

**North Okanagan Monthly Statistics
April 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	1,003	1,054	-4.84%	3,397	3,699	-8.16%
2 Units Sold	617	801	-22.97%	1,928	2,119	-9.01%
3 Sales Volume	\$312,775,833	\$390,882,509	-19.98%	\$968,378,361	\$986,299,621	-1.82%
4 List/Sell Ratio	98.09%	96.93%		97.91%	97.26%	
5 Days to Sell	55	65	-15.97%	64	74	-13.81%
6 Active Listings	2,393	2,911	-17.79%			
Area = North Okanagan						
1 Units Listed	392	433	-9.47%	1,220	1,446	-15.63%
2 Units Sold	222	272	-18.38%	667	707	-5.66%
3 Sales Volume	\$83,663,747	\$118,207,493	-29.22%	\$259,918,479	\$273,343,221	-4.91%
4 List/Sell Ratio	97.30%	95.60%		96.70%	96.00%	
5 Days to Sell	97	99	-2.15%	108	114	-4.87%
6 Active Listings	1,391	1,804	-22.89%			
Area = Shuswap / Revels						
1 Units Listed	285	318	-10.38%	740	931	-20.52%
2 Units Sold	117	115	1.74%	321	307	4.56%
3 Sales Volume	\$41,605,881	\$38,671,925	7.59%	\$108,970,580	\$96,240,418	13.23%
4 List/Sell Ratio	94.80%	95.99%		95.64%	95.53%	
5 Days to Sell	139	126	10.42%	134	162	-17.10%
6 Active Listings	1,018	1,288	-20.96%			
Area = Grand Total						
1 Units Listed	1,680	1,805	-6.93%	5,357	6,076	-11.83%
2 Units Sold	956	1,188	-19.53%	2,916	3,133	-6.93%
3 Sales Volume	\$438,045,461	\$547,761,926	-20.03%	\$1,337,267,419	\$1,355,883,260	-1.37%
4 List/Sell Ratio	97.62%	96.57%		97.48%	96.88%	
5 Days to Sell	75	79	-5.01%	82	92	-10.79%
6 Active Listings	4,802	6,003	-20.01%			

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

North Okanagan Statistics -- April 2017

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	222	\$83,663,747	104	\$45,935,576
Last Month	225	\$93,903,308	107	\$49,183,661
This Month Last Year	272	\$118,207,493	142	\$61,492,246

Description	Total Listings Taken	Inventory
This Month	392	1,391
Last Month	368	1,326
This Month Last Year	433	1,804

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North Okanagan Statistics -- April 2017

Quick Summary Part 2

Condo/Apt

Sales	26
New Listings	25
Current Inventory	99
Sell/Inv. Ratio	26.26%
Days to Sell	117
Average Price	\$180,769
Median Price	\$154,250

Condo/Townhouse

Sales	19
New Listings	44
Current Inventory	101
Sell/Inv. Ratio	18.81%
Days to Sell	85
Average Price	\$294,468
Median Price	\$311,000

Lots

Sales	22
New Listings	35
Current Inventory	354
Sell/Inv. Ratio	6.21%
Days to Sell	200
Average Price	\$213,282
Median Price	\$204,500

Residential

Sales	104
New Listings	183
Current Inventory	371
Sell/Inv. Ratio	28.03%
Days to Sell	53
Average Price	\$441,688
Median Price	\$409,250
Ratio of Sales vs Inventory	21.38%

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North Okanagan Statistics -- April 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	33	63	-47.62%	88	169	-47.93	134	193	-30.57
Duplex	9	12	-25.00%	32	43	-25.58	30	37	-18.92
Mobile Home	24	11	118.18%	74	45	64.44	59	48	22.92
Recreational	2	3	-33.33%	9	9	0.00	57	67	-14.93
Residential	183	203	-9.85%	506	611	-17.18	371	504	-26.39
Residential WF	4	9	-55.56%	15	30	-50.00	25	35	-28.57
3/4-Plex	2	1	100.00%	4	3	33.33	3	4	-25.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	25	18	38.89%	111	84	32.14	99	123	-19.51
Townhouse	44	40	10.00%	135	158	-14.56	101	141	-28.37
RES TOTAL	326	360.00	-9.44%	974	1,152	-15.45%	879	1,152	-23.70
FARMS	8	2	300.00%	18	20	-10.00	30	41	-26.83
MULTIFAMILY	1	0	0.00%	2	4	-50.00	7	5	40.00
Acreage	9	11	-18.18%	46	50	-8.00	103	139	-25.90
Acreage WF	1	3	-66.67%	4	5	-20.00	7	13	-46.15
Lots	23	32	-28.13%	103	118	-12.71	229	246	-6.91
Lots WF	2	0	0.00%	6	5	20.00	15	13	15.38
LOTS TOTAL	35	46.00	-23.91%	159	178	-10.67%	354	411	-13.87
Business	4	8	-50.00%	13	19	-31.58	20	35	-42.86
Commercial	13	17	-23.53%	35	63	-44.44	64	124	-48.39
Land	5	0	0.00%	19	9	111.11	37	36	2.78
COMM TOTAL	22	25.00	-12.00%	67	91	-26.37%	121	195	-37.95
GRAND TOTAL	392	433	-9.47%	1,220	1,445	-15.57%	1,391	1,804	-22.89

