

Central Okanagan Monthly Statistics
April 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	633	1,200	-47.25%	3,108	3,815	-18.53%
2 Units Sold	221	456	-51.54%	1,227	1,334	-8.02%
3 Sales Volume	\$122,298,076	\$263,836,686	-53.65%	\$686,575,972	\$712,692,387	-3.66%
4 List/Sell Ratio	96.28%	96.18%		96.71%	96.51%	
5 Days to Sell	70	74	-6.30%	82	77	5.67%
6 Active Listings	3,005	3,453	-12.97%			
Area = North Okanagan						
1 Units Listed	222	443	-49.89%	1,009	1,300	-22.38%
2 Units Sold	83	208	-60.10%	439	591	-25.72%
3 Sales Volume	\$35,856,814	\$104,404,015	-65.66%	\$195,756,256	\$281,812,633	-30.54%
4 List/Sell Ratio	95.63%	97.66%		96.56%	96.54%	
5 Days to Sell	117	76	54.06%	100	95	4.97%
6 Active Listings	1,257	1,378	-8.78%			
Area = Shuswap / Revels						
1 Units Listed	122	285	-57.19%	530	754	-29.71%
2 Units Sold	30	108	-72.22%	187	281	-33.45%
3 Sales Volume	\$10,642,000	\$46,353,050	-77.04%	\$77,421,182	\$111,135,994	-30.34%
4 List/Sell Ratio	96.23%	97.13%		98.05%	96.57%	
5 Days to Sell	89	101	-11.32%	136	125	9.08%
6 Active Listings	834	1,033	-19.26%			
Area = Grand Total						
1 Units Listed	977	1,928	-49.33%	4,647	5,869	-20.82%
2 Units Sold	334	772	-56.74%	1,853	2,206	-16.00%
3 Sales Volume	\$168,796,890	\$414,593,750	-59.29%	\$959,753,410	\$1,105,641,014	-13.19%
4 List/Sell Ratio	96.14%	96.66%		96.78%	96.52%	
5 Days to Sell	83	78	6.01%	92	88	3.82%
6 Active Listings	5,096	5,864	-13.10%			

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

Central Okanagan Statistics -- April 2020

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	221	\$122,298,076	102	\$72,771,850
Last Month	417	\$240,689,574	176	\$126,369,540
This Month Last Year	456	\$263,836,686	190	\$132,475,878

Description	Total Listings Taken	Inventory
This Month	633	3,005
Last Month	1,038	2,972
This Month Last Year	1,200	3,453

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Central Okanagan Statistics -- April 2020

Quick Summary Part 2

Condo/Apt

Sales	37
New Listings	116
Current Inventory	571
Sell/Inv. Ratio	6.48%
Days to Sell	59
Average Price	\$335,673
Median Price	\$292,000

Condo/Townhouse

Sales	40
New Listings	100
Current Inventory	363
Sell/Inv. Ratio	11.02%
Days to Sell	57
Average Price	\$498,853
Median Price	\$514,150

Lots

Sales	10
New Listings	35
Current Inventory	444
Sell/Inv. Ratio	2.25%
Days to Sell	152
Average Price	\$318,800
Median Price	\$302,500

Residential

Sales	102
New Listings	265
Current Inventory	941
Sell/Inv. Ratio	10.84%
Days to Sell	61
Average Price	\$713,450
Median Price	\$670,000

Ratio of Sales vs Inventory	8.39%
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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	15	46	-67.39%	66	93	-29.03	100	126	-20.63
Duplex	11	25	-56.00%	66	84	-21.43	47	58	-18.97
Mobile Home	25	53	-52.83%	124	153	-18.95	90	118	-23.73
Recreational	1	1	0.00%	5	4	25.00	8	6	33.33
Residential	265	492	-46.14%	1,213	1,501	-19.19	941	1,153	-18.39
Residential WF	15	15	0.00%	45	58	-22.41	81	88	-7.95
3/4-Plex	4	4	0.00%	5	13	-61.54	4	14	-71.43
Timeshare	1	0	0.00%	1	0	0.00	1	1	0.00
Apartment	116	261	-55.56%	697	819	-14.90	571	618	-7.61
Townhouse	100	178	-43.82%	473	572	-17.31	363	433	-16.17
RES TOTAL	553	1,075.00	-48.56%	2,695	3,297	-18.26%	2,206	2,615	-15.64
FARMS	2	8	-75.00%	12	16	-25.00	20	30	-33.33
MULTIFAMILY	7	1	600.00%	20	3	566.67	18	5	260.00
Acreage	2	4	-50.00%	13	15	-13.33	40	39	2.56
Acreage WF	0	1	-100.00%	3	3	0.00	10	12	-16.67
Lots	30	51	-41.18%	177	260	-31.92	377	424	-11.08
Lots WF	3	4	-25.00%	9	7	28.57	17	14	21.43
LOTS TOTAL	35	60.00	-41.67%	202	285	-29.12%	444	489	-9.20
Business	6	17	-64.71%	27	42	-35.71	51	61	-16.39
Commercial	28	32	-12.50%	134	149	-10.07	218	207	5.31
Land	2	7	-71.43%	18	23	-21.74	48	46	4.35
COMM TOTAL	36	56.00	-35.71%	179	214	-16.36%	317	314	0.96
GRAND TOTAL	633	1,200	-47.25%	3,108	3,815	-18.53%	3,005	3,453	-12.97

