	381.22%	87.09%	89.23%
Commercial	7	14	-50.00%	\$2,722,554	\$127,845	2,029.58%	87.46%	84.59%
Land	2	3	-33.33%	\$7,975,000	\$8,870,000	-10.09%	80.96%	97.72%
COMM TOTAL	11	19	-42.11%	\$11,722,554	\$9,210,845	27.27%	82.90%	97.30%
GRAND TOTAL	807	877	-7.98%	\$447,582,931	\$448,225,310	-0.14%	97.71%	97.81%

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Central Okanagan Statistics -- May 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	42	68	-38.24%	\$51,817,658	\$70,396,757	-26.39%	95.37%	93.56%
Duplex	66	86	-23.26%	\$29,637,569	\$33,444,705	-11.38%	99.27%	98.43%
Mobile Home	98	124	-20.97%	\$13,483,649	\$13,791,242	-2.23%	96.51%	94.99%
Recreational	3	0	0.00%	\$446,000	\$0	0.00%	95.73%	0.00%
Residential	1,119	1,393	-19.67%	\$740,234,172	\$796,859,442	-7.11%	98.52%	98.06%
Residential WF	14	28	-50.00%	\$27,384,500	\$52,689,001	-48.03%	96.44%	94.14%
3/4-Plex	9	2	350.00%	\$6,230,688	\$627,000	893.73%	96.31%	98.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	692	619	11.79%	\$233,916,451	\$180,779,013	29.39%	98.16%	97.20%
Townhouse	411	448	-8.26%	\$187,113,752	\$174,246,875	7.38%	98.98%	98.41%
RES TOTAL	2,454	2,768	-11.34%	\$1,290,264,438	\$1,322,834,034	-2.46%	98.33%	97.56%
FARMS	14	8	75.00%	\$19,513,500	\$14,875,000	31.18%	94.29%	96.92%
MULTIFAMILY	3	2	50.00%	\$2,370,000	\$1,865,000	27.08%	96.54%	96.93%
Acreage	24	17	41.18%	\$14,168,500	\$8,846,500	60.16%	94.73%	92.84%
Acreage WF	5	2	150.00%	\$1,350,000	\$1,249,000	8.09%	96.48%	96.09%
Lots	161	123	30.89%	\$44,037,347	\$31,432,590	40.10%	97.23%	95.99%
Lots WF	2	2	0.00%	\$1,150,000	\$2,565,000	-55.17%	93.95%	85.67%
LOTS TOTAL	192	144	33.33%	\$60,705,847	\$44,093,090	37.68%	96.56%	94.69%
Business	4	10	-60.00%	\$1,152,900	\$10,508,300	-89.03%	86.89%	109.03%
Commercial	57	54	5.56%	\$23,196,005	\$23,354,508	-0.68%	92.30%	93.81%
Land	11	9	22.22%	\$18,753,602	\$16,345,000	14.74%	83.59%	94.24%
COMM TOTAL	72	73	-1.37%	\$43,102,507	\$50,207,808	-14.15%	88.16%	96.78%
GRAND TOTAL	2,735	2,995	-8.68%	\$1,415,956,293	\$1,433,874,932	-1.25%	97.84%	97.43%

