

**Central Okanagan Monthly Statistics
July 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	1,196	963	24.20%	6,382	7,181	-11.13%
2 Units Sold	753	544	38.42%	2,805	2,900	-3.28%
3 Sales Volume	\$508,209,641	\$313,218,001	62.25%	\$1,669,527,305	\$1,596,333,804	4.59%
4 List/Sell Ratio	96.23%	96.20%		96.65%	96.54%	
5 Days to Sell	79	71	11.51%	80	72	11.03%
6 Active Listings	3,376	3,690	-8.51%			
Area = North Okanagan						
1 Units Listed	408	346	17.92%	2,145	2,542	-15.62%
2 Units Sold	294	240	22.50%	1,120	1,236	-9.39%
3 Sales Volume	\$152,366,588	\$120,489,019	26.46%	\$541,604,952	\$600,767,442	-9.85%
4 List/Sell Ratio	97.45%	96.74%		96.97%	96.64%	
5 Days to Sell	94	78	19.76%	97	83	17.15%
6 Active Listings	1,389	1,603	-13.35%			
Area = Shuswap / Revels						
1 Units Listed	246	245	0.41%	1,222	1,565	-21.92%
2 Units Sold	177	113	56.64%	563	635	-11.34%
3 Sales Volume	\$80,968,176	\$43,851,183	84.64%	\$236,319,748	\$257,361,253	-8.18%
4 List/Sell Ratio	96.16%	96.84%		96.59%	95.57%	
5 Days to Sell	124	86	43.53%	123	107	14.75%
6 Active Listings	930	1,258	-26.07%			
Area = Grand Total						
1 Units Listed	1,850	1,554	19.05%	9,749	11,288	-13.63%
2 Units Sold	1,224	897	36.45%	4,488	4,771	-5.93%
3 Sales Volume	\$741,544,405	\$477,558,203	55.28%	\$2,447,452,006	\$2,454,462,499	-0.29%
4 List/Sell Ratio	96.47%	96.40%		96.72%	96.46%	
5 Days to Sell	89	75	19.08%	89	79	12.73%
6 Active Listings	5,695	6,551	-13.07%			

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

Central Okanagan Statistics -- July 2020

Quick Summary Part 1

Residential				
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	753	\$508,209,641	336	\$273,126,012
Last Month	517	\$304,157,564	261	\$195,339,605
This Month Last Year	544	\$313,218,001	229	\$163,196,650

Description	Total Listings Taken	Inventory
This Month	1,196	3,376
Last Month	1,157	3,366
This Month Last Year	963	3,690

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Central Okanagan Statistics -- July 2020

Quick Summary Part 2

Condo/Apt

Sales	150
New Listings	271
Current Inventory	707
Sell/Inv. Ratio	21.22%
Days to Sell	81
Average Price	\$360,253
Median Price	\$338,500

Condo/Townhouse

Sales	123
New Listings	151
Current Inventory	383
Sell/Inv. Ratio	32.11%
Days to Sell	63
Average Price	\$550,230
Median Price	\$525,000

Lots

Sales	40
New Listings	83
Current Inventory	454
Sell/Inv. Ratio	8.81%
Days to Sell	179
Average Price	\$374,327
Median Price	\$333,750

Residential

Sales	336
New Listings	479
Current Inventory	1,055
Sell/Inv. Ratio	31.85%
Days to Sell	65
Average Price	\$812,875
Median Price	\$725,000