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Central Okanagan Statistics -- April 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	4	10	-60.00%	\$6,632,500	\$12,848,500	-48.38%	97.07%	92.67%
Duplex	5	15	-66.67%	\$2,394,000	\$8,589,500	-72.13%	98.17%	97.43%
Mobile Home	16	23	-30.43%	\$2,167,700	\$3,814,500	-43.17%	91.64%	95.00%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	102	190	-46.32%	\$72,771,850	\$132,475,878	-45.07%	96.13%	97.18%
Residential WF	1	6	-83.33%	\$1,400,000	\$6,915,000	-79.75%	87.61%	87.56%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	37	100	-63.00%	\$12,419,890	\$40,962,857	-69.68%	96.54%	97.21%
Townhouse	40	80	-50.00%	\$19,954,100	\$37,750,475	-47.14%	97.64%	97.44%
RES TOTAL	205	424	-51.65%	\$117,740,040	\$243,356,710	-51.62%	96.32%	96.65%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	1	0	0.00%	\$230,000	\$0	0.00%	100.44%	0.00%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	9	10	-10.00%	\$2,957,999	\$3,360,749	-11.98%	94.02%	94.55%
Lots WF	0	1	-100.00%	\$0	\$525,000	-100.00%	0.00%	75.56%
LOTS TOTAL	10	11	-9.09%	\$3,187,999	\$3,885,749	-17.96%	94.45%	91.44%
Business	1	0	0.00%	\$40,000	\$0	0.00%	72.73%	0.00%
Commercial	5	17	-70.59%	\$1,330,037	\$6,954,227	-80.87%	98.11%	103.49%
Land	0	4	-100.00%	\$0	\$9,640,000	-100.00%	0.00%	83.47%
COMM TOTAL	6	21	-71.43%	\$1,370,037	\$16,594,227	-91.74%	97.12%	90.83%
GRAND TOTAL	221	456	-51.54%	\$122,298,076	\$263,836,686	-53.65%	96.28%	96.18%

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Central Okanagan Statistics -- April 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	21	25	-16.00%	\$24,685,400	\$26,685,311	-7.49%	94.56%	93.02%
Duplex	36	35	2.86%	\$20,371,069	\$17,490,000	16.47%	97.49%	97.14%
Mobile Home	56	68	-17.65%	\$9,887,362	\$10,188,913	-2.96%	94.63%	94.70%
Recreational	0	2	-100.00%	\$0	\$320,000	-100.00%	0.00%	90.19%
Residential	516	524	-1.53%	\$372,813,407	\$364,765,426	2.21%	97.09%	97.16%
Residential WF	9	9	0.00%	\$16,700,000	\$13,068,500	27.79%	94.75%	88.56%
3/4-Plex	1	1	0.00%	\$329,900	\$221,500	48.94%	97.17%	130.76%
Apartment	280	335	-16.42%	\$98,063,704	\$122,052,896	-19.65%	96.94%	97.09%
Townhouse	202	223	-9.42%	\$100,720,326	\$107,080,331	-5.94%	98.02%	97.57%
RES TOTAL	1,121	1,222	-8.27%	\$643,571,167	\$661,872,877	-2.77%	97.02%	96.82%
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	3	3	0.00%	\$1,535,000	\$1,125,000	36.44%	94.40%	94.16%
Acreage WF	2	0	0.00%	\$5,050,000	\$0	0.00%	83.07%	0.00%
Lots	47	33	42.42%	\$12,045,199	\$10,644,155	13.16%	95.56%	93.79%
Lots WF	0	2	-100.00%	\$0	\$1,225,000	-100.00%	0.00%	89.43%
LOTS TOTAL	52	38	36.84%	\$18,630,199	\$12,994,155	43.37%	91.73%	93.39%
Business	6	5	20.00%	\$575,500	\$305,800	88.19%	76.58%	68.92%
Commercial	41	62	-33.87%	\$9,404,344	\$20,487,256	-54.10%	95.92%	98.62%
Land	4	4	0.00%	\$8,734,762	\$9,640,000	-9.39%	89.63%	83.47%
COMM TOTAL	51	71	-28.17%	\$18,714,606	\$30,433,056	-38.51%	92.18%	92.88%
GRAND TOTAL	1,227	1,334	-8.02%	\$686,575,972	\$712,692,387	-3.66%	96.71%	96.51%

