

Real Estate Report

Kelowna & Area

Statistics for
August 2013

CENTRAL OKANAGAN AUGUST 2013

August 2013 produced less total units sold than July but it did out perform August 2012.

There were 209 single family residential sales in August compared to 221 in July, and 183 in August of last year. This year to date 1,536 single family homes have sold compared to 1,375 last year at this same time. This is an increase in sales volume of 9.94% which is healthy.

Town houses recorded 98 sales compared to 77 last year, and strata apartment sales numbered 66 compared to 58 last year. Activity is up in both of the sectors this summer and average days to sell are staying the same (120 days for town houses and 89 days for apartments).

This year to date 3,066 transactions have been recorded compared to 2,866 last year at this time. This is an increase of 7.0%. Inventory levels are down 10% from last year at this time and stand at 4,544 units.

The median single family sale price is still \$420,000. and this level has been maintained all year. The average single family house price this year to date is \$460,000. compared to \$467,500. last year.

In summary the market is performing positively and along the trend lines predicted for 2013.

Source: OMREB

Further statistical information can be found by accessing www.bcrea.com

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Central Okanagan Comparative Statistics Residential

August

	2013	2012
Total Active Residential Listing Inventory	1,477	1,672
Residential Units Sold	209	183
Average Days to Sell (Res)	90	88
Listing Price Vs. Sales Price Ratio	96%	96%
Number of Sales All Categories	445	395
Median House Sale Price (YTD)	\$420,000	\$425,000



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Central Okanagan Comparative Statistics Strata Properties

August

	Apartment		Townhouse	
	2013	2012	2013	2012
Listing Inventory	822	895	456	517
Units Sold	98	77	66	58
Av. Days to Sell	120	118	89	115



K E L O W N A

Macdonald Realty Kelowna
"In Your Neighbourhood"
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Central Okanagan Quick Summary

	August 2013	July 2013	August 2012
Total Units Sold	445	472	395
Total Sales Volume	\$167,900,000	\$189,600,000	\$172,100,000
Residential Units Sold	209	221	183
Res. Sales Volume	\$100,400,000	\$106,000,000	\$89,300,000
Total Listings Taken	859	916	852
Total Listing Inventory	4,544	4,615	5,084