

**North Okanagan Monthly Statistics
November 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	685	568	20.60%	10,185	9,984	2.01%
2 Units Sold	465	412	12.86%	6,213	6,968	-10.84%
3 Sales Volume	\$234,851,774	\$202,521,929	15.96%	\$3,285,725,085	\$3,402,701,605	-3.44%
4 List/Sell Ratio	97.36%	96.71%		97.52%	97.41%	
5 Days to Sell	65	72	-10.07%	60	67	-10.68%
6 Active Listings	2,274	2,196	3.55%			
Area = North Okanagan						
1 Units Listed	236	211	11.85%	3,627	3,770	-3.79%
2 Units Sold	159	171	-7.02%	2,402	2,479	-3.11%
3 Sales Volume	\$66,544,521	\$62,997,861	5.63%	\$997,417,321	\$989,678,393	0.78%
4 List/Sell Ratio	96.51%	96.91%		97.09%	96.45%	
5 Days to Sell	92	130	-29.38%	95	112	-15.29%
6 Active Listings	1,178	1,299	-9.31%			
Area = Shuswap / Revels						
1 Units Listed	101	115	-12.17%	2,217	2,302	-3.69%
2 Units Sold	91	76	19.74%	1,329	1,311	1.37%
3 Sales Volume	\$37,195,132	\$26,922,924	38.15%	\$465,550,407	\$430,268,057	8.20%
4 List/Sell Ratio	93.60%	94.25%		96.09%	95.57%	
5 Days to Sell	549	157	249.18%	143	140	2.12%
6 Active Listings	815	999	-18.42%			
Area = Grand Total						
1 Units Listed	1,022	894	14.32%	16,029	16,056	-0.17%
2 Units Sold	715	659	8.50%	9,944	10,758	-7.57%
3 Sales Volume	\$338,591,427	\$292,442,714	15.78%	\$4,748,692,813	\$4,822,648,055	-1.53%
4 List/Sell Ratio	96.77%	96.52%		97.28%	97.04%	
5 Days to Sell	132	97	36.57%	80	86	-7.97%
6 Active Listings	4,267	4,494	-5.05%			

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

North Okanagan Statistics -- November 2017

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	159	\$66,544,521	66	\$30,281,108
Last Month	225	\$94,977,951	106	\$51,134,422
This Month Last Year	171	\$62,997,861	73	\$31,770,675

Description	Total Listings Taken	Inventory
This Month	236	1,178
Last Month	221	1,242
This Month Last Year	211	1,299

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North Okanagan Statistics -- November 2017

Quick Summary Part 2

Condo/Apt

Sales	21
New Listings	23
Current Inventory	67
Sell/Inv. Ratio	31.34%
Days to Sell	53
Average Price	\$219,504
Median Price	\$192,000

Condo/Townhouse

Sales	16
New Listings	30
Current Inventory	74
Sell/Inv. Ratio	21.62%
Days to Sell	35
Average Price	\$333,034
Median Price	\$312,625

Lots

Sales	12
New Listings	43
Current Inventory	329
Sell/Inv. Ratio	3.65%
Days to Sell	295
Average Price	\$282,208
Median Price	\$210,500

Residential

Sales	66
New Listings	81
Current Inventory	265
Sell/Inv. Ratio	24.91%
Days to Sell	79
Average Price	\$458,805
Median Price	\$429,500
Ratio of Sales vs Inventory	19.62%

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North Okanagan Statistics -- November 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	14	20	-30.00%	348	415	-16.14	131	136	-3.68
Duplex	10	4	150.00%	120	107	12.15	30	26	15.38
Mobile Home	7	8	-12.50%	169	128	32.03	36	35	2.86
Recreational	4	0	0.00%	20	21	-4.76	44	49	-10.20
Residential	81	92	-11.96%	1,533	1,638	-6.41	265	319	-16.93
Residential WF	0	2	-100.00%	40	59	-32.20	22	18	22.22
3/4-Plex	0	0	0.00%	25	9	177.78	7	2	250.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	23	15	53.33%	270	221	22.17	67	86	-22.09
Townhouse	30	18	66.67%	383	415	-7.71	74	84	-11.90
RES TOTAL	169	159.00	6.29%	2,908	3,013	-3.48%	676	755	-10.46
FARMS	0	3	-100.00%	55	59	-6.78	22	42	-47.62
MULTIFAMILY	0	0	0.00%	10	11	-9.09	5	8	-37.50
Acreage	9	13	-30.77%	156	142	9.86	125	114	9.65
Acreage WF	5	1	400.00%	16	16	0.00	14	13	7.69
Lots	28	14	100.00%	245	306	-19.93	180	214	-15.89
Lots WF	1	1	0.00%	14	15	-6.67	10	12	-16.67
LOTS TOTAL	43	29.00	48.28%	431	479	-10.02%	329	353	-6.80
Business	3	2	50.00%	42	39	7.69	30	19	57.89
Commercial	16	14	14.29%	145	132	9.85	87	89	-2.25
Land	5	4	25.00%	36	36	0.00	29	33	-12.12
COMM TOTAL	24	20.00	20.00%	223	207	7.73%	146	141	3.55
GRAND TOTAL	236	211	11.85%	3,627	3,769	-3.77%	1,178	1,299	-9.31

