

Central Okanagan Monthly Statistics
March 2020

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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	1,038	1,053	-1.42%	2,475	2,615	-5.35%
2 Units Sold	417	372	12.10%	1,006	878	14.58%
3 Sales Volume	\$240,689,574	\$200,512,009	20.04%	\$564,277,896	\$448,855,702	25.71%
4 List/Sell Ratio	97.05%	96.93%		96.80%	96.70%	
5 Days to Sell	78	78	-0.10%	85	79	6.89%
6 Active Listings	2,972	3,141	-5.38%			
Area = North Okanagan						
1 Units Listed	372	347	7.20%	786	857	-8.28%
2 Units Sold	138	157	-12.10%	356	383	-7.05%
3 Sales Volume	\$61,215,255	\$75,705,254	-19.14%	\$159,899,442	\$177,408,618	-9.87%
4 List/Sell Ratio	97.30%	95.03%		96.77%	95.89%	
5 Days to Sell	89	103	-13.72%	96	106	-9.19%
6 Active Listings	1,220	1,237	-1.37%			
Area = Shuswap / Revels						
1 Units Listed	182	209	-12.92%	409	469	-12.79%
2 Units Sold	52	77	-32.47%	157	173	-9.25%
3 Sales Volume	\$19,630,850	\$30,930,364	-36.53%	\$66,779,182	\$64,782,944	3.08%
4 List/Sell Ratio	96.35%	96.80%		98.35%	96.17%	
5 Days to Sell	162	138	17.41%	145	140	3.75%
6 Active Listings	792	910	-12.97%			
Area = Grand Total						
1 Units Listed	1,592	1,609	-1.06%	3,670	3,941	-6.88%
2 Units Sold	607	606	0.17%	1,519	1,434	5.93%
3 Sales Volume	\$321,535,679	\$307,147,628	4.68%	\$790,956,520	\$691,047,264	14.46%
4 List/Sell Ratio	97.05%	96.44%		96.92%	96.44%	
5 Days to Sell	88	92	-4.90%	93	94	-0.05%
6 Active Listings	4,984	5,288	-5.75%			

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

Central Okanagan Statistics -- March 2020

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	417	\$240,689,574	176	\$126,369,540
Last Month	316	\$169,762,938	122	\$89,645,468
This Month Last Year	372	\$200,512,009	136	\$98,228,031

Description	Total Listings Taken	Inventory
This Month	1,038	2,972
Last Month	782	2,743
This Month Last Year	1,053	3,141

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Central Okanagan Statistics -- March 2020

Quick Summary Part 2

Condo/Apt

Sales	91
New Listings	249
Current Inventory	561
Sell/Inv. Ratio	16.22%
Days to Sell	59
Average Price	\$331,953
Median Price	\$325,000

Condo/Townhouse

Sales	74
New Listings	146
Current Inventory	346
Sell/Inv. Ratio	21.39%
Days to Sell	73
Average Price	\$516,250
Median Price	\$514,850

Lots

Sales	13
New Listings	64
Current Inventory	486
Sell/Inv. Ratio	2.67%
Days to Sell	179
Average Price	\$252,177
Median Price	\$280,000

Residential

Sales	176
New Listings	419
Current Inventory	903
Sell/Inv. Ratio	19.49%
Days to Sell	63
Average Price	\$718,009
Median Price	\$673,000
Ratio of Sales vs Inventory	15.89%

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Central Okanagan Statistics -- March 2020

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	19	16	18.75%	51	47	8.51	99	107	-7.48
Duplex	26	26	0.00%	56	59	-5.08	45	56	-19.64
Mobile Home	40	36	11.11%	99	100	-1.00	96	103	-6.80
Recreational	2	1	100.00%	4	3	33.33	9	8	12.50
Residential	419	432	-3.01%	948	1,009	-6.05	903	1,015	-11.03
Residential WF	15	23	-34.78%	30	43	-30.23	77	89	-13.48
3/4-Plex	0	3	-100.00%	1	9	-88.89		10	
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	249	208	19.71%	581	558	4.12	561	546	2.75
Townhouse	146	153	-4.58%	372	394	-5.58	346	391	-11.51
RES TOTAL	916	898.00	2.00%	2,142	2,222	-3.60%	2,136	2,325	-8.13
FARMS	6	1	500.00%	10	8	25.00	22	24	-8.33
MULTIFAMILY	9	1	800.00%	13	2	550.00	14	5	180.00
Acreage	3	5	-40.00%	10	11	-9.09	39	39	0.00
Acreage WF	0	0	0.00%	3	2	50.00	11	13	-15.38
Lots	59	80	-26.25%	148	209	-29.19	418	410	1.95
Lots WF	2	0	0.00%	6	3	100.00	18	16	12.50
LOTS TOTAL	64	85.00	-24.71%	167	225	-25.78%	486	478	1.67
Business	4	9	-55.56%	21	25	-16.00	51	48	6.25
Commercial	35	57	-38.60%	106	117	-9.40	215	204	5.39
Land	4	2	100.00%	16	16	0.00	48	57	-15.79
COMM TOTAL	43	68.00	-36.76%	143	158	-9.49%	314	309	1.62
GRAND TOTAL	1,038	1,053	-1.42%	2,475	2,615	-5.35%	2,972	3,141	-5.38