Ratio of Sales vs Inventory	29.65%
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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	31	28	10.71%	155	186	-16.67	115	142	-19.01
Duplex	17	20	-15.00%	128	150	-14.67	59	71	-16.90
Mobile Home	51	43	18.60%	245	298	-17.79	96	126	-23.81
Recreational	5	5	0.00%	22	26	-15.38	14	21	-33.33
Residential	479	426	12.44%	2,536	2,922	-13.21	1,055	1,302	-18.97
Residential WF	18	14	28.57%	95	125	-24.00	81	113	-28.32
3/4-Plex	1	1	0.00%	9	17	-47.06	7	8	-12.50
Timeshare	1	0	0.00%	2	1	100.00	2	1	100.00
Apartment	271	188	44.15%	1,426	1,480	-3.65	707	640	10.47
Townhouse	151	116	30.17%	906	1,031	-12.12	383	385	-0.52
RES TOTAL	1,025	841.00	21.88%	5,524	6,236	-11.42%	2,519	2,809	-10.32
FARMS	5	2	150.00%	34	29	17.24	25	30	-16.67
MULTIFAMILY	1	2	-50.00%	26	12	116.67	20	6	233.33
Acreage	15	9	66.67%	41	41	0.00	44	49	-10.20
Acreage WF	2	3	-33.33%	10	12	-16.67	13	15	-13.33
Lots	63	59	6.78%	370	482	-23.24	377	437	-13.73
Lots WF	3	3	0.00%	20	19	5.26	20	21	-4.76
LOTS TOTAL	83	74.00	12.16%	441	554	-20.40%	454	522	-13.03
Business	10	14	-28.57%	44	71	-38.03	42	65	-35.38
Commercial	63	26	142.31%	266	237	12.24	261	211	23.70
Land	9	4	125.00%	47	42	11.90	55	47	17.02
COMM TOTAL	82	44.00	86.36%	357	350	2.00%	358	323	10.84
GRAND TOTAL	1,196	963	24.20%	6,382	7,181	-11.13%	3,376	3,690	-8.51

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Central Okanagan Statistics -- July 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	15	11	36.36%	\$20,582,979	\$20,153,000	2.13%	94.15%	89.70%
Duplex	13	7	85.71%	\$7,820,650	\$4,003,400	95.35%	97.35%	97.09%
Mobile Home	36	31	16.13%	\$7,249,577	\$5,788,350	25.24%	96.47%	93.37%
Recreational	3	2	50.00%	\$1,802,000	\$208,600	763.85%	93.18%	94.01%
Residential	336	229	46.72%	\$273,126,012	\$163,196,650	67.36%	97.34%	97.03%
Residential WF	14	4	250.00%	\$34,735,000	\$6,030,000	476.04%	92.71%	89.67%
3/4-Plex	0	3	-100.00%	\$0	\$1,454,000	-100.00%	0.00%	97.93%
Apartment	150	134	11.94%	\$54,037,986	\$48,599,828	11.19%	97.34%	97.19%
Townhouse	123	89	38.20%	\$67,678,342	\$46,093,790	46.83%	97.71%	98.02%
RES TOTAL	690	510	35.29%	\$467,032,546	\$295,527,618	58.03%	96.86%	96.44%
FARMS	1	2	-50.00%	\$1,470,000	\$1,841,000	-20.15%	94.84%	97.20%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	6	1	500.00%	\$2,404,498	\$225,000	968.67%	93.13%	93.79%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	33	13	153.85%	\$12,348,599	\$4,142,600	198.09%	95.83%	95.86%
Lots WF	1	1	0.00%	\$220,000	\$1,300,000	-83.08%	76.18%	93.19%
LOTS TOTAL	40	15	166.67%	\$14,973,097	\$5,667,600	164.19%	95.03%	95.15%
Business	2	2	0.00%	\$15,185,000	\$97,400	15,490.35%	81.21%	56.01%
Commercial	18	14	28.57%	\$6,995,298	\$9,194,384	-23.92%	96.11%	90.81%
Land	2	1	100.00%	\$2,553,700	\$890,000	186.93%	96.27%	89.90%
COMM TOTAL	22	17	29.41%	\$24,733,998	\$10,181,784	142.92%	86.39%	90.19%
GRAND TOTAL	753	544	38.42%	\$508,209,641	\$313,218,001	62.25%	96.23%	96.20%

