

**North Okanagan Monthly Statistics
February 2017**

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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	760	861	-11.73%	1,324	1,512	-12.43%
2 Units Sold	399	447	-10.74%	676	682	-0.88%
3 Sales Volume	\$211,681,484	\$198,112,755	6.85%	\$345,844,756	\$296,248,728	16.74%
4 List/Sell Ratio	97.43%	97.10%		97.42%	96.73%	
5 Days to Sell	73	81	-9.63%	75	86	-13.05%
6 Active Listings	2,114	2,748	-23.07%			
Area = North Okanagan						
1 Units Listed	226	310	-27.10%	460	553	-16.82%
2 Units Sold	135	141	-4.26%	220	249	-11.65%
3 Sales Volume	\$51,093,943	\$46,745,679	9.30%	\$82,351,423	\$85,272,804	-3.43%
4 List/Sell Ratio	97.37%	97.00%		96.75%	96.56%	
5 Days to Sell	114	125	-8.83%	121	129	-6.65%
6 Active Listings	1,260	1,656	-23.91%			
Area = Shuswap / Revels						
1 Units Listed	161	201	-19.90%	256	330	-22.42%
2 Units Sold	54	56	-3.57%	115	83	38.55%
3 Sales Volume	\$15,888,043	\$14,638,626	8.54%	\$36,096,098	\$22,647,526	59.38%
4 List/Sell Ratio	96.28%	94.80%		95.94%	95.17%	
5 Days to Sell	120	168	-28.27%	128	162	-20.86%
6 Active Listings	877	1,117	-21.49%			
Area = Grand Total						
1 Units Listed	1,147	1,372	-16.40%	2,040	2,395	-14.82%
2 Units Sold	588	644	-8.70%	1,011	1,014	-0.30%
3 Sales Volume	\$278,663,470	\$259,497,061	7.39%	\$464,292,276	\$404,169,058	14.88%
4 List/Sell Ratio	97.35%	96.95%		97.19%	96.60%	
5 Days to Sell	87	98	-11.50%	91	103	-11.68%
6 Active Listings	4,251	5,521	-23.00%			

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

North Okanagan Statistics -- February 2017

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	135	\$51,093,943	59	\$26,768,500
Last Month	85	\$31,257,480	33	\$13,983,050
This Month Last Year	141	\$46,745,679	70	\$27,410,648

Description	Total Listings Taken	Inventory
This Month	226	1,260
Last Month	234	1,232
This Month Last Year	310	1,656

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North Okanagan Statistics -- February 2017

Quick Summary Part 2

Condo/Apt

Sales	15
New Listings	29
Current Inventory	91
Sell/Inv. Ratio	16.48%
Days to Sell	146
Average Price	\$221,556
Median Price	\$220,500

Condo/Townhouse

Sales	22
New Listings	30
Current Inventory	78
Sell/Inv. Ratio	28.21%
Days to Sell	93
Average Price	\$284,695
Median Price	\$271,500

Lots

Sales	13
New Listings	20
Current Inventory	354
Sell/Inv. Ratio	3.67%
Days to Sell	210
Average Price	\$213,915
Median Price	\$220,000

Residential

Sales	59
New Listings	94
Current Inventory	291
Sell/Inv. Ratio	20.27%
Days to Sell	73
Average Price	\$453,703
Median Price	\$399,000
Ratio of Sales vs Inventory	23.00%

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North Okanagan Statistics -- February 2017

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 = North Okanagan									
Acreage/House	15	32	-53.13%	25	57	-56.14	112	174	-35.63
Duplex	10	10	0.00%	15	19	-21.05	29	36	-19.44
Mobile Home	11	10	10.00%	25	24	4.17	40	55	-27.27
Recreational	6	3	100.00%	6	5	20.00	55	64	-14.06
Residential	94	128	-26.56%	165	223	-26.01	291	438	-33.56
Residential WF	0	4	-100.00%	5	10	-50.00	22	24	-8.33
3/4-Plex	1	1	0.00%	1	1	0.00	2	4	-50.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	29	19	52.63%	47	37	27.03	91	119	-23.53
Townhouse	30	37	-18.92%	48	66	-27.27	78	129	-39.53
RES TOTAL	196	244.00	-19.67%	337	442	-23.76%	720	1,043	-30.97
FARMS	1	5	-80.00%	9	8	12.50	40	45	-11.11
MULTIFAMILY	0	3	-100.00%	0	4	-100.00	6	7	-14.29
Acreage	7	19	-63.16%	20	23	-13.04	103	143	-27.97
Acreage WF	0	0	0.00%	3	1	200.00	9	14	-35.71
Lots	12	22	-45.45%	54	35	54.29	228	204	11.76
Lots WF	1	0	0.00%	3	2	50.00	14	14	0.00
LOTS TOTAL	20	41.00	-51.22%	80	61	31.15%	354	375	-5.60
Business	2	2	0.00%	8	7	14.29	23	32	-28.13
Commercial	3	12	-75.00%	15	27	-44.44	82	122	-32.79
Land	4	3	33.33%	11	4	175.00	35	32	9.38
COMM TOTAL	9	17.00	-47.06%	34	38	-10.53%	140	186	-24.73
GRAND TOTAL	226	310	-27.10%	460	553	-16.82%	1,260	1,656	-23.91