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North Okanagan Statistics -- November 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	17	18	-5.56%	\$13,374,500	\$10,057,615	32.98%	94.46%	94.91%
Duplex	9	8	12.50%	\$4,484,550	\$2,448,352	83.17%	94.75%	97.68%
Mobile Home	10	6	66.67%	\$1,342,200	\$639,300	109.95%	95.00%	94.01%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	66	73	-9.59%	\$30,281,108	\$31,770,675	-4.69%	98.16%	97.96%
Residential WF	0	1	-100.00%	\$0	\$1,965,000	-100.00%	0.00%	98.74%
3/4-Plex	0	1	-100.00%	\$0	\$190,000	-100.00%	0.00%	97.49%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	21	12	75.00%	\$4,609,588	\$2,248,999	104.96%	98.41%	95.78%
Townhouse	16	24	-33.33%	\$5,328,550	\$6,878,400	-22.53%	99.19%	98.48%
RES TOTAL	139	143	-2.80%	\$59,420,496	\$56,198,341	5.73%	97.08%	97.34%
FARMS	1	0	0.00%	\$1,625,000	\$0	0.00%	86.67%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	6	8	-25.00%	\$2,083,500	\$1,989,000	4.75%	93.81%	96.29%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	6	11	-45.45%	\$1,303,000	\$1,332,000	-2.18%	91.32%	92.28%
Lots WF	0	3	-100.00%	\$0	\$1,200,000	-100.00%	0.00%	88.69%
LOTS TOTAL	12	22	-45.45%	\$3,386,500	\$4,521,000	-25.09%	92.84%	92.99%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	6	6	0.00%	\$1,672,525	\$2,278,520	-26.60%	95.30%	94.48%
Land	1	0	0.00%	\$440,000	\$0	0.00%	94.02%	0.00%
COMM TOTAL	7	6	16.67%	\$2,112,525	\$2,278,520	-7.29%	95.03%	94.48%
GRAND TOTAL	159	171	-7.02%	\$66,544,521	\$62,997,861	5.63%	96.51%	96.91%

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North Okanagan Statistics -- November 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	178	226	-21.24%	\$137,607,000	\$137,938,751	-0.24%	95.47%	96.07%
Duplex	87	76	14.47%	\$37,731,381	\$26,765,833	40.97%	99.02%	98.12%
Mobile Home	123	96	28.13%	\$16,561,311	\$12,245,001	35.25%	95.62%	94.76%
Recreational	16	9	77.78%	\$2,828,325	\$1,703,400	66.04%	90.39%	93.32%
Residential	1,163	1,265	-8.06%	\$546,806,527	\$544,620,882	0.40%	98.28%	97.75%
Residential WF	15	33	-54.55%	\$11,653,000	\$39,360,400	-70.39%	94.23%	94.31%
3/4-Plex	16	8	100.00%	\$5,164,780	\$3,743,960	37.95%	96.79%	97.56%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	209	160	30.63%	\$42,853,608	\$30,577,899	40.15%	97.06%	96.38%
Townhouse	317	338	-6.21%	\$99,227,405	\$101,170,526	-1.92%	98.04%	97.55%
RES TOTAL	2,124	2,211	-3.93%	\$900,433,338	\$898,126,652	0.26%	97.64%	97.23%
FARMS	9	8	12.50%	\$12,450,000	\$16,060,000	-22.48%	86.06%	84.84%
MULTIFAMILY	5	2	150.00%	\$2,599,900	\$1,463,000	77.71%	94.38%	97.66%
Acreage	65	71	-8.45%	\$21,047,300	\$17,906,200	17.54%	92.84%	91.78%
Acreage WF	1	5	-80.00%	\$625,000	\$1,840,000	-66.03%	75.76%	94.18%
Lots	133	107	24.30%	\$27,484,442	\$17,595,754	56.20%	94.27%	93.92%
Lots WF	3	8	-62.50%	\$1,879,900	\$3,132,500	-39.99%	94.00%	92.11%
LOTS TOTAL	202	191	5.76%	\$51,036,642	\$40,474,454	26.10%	93.39%	92.83%
Business	7	8	-12.50%	\$3,736,500	\$1,753,000	113.15%	88.05%	91.36%
Commercial	50	52	-3.85%	\$24,265,942	\$28,718,787	-15.50%	93.12%	87.42%
Land	5	6	-16.67%	\$2,895,000	\$2,850,000	1.58%	95.51%	86.79%
COMM TOTAL	62	66	-6.06%	\$30,897,442	\$33,321,787	-7.28%	92.69%	87.57%
GRAND TOTAL	2,402	2,478	-3.07%	\$997,417,321	\$989,445,893	0.81%	97.09%	96.45%