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Central Okanagan Statistics -- March 2020

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	8	6	33.33%	\$8,485,900	\$7,277,311	16.61%	95.69%	93.10%
Duplex	10	8	25.00%	\$5,262,069	\$3,516,900	49.62%	97.70%	96.43%
Mobile Home	20	22	-9.09%	\$4,189,062	\$3,407,300	22.94%	95.96%	94.50%
Recreational	0	1	-100.00%	\$0	\$150,000	-100.00%	0.00%	88.29%
Residential	176	136	29.41%	\$126,369,540	\$98,228,031	28.65%	97.44%	97.30%
Residential WF	3	1	200.00%	\$9,300,000	\$962,500	866.23%	95.45%	97.32%
3/4-Plex	1	1	0.00%	\$329,900	\$221,500	48.94%	97.17%	130.76%
Apartment	91	96	-5.21%	\$30,207,759	\$35,648,478	-15.26%	97.43%	97.11%
Townhouse	74	72	2.78%	\$38,202,530	\$35,631,630	7.22%	98.22%	97.86%
RES TOTAL	383	343	11.66%	\$222,346,760	\$185,043,651	20.16%	97.40%	97.15%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	1	1	0.00%	\$2,975,000	\$1,692,299	75.80%	95.97%	80.59%
Acreage	0	1	-100.00%	\$0	\$100,000	-100.00%	0.00%	100.11%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	13	8	62.50%	\$3,278,300	\$2,922,908	12.16%	97.03%	94.26%
Lots WF	0	1	-100.00%	\$0	\$700,000	-100.00%	0.00%	103.70%
LOTS TOTAL	13	10	30.00%	\$3,278,300	\$3,722,908	-11.94%	97.03%	96.06%
Business	3	2	50.00%	\$338,000	\$203,000	66.50%	73.72%	75.21%
Commercial	13	16	-18.75%	\$3,016,753	\$9,850,152	-69.37%	99.34%	97.10%
Land	4	0	0.00%	\$8,734,762	\$0	0.00%	89.63%	0.00%
COMM TOTAL	20	18	11.11%	\$12,089,514	\$10,053,152	20.26%	91.31%	96.53%
GRAND TOTAL	417	372	12.10%	\$240,689,574	\$200,512,009	20.04%	97.05%	96.93%

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Central Okanagan Statistics -- March 2020

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	17	15	13.33%	\$18,052,900	\$13,836,811	30.47%	93.67%	93.34%
Duplex	31	20	55.00%	\$17,977,069	\$8,900,500	101.98%	97.41%	96.86%
Mobile Home	40	45	-11.11%	\$7,719,662	\$6,374,413	21.10%	95.51%	94.53%
Recreational	0	2	-100.00%	\$0	\$320,000	-100.00%	0.00%	90.19%
Residential	414	334	23.95%	\$300,041,556	\$232,289,548	29.17%	97.32%	97.14%
Residential WF	8	3	166.67%	\$15,300,000	\$6,153,500	148.64%	95.47%	89.71%
3/4-Plex	1	1	0.00%	\$329,900	\$221,500	48.94%	97.17%	130.76%
Apartment	243	235	3.40%	\$85,643,814	\$81,090,039	5.62%	97.00%	97.03%
Townhouse	162	143	13.29%	\$80,766,226	\$69,329,856	16.50%	98.12%	97.64%
RES TOTAL	916	798	14.79%	\$525,831,127	\$418,516,167	25.64%	97.18%	96.91%
FARMS	0	1	-100.00%	\$0	\$1,750,000	-100.00%	0.00%	93.09%
MULTIFAMILY	3	2	50.00%	\$5,660,000	\$5,642,299	0.31%	93.71%	89.63%
Acreage	2	3	-33.33%	\$1,305,000	\$1,125,000	16.00%	93.41%	94.16%
Acreage WF	2	0	0.00%	\$5,050,000	\$0	0.00%	83.07%	0.00%
Lots	38	23	65.22%	\$9,087,200	\$7,283,406	24.77%	96.07%	93.45%
Lots WF	0	1	-100.00%	\$0	\$700,000	-100.00%	0.00%	103.70%
LOTS TOTAL	42	27	55.56%	\$15,442,200	\$9,108,406	69.54%	91.19%	94.25%
Business	5	5	0.00%	\$535,500	\$305,800	75.11%	76.89%	68.92%
Commercial	36	45	-20.00%	\$8,074,307	\$13,533,030	-40.34%	95.56%	96.29%
Land	4	0	0.00%	\$8,734,762	\$0	0.00%	89.63%	0.00%
COMM TOTAL	45	50	-10.00%	\$17,344,569	\$13,838,830	25.33%	91.82%	95.45%
GRAND TOTAL	1,006	878	14.58%	\$564,277,896	\$448,855,702	25.71%	96.80%	96.70%