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North Okanagan Statistics -- February 2017

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 = North Okanagan								
Acreage/House	12	8	50.00%	\$8,004,500	\$4,215,000	89.91%	98.19%	96.10%
Duplex	5	5	0.00%	\$1,618,900	\$1,384,500	16.93%	97.67%	96.97%
Mobile Home	5	2	150.00%	\$603,500	\$227,000	165.86%	95.31%	94.58%
Recreational	0	1	-100.00%	\$0	\$219,900	-100.00%	0.00%	100.00%
Residential	59	70	-15.71%	\$26,768,500	\$27,410,648	-2.34%	97.90%	97.24%
Residential WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	15	14	7.14%	\$3,323,343	\$2,293,550	44.90%	97.04%	96.86%
Townhouse	22	19	15.79%	\$6,263,300	\$5,739,010	9.14%	97.20%	98.62%
RES TOTAL	118	119	-0.84%	\$46,582,043	\$41,489,608	12.27%	97.75%	97.28%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	1	0	0.00%	\$900,000	\$0	0.00%	89.91%	0.00%
Acreage	7	6	16.67%	\$1,571,500	\$1,585,900	-0.91%	93.68%	91.26%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	6	5	20.00%	\$1,209,400	\$728,000	66.13%	92.07%	91.86%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	13	11	18.18%	\$2,780,900	\$2,313,900	20.18%	92.97%	91.45%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	2	11	-81.82%	\$501,000	\$2,942,171	-82.97%	102.45%	97.71%
Land	1	0	0.00%	\$330,000	\$0	0.00%	97.06%	0.00%
COMM TOTAL	3	11	-72.73%	\$831,000	\$2,942,171	-71.76%	100.24%	97.71%
GRAND TOTAL	135	141	-4.26%	\$51,093,943	\$46,745,679	9.30%	97.37%	97.00%

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North Okanagan Statistics -- February 2017

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 = North Okanagan								
Acreage/House	20	19	5.26%	\$13,069,000	\$10,742,000	21.66%	97.29%	94.65%
Duplex	7	11	-36.36%	\$2,607,900	\$3,442,900	-24.25%	97.84%	97.57%
Mobile Home	11	7	57.14%	\$1,040,000	\$713,750	45.71%	94.68%	94.89%
Recreational	1	1	0.00%	\$175,000	\$219,900	-20.42%	97.77%	100.00%
Residential	92	127	-27.56%	\$40,751,550	\$49,405,748	-17.52%	97.58%	97.21%
Residential WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	22	22	0.00%	\$4,684,343	\$3,868,725	21.08%	96.66%	95.39%
Townhouse	36	33	9.09%	\$10,429,200	\$10,152,210	2.73%	96.70%	98.01%
RES TOTAL	189	220	-14.09%	\$72,756,993	\$78,545,233	-7.37%	97.30%	96.86%
FARMS	1	0	0.00%	\$1,290,000	\$0	0.00%	86.06%	0.00%
MULTIFAMILY	1	0	0.00%	\$900,000	\$0	0.00%	89.91%	0.00%
Acreage	11	8	37.50%	\$2,981,500	\$2,573,400	15.86%	95.21%	89.15%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	13	8	62.50%	\$3,271,930	\$928,000	252.58%	92.75%	91.22%
Lots WF	1	0	0.00%	\$280,000	\$0	0.00%	93.36%	0.00%
LOTS TOTAL	25	16	56.25%	\$6,533,430	\$3,501,400	86.59%	93.88%	89.69%
Business	1	1	0.00%	\$40,000	\$46,000	-13.04%	67.80%	83.64%
Commercial	2	12	-83.33%	\$501,000	\$3,180,171	-84.25%	102.45%	97.52%
Land	1	0	0.00%	\$330,000	\$0	0.00%	97.06%	0.00%
COMM TOTAL	4	13	-69.23%	\$871,000	\$3,226,171	-73.00%	98.09%	97.29%
GRAND TOTAL	220	249	-11.65%	\$82,351,423	\$85,272,804	-3.43%	96.75%	96.56%

