

**North Okanagan Monthly Statistics
April 2015**

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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	1,004	1,016	-1.18%	3,863	3,556	8.63%
2 Units Sold	558	516	8.14%	1,665	1,414	17.75%
3 Sales Volume	\$241,485,031	\$211,135,510	14.37%	\$704,157,429	\$581,767,638	21.04%
4 List/Sell Ratio	96.81%	96.45%		96.63%	95.49%	
5 Days to Sell	85	103	-17.50%	91	114	-20.07%
6 Active Listings	3,629	4,070	-10.84%			
Area = North Okanagan						
1 Units Listed	485	483	0.41%	1,475	1,419	3.95%
2 Units Sold	203	162	25.31%	514	498	3.21%
3 Sales Volume	\$69,274,300	\$52,530,550	31.87%	\$167,304,688	\$157,547,504	6.19%
4 List/Sell Ratio	96.73%	96.33%		96.41%	95.78%	
5 Days to Sell	101	160	-37.15%	129	146	-11.55%
6 Active Listings	2,068	2,196	-5.83%			
Area = Shuswap / Revels						
1 Units Listed	292	294	-0.68%	902	792	13.89%
2 Units Sold	102	104	-1.92%	269	264	1.89%
3 Sales Volume	\$30,039,715	\$27,955,849	7.45%	\$79,215,453	\$67,533,264	17.30%
4 List/Sell Ratio	95.94%	94.21%		95.74%	93.88%	
5 Days to Sell	144	180	-19.87%	141	197	-28.42%
6 Active Listings	1,448	1,572	-7.89%			
Area = Grand Total						
1 Units Listed	1,781	1,793	-0.67%	6,240	5,767	8.20%
2 Units Sold	863	782	10.36%	2,448	2,176	12.50%
3 Sales Volume	\$340,799,045	\$291,621,909	16.86%	\$950,677,569	\$806,848,406	17.83%
4 List/Sell Ratio	96.72%	96.21%		96.52%	95.41%	
5 Days to Sell	96	125	-23.51%	104	131	-20.42%
6 Active Listings	7,145	7,838	-8.84%			

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

North Okanagan Statistics -- April 2015

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	203	\$69,274,300	102	\$39,132,663
Last Month	140	\$41,679,010	63	\$21,436,733
This Month Last Year	162	\$52,530,550	88	\$31,639,036

Description	Total Listings Taken	Inventory
This Month	485	2,068
Last Month	453	1,924
This Month Last Year	483	2,196

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North Okanagan Statistics -- April 2015

Quick Summary Part 2

Condo/Apt

Sales	13
New Listings	28
Current Inventory	126
Sell/Inv. Ratio	10.32%
Days to Sell	154
Average Price	\$181,462
Median Price	\$131,000

Condo/Townhouse

Sales	36
New Listings	60
Current Inventory	188
Sell/Inv. Ratio	19.15%
Days to Sell	83
Average Price	\$271,587
Median Price	\$235,000

Lots

Sales	9
New Listings	44
Current Inventory	415
Sell/Inv. Ratio	2.17%
Days to Sell	287
Average Price	\$184,333
Median Price	\$166,000

Residential

Sales	102
New Listings	209
Current Inventory	605
Sell/Inv. Ratio	16.86%
Days to Sell	81
Average Price	\$383,654
Median Price	\$355,000
Ratio of Sales vs Inventory	13.83%

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North Okanagan Statistics -- April 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%
Zone = North Okanagan									
Acreage/House	69	81	-14.81%	182	166	9.64	269	248	8.47
Duplex	10	10	0.00%	27	39	-30.77	33	39	-15.38
Mobile Home	16	18	-11.11%	58	57	1.75	71	82	-13.41
Recreational	3	5	-40.00%	12	9	33.33	32	27	18.52
Residential	209	190	10.00%	613	556	10.25	605	634	-4.57
Residential WF	9	9	0.00%	34	20	70.00	42	50	-16.00
3/4-Plex	0	0	0.00%	1	5	-80.00	8	7	14.29
Timeshare	1	0	0.00%	1	0	0.00	1		
Apartment	28	20	40.00%	79	77	2.60	126	140	-10.00
Townhouse	60	50	20.00%	199	171	16.37	188	209	-10.05
RES TOTAL	405	383.00	5.74%	1,206	1,100	9.64%	1,375	1,436	-4.25
FARMS	10	13	-23.08%	33	23	43.48	53	46	15.22
MULTIFAMILY	1	1	0.00%	4	3	33.33	6	5	20.00
Acreage	17	12	41.67%	53	40	32.50	144	153	-5.88
Acreage WF	0	5	-100.00%	2	7	-71.43	10	26	-61.54
Lots	23	44	-47.73%	77	147	-47.62	238	293	-18.77
Lots WF	4	3	33.33%	13	7	85.71	23	15	53.33
LOTS TOTAL	44	64.00	-31.25%	145	201	-27.86%	415	487	-14.78
Business	2	2	0.00%	17	15	13.33	42	30	40.00
Commercial	18	17	5.88%	58	65	-10.77	141	160	-11.88
Land	5	2	150.00%	11	10	10.00	34	30	13.33
COMM TOTAL	25	21.00	19.05%	86	90	-4.44%	217	220	-1.36
GRAND TOTAL	485	482	0.62%	1,474	1,417	4.02%	2,066	2,194	-5.83

