

**Central Okanagan Monthly Statistics  
December 2020**

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## Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
1 Units Listed	468	430	8.84%	10,229	10,728	-4.65%
2 Units Sold	521	289	80.28%	6,311	4,940	27.75%
3 Sales Volume	\$421,759,266	\$158,892,328	165.44%	\$4,099,680,146	\$2,758,271,349	48.63%
4 List/Sell Ratio	96.57%	96.69%		96.94%	96.48%	
5 Days to Sell	76	89	-14.64%	77	75	2.65%
6 Active Listings	1,713	2,483	-31.01%			
<b>Area = North Okanagan</b>						
1 Units Listed	118	119	-0.84%	3,472	3,734	-7.02%
2 Units Sold	193	116	66.38%	2,419	2,026	19.40%
3 Sales Volume	\$103,770,487	\$55,656,425	86.45%	\$1,274,904,999	\$972,652,646	31.08%
4 List/Sell Ratio	97.11%	95.90%		96.80%	96.59%	
5 Days to Sell	106	106	0.08%	98	88	11.44%
6 Active Listings	781	1,081	-27.75%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	65	71	-8.45%	1,942	2,169	-10.47%
2 Units Sold	104	64	62.50%	1,314	1,119	17.43%
3 Sales Volume	\$43,130,637	\$25,036,790	72.27%	\$570,374,428	\$455,962,676	25.09%
4 List/Sell Ratio	97.39%	94.88%		96.23%	95.55%	
5 Days to Sell	128	156	-17.60%	125	111	13.06%
6 Active Listings	516	692	-25.43%			
<b>Area = Grand Total</b>						
1 Units Listed	651	620	5.00%	15,643	16,631	-5.94%
2 Units Sold	818	469	74.41%	10,044	8,085	24.23%
3 Sales Volume	\$568,660,390	\$239,585,542	137.35%	\$5,944,959,574	\$4,186,886,671	41.99%
4 List/Sell Ratio	96.73%	96.31%		96.84%	96.40%	
5 Days to Sell	90	102	-12.31%	88	83	6.21%
6 Active Listings	3,010	4,256	-29.28%			

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

Central Okanagan Statistics -- December 2020

**Quick Summary Part 1**

			<b>Residential</b>	
<b>Description</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>
<b>This Month</b>	521	\$421,759,266	193	\$164,896,779
<b>Last Month</b>	698	\$473,873,090	291	\$249,374,085
<b>This Month Last Year</b>	289	\$158,892,328	118	\$80,157,910

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	468	1,713
<b>Last Month</b>	658	2,151
<b>This Month Last Year</b>	430	2,483

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Central Okanagan Statistics -- December 2020

## Quick Summary Part 2

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### Condo/Apt

Sales	102
New Listings	112
Current Inventory	367
Sell/Inv. Ratio	27.79%
Days to Sell	65
Average Price	\$406,994
Median Price	\$356,000

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### Condo/Townhouse

Sales	98
New Listings	77
Current Inventory	170
Sell/Inv. Ratio	57.65%
Days to Sell	53
Average Price	\$560,782
Median Price	\$534,950

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### Lots

Sales	41
New Listings	28
Current Inventory	226
Sell/Inv. Ratio	18.14%
Days to Sell	175
Average Price	\$363,999
Median Price	\$287,500

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### Residential

Sales	193
New Listings	180
Current Inventory	410
Sell/Inv. Ratio	47.07%
Days to Sell	59
Average Price	\$854,387
Median Price	\$770,000
Ratio of Sales vs Inventory	38.48%