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Central Okanagan Statistics -- April 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	\$1,658,125	\$1,284,850	29.05%	\$1,378,750	\$1,078,750	27.81%	109	159	-31.52%
Duplex	\$478,800	\$572,633	-16.39%	\$440,000	\$485,000	-9.28%	23	50	-53.82%
Mobile Home	\$135,481	\$165,848	-18.31%	\$126,950	\$135,000	-5.96%	82	71	16.63%
Recreational									
Residential	\$713,450	\$697,241	2.32%	\$670,000	\$637,500	5.10%	61	62	-1.90%
Residential WF	\$1,400,000	\$1,152,500	21.48%	\$1,400,000	\$727,500	92.44%	215	123	74.32%
3/4-Plex									
Apartment	\$335,673	\$409,629	-18.05%	\$292,000	\$373,750	-21.87%	59	66	-9.99%
Townhouse	\$498,853	\$471,881	5.72%	\$514,150	\$481,500	6.78%	57	72	-21.72%
RES TOTAL	\$574,342	\$573,955	0.07%	\$529,000	\$537,750	-1.63%	62	68	-8.64%
FARMS									
MULTIFAMILY									
Acreage	\$230,000			\$230,000			35		
Acreage WF									
Lots	\$328,667	\$336,075	-2.20%	\$305,000	\$324,750	-6.08%	165	179	-7.88%
Lots WF		\$525,000			\$525,000			29	
LOTS TOTAL	\$318,800	\$353,250	-9.75%	\$302,500	\$325,000	-6.92%	152	165	-8.14%
Business	\$40,000			\$40,000			53		
Commercial	\$266,007	\$409,072	-34.97%	\$17	\$19	-10.53%	215	148	45.89%
Land		\$2,410,000			\$700,000			180	
COMM TOTAL	\$228,340	\$790,201	-71.10%	\$20,009	\$30	66,595.00%	188	154	22.48%
GRAND TOTAL	\$553,385	\$578,589	-4.36%	\$519,900	\$520,875	-0.19%	70	74	-6.30%

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Central Okanagan Statistics -- April 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	\$1,175,495	\$1,067,412	10.13%	\$1,199,000	\$931,000	28.79%	136	135	0.20%
Duplex	\$565,863	\$499,714	13.24%	\$526,500	\$460,000	14.46%	59	53	11.80%
Mobile Home	\$176,560	\$149,837	17.83%	\$171,200	\$134,000	27.76%	83	71	16.54%
Recreational		\$160,000			\$160,000			218	
Residential	\$722,507	\$696,117	3.79%	\$666,950	\$640,000	4.21%	70	65	7.17%
Residential WF	\$1,855,556	\$1,452,056	27.79%	\$1,450,000	\$962,500	50.65%	134	142	-5.56%
3/4-Plex	\$329,900	\$221,500	48.94%	\$329,900	\$221,500	48.94%	56	41	36.59%
Apartment	\$350,228	\$364,337	-3.87%	\$332,450	\$347,000	-4.19%	65	70	-7.49%
Townhouse	\$498,615	\$480,181	3.84%	\$501,000	\$480,000	4.38%	65	76	-13.37%
RES TOTAL	\$574,105	\$541,631	6.00%	\$525,000	\$505,000	3.96%	70	71	-1.08%
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	\$511,667	\$375,000	36.44%	\$550,000	\$400,000	37.50%	57	123	-53.93%
Acreage WF	\$2,525,000			\$2,525,000			463		
Lots	\$256,281	\$322,550	-20.55%	\$279,000	\$275,000	1.45%	196	131	49.48%
Lots WF		\$612,500			\$612,500			155	
LOTS TOTAL	\$358,273	\$341,951	4.77%	\$280,000	\$285,000	-1.75%	198	131	50.48%
Business	\$95,917	\$61,160	56.83%	\$85,250	\$50,000	70.50%	205	170	20.68%
Commercial	\$229,374	\$330,440	-30.59%	\$19	\$16	22.26%	176	159	10.86%
Land	\$2,183,690	\$2,410,000	-9.39%	\$1,908,333	\$700,000	172.62%	733	180	307.51%
COMM TOTAL	\$366,953	\$428,635	-14.39%	\$24	\$19	27.95%	223	161	38.70%
GRAND TOTAL	\$559,557	\$534,252	4.74%	\$515,000	\$490,000	5.10%	82	77	5.67%

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