

**North Okanagan Monthly Statistics  
February 2015**

# Table of Contents

---

Table of Contents	2
Zone Totals	3
Quick Summary Part 1	4
Quick Summary Part 2	5
Listing Information	6
Sales Information (Month)	7
Sales Information (YTD)	8
Average/Median Price, Days to Sell (Month)	9
Average/Median Price, Days to Sell (YTD)	10

## Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
1 Units Listed	933	840	11.07%	1,654	1,602	3.25%
2 Units Sold	379	265	43.02%	595	497	19.72%
3 Sales Volume	\$162,785,428	\$116,520,447	39.71%	\$247,163,978	\$206,282,291	19.82%
4 List/Sell Ratio	96.78%	93.78%		96.39%	94.60%	
5 Days to Sell	91	125	-26.87%	102	132	-23.07%
6 Active Listings	3,212	3,701	-13.21%			
<b>Area = North Okanagan</b>						
1 Units Listed	302	275	9.82%	537	570	-5.79%
2 Units Sold	88	76	15.79%	172	194	-11.34%
3 Sales Volume	\$31,768,342	\$23,240,133	36.70%	\$56,705,989	\$59,712,176	-5.03%
4 List/Sell Ratio	96.42%	96.09%		96.20%	94.83%	
5 Days to Sell	165	173	-4.81%	145	144	0.07%
6 Active Listings	1,770	1,864	-5.04%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	212	141	50.35%	323	285	13.33%
2 Units Sold	44	41	7.32%	78	85	-8.24%
3 Sales Volume	\$12,763,900	\$11,680,478	9.28%	\$23,246,053	\$21,287,719	9.20%
4 List/Sell Ratio	96.55%	93.76%		96.41%	94.56%	
5 Days to Sell	126	238	-46.82%	148	217	-31.80%
6 Active Listings	1,244	1,389	-10.44%			
<b>Area = Grand Total</b>						
1 Units Listed	1,447	1,256	15.21%	2,514	2,457	2.32%
2 Units Sold	511	382	33.77%	845	776	8.89%
3 Sales Volume	\$207,317,670	\$151,441,058	36.90%	\$327,116,020	\$287,282,186	13.87%
4 List/Sell Ratio	96.71%	94.12%		96.36%	94.65%	
5 Days to Sell	107	146	-27.02%	115	144	-20.66%
6 Active Listings	6,226	6,954	-10.47%			

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

North Okanagan Statistics -- February 2015

**Quick Summary Part 1**

<b>Description</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>	<b>Residential</b>	
			<b>Total Units Sold</b>	<b>Total Sales Volume</b>
<b>This Month</b>	88	\$31,768,342	39	\$13,882,793
<b>Last Month</b>	84	\$24,937,647	36	\$13,043,450
<b>This Month Last Year</b>	76	\$23,240,133	33	\$11,853,692

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	302	1,770
<b>Last Month</b>	235	1,655
<b>This Month Last Year</b>	275	1,864

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

North Okanagan Statistics -- February 2015

## Quick Summary Part 2

---

### Condo/Apt

Sales	7
New Listings	15
Current Inventory	128
Sell/Inv. Ratio	5.47%
Days to Sell	160
Average Price	\$220,341
Median Price	\$218,888

---

### Condo/Townhouse

Sales	11
New Listings	37
Current Inventory	146
Sell/Inv. Ratio	7.53%
Days to Sell	122
Average Price	\$274,182
Median Price	\$265,000

---

### Lots

Sales	7
New Listings	42
Current Inventory	420
Sell/Inv. Ratio	1.67%
Days to Sell	476
Average Price	\$270,419
Median Price	\$185,000

---

### Residential

Sales	39
New Listings	122
Current Inventory	460
Sell/Inv. Ratio	8.48%
Days to Sell	100
Average Price	\$355,969
Median Price	\$347,168
Ratio of Sales vs Inventory	6.46%