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North Okanagan Statistics -- April 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
Zone = North Okanagan								
Acreage/House	21	17	23.53%	\$9,724,500	\$9,115,500	6.68%	96.35%	95.30%
Duplex	6	3	100.00%	\$1,982,000	\$925,300	114.20%	95.80%	97.62%
Mobile Home	8	11	-27.27%	\$1,021,300	\$945,500	8.02%	95.41%	93.55%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	102	88	15.91%	\$39,132,663	\$31,639,036	23.68%	97.63%	96.76%
Residential WF	3	0	0.00%	\$2,530,000	\$0	0.00%	95.51%	0.00%
3/4-Plex	0	1	-100.00%	\$0	\$453,750	-100.00%	0.00%	96.56%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	13	8	62.50%	\$2,359,000	\$1,478,400	59.56%	96.90%	95.81%
Townhouse	36	24	50.00%	\$9,777,125	\$6,124,589	59.64%	95.87%	97.26%
RES TOTAL	189	152	24.34%	\$66,526,588	\$50,682,075	31.26%	96.98%	96.48%
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	5	3	66.67%	\$1,116,000	\$715,975	55.87%	96.21%	92.53%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	4	5	-20.00%	\$543,000	\$604,500	-10.17%	94.62%	90.51%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	9	8	12.50%	\$1,659,000	\$1,320,475	25.64%	95.68%	91.59%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	4	1	300.00%	\$682,012	\$235,000	190.22%	92.29%	90.73%
Land	1	0	0.00%	\$406,700	\$0	0.00%	73.95%	0.00%
COMM TOTAL	5	1	400.00%	\$1,088,712	\$235,000	363.28%	84.46%	90.73%
GRAND TOTAL	203	161	26.09%	\$69,274,300	\$52,237,550	32.61%	96.73%	96.32%

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North Okanagan Statistics -- April 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
Zone = North Okanagan								
Acreage/House	50	38	31.58%	\$26,379,200	\$20,190,439	30.65%	95.18%	95.65%
Duplex	14	16	-12.50%	\$4,255,600	\$4,946,500	-13.97%	96.21%	97.54%
Mobile Home	21	25	-16.00%	\$2,495,300	\$2,356,300	5.90%	94.23%	92.92%
Recreational	2	2	0.00%	\$673,500	\$321,000	109.81%	89.92%	97.60%
Residential	240	255	-5.88%	\$87,495,639	\$89,990,392	-2.77%	97.37%	96.88%
Residential WF	6	6	0.00%	\$6,579,199	\$4,471,399	47.14%	94.75%	93.23%
3/4-Plex	0	1	-100.00%	\$0	\$453,750	-100.00%	0.00%	96.56%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	37	30	23.33%	\$6,816,388	\$5,258,300	29.63%	96.28%	94.93%
Townhouse	91	63	44.44%	\$22,981,775	\$16,053,573	43.16%	96.50%	96.31%
RES TOTAL	461	436	5.73%	\$157,676,601	\$144,041,653	9.47%	96.60%	96.41%
FARMS	0	1	-100.00%	\$0	\$1,700,000	-100.00%	0.00%	75.69%
MULTIFAMILY	0	1	-100.00%	\$0	\$310,000	-100.00%	0.00%	94.22%
Acreage	10	9	11.11%	\$2,300,500	\$1,880,800	22.31%	94.02%	89.79%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	21	41	-48.78%	\$3,684,810	\$6,103,050	-39.62%	95.40%	94.06%
Lots WF	2	0	0.00%	\$657,000	\$0	0.00%	94.13%	0.00%
LOTS TOTAL	33	50	-34.00%	\$6,642,310	\$7,983,850	-16.80%	94.79%	93.02%
Business	1	1	0.00%	\$20,000	\$50,000	-60.00%	66.67%	72.46%
Commercial	17	7	142.86%	\$2,374,076	\$2,609,001	-9.00%	94.43%	88.26%
Land	1	1	0.00%	\$406,700	\$560,000	-27.38%	73.95%	93.49%
COMM TOTAL	19	9	111.11%	\$2,800,776	\$3,219,001	-12.99%	90.52%	88.83%
GRAND TOTAL	513	497	3.22%	\$167,119,688	\$157,254,504	6.27%	96.41%	95.78%