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North Okanagan Statistics -- November 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	\$786,735	\$558,756	40.80%	\$625,000	\$503,500	24.13%	118	123	-4.36%
Duplex	\$498,283	\$306,044	62.81%	\$519,900	\$277,000	87.69%	88	88	-0.68%
Mobile Home	\$134,220	\$106,550	25.97%	\$117,000	\$105,150	11.27%	71	170	-58.14%
Recreational									
Residential	\$458,805	\$435,215	5.42%	\$429,500	\$408,000	5.27%	79	69	14.75%
Residential WF		\$1,965,000			\$1,965,000			243	
3/4-Plex		\$190,000			\$190,000			51	
Timeshare									
Apartment	\$219,504	\$187,417	17.12%	\$192,000	\$165,500	16.01%	53	283	-81.32%
Townhouse	\$333,034	\$286,600	16.20%	\$312,625	\$254,500	22.84%	35	82	-57.18%
RES TOTAL	\$427,486	\$392,995	8.78%	\$387,750	\$360,000	7.71%	75	102	-26.87%
FARMS	\$1,625,000			\$1,625,000			43		
MULTIFAMILY									
Acreage	\$347,250	\$248,625	39.67%	\$233,000	\$230,000	1.30%	197	330	-40.21%
Acreage WF									
Lots	\$217,167	\$121,091	79.34%	\$204,000	\$120,000	70.00%	393	243	61.41%
Lots WF		\$400,000			\$450,000			330	
LOTS TOTAL	\$282,208	\$205,500	37.33%	\$210,500	\$166,500	26.43%	295	287	2.94%
Business									
Commercial	\$278,754	\$379,753	-26.60%	\$175,005	\$268,750	-34.88%	85	226	-62.36%
Land	\$440,000			\$440,000			142		
COMM TOTAL	\$301,789	\$379,753	-20.53%	\$350,000	\$268,750	30.23%	93	226	-58.76%
GRAND TOTAL	\$418,519	\$368,409	13.60%	\$380,000	\$325,000	16.92%	92	130	-29.38%

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North Okanagan Statistics -- November 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	\$773,073	\$610,348	26.66%	\$638,500	\$574,500	11.14%	127	129	-1.60%
Duplex	\$433,694	\$352,182	23.14%	\$420,601	\$333,500	26.12%	65	79	-17.83%
Mobile Home	\$134,645	\$127,552	5.56%	\$129,900	\$114,625	13.33%	80	147	-45.32%
Recreational	\$176,770	\$189,267	-6.60%	\$97,250	\$180,000	-45.97%	382	209	82.45%
Residential	\$470,169	\$430,530	9.21%	\$430,000	\$387,000	11.11%	59	79	-25.02%
Residential WF	\$776,867	\$1,192,739	-34.87%	\$775,000	\$1,300,000	-40.38%	159	154	3.39%
3/4-Plex	\$322,799	\$467,995	-31.03%	\$309,055	\$514,500	-39.93%	53	53	-0.94%
Timeshare									
Apartment	\$205,041	\$191,112	7.29%	\$185,000	\$168,500	9.79%	99	131	-24.63%
Townhouse	\$313,020	\$299,321	4.58%	\$300,000	\$281,200	6.69%	63	84	-24.48%
RES TOTAL	\$423,933	\$406,208	4.36%	\$385,000	\$362,500	6.21%	74	93	-20.60%
FARMS	\$1,383,333	\$2,007,500	-31.09%	\$1,300,000	\$1,380,000	-5.80%	325	494	-34.27%
MULTIFAMILY	\$519,980	\$731,500	-28.92%	\$566,900	\$731,500	-22.50%	244	55	348.07%
Acreage	\$323,805	\$252,200	28.39%	\$235,000	\$190,000	23.68%	291	296	-1.80%
Acreage WF	\$625,000	\$368,000	69.84%	\$625,000	\$340,000	83.82%	236	331	-28.70%
Lots	\$206,650	\$164,446	25.66%	\$200,000	\$140,000	42.86%	234	259	-9.77%
Lots WF	\$626,633	\$391,563	60.03%	\$599,900	\$315,000	90.44%	379	217	74.20%
LOTS TOTAL	\$252,657	\$211,908	19.23%	\$210,000	\$169,750	23.71%	254	273	-6.85%
Business	\$533,786	\$219,125	143.60%	\$74,000	\$87,500	-15.43%	110	269	-59.02%
Commercial	\$485,319	\$552,284	-12.13%	\$335,000	\$259,000	29.34%	273	188	45.37%
Land	\$579,000	\$475,000	21.89%	\$505,000	\$525,000	-3.81%	115	527	-78.15%
COMM TOTAL	\$498,346	\$504,876	-1.29%	\$330,000	\$254,000	29.92%	242	228	5.84%
GRAND TOTAL	\$415,245	\$399,292	4.00%	\$370,000	\$350,000	5.71%	95	112	-15.31%

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