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Central Okanagan Statistics -- July 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	48	58	-17.24%	\$59,469,902	\$75,718,611	-21.46%	94.39%	92.33%
Duplex	65	67	-2.99%	\$36,728,519	\$35,481,200	3.52%	97.61%	96.98%
Mobile Home	125	149	-16.11%	\$22,708,539	\$24,598,413	-7.68%	95.28%	94.49%
Recreational	9	6	50.00%	\$2,998,500	\$988,600	203.31%	93.49%	90.56%
Residential	1,251	1,206	3.73%	\$941,245,170	\$840,883,118	11.94%	97.18%	97.25%
Residential WF	33	18	83.33%	\$63,985,250	\$32,690,100	95.73%	93.26%	89.77%
3/4-Plex	2	6	-66.67%	\$599,900	\$3,770,500	-84.09%	96.06%	98.12%
Apartment	581	693	-16.16%	\$202,370,521	\$249,980,798	-19.05%	97.05%	96.97%
Townhouse	456	488	-6.56%	\$234,723,278	\$240,843,161	-2.54%	97.81%	97.68%
RES TOTAL	2,570	2,691	-4.50%	\$1,564,829,578	\$1,504,954,501	3.98%	96.95%	96.78%
FARMS	1	3	-66.67%	\$1,470,000	\$3,591,000	-59.06%	94.84%	95.15%
MULTIFAMILY	3	4	-25.00%	\$5,660,000	\$9,667,299	-41.45%	93.71%	91.39%
Acreage	13	6	116.67%	\$6,082,998	\$1,567,500	288.07%	93.64%	91.96%
Acreage WF	2	0	0.00%	\$2,050,000	\$0	0.00%	94.64%	0.00%
Lots	118	76	55.26%	\$35,387,095	\$22,695,452	55.92%	95.27%	94.59%
Lots WF	2	4	-50.00%	\$792,500	\$2,995,000	-73.54%	89.27%	91.79%
LOTS TOTAL	135	86	56.98%	\$44,312,593	\$27,257,952	62.57%	94.90%	94.12%
Business	10	11	-9.09%	\$15,988,000	\$833,200	1,818.87%	81.04%	72.61%
Commercial	74	96	-22.92%	\$16,413,222	\$32,449,838	-49.42%	95.11%	96.12%
Land	12	9	33.33%	\$20,853,912	\$17,580,015	18.62%	94.50%	86.10%
COMM TOTAL	96	116	-17.24%	\$53,255,134	\$50,863,052	4.70%	90.18%	91.93%
GRAND TOTAL	2,805	2,900	-3.28%	\$1,669,527,305	\$1,596,333,804	4.59%	96.65%	96.54%

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Central Okanagan Statistics -- July 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	\$1,372,199	\$1,832,091	-25.10%	\$1,125,000	\$1,050,000	7.14%	91	83	9.60%
Duplex	\$601,588	\$571,914	5.19%	\$545,000	\$529,900	2.85%	54	75	-28.21%
Mobile Home	\$201,377	\$186,721	7.85%	\$196,750	\$183,000	7.51%	62	68	-9.67%
Recreational	\$600,667	\$104,300	475.90%	\$515,000	\$104,300	393.77%	22	26	-14.10%
Residential	\$812,875	\$712,649	14.06%	\$725,000	\$685,000	5.84%	65	61	7.32%
Residential WF	\$2,481,071	\$1,507,500	64.58%	\$2,400,000	\$1,340,000	79.10%	137	73	87.42%
3/4-Plex		\$484,667			\$550,000			21	
Apartment	\$360,253	\$362,685	-0.67%	\$338,500	\$342,750	-1.24%	81	69	17.55%
Townhouse	\$550,230	\$517,908	6.24%	\$525,000	\$503,000	4.37%	63	65	-1.75%
RES TOTAL	\$676,859	\$579,466	16.81%	\$592,750	\$525,000	12.90%	70	64	8.26%
FARMS	\$1,470,000	\$920,500	59.70%	\$1,470,000	\$920,500	59.70%	57	135	-57.62%
MULTIFAMILY									
Acreage	\$400,750	\$225,000	78.11%	\$182,083	\$225,000	-19.07%	59	138	-57.49%
Acreage WF									
Lots	\$374,200	\$318,662	17.43%	\$340,000	\$249,900	36.05%	201	225	-10.46%
Lots WF	\$220,000	\$1,300,000	-83.08%	\$220,000	\$1,300,000	-83.08%	149	49	204.08%
LOTS TOTAL	\$374,327	\$377,840	-0.93%	\$333,750	\$249,900	33.55%	179	207	-13.85%
Business	\$7,592,500	\$48,700	15,490.35%	\$7,592,500	\$48,700	15,490.35%	311	143	117.13%
Commercial	\$388,628	\$656,742	-40.82%	\$90,864	\$196,150	-53.68%	153	130	17.50%
Land	\$1,276,850	\$890,000	43.47%	\$1,276,850	\$890,000	43.47%	339	127	166.54%
COMM TOTAL	\$1,124,273	\$598,928	87.71%	\$180,000	\$49,900	260.72%	184	132	40.03%
GRAND TOTAL	\$674,913	\$575,768	17.22%	\$575,000	\$516,000	11.43%	79	71	11.51%