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Central Okanagan Statistics -- May 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	\$1,250,177	\$1,191,435	4.93%	\$1,145,000	\$885,000	29.38%	114	121	-5.63%
Duplex	\$494,872	\$390,269	26.80%	\$473,750	\$376,000	26.00%	48	28	73.16%
Mobile Home	\$161,211	\$119,469	34.94%	\$155,000	\$109,000	42.20%	72	47	54.22%
Recreational									
Residential	\$703,809	\$601,228	17.06%	\$649,900	\$560,000	16.05%	46	46	-0.04%
Residential WF	\$2,320,500	\$1,886,250	23.02%	\$2,207,500	\$2,000,000	10.38%	75	67	12.94%
3/4-Plex	\$717,250	\$210,000	241.55%	\$717,250	\$210,000	241.55%	30	19	57.89%
Timeshare									
Apartment	\$348,286	\$319,474	9.02%	\$310,000	\$286,250	8.30%	44	63	-29.38%
Townhouse	\$488,802	\$412,790	18.41%	\$469,850	\$390,000	20.47%	36	59	-38.38%
RES TOTAL	\$561,224	\$520,421	7.84%	\$502,250	\$469,900	6.88%	47	53	-12.91%
FARMS	\$1,395,833	\$961,667	45.15%	\$1,500,000	\$1,290,000	16.28%	199	124	60.22%
MULTIFAMILY	\$930,000			\$930,000			27		
Acreage	\$551,750	\$237,667	132.15%	\$426,500	\$110,000	287.73%	231	542	-57.42%
Acreage WF	\$300,000	\$1,200,000	-75.00%	\$300,000	\$1,200,000	-75.00%	366	178	105.62%
Lots	\$276,724	\$286,322	-3.35%	\$265,000	\$240,000	10.42%	85	142	-40.11%
Lots WF									
LOTS TOTAL	\$332,118	\$305,046	8.87%	\$288,500	\$240,000	20.21%	119	172	-30.92%
Business	\$512,500	\$106,500	381.22%	\$512,500	\$106,500	381.22%	90	90	0.00%
Commercial	\$388,936	\$9,132	4,159.16%	\$360,000	\$12	063,729.79%	276	189	46.16%
Land	\$3,987,500	\$2,956,667	34.86%	\$3,987,500	\$1,600,000	149.22%	112	268	-58.26%
COMM TOTAL	\$1,065,687	\$484,781	119.83%	\$400,000	\$14	857,042.86%	212	191	11.18%
GRAND TOTAL	\$554,626	\$511,089	8.52%	\$487,500	\$450,000	8.33%	55	62	-12.04%

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Central Okanagan Statistics -- May 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	\$1,233,754	\$1,035,246	19.17%	\$1,094,400	\$795,000	37.66%	115	151	-23.65%
Duplex	\$449,054	\$388,892	15.47%	\$414,900	\$371,750	11.61%	48	47	0.60%
Mobile Home	\$137,588	\$111,220	23.71%	\$130,000	\$106,500	22.07%	74	82	-9.66%
Recreational	\$148,667			\$180,000			38		
Residential	\$661,514	\$572,046	15.64%	\$610,000	\$530,000	15.09%	49	54	-8.91%
Residential WF	\$1,956,036	\$1,881,750	3.95%	\$2,055,000	\$1,685,000	21.96%	112	103	8.45%
3/4-Plex	\$692,299	\$313,500	120.83%	\$352,888	\$313,500	12.56%	40	41	-2.98%
Timeshare									
Apartment	\$338,030	\$292,050	15.74%	\$307,250	\$259,000	18.63%	47	63	-25.61%
Townhouse	\$455,265	\$388,944	17.05%	\$437,500	\$368,450	18.74%	48	70	-32.28%
RES TOTAL	\$525,780	\$477,902	10.02%	\$470,000	\$431,050	9.04%	51	63	-19.03%
FARMS	\$1,393,821	\$1,859,375	-25.04%	\$1,451,500	\$1,220,000	18.98%	164	136	20.93%
MULTIFAMILY	\$790,000	\$932,500	-15.28%	\$930,000	\$932,500	-0.27%	27	210	-87.27%
Acreage	\$590,354	\$520,382	13.45%	\$502,000	\$425,500	17.98%	190	253	-24.70%
Acreage WF	\$270,000	\$624,500	-56.77%	\$200,000	\$624,500	-67.97%	176	105	68.61%
Lots	\$273,524	\$255,550	7.03%	\$270,000	\$228,000	18.42%	123	145	-15.13%
Lots WF	\$575,000	\$1,282,500	-55.17%	\$575,000	\$1,282,500	-55.17%	669	129	418.22%
LOTS TOTAL	\$316,176	\$306,202	3.26%	\$287,450	\$230,000	24.98%	139	157	-11.72%
Business	\$288,225	\$1,050,830	-72.57%	\$64,950	\$117,000	-44.49%	121	125	-3.08%
Commercial	\$406,947	\$432,491	-5.91%	\$24	\$14	74.55%	200	206	-3.14%
Land	\$1,704,873	\$1,816,111	-6.13%	\$1,175,000	\$1,000,000	17.50%	139	150	-7.14%
COMM TOTAL	\$598,646	\$687,778	-12.96%	\$39,000	\$2,375	1,542.11%	186	188	-1.08%
GRAND TOTAL	\$517,717	\$478,756	8.14%	\$450,102	\$422,000	6.66%	61	70	-13.50%

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