---

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

North Okanagan Statistics -- February 2015

## 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%
<b>Zone = North Okanagan</b>									
Acreage/House	27	31	-12.90%	49	48	2.08	202	187	8.02
Duplex	8	8	0.00%	11	18	-38.89	29	30	-3.33
Mobile Home	10	10	0.00%	19	21	-9.52	57	70	-18.57
Recreational	3	2	50.00%	6	3	100.00	28	24	16.67
Residential	122	99	23.23%	221	206	7.28	460	530	-13.21
Residential WF	5	4	25.00%	10	6	66.67	24	39	-38.46
3/4-Plex	0	2	-100.00%	0	3	-100.00	7	6	16.67
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	15	16	-6.25%	33	38	-13.16	128	133	-3.76
Townhouse	37	38	-2.63%	67	76	-11.84	146	172	-15.12
RES TOTAL	227	210.00	8.10%	416	419	-0.72%	1,081	1,191	-9.24
FARMS	8	4	100.00%	16	5	220.00	46	38	21.05
MULTIFAMILY	0	1	-100.00%	1	1	0.00	3	5	-40.00
Acreage	14	6	133.33%	19	15	26.67	136	149	-8.72
Acreage WF	0	1	-100.00%	0	2	-100.00	10	22	-54.55
Lots	26	30	-13.33%	39	89	-56.18	256	262	-2.29
Lots WF	2	0	0.00%	3	1	200.00	18	11	63.64
LOTS TOTAL	42	37.00	13.51%	61	107	-42.99%	420	444	-5.41
Business	3	5	-40.00%	8	6	33.33	39	24	62.50
Commercial	19	15	26.67%	30	26	15.38	146	133	9.77
Land	2	3	-33.33%	4	6	-33.33	32	28	14.29
COMM TOTAL	24	23.00	4.35%	42	38	10.53%	217	185	17.30
<b>GRAND TOTAL</b>	<b>301</b>	<b>275</b>	<b>9.45%</b>	<b>536</b>	<b>570</b>	<b>-5.96%</b>	<b>1,767</b>	<b>1,863</b>	<b>-5.15</b>

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

North Okanagan Statistics -- February 2015

## 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
<b>Zone = North Okanagan</b>								
Acreage/House	9	4	125.00%	\$4,931,600	\$2,024,000	143.66%	96.69%	97.03%
Duplex	4	5	-20.00%	\$1,215,112	\$1,109,900	9.48%	98.84%	97.69%
Mobile Home	5	5	0.00%	\$497,000	\$346,000	43.64%	90.76%	90.60%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	39	33	18.18%	\$13,882,793	\$11,853,692	17.12%	97.25%	97.73%
Residential WF	1	2	-50.00%	\$3,100,000	\$1,686,750	83.79%	94.22%	93.04%
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	7	6	16.67%	\$1,542,388	\$1,187,000	29.94%	96.15%	93.26%
Townhouse	11	12	-8.33%	\$3,016,000	\$2,533,466	19.05%	96.36%	96.05%
RES TOTAL	76	67	13.43%	\$28,184,893	\$20,740,808	35.89%	96.60%	96.66%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	1	3	-66.67%	\$425,000	\$525,325	-19.10%	94.44%	89.83%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	6	4	50.00%	\$1,467,930	\$769,000	90.89%	94.74%	86.66%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	7	7	0.00%	\$1,892,930	\$1,294,325	46.25%	94.67%	87.92%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	5	1	400.00%	\$1,690,519	\$645,000	162.10%	95.35%	97.88%
Land	0	1	-100.00%	\$0	\$560,000	-100.00%	0.00%	93.49%
COMM TOTAL	5	2	150.00%	\$1,690,519	\$1,205,000	40.29%	95.35%	95.79%
<b>GRAND TOTAL</b>	<b>88</b>	<b>76</b>	<b>15.79%</b>	<b>\$31,768,342</b>	<b>\$23,240,133</b>	<b>36.70%</b>	<b>96.42%</b>	<b>96.09%</b>

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

North Okanagan Statistics -- February 2015

## 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
<b>Zone = North Okanagan</b>								
Acreage/House	17	14	21.43%	\$10,133,700	\$7,402,739	36.89%	94.60%	95.87%
Duplex	8	8	0.00%	\$1,983,212	\$2,391,400	-17.07%	98.36%	96.43%
Mobile Home	7	9	-22.22%	\$680,000	\$780,900	-12.92%	90.37%	91.17%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	75	77	-2.60%	\$26,926,243	\$27,762,028	-3.01%	97.27%	96.85%
Residential WF	2	3	-33.33%	\$3,489,999	\$2,633,750	32.51%	94.84%	93.83%
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	14	16	-12.50%	\$2,686,888	\$2,817,900	-4.65%	96.11%	93.74%
Townhouse	28	25	12.00%	\$6,315,200	\$6,045,884	4.45%	96.46%	95.54%
RES TOTAL	151	152	-0.66%	\$52,215,242	\$49,834,601	4.78%	96.36%	96.09%
FARMS	0	1	-100.00%	\$0	\$1,700,000	-100.00%	0.00%	75.69%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	3	3	0.00%	\$840,000	\$525,325	59.90%	92.33%	89.83%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	9	33	-72.73%	\$1,939,430	\$5,103,250	-62.00%	94.89%	94.93%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	12	36	-66.67%	\$2,779,430	\$5,628,575	-50.62%	94.10%	94.43%
Business	1	0	0.00%	\$20,000	\$0	0.00%	66.67%	0.00%
Commercial	8	4	100.00%	\$1,691,317	\$1,989,000	-14.97%	95.33%	86.41%
Land	0	1	-100.00%	\$0	\$560,000	-100.00%	0.00%	93.49%
COMM TOTAL	9	5	80.00%	\$1,711,317	\$2,549,000	-32.86%	94.86%	87.87%
<b>GRAND TOTAL</b>	<b>172</b>	<b>194</b>	<b>-11.34%</b>	<b>\$56,705,989</b>	<b>\$59,712,176</b>	<b>-5.03%</b>	<b>96.20%</b>	<b>94.83%</b>