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Central Okanagan Statistics -- March 2020

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	\$1,060,738	\$1,212,885	-12.54%	\$1,046,950	\$888,656	17.81%	156	102	53.82%
Duplex	\$526,207	\$439,613	19.70%	\$525,000	\$440,000	19.32%	36	39	-7.61%
Mobile Home	\$209,453	\$154,877	35.24%	\$187,250	\$156,000	20.03%	55	65	-15.76%
Recreational		\$150,000			\$150,000			278	
Residential	\$718,009	\$722,265	-0.59%	\$673,000	\$648,250	3.82%	63	60	5.36%
Residential WF	\$3,100,000	\$962,500	222.08%	\$2,700,000	\$962,500	180.52%	55	259	-78.76%
3/4-Plex	\$329,900	\$221,500	48.94%	\$329,900	\$221,500	48.94%	56	41	36.59%
Apartment	\$331,953	\$371,338	-10.61%	\$325,000	\$348,500	-6.74%	59	64	-7.68%
Townhouse	\$516,250	\$494,884	4.32%	\$514,850	\$482,000	6.82%	73	80	-8.70%
RES TOTAL	\$580,540	\$539,486	7.61%	\$525,000	\$500,000	5.00%	65	67	-3.24%
FARMS									
MULTIFAMILY	\$2,975,000	\$1,692,299	75.80%	\$2,975,000	\$1,692,299	75.80%	102	260	-60.77%
Acreage		\$100,000			\$100,000			282	
Acreage WF									
Lots	\$252,177	\$365,364	-30.98%	\$280,000	\$285,000	-1.75%	179	130	37.91%
Lots WF		\$700,000			\$700,000			280	
LOTS TOTAL	\$252,177	\$372,291	-32.26%	\$280,000	\$285,000	-1.75%	179	160	11.80%
Business	\$112,667	\$101,500	11.00%	\$98,000	\$101,500	-3.45%	337	177	90.58%
Commercial	\$232,058	\$615,634	-62.31%	\$19	\$15	24.26%	92	234	-60.43%
Land	\$2,183,690			\$1,908,333			733		
COMM TOTAL	\$604,476	\$558,508	8.23%	\$25,800	\$16	166,351.61%	257	227	13.17%
GRAND TOTAL	\$577,193	\$539,011	7.08%	\$520,000	\$486,500	6.89%	78	78	-0.10%

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Central Okanagan Statistics -- March 2020

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	\$1,061,935	\$922,454	15.12%	\$1,100,000	\$723,000	52.14%	142	120	18.53%
Duplex	\$579,905	\$445,025	30.31%	\$530,000	\$422,500	25.44%	65	55	17.55%
Mobile Home	\$192,992	\$141,654	36.24%	\$180,000	\$127,500	41.18%	83	71	16.44%
Recreational		\$160,000			\$160,000			218	
Residential	\$724,738	\$695,478	4.21%	\$665,000	\$640,000	3.91%	72	67	7.48%
Residential WF	\$1,912,500	\$2,051,167	-6.76%	\$1,522,500	\$1,841,000	-17.30%	124	179	-30.74%
3/4-Plex	\$329,900	\$221,500	48.94%	\$329,900	\$221,500	48.94%	56	41	36.59%
Apartment	\$352,444	\$345,064	2.14%	\$336,500	\$340,000	-1.03%	66	72	-8.62%
Townhouse	\$498,557	\$484,824	2.83%	\$497,500	\$479,000	3.86%	68	77	-12.60%
RES TOTAL	\$574,051	\$524,456	9.46%	\$525,000	\$490,000	7.14%	72	72	-0.62%
FARMS		\$1,750,000			\$1,750,000			89	
MULTIFAMILY	\$1,886,667	\$2,821,150	-33.12%	\$1,535,000	\$2,821,150	-45.59%	110	195	-43.62%
Acreage	\$652,500	\$375,000	74.00%	\$652,500	\$400,000	63.13%	68	123	-45.12%
Acreage WF	\$2,525,000			\$2,525,000			463		
Lots	\$239,137	\$316,670	-24.48%	\$248,450	\$270,000	-7.98%	203	110	84.60%
Lots WF		\$700,000			\$700,000			280	
LOTS TOTAL	\$367,671	\$337,348	8.99%	\$276,250	\$275,000	0.45%	209	118	77.45%
Business	\$107,100	\$61,160	75.11%	\$98,000	\$50,000	96.00%	235	170	38.56%
Commercial	\$224,286	\$300,734	-25.42%	\$19	\$15	26.50%	171	163	4.61%
Land	\$2,183,690			\$1,908,333			733		
COMM TOTAL	\$385,435	\$276,777	39.26%	\$24	\$16	52.71%	228	164	38.97%
GRAND TOTAL	\$560,912	\$511,225	9.72%	\$515,000	\$476,220	8.14%	85	79	6.89%

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