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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%
<b>Zone = Central Okanagan</b>									
Acreage/House	13	11	18.18%	237	294	-19.39	65	94	-30.85
Duplex	5	14	-64.29%	202	248	-18.55	12	47	-74.47
Mobile Home	12	15	-20.00%	387	445	-13.03	52	79	-34.18
Recreational	1	0	0.00%	29	29	0.00	6	4	50.00
Residential	180	124	45.16%	4,000	4,310	-7.19	410	721	-43.13
Residential WF	5	6	-16.67%	141	177	-20.34	39	75	-48.00
3/4-Plex	0	0	0.00%	14	19	-26.32	1		
Timeshare	1	0	0.00%	3	2	50.00	2	1	100.00
Apartment	112	88	27.27%	2,373	2,215	7.13	367	409	-10.27
Townhouse	77	50	54.00%	1,498	1,508	-0.66	170	267	-36.33
RES TOTAL	406	308.00	31.82%	8,884	9,247	-3.93%	1,124	1,697	-33.77
FARMS	4	2	100.00%	54	49	10.20	20	21	-4.76
MULTIFAMILY	4	4	0.00%	36	23	56.52	12	8	50.00
Acreage	3	3	0.00%	67	64	4.69	25	33	-24.24
Acreage WF	1	0	0.00%	19	17	11.76	9	13	-30.77
Lots	23	85	-72.94%	549	734	-25.20	181	377	-51.99
Lots WF	1	2	-50.00%	27	29	-6.90	11	15	-26.67
LOTS TOTAL	28	90.00	-68.89%	662	844	-21.56%	226	438	-48.40
Business	4	2	100.00%	73	109	-33.03	36	54	-33.33
Commercial	17	21	-19.05%	423	396	6.82	227	224	1.34
Land	5	3	66.67%	97	60	61.67	68	41	65.85
COMM TOTAL	26	26.00	0.00%	593	565	4.96%	331	319	3.76
<b>GRAND TOTAL</b>	<b>468</b>	<b>430</b>	<b>8.84%</b>	<b>10,229</b>	<b>10,728</b>	<b>-4.65%</b>	<b>1,713</b>	<b>2,483</b>	<b>-31.01</b>

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Central Okanagan Statistics -- December 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
<b>Zone = Central Okanagan</b>								
Acreage/House	15	9	66.67%	\$52,141,050	\$10,640,000	390.05%	93.94%	93.44%
Duplex	21	9	133.33%	\$14,130,217	\$4,899,750	188.39%	97.33%	97.07%
Mobile Home	12	14	-14.29%	\$2,625,641	\$1,965,500	33.59%	95.03%	93.61%
Recreational	2	0	0.00%	\$379,000	\$0	0.00%	92.67%	0.00%
Residential	193	118	63.56%	\$164,896,779	\$80,157,910	105.71%	98.09%	97.26%
Residential WF	10	2	400.00%	\$30,907,500	\$4,100,000	653.84%	92.31%	92.40%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	102	74	37.84%	\$41,513,350	\$26,925,300	54.18%	97.77%	96.97%
Townhouse	98	45	117.78%	\$54,956,604	\$22,021,900	149.55%	98.95%	98.14%
RES TOTAL	453	271	67.16%	\$361,550,141	\$150,710,360	139.90%	96.98%	96.86%
FARMS	3	1	200.00%	\$5,480,000	\$880,000	522.73%	89.91%	92.73%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	5	3	66.67%	\$1,921,000	\$1,015,000	89.26%	100.10%	93.57%
Acreage WF	2	0	0.00%	\$2,725,000	\$0	0.00%	82.58%	0.00%
Lots	34	6	466.67%	\$10,277,943	\$1,619,898	534.48%	96.34%	96.21%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	41	9	355.56%	\$14,923,943	\$2,634,898	466.40%	93.93%	95.17%
Business	1	0	0.00%	\$225,000	\$0	0.00%	60.00%	0.00%
Commercial	20	6	233.33%	\$9,421,041	\$642,070	1,367.29%	97.08%	73.37%
Land	3	2	50.00%	\$30,159,141	\$4,025,000	649.30%	94.56%	96.99%
COMM TOTAL	24	8	200.00%	\$39,805,182	\$4,667,070	752.89%	94.83%	92.88%
<b>GRAND TOTAL</b>	<b>521</b>	<b>289</b>	<b>80.28%</b>	<b>\$421,759,266</b>	<b>\$158,892,328</b>	<b>165.44%</b>	<b>96.57%</b>	<b>96.69%</b>

