

**Central Okanagan Monthly Statistics
October 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	819	699	17.17%	9,500	9,416	0.89%
2 Units Sold	563	527	6.83%	5,749	6,556	-12.31%
3 Sales Volume	\$304,284,561	\$251,180,162	21.14%	\$3,051,501,561	\$3,200,179,676	-4.65%
4 List/Sell Ratio	95.92%	97.07%		97.53%	97.45%	
5 Days to Sell	68	61	12.66%	60	67	-10.81%
6 Active Listings	2,457	2,322	5.81%			
Area = North Okanagan						
1 Units Listed	221	249	-11.24%	3,391	3,559	-4.72%
2 Units Sold	225	242	-7.02%	2,243	2,308	-2.82%
3 Sales Volume	\$94,977,951	\$96,645,279	-1.73%	\$930,872,800	\$926,680,532	0.45%
4 List/Sell Ratio	96.61%	95.52%		97.13%	96.42%	
5 Days to Sell	104	128	-18.46%	95	111	-14.06%
6 Active Listings	1,242	1,459	-14.87%			
Area = Shuswap / Revels						
1 Units Listed	123	124	-0.81%	2,116	2,187	-3.25%
2 Units Sold	109	110	-0.91%	1,238	1,235	0.24%
3 Sales Volume	\$38,100,779	\$34,180,235	11.47%	\$428,356,275	\$403,345,133	6.20%
4 List/Sell Ratio	95.76%	94.24%		96.31%	95.66%	
5 Days to Sell	117	163	-28.45%	113	139	-18.64%
6 Active Listings	933	1,056	-11.65%			
Area = Grand Total						
1 Units Listed	1,163	1,072	8.49%	15,007	15,162	-1.02%
2 Units Sold	897	879	2.05%	9,230	10,099	-8.60%
3 Sales Volume	\$437,363,291	\$382,005,676	14.49%	\$4,410,730,636	\$4,530,205,341	-2.64%
4 List/Sell Ratio	96.05%	96.42%		97.33%	97.08%	
5 Days to Sell	83	92	-9.55%	76	86	-11.99%
6 Active Listings	4,632	4,837	-4.24%			

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

Central Okanagan Statistics -- October 2017

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	563	\$304,284,561	220	\$147,935,487
Last Month	507	\$281,256,063	193	\$137,141,502
This Month Last Year	527	\$251,180,162	220	\$134,765,747

Description	Total Listings Taken	Inventory
This Month	819	2,457
Last Month	877	2,654
This Month Last Year	699	2,322

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Central Okanagan Statistics -- October 2017

Quick Summary Part 2

Condo/Apt

Sales	117
New Listings	162
Current Inventory	330
Sell/Inv. Ratio	35.45%
Days to Sell	65
Average Price	\$318,812
Median Price	\$301,000

Condo/Townhouse

Sales	75
New Listings	85
Current Inventory	196
Sell/Inv. Ratio	38.27%
Days to Sell	58
Average Price	\$454,451
Median Price	\$440,000

Lots

Sales	71
New Listings	94
Current Inventory	342
Sell/Inv. Ratio	20.76%
Days to Sell	99
Average Price	\$344,068
Median Price	\$202,900

Residential

Sales	220
New Listings	333
Current Inventory	866
Sell/Inv. Ratio	25.40%
Days to Sell	54
Average Price	\$672,434
Median Price	\$634,000
Ratio of Sales vs Inventory	29.15%