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



North Okanagan Statistics -- February 2015

## 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%
<b>Zone = North Okanagan</b>									
Acreage/House	\$547,956	\$506,000	8.29%	\$512,500	\$452,000	13.38%	162	157	3.28%
Duplex	\$303,778	\$221,980	36.85%	\$324,250	\$229,900	41.04%	128	175	-26.80%
Mobile Home	\$99,400	\$69,200	43.64%	\$62,000	\$42,000	47.62%	111	114	-2.46%
Recreational									
Residential	\$355,969	\$359,203	-0.90%	\$347,168	\$329,500	5.36%	100	148	-32.51%
Residential WF	\$3,100,000	\$843,375	267.57%	\$3,100,000	\$843,375	267.57%	28	255	-89.00%
3/4-Plex									
Timeshare									
Apartment	\$220,341	\$197,833	11.38%	\$218,888	\$225,500	-2.93%	160	35	358.92%
Townhouse	\$274,182	\$211,122	29.87%	\$265,000	\$194,000	36.60%	122	185	-34.21%
RES TOTAL	\$370,854	\$309,564	19.80%	\$320,000	\$275,000	16.36%	117	147	-20.62%
<b>FARMS</b>									
<b>MULTIFAMILY</b>									
Acreage	\$425,000	\$175,108	142.71%	\$425,000	\$161,000	163.98%	624	370	68.80%
Acreage WF									
Lots	\$244,655	\$192,250	27.26%	\$174,465	\$190,000	-8.18%	451	440	2.48%
Lots WF									
LOTS TOTAL	\$270,419	\$184,904	46.25%	\$185,000	\$180,000	2.78%	476	410	16.06%
<b>Business</b>									
Commercial	\$338,104	\$645,000	-47.58%	\$395,500	\$645,000	-38.68%	454	38	1,095.26%
Land		\$560,000			\$560,000			366	
COMM TOTAL	\$338,104	\$602,500	-43.88%	\$395,500	\$602,500	-34.36%	454	202	124.85%
<b>GRAND TOTAL</b>	<b>\$361,004</b>	<b>\$305,791</b>	<b>18.06%</b>	<b>\$318,750</b>	<b>\$267,500</b>	<b>19.16%</b>	<b>165</b>	<b>173</b>	<b>-4.81%</b>

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

North Okanagan Statistics -- February 2015

## 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%
<b>Zone = North Okanagan</b>									
Acreage/House	\$596,100	\$528,767	12.73%	\$585,000	\$567,119	3.15%	135	247	-45.46%
Duplex	\$247,901	\$298,925	-17.07%	\$228,500	\$236,750	-3.48%	99	134	-26.42%
Mobile Home	\$97,143	\$86,767	11.96%	\$62,000	\$95,500	-35.08%	127	118	6.86%
Recreational									
Residential	\$359,017	\$360,546	-0.42%	\$340,000	\$350,000	-2.86%	107	139	-22.89%
Residential WF	\$1,745,000	\$877,917	98.77%	\$1,745,000	\$947,000	84.27%	158	270	-41.67%
3/4-Plex									
Timeshare									
Apartment	\$191,921	\$176,119	8.97%	\$202,000	\$182,500	10.68%	124	118	4.95%
Townhouse	\$225,543	\$241,835	-6.74%	\$223,500	\$228,000	-1.97%	128	152	-15.76%
RES TOTAL	\$345,796	\$327,859	5.47%	\$305,000	\$284,300	7.28%	117	150	-22.12%
FARMS		\$1,700,000			\$1,700,000			445	
MULTIFAMILY									
Acreage	\$280,000	\$175,108	59.90%	\$210,000	\$161,000	30.43%	315	370	-14.79%
Acreage WF									
Lots	\$215,492	\$154,644	39.35%	\$163,930	\$150,000	9.29%	358	83	329.89%
Lots WF									
LOTS TOTAL	\$231,619	\$156,349	48.14%	\$182,500	\$150,000	21.67%	347	107	224.11%
Business	\$20,000			\$20,000			118		
Commercial	\$211,415	\$497,250	-57.48%	\$395	\$385,000	-99.90%	367	139	164.89%
Land		\$560,000			\$560,000			366	
COMM TOTAL	\$190,146	\$509,800	-62.70%	\$764	\$560,000	-99.86%	339	184	84.36%
<b>GRAND TOTAL</b>	<b>\$329,686</b>	<b>\$307,795</b>	<b>7.11%</b>	<b>\$291,000</b>	<b>\$255,000</b>	<b>14.12%</b>	<b>145</b>	<b>144</b>	<b>0.07%</b>

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