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Central Okanagan Statistics -- December 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
<b>Zone = Central Okanagan</b>								
Acreage/House	129	113	14.16%	\$204,416,652	\$135,400,111	50.97%	94.66%	93.23%
Duplex	155	130	19.23%	\$91,840,054	\$69,289,670	32.55%	98.18%	96.82%
Mobile Home	242	247	-2.02%	\$46,262,380	\$41,476,813	11.54%	95.66%	94.44%
Recreational	17	14	21.43%	\$5,004,200	\$2,705,300	84.98%	93.73%	95.03%
Residential	2,758	2,045	34.87%	\$2,211,186,457	\$1,437,862,342	53.78%	97.52%	97.09%
Residential WF	88	38	131.58%	\$199,384,350	\$75,070,100	165.60%	93.50%	90.60%
3/4-Plex	8	10	-20.00%	\$7,490,947	\$6,407,500	16.91%	97.33%	97.17%
Apartment	1,333	1,181	12.87%	\$489,693,277	\$427,494,082	14.55%	97.31%	96.97%
Townhouse	1,027	791	29.84%	\$559,920,382	\$396,319,451	41.28%	98.19%	97.62%
RES TOTAL	5,757	4,569	26.00%	\$3,815,198,699	\$2,592,025,369	47.19%	97.20%	96.69%
FARMS	9	4	125.00%	\$19,307,000	\$4,471,000	331.83%	91.76%	94.66%
MULTIFAMILY	5	6	-16.67%	\$8,120,000	\$13,073,299	-37.89%	91.60%	92.32%
Acreage	35	18	94.44%	\$20,755,898	\$8,232,230	152.13%	94.26%	89.04%
Acreage WF	6	1	500.00%	\$11,014,000	\$700,000	1,473.43%	89.07%	71.43%
Lots	306	163	87.73%	\$96,640,286	\$55,503,132	74.12%	96.13%	95.14%
Lots WF	8	4	100.00%	\$7,929,500	\$2,995,000	164.76%	94.36%	91.79%
LOTS TOTAL	355	186	90.86%	\$136,339,684	\$67,430,362	102.19%	95.13%	93.88%
Business	16	18	-11.11%	\$18,879,500	\$2,017,000	836.02%	81.67%	80.21%
Commercial	151	144	4.86%	\$48,137,211	\$50,424,305	-4.54%	94.20%	95.92%
Land	18	13	38.46%	\$53,698,053	\$28,830,015	86.26%	94.36%	89.27%
COMM TOTAL	185	175	5.71%	\$120,714,763	\$81,271,319	48.53%	92.06%	93.01%
<b>GRAND TOTAL</b>	<b>6,311</b>	<b>4,940</b>	<b>27.75%</b>	<b>\$4,099,680,146</b>	<b>\$2,758,271,349</b>	<b>48.63%</b>	<b>96.94%</b>	<b>96.48%</b>

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Central Okanagan Statistics -- December 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%
<b>Zone = Central Okanagan</b>									
Acreage/House	\$3,476,070	\$1,182,222	194.03%	\$1,425,000	\$865,000	64.74%	139	108	28.26%
Duplex	\$672,867	\$544,417	23.59%	\$669,900	\$468,000	43.14%	61	93	-34.41%
Mobile Home	\$218,803	\$140,393	55.85%	\$211,000	\$131,750	60.15%	36	80	-54.50%
Recreational	\$189,500			\$189,500			141		
Residential	\$854,387	\$679,304	25.77%	\$770,000	\$630,750	22.08%	59	87	-32.59%
Residential WF	\$3,090,750	\$2,050,000	50.77%	\$3,100,000	\$2,050,000	51.22%	160	177	-9.24%
3/4-Plex									
Apartment	\$406,994	\$363,855	11.86%	\$356,000	\$337,500	5.48%	65	81	-20.04%
Townhouse	\$560,782	\$489,376	14.59%	\$534,950	\$495,000	8.07%	53	72	-26.61%
RES TOTAL	\$798,124	\$556,127	43.51%	\$625,000	\$502,500	24.38%	63	84	-24.41%
FARMS	\$1,826,667	\$880,000	107.58%	\$1,560,000	\$880,000	77.27%	61	15	306.67%
<b>MULTIFAMILY</b>									
Acreage	\$384,200	\$338,333	13.56%	\$433,000	\$360,000	20.28%	131	177	-26.35%
Acreage WF	\$1,362,500			\$1,362,500			229		
Lots	\$302,292	\$269,983	11.97%	\$283,000	\$297,450	-4.86%	178	195	-8.75%
Lots WF									
LOTS TOTAL	\$363,999	\$292,766	24.33%	\$287,500	\$314,999	-8.73%	175	189	-7.66%
Business	\$225,000			\$225,000			86		
Commercial	\$471,052	\$107,012	340.19%	\$17	\$14	21.40%	147	174	-15.49%
Land	\$10,053,047	\$2,012,500	399.53%	\$7,514,141	\$2,012,500	273.37%	184	137	34.55%
COMM TOTAL	\$1,658,549	\$583,384	184.30%	\$1,112	\$15	7,310.00%	149	165	-9.46%
<b>GRAND TOTAL</b>	<b>\$809,519</b>	<b>\$549,800</b>	<b>47.24%</b>	<b>\$586,000</b>	<b>\$500,000</b>	<b>17.20%</b>	<b>76</b>	<b>89</b>	<b>-14.64%</b>