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North Okanagan Statistics -- April 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	15	29	-48.28%	\$11,026,000	\$17,851,187	-38.23%	96.91%	96.55%
Duplex	6	7	-14.29%	\$2,219,550	\$2,494,250	-11.01%	98.48%	98.59%
Mobile Home	15	15	0.00%	\$2,119,000	\$1,908,500	11.03%	98.12%	93.02%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	104	142	-26.76%	\$45,935,576	\$61,492,246	-25.30%	98.58%	97.31%
Residential WF	3	4	-25.00%	\$1,530,000	\$5,645,000	-72.90%	94.04%	94.59%
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	26	11	136.36%	\$4,700,000	\$2,059,150	128.25%	98.18%	95.67%
Townhouse	19	35	-45.71%	\$5,594,900	\$10,721,242	-47.81%	98.10%	98.10%
RES TOTAL	188	243	-22.63%	\$73,125,026	\$102,171,574	-28.43%	98.15%	97.02%
FARMS	2	3	-33.33%	\$2,445,000	\$9,335,000	-73.81%	81.94%	84.63%
MULTIFAMILY	0	1	-100.00%	\$0	\$885,000	-100.00%	0.00%	98.44%
Acreage	7	7	0.00%	\$1,538,000	\$1,315,000	16.96%	93.40%	91.84%
Acreage WF	0	1	-100.00%	\$0	\$340,000	-100.00%	0.00%	97.17%
Lots	15	9	66.67%	\$3,154,200	\$1,326,401	137.80%	96.94%	92.43%
Lots WF	0	1	-100.00%	\$0	\$340,000	-100.00%	0.00%	94.71%
LOTS TOTAL	22	18	22.22%	\$4,692,200	\$3,321,401	41.27%	95.75%	92.88%
Business	0	1	-100.00%	\$0	\$27,000	-100.00%	0.00%	90.30%
Commercial	10	5	100.00%	\$3,401,521	\$2,235,017	52.19%	94.55%	87.41%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	10	6	66.67%	\$3,401,521	\$2,262,017	50.38%	94.55%	87.44%
GRAND TOTAL	222	271	-18.08%	\$83,663,747	\$117,974,993	-29.08%	97.30%	95.60%

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North Okanagan Statistics -- April 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	46	64	-28.13%	\$34,624,500	\$37,878,687	-8.59%	95.78%	95.17%
Duplex	19	25	-24.00%	\$7,646,850	\$8,506,550	-10.11%	98.94%	98.37%
Mobile Home	35	26	34.62%	\$4,425,500	\$2,941,750	50.44%	96.21%	93.42%
Recreational	2	1	100.00%	\$270,000	\$219,900	22.78%	96.77%	100.00%
Residential	303	369	-17.89%	\$135,870,788	\$152,525,294	-10.92%	98.07%	97.28%
Residential WF	4	5	-20.00%	\$2,350,000	\$6,745,000	-65.16%	95.28%	94.76%
3/4-Plex	1	1	0.00%	\$470,000	\$510,000	-7.84%	94.19%	96.24%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	68	44	54.55%	\$13,464,943	\$7,930,025	69.80%	97.09%	95.91%
Townhouse	93	96	-3.13%	\$27,580,935	\$27,378,501	0.74%	97.69%	97.83%
RES TOTAL	571	631	-9.51%	\$226,703,516	\$244,635,707	-7.33%	97.56%	96.89%
FARMS	5	3	66.67%	\$7,435,000	\$9,335,000	-20.35%	83.24%	84.63%
MULTIFAMILY	1	1	0.00%	\$900,000	\$885,000	1.69%	89.91%	98.44%
Acreage	27	21	28.57%	\$7,203,400	\$5,679,400	26.83%	93.72%	90.37%
Acreage WF	1	2	-50.00%	\$625,000	\$526,000	18.82%	75.76%	95.83%
Lots	42	22	90.91%	\$9,064,030	\$3,049,401	197.24%	95.19%	92.36%
Lots WF	2	1	100.00%	\$1,280,000	\$340,000	276.47%	91.44%	94.71%
LOTS TOTAL	72	46	56.52%	\$18,172,430	\$9,594,801	89.40%	93.52%	91.43%
Business	1	3	-66.67%	\$40,000	\$108,000	-62.96%	67.80%	80.12%
Commercial	15	22	-31.82%	\$5,487,533	\$8,552,213	-35.83%	95.25%	90.71%
Land	2	0	0.00%	\$1,180,000	\$0	0.00%	95.55%	0.00%
COMM TOTAL	18	25	-28.00%	\$6,707,533	\$8,660,213	-22.55%	95.07%	90.56%
GRAND TOTAL	667	706	-5.52%	\$259,918,479	\$273,110,721	-4.83%	96.70%	96.00%