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Central Okanagan Statistics -- July 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	\$1,238,956	\$1,305,493	-5.10%	\$1,137,740	\$950,150	19.74%	119	118	0.90%
Duplex	\$565,054	\$529,570	6.70%	\$530,000	\$485,000	9.28%	53	63	-14.71%
Mobile Home	\$181,668	\$165,090	10.04%	\$170,000	\$155,000	9.68%	80	69	14.85%
Recreational	\$333,167	\$164,767	102.21%	\$225,000	\$136,800	64.47%	68	121	-43.85%
Residential	\$752,394	\$697,250	7.91%	\$683,500	\$650,000	5.15%	66	60	9.69%
Residential WF	\$1,938,947	\$1,816,117	6.76%	\$1,775,000	\$1,725,500	2.87%	143	120	19.46%
3/4-Plex	\$299,950	\$628,417	-52.27%	\$299,950	\$561,000	-46.53%	46	34	33.82%
Apartment	\$348,314	\$360,723	-3.44%	\$332,000	\$339,900	-2.32%	70	65	8.87%
Townhouse	\$514,744	\$493,531	4.30%	\$500,000	\$484,950	3.10%	67	67	-1.34%
RES TOTAL	\$608,883	\$559,255	8.87%	\$554,000	\$519,900	6.56%	69	65	6.90%
FARMS	\$1,470,000	\$1,197,000	22.81%	\$1,470,000	\$945,000	55.56%	57	119	-52.23%
MULTIFAMILY	\$1,886,667	\$2,416,825	-21.94%	\$1,535,000	\$2,233,650	-31.28%	110	113	-2.95%
Acreage	\$467,923	\$261,250	79.11%	\$302,500	\$187,500	61.33%	97	174	-44.18%
Acreage WF	\$1,025,000			\$1,025,000			191		
Lots	\$299,891	\$298,624	0.42%	\$290,000	\$272,500	6.42%	183	148	23.97%
Lots WF	\$396,250	\$748,750	-47.08%	\$396,250	\$612,500	-35.31%	97	138	-29.95%
LOTS TOTAL	\$328,241	\$316,953	3.56%	\$290,000	\$275,000	5.45%	174	149	16.49%
Business	\$1,598,800	\$75,745	2,010.75%	\$112,500	\$50,000	125.00%	222	185	19.96%
Commercial	\$221,800	\$338,019	-34.38%	\$20	\$17	18.80%	161	149	8.29%
Land	\$1,737,826	\$1,953,335	-11.03%	\$1,687,675	\$890,000	89.63%	571	350	62.95%
COMM TOTAL	\$554,741	\$438,475	26.52%	\$615	\$20	2,975.00%	219	168	30.23%
GRAND TOTAL	\$595,197	\$550,460	8.13%	\$535,000	\$505,000	5.94%	80	72	11.03%

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