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Central Okanagan Statistics -- December 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%
<b>Zone = Central Okanagan</b>									
Acreage/House	\$1,584,625	\$1,198,231	32.25%	\$1,199,000	\$931,000	28.79%	113	108	4.54%
Duplex	\$592,516	\$532,997	11.17%	\$535,000	\$487,000	9.86%	61	64	-4.80%
Mobile Home	\$191,167	\$167,922	13.84%	\$179,250	\$157,000	14.17%	68	73	-7.92%
Recreational	\$294,365	\$193,236	52.33%	\$225,000	\$136,800	64.47%	91	131	-30.56%
Residential	\$801,735	\$703,111	14.03%	\$725,000	\$650,000	11.54%	63	64	-1.12%
Residential WF	\$2,265,731	\$1,975,529	14.69%	\$1,955,000	\$1,950,000	0.26%	135	123	9.07%
3/4-Plex	\$936,368	\$640,750	46.14%	\$877,500	\$561,000	56.42%	99	90	9.44%
Apartment	\$367,362	\$361,976	1.49%	\$344,000	\$336,000	2.38%	67	69	-2.87%
Townhouse	\$545,200	\$501,036	8.81%	\$515,000	\$484,000	6.40%	66	69	-5.26%
RES TOTAL	\$662,706	\$567,307	16.82%	\$580,000	\$520,000	11.54%	67	69	-2.26%
FARMS	\$2,145,222	\$1,117,750	91.92%	\$1,932,000	\$920,500	109.89%	202	93	116.74%
MULTIFAMILY	\$1,624,000	\$2,178,883	-25.47%	\$1,535,000	\$2,061,150	-25.53%	111	105	6.24%
Acreage	\$593,026	\$457,346	29.67%	\$482,000	\$362,365	33.02%	122	152	-19.59%
Acreage WF	\$1,835,667	\$700,000	162.24%	\$1,369,500	\$700,000	95.64%	153	116	32.18%
Lots	\$315,818	\$340,510	-7.25%	\$295,000	\$294,900	0.03%	177	144	22.87%
Lots WF	\$991,188	\$748,750	32.38%	\$775,000	\$612,500	26.53%	139	138	1.18%
LOTS TOTAL	\$384,055	\$362,529	5.94%	\$305,000	\$312,500	-2.40%	170	145	17.87%
Business	\$1,179,969	\$112,056	953.02%	\$133,750	\$94,000	42.29%	216	168	28.67%
Commercial	\$318,789	\$350,169	-8.96%	\$18	\$18	0.00%	164	147	11.73%
Land	\$2,983,225	\$2,217,693	34.52%	\$1,687,675	\$1,725,000	-2.16%	432	327	32.20%
COMM TOTAL	\$652,512	\$464,408	40.50%	\$24	\$25	-5.32%	195	162	19.86%
<b>GRAND TOTAL</b>	<b>\$649,609</b>	<b>\$558,355</b>	<b>16.34%</b>	<b>\$560,000</b>	<b>\$507,000</b>	<b>10.45%</b>	<b>77</b>	<b>75</b>	<b>2.65%</b>

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