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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	26	27	-3.70%	330	340	-2.94	162	177	-8.47
Duplex	22	14	57.14%	179	217	-17.51	38	27	40.74
Mobile Home	25	23	8.70%	295	367	-19.62	59	84	-29.76
Recreational	1	0	0.00%	21	23	-8.70	7	10	-30.00
Residential	333	254	31.10%	4,020	4,025	-0.12	866	642	34.89
Residential WF	9	13	-30.77%	123	129	-4.65	61	49	24.49
3/4-Plex	3	2	50.00%	27	19	42.11	6	7	-14.29
Timeshare	0	0	0.00%	1	3	-66.67	1	2	-50.00
Apartment	162	140	15.71%	1,932	1,805	7.04	330	294	12.24
Townhouse	85	109	-22.02%	1,187	1,165	1.89	196	237	-17.30
RES TOTAL	666	582.00	14.43%	8,115	8,093	0.27%	1,726	1,529	12.88
FARMS	1	8	-87.50%	64	85	-24.71	31	54	-42.59
MULTIFAMILY	0	1	-100.00%	14	16	-12.50	3	8	-62.50
Acreage	7	9	-22.22%	92	117	-21.37	50	75	-33.33
Acreage WF	1	3	-66.67%	15	15	0.00	11	17	-35.29
Lots	84	40	110.00%	650	506	28.46	265	251	5.58
Lots WF	2	3	-33.33%	20	30	-33.33	16	19	-15.79
LOTS TOTAL	94	55.00	70.91%	777	668	16.32%	342	362	-5.52
Business	8	9	-11.11%	94	86	9.30	59	49	20.41
Commercial	44	40	10.00%	335	360	-6.94	227	251	-9.56
Land	6	4	50.00%	100	102	-1.96	68	69	-1.45
COMM TOTAL	58	53.00	9.43%	529	548	-3.47%	354	369	-4.07
GRAND TOTAL	819	699	17.17%	9,499	9,410	0.95%	2,456	2,322	5.77

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Central Okanagan Statistics -- October 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	17	14	21.43%	\$23,353,000	\$13,877,000	68.29%	85.44%	92.78%
Duplex	7	15	-53.33%	\$2,828,800	\$6,731,411	-57.98%	99.20%	100.35%
Mobile Home	25	13	92.31%	\$3,786,050	\$1,575,400	140.32%	95.51%	95.16%
Recreational	2	1	100.00%	\$249,000	\$86,100	189.20%	92.60%	93.59%
Residential	220	220	0.00%	\$147,935,487	\$134,765,747	9.77%	97.38%	97.73%
Residential WF	9	9	0.00%	\$21,041,500	\$12,009,125	75.21%	93.82%	92.30%
3/4-Plex	1	2	-50.00%	\$740,000	\$584,000	26.71%	92.52%	98.40%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	117	136	-13.97%	\$37,301,007	\$40,224,764	-7.27%	97.75%	98.01%
Townhouse	75	76	-1.32%	\$34,083,850	\$29,837,356	14.23%	98.58%	98.41%
RES TOTAL	473	486	-2.67%	\$271,318,693	\$239,690,903	13.20%	96.11%	97.33%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	2	0	0.00%	\$1,640,000	\$0	0.00%	96.58%	0.00%
Acreage	3	4	-25.00%	\$1,595,800	\$2,995,250	-46.72%	87.49%	86.22%
Acreage WF	1	0	0.00%	\$5,550,000	\$0	0.00%	85.38%	0.00%
Lots	67	20	235.00%	\$17,282,998	\$3,804,798	354.24%	97.87%	95.65%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	71	24	195.83%	\$24,428,798	\$6,800,048	259.24%	94.02%	91.25%
Business	1	0	0.00%	\$280,000	\$0	0.00%	93.33%	0.00%
Commercial	16	15	6.67%	\$6,617,070	\$3,664,211	80.59%	95.23%	95.59%
Land	0	2	-100.00%	\$0	\$1,025,000	-100.00%	0.00%	85.78%
COMM TOTAL	17	17	0.00%	\$6,897,070	\$4,689,211	47.08%	95.15%	93.26%
GRAND TOTAL	563	527	6.83%	\$304,284,561	\$251,180,162	21.14%	95.92%	97.07%