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North Okanagan Statistics -- April 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%
Zone = North Okanagan									
Acreage/House	\$463,071	\$536,206	-13.64%	\$434,000	\$495,000	-12.32%	66	302	-78.24%
Duplex	\$330,333	\$308,433	7.10%	\$255,250	\$232,500	9.78%	106	41	158.13%
Mobile Home	\$127,663	\$85,955	48.52%	\$132,000	\$78,000	69.23%	157	205	-23.50%
Recreational									
Residential	\$383,654	\$359,535	6.71%	\$355,000	\$331,000	7.25%	81	114	-28.28%
Residential WF	\$843,333			\$1,195,000			111		
3/4-Plex		\$453,750			\$453,750			30	
Timeshare									
Apartment	\$181,462	\$184,800	-1.81%	\$131,000	\$175,500	-25.36%	154	82	86.67%
Townhouse	\$271,587	\$255,191	6.42%	\$235,000	\$224,500	4.68%	83	146	-43.25%
RES TOTAL	\$351,993	\$333,435	5.57%	\$325,000	\$302,750	7.35%	89	143	-37.38%
FARMS									
MULTIFAMILY									
Acreage	\$223,200	\$238,658	-6.48%	\$210,000	\$255,100	-17.68%	325	208	56.50%
Acreage WF									
Lots	\$135,750	\$120,900	12.28%	\$154,000	\$76,000	102.63%	240	547	-56.22%
Lots WF									
LOTS TOTAL	\$184,333	\$165,059	11.68%	\$166,000	\$172,000	-3.49%	287	420	-31.63%
Business									
Commercial	\$170,503	\$235,000	-27.45%	\$98,000	\$235,000	-58.30%	158	841	-81.27%
Land	\$406,700			\$406,700			309		
COMM TOTAL	\$217,742	\$235,000	-7.34%	\$195,000	\$235,000	-17.02%	188	841	-77.67%
GRAND TOTAL	\$341,253	\$324,457	5.18%	\$310,000	\$286,000	8.39%	101	161	-37.48%

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North Okanagan Statistics -- April 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%
Zone = North Okanagan									
Acreage/House	\$527,584	\$531,327	-0.70%	\$492,500	\$501,250	-1.75%	124	257	-51.62%
Duplex	\$303,971	\$309,156	-1.68%	\$228,500	\$236,750	-3.48%	88	90	-1.80%
Mobile Home	\$118,824	\$94,252	26.07%	\$120,000	\$84,500	42.01%	133	148	-10.51%
Recreational	\$336,750	\$160,500	109.81%	\$336,750	\$160,500	109.81%	424	512	-17.29%
Residential	\$364,565	\$352,903	3.30%	\$343,500	\$330,000	4.09%	92	123	-25.03%
Residential WF	\$1,096,533	\$745,233	47.14%	\$877,100	\$791,875	10.76%	150	277	-45.85%
3/4-Plex		\$453,750			\$453,750			30	
Timeshare									
Apartment	\$184,227	\$175,277	5.11%	\$185,000	\$180,000	2.78%	134	128	4.69%
Townhouse	\$252,547	\$254,819	-0.89%	\$235,000	\$255,000	-7.84%	107	143	-24.80%
RES TOTAL	\$342,032	\$330,371	3.53%	\$309,900	\$301,500	2.79%	106	142	-25.25%
FARMS		\$1,700,000			\$1,700,000			445	
MULTIFAMILY		\$310,000			\$310,000			19	
Acreage	\$230,050	\$208,978	10.08%	\$209,250	\$204,500	2.32%	266	238	11.88%
Acreage WF									
Lots	\$175,467	\$148,855	17.88%	\$163,930	\$150,000	9.29%	400	149	169.37%
Lots WF	\$328,500			\$328,500			313		
LOTS TOTAL	\$201,282	\$159,677	26.06%	\$168,000	\$150,000	12.00%	354	165	115.16%
Business	\$20,000	\$50,000	-60.00%	\$20,000	\$50,000	-60.00%	118	85	38.82%
Commercial	\$139,652	\$372,714	-62.53%	\$26	\$235,000	-99.99%	308	278	11.09%
Land	\$406,700	\$560,000	-27.38%	\$406,700	\$560,000	-27.38%	309	366	-15.57%
COMM TOTAL	\$147,409	\$357,667	-58.79%	\$700	\$235,000	-99.70%	298	266	12.17%
GRAND TOTAL	\$325,769	\$316,407	2.96%	\$297,000	\$280,000	6.07%	129	146	-11.99%

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