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North Okanagan Statistics -- February 2017

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 = North Okanagan									
Acreage/House	\$667,042	\$526,875	26.60%	\$625,000	\$539,000	15.96%	161	191	-15.32%
Duplex	\$323,780	\$276,900	16.93%	\$315,000	\$240,000	31.25%	168	149	13.04%
Mobile Home	\$120,700	\$113,500	6.34%	\$137,000	\$113,500	20.70%	75	92	-18.04%
Recreational		\$219,900			\$219,900			22	
Residential	\$453,703	\$391,581	15.86%	\$399,000	\$362,500	10.07%	73	110	-33.74%
Residential WF									
3/4-Plex									
Timeshare									
Apartment	\$221,556	\$163,825	35.24%	\$220,500	\$159,875	37.92%	146	115	26.64%
Townhouse	\$284,695	\$302,053	-5.75%	\$271,500	\$317,000	-14.35%	93	93	-0.78%
RES TOTAL	\$394,763	\$348,652	13.23%	\$363,500	\$328,000	10.82%	99	114	-13.12%
FARMS									
MULTIFAMILY	\$900,000			\$900,000			366		
Acreage	\$224,500	\$264,317	-15.06%	\$210,000	\$230,000	-8.70%	299	289	3.24%
Acreage WF									
Lots	\$201,567	\$145,600	38.44%	\$230,000	\$120,000	91.67%	107	140	-23.59%
Lots WF									
LOTS TOTAL	\$213,915	\$210,355	1.69%	\$220,000	\$190,000	15.79%	210	221	-5.06%
Business									
Commercial	\$250,500	\$267,470	-6.34%	\$250,500	\$18,391,566.67%		304	151	101.20%
Land	\$330,000			\$330,000			25		
COMM TOTAL	\$277,000	\$267,470	3.56%	\$330,000	\$18,833,233.33%		211	151	39.65%
GRAND TOTAL	\$378,474	\$331,530	14.16%	\$349,000	\$315,000	10.79%	114	125	-8.83%

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North Okanagan Statistics -- February 2017

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 = North Okanagan									
Acreage/House	\$653,450	\$565,368	15.58%	\$592,500	\$570,000	3.95%	141	178	-21.23%
Duplex	\$372,557	\$312,991	19.03%	\$315,000	\$297,000	6.06%	199	105	89.47%
Mobile Home	\$94,545	\$101,964	-7.28%	\$77,000	\$81,500	-5.52%	78	64	22.59%
Recreational	\$175,000	\$219,900	-20.42%	\$175,000	\$219,900	-20.42%	608	22	2,663.64%
Residential	\$442,952	\$389,022	13.86%	\$389,500	\$353,000	10.34%	68	115	-41.21%
Residential WF									
3/4-Plex									
Timeshare									
Apartment	\$212,925	\$175,851	21.08%	\$219,000	\$156,375	40.05%	162	115	40.93%
Townhouse	\$289,700	\$307,643	-5.83%	\$271,500	\$302,000	-10.10%	87	121	-28.61%
RES TOTAL	\$384,958	\$357,024	7.82%	\$360,000	\$326,000	10.43%	98	119	-17.33%
FARMS	\$1,290,000			\$1,290,000			313		
MULTIFAMILY	\$900,000			\$900,000			366		
Acreage	\$271,045	\$321,675	-15.74%	\$210,000	\$235,000	-10.64%	367	342	7.32%
Acreage WF									
Lots	\$251,687	\$116,000	116.97%	\$226,000	\$112,500	100.89%	184	173	6.22%
Lots WF	\$280,000			\$280,000			40		
LOTS TOTAL	\$261,337	\$218,838	19.42%	\$226,000	\$172,500	31.01%	259	258	0.46%
Business	\$40,000	\$46,000	-13.04%	\$40,000	\$46,000	-13.04%	136	146	-6.85%
Commercial	\$250,500	\$265,014	-5.48%	\$250,500	\$309	80,967.96%	304	141	115.22%
Land	\$330,000			\$330,000			25		
COMM TOTAL	\$217,750	\$248,167	-12.26%	\$250,500	\$600	41,650.00%	192	142	35.76%
GRAND TOTAL	\$374,325	\$342,461	9.30%	\$334,500	\$312,500	7.04%	121	129	-6.65%

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