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Central Okanagan Statistics -- October 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	115	149	-22.82%	\$148,687,258	\$167,545,685	-11.26%	92.80%	93.60%
Duplex	117	166	-29.52%	\$54,506,490	\$70,314,866	-22.48%	98.74%	98.42%
Mobile Home	226	277	-18.41%	\$31,613,799	\$33,050,006	-4.35%	96.36%	95.33%
Recreational	11	7	57.14%	\$1,273,800	\$1,143,000	11.44%	95.02%	93.66%
Residential	2,327	2,918	-20.25%	\$1,580,623,775	\$1,738,942,427	-9.10%	98.21%	98.21%
Residential WF	37	77	-51.95%	\$76,371,250	\$136,095,626	-43.88%	93.92%	94.36%
3/4-Plex	16	7	128.57%	\$11,307,688	\$2,607,000	333.74%	95.80%	96.63%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	1,420	1,442	-1.53%	\$472,066,037	\$423,096,090	11.57%	98.16%	97.77%
Townhouse	854	945	-9.63%	\$390,223,721	\$384,285,780	1.55%	98.93%	98.63%
RES TOTAL	5,123	5,988	-14.45%	\$2,766,673,818	\$2,957,080,479	-6.44%	97.85%	97.71%
FARMS	17	10	70.00%	\$22,830,000	\$16,682,500	36.85%	94.27%	96.31%
MULTIFAMILY	8	5	60.00%	\$9,123,000	\$7,935,000	14.97%	96.57%	93.64%
Acreage	41	45	-8.89%	\$28,077,700	\$23,472,150	19.62%	92.99%	92.29%
Acreage WF	9	2	350.00%	\$9,698,500	\$1,249,000	676.50%	88.89%	96.09%
Lots	380	318	19.50%	\$108,988,271	\$77,702,047	40.26%	97.49%	95.82%
Lots WF	4	7	-42.86%	\$3,377,000	\$7,304,000	-53.77%	94.63%	89.52%
LOTS TOTAL	434	372	16.67%	\$150,141,471	\$109,727,197	36.83%	95.96%	94.61%
Business	12	15	-20.00%	\$5,694,695	\$11,611,800	-50.96%	89.84%	106.82%
Commercial	130	137	-5.11%	\$45,593,975	\$54,932,400	-17.00%	93.30%	93.97%
Land	25	23	8.70%	\$51,444,602	\$40,074,300	28.37%	91.91%	90.52%
COMM TOTAL	167	175	-4.57%	\$102,733,272	\$106,618,500	-3.64%	92.41%	93.86%
GRAND TOTAL	5,749	6,550	-12.23%	\$3,051,501,561	\$3,198,043,676	-4.58%	97.53%	97.45%

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Central Okanagan Statistics -- October 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	\$1,373,706	\$991,214	38.59%	\$950,000	\$718,500	32.22%	117	115	1.47%
Duplex	\$404,114	\$448,761	-9.95%	\$395,000	\$449,900	-12.20%	24	28	-14.39%
Mobile Home	\$151,442	\$121,185	24.97%	\$135,000	\$93,000	45.16%	50	81	-37.95%
Recreational	\$124,500	\$86,100	44.60%	\$124,500	\$86,100	44.60%	48	234	-79.70%
Residential	\$672,434	\$612,572	9.77%	\$634,000	\$580,000	9.31%	54	50	7.43%
Residential WF	\$2,337,944	\$1,334,347	75.21%	\$2,300,000	\$1,115,000	106.28%	66	89	-25.97%
3/4-Plex	\$740,000	\$292,000	153.42%	\$740,000	\$292,000	153.42%	82	89	-7.34%
Timeshare									
Apartment	\$318,812	\$295,770	7.79%	\$301,000	\$275,500	9.26%	65	51	27.32%
Townhouse	\$454,451	\$392,597	15.76%	\$440,000	\$376,500	16.87%	58	52	11.10%
RES TOTAL	\$573,612	\$493,191	16.31%	\$495,000	\$436,000	13.53%	59	54	9.59%
FARMS									
MULTIFAMILY	\$820,000			\$820,000			139		
Acreage	\$531,933	\$748,813	-28.96%	\$700,000	\$537,625	30.20%	203	168	21.00%
Acreage WF	\$5,550,000			\$5,550,000			164		
Lots	\$257,955	\$190,240	35.59%	\$201,900	\$214,950	-6.07%	93	111	-15.81%
Lots WF									
LOTS TOTAL	\$344,068	\$283,335	21.43%	\$202,900	\$219,950	-7.75%	99	120	-17.76%
Business	\$280,000			\$280,000			196		
Commercial	\$413,567	\$244,281	69.30%	\$29	\$17	68.82%	187	178	4.96%
Land		\$512,500			\$512,500			90	
COMM TOTAL	\$405,710	\$275,836	47.08%	\$31	\$17	84.71%	188	168	11.81%
GRAND TOTAL	\$540,470	\$476,623	13.40%	\$460,000	\$424,900	8.26%	68	61	12.66%