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North Okanagan Statistics -- April 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	\$735,067	\$615,558	19.41%	\$580,000	\$580,000	0.00%	173	100	72.23%
Duplex	\$369,925	\$356,321	3.82%	\$348,250	\$313,000	11.26%	47	45	4.85%
Mobile Home	\$141,267	\$127,233	11.03%	\$119,000	\$92,500	28.65%	71	92	-22.44%
Recreational									
Residential	\$441,688	\$433,044	2.00%	\$409,250	\$390,500	4.80%	53	84	-36.89%
Residential WF	\$510,000	\$1,411,250	-63.86%	\$385,000	\$1,397,500	-72.45%	147	286	-48.51%
3/4-Plex									
Timeshare									
Apartment	\$180,769	\$187,195	-3.43%	\$154,250	\$185,000	-16.62%	117	101	16.16%
Townhouse	\$294,468	\$306,321	-3.87%	\$311,000	\$301,000	3.32%	85	60	40.73%
RES TOTAL	\$388,963	\$420,459	-7.49%	\$367,250	\$385,000	-4.61%	77	86	-9.85%
FARMS	\$1,222,500	\$3,111,667	-60.71%	\$1,222,500	\$2,400,000	-49.06%	213	206	3.32%
MULTIFAMILY		\$885,000			\$885,000			65	
Acreage	\$219,714	\$187,857	16.96%	\$214,000	\$170,000	25.88%	141	211	-33.27%
Acreage WF		\$340,000			\$340,000			34	
Lots	\$210,280	\$147,378	42.68%	\$171,500	\$140,000	22.50%	227	304	-25.18%
Lots WF		\$340,000			\$340,000			100	
LOTS TOTAL	\$213,282	\$184,522	15.59%	\$204,500	\$169,875	20.38%	200	241	-17.24%
Business		\$27,000			\$27,000			54	
Commercial	\$340,152	\$447,003	-23.90%	\$342,500	\$285,000	20.18%	211	186	13.23%
Land									
COMM TOTAL	\$340,152	\$377,003	-9.77%	\$342,500	\$255,005	34.31%	211	164	28.41%
GRAND TOTAL	\$376,864	\$435,332	-13.43%	\$350,750	\$376,000	-6.72%	97	99	-2.43%

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North Okanagan Statistics -- April 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	\$752,707	\$591,854	27.18%	\$622,500	\$572,500	8.73%	173	137	25.77%
Duplex	\$402,466	\$340,262	18.28%	\$414,000	\$329,900	25.49%	104	75	38.90%
Mobile Home	\$126,443	\$113,144	11.75%	\$89,900	\$80,750	11.33%	71	85	-16.22%
Recreational	\$135,000	\$219,900	-38.61%	\$135,000	\$219,900	-38.61%	326	22	1,379.55%
Residential	\$448,418	\$413,348	8.48%	\$411,250	\$383,000	7.38%	65	98	-33.91%
Residential WF	\$587,500	\$1,349,000	-56.45%	\$602,500	\$1,395,000	-56.81%	126	287	-55.98%
3/4-Plex	\$470,000	\$510,000	-7.84%	\$470,000	\$510,000	-7.84%	12	38	-68.42%
Timeshare									
Apartment	\$198,014	\$180,228	9.87%	\$190,000	\$162,500	16.92%	145	110	32.27%
Townhouse	\$296,569	\$285,193	3.99%	\$311,000	\$267,250	16.37%	79	96	-17.26%
RES TOTAL	\$397,029	\$387,695	2.41%	\$361,000	\$355,000	1.69%	88	102	-13.67%
FARMS	\$1,487,000	\$3,111,667	-52.21%	\$1,300,000	\$2,400,000	-45.83%	478	206	132.51%
MULTIFAMILY	\$900,000	\$885,000	1.69%	\$900,000	\$885,000	1.69%	366	65	463.08%
Acreage	\$266,793	\$270,448	-1.35%	\$219,000	\$190,000	15.26%	260	233	11.52%
Acreage WF	\$625,000	\$263,000	137.64%	\$625,000	\$263,000	137.64%	236	634	-62.75%
Lots	\$215,810	\$138,609	55.70%	\$207,500	\$112,500	84.44%	184	234	-21.31%
Lots WF	\$640,000	\$340,000	88.24%	\$640,000	\$340,000	88.24%	384	100	283.50%
LOTS TOTAL	\$252,395	\$208,583	21.00%	\$221,000	\$174,000	27.01%	219	248	-11.78%
Business	\$40,000	\$36,000	11.11%	\$40,000	\$35,000	14.29%	136	163	-16.56%
Commercial	\$365,836	\$388,737	-5.89%	\$330,000	\$113,255	191.38%	209	152	37.36%
Land	\$590,000			\$590,000			25		
COMM TOTAL	\$372,641	\$346,409	7.57%	\$330,000	\$35,000	842.86%	184	153	20.18%
GRAND TOTAL	\$389,683	\$386,842	0.73%	\$349,000	\$340,000	2.65%	108	114	-4.98%

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