

# Real Estate Report

## Kelowna & Area

Statistics for  
September 2013



### CENTRAL OKANAGAN SEPTEMBER 2013

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

There were 405 single family residential sales in September compared to 441 in August, and 274 in September of last year. This year to date 1,723 single family homes have sold compared to 1,491 last year at this same time. This is an increase in sales volume of 13.4% which is healthy.

Town houses recorded 55 sales compared to 32 last year, and strata apartment sales numbered 69 compared to 60 last year. Activity is up in both of the sectors this summer as inventory gets sold off.

This year to date 3,471 transactions have been recorded compared to 3,140 last year at this time. This is an increase of 10.5%. Inventory levels are down 12.7% from last year at this time and stand at 4,229 units. This signals a move to more balance in the market.

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 \$469,000. last year.

In summary the market is performing positively and along the trend lines predicted for 2013. Current sales levels could soon push inventory levels below 4000 for the first time in many years.

Source: OMREB

Further statistical information can be found by accessing [www.bcrea.com](http://www.bcrea.com)

Prepared by: Donald Gerein

#### Central Okanagan Comparative Statistics Residential

	September	
	2013	2012
Total Active Residential Listing Inventory	1,347	1,616
Residential Units Sold	187	116
Average Days to Sell (Res)	104	88
Listing Price Vs. Sales Price Ratio	96%	96%
Number of Sales All Categories	405	274
Median House Sale Price (YTD)	\$420,000	\$427,500



**Donna Easton**  
Cell: 250-878-3745  
Email:  
[info@donnaeaston.com](mailto:info@donnaeaston.com)  
[www.donnaeaston.com](http://www.donnaeaston.com)

#### Central Okanagan Comparative Statistics Strata Properties

	September			
	Apartment		Townhouse	
	2013	2012	2013	2012
Listing Inventory	739	844	446	490
Units Sold	69	60	55	32
Av. Days to Sell	117	119	99	112



**Macdonald Realty Kelowna**  
"In Your Neighbourhood"  
592 K.L.O. Road  
[www.macreality.com](http://www.macreality.com)

#### Central Okanagan Quick Summary

	September 2013	August 2013	September 2012
Total Units Sold	405	445	274
Total Sales Volume	\$155 Million	\$167.9 Million	\$110 Million
Residential Units Sold	187	209	116
Res. Sales Volume	\$87 Million	\$100 Million	\$56.7 Million
Total Listings Taken	754	859	731
Total Listing Inventory	4,232	4,544	4,845