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Central Okanagan Statistics -- October 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	\$1,292,933	\$1,124,468	14.98%	\$1,065,000	\$835,000	27.54%	102	139	-26.38%
Duplex	\$465,867	\$423,584	9.98%	\$424,900	\$380,000	11.82%	44	45	-0.99%
Mobile Home	\$139,884	\$119,314	17.24%	\$129,950	\$109,000	19.22%	66	74	-10.47%
Recreational	\$115,800	\$163,286	-29.08%	\$100,000	\$148,000	-32.43%	43	80	-45.99%
Residential	\$679,254	\$595,936	13.98%	\$625,000	\$550,000	13.64%	47	50	-4.99%
Residential WF	\$2,064,088	\$1,767,476	16.78%	\$2,010,000	\$1,465,500	37.15%	94	93	1.28%
3/4-Plex	\$706,731	\$372,429	89.76%	\$669,500	\$295,000	126.95%	46	54	-15.72%
Timeshare									
Apartment	\$332,441	\$293,409	13.30%	\$305,000	\$262,000	16.41%	47	56	-16.21%
Townhouse	\$456,936	\$406,652	12.37%	\$437,500	\$384,000	13.93%	47	61	-23.12%
RES TOTAL	\$540,050	\$493,834	9.36%	\$482,000	\$437,000	10.30%	50	57	-12.98%
FARMS	\$1,342,941	\$1,668,250	-19.50%	\$1,428,000	\$1,220,000	17.05%	154	133	15.97%
MULTIFAMILY	\$1,140,375	\$1,587,000	-28.14%	\$940,000	\$1,130,000	-16.81%	101	211	-51.98%
Acreage	\$684,822	\$521,603	31.29%	\$489,000	\$425,500	14.92%	177	188	-5.45%
Acreage WF	\$1,077,611	\$624,500	72.56%	\$300,000	\$624,500	-51.96%	225	105	115.63%
Lots	\$286,811	\$244,346	17.38%	\$249,999	\$219,900	13.69%	111	170	-34.98%
Lots WF	\$844,250	\$1,043,429	-19.09%	\$575,000	\$810,000	-29.01%	352	107	229.85%
LOTS TOTAL	\$345,948	\$294,966	17.28%	\$263,500	\$228,000	15.57%	122	171	-28.81%
Business	\$474,558	\$774,120	-38.70%	\$150,000	\$70,000	114.29%	169	143	18.53%
Commercial	\$350,723	\$400,966	-12.53%	\$24	\$19	23.68%	201	196	2.50%
Land	\$2,057,784	\$1,742,361	18.10%	\$1,175,000	\$1,050,000	11.90%	246	180	36.60%
COMM TOTAL	\$615,169	\$609,249	0.97%	\$120,000	\$23,500	410.64%	205	189	8.47%
GRAND TOTAL	\$530,788	\$488,251	8.71%	\$462,000	\$425,000	8.71%	60	67	-10.84%

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