

**North Okanagan Monthly Statistics
May 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
Area = Central Okanagan						
1 Units Listed	1,104	1,145	-3.58%	4,967	4,701	5.66%
2 Units Sold	598	595	0.50%	2,261	2,009	12.54%
3 Sales Volume	\$266,716,299	\$260,085,313	2.55%	\$969,288,728	\$841,852,951	15.14%
4 List/Sell Ratio	96.27%	95.88%		96.54%	95.61%	
5 Days to Sell	75	100	-24.85%	81	108	-25.02%
6 Active Listings	3,782	4,082	-7.35%			
Area = North Okanagan						
1 Units Listed	468	473	-1.06%	1,944	1,892	2.75%
2 Units Sold	229	244	-6.15%	743	742	0.13%
3 Sales Volume	\$83,405,910	\$88,841,995	-6.12%	\$250,710,597	\$246,389,499	1.75%
4 List/Sell Ratio	96.06%	96.23%		96.30%	95.94%	
5 Days to Sell	105	143	-26.89%	120	144	-17.13%
6 Active Listings	2,154	2,226	-3.23%			
Area = Shuswap / Revels						
1 Units Listed	295	322	-8.39%	1,196	1,114	7.36%
2 Units Sold	138	111	24.32%	408	375	8.80%
3 Sales Volume	\$44,828,536	\$36,559,249	22.62%	\$124,316,489	\$104,092,513	19.43%
4 List/Sell Ratio	95.04%	90.33%		95.48%	92.60%	
5 Days to Sell	147	178	-17.14%	142	189	-25.07%
6 Active Listings	1,516	1,617	-6.25%			
Area = Grand Total						
1 Units Listed	1,867	1,940	-3.76%	8,107	7,707	5.19%
2 Units Sold	965	950	1.58%	3,412	3,126	9.15%
3 Sales Volume	\$394,950,744	\$385,486,556	2.46%	\$1,344,315,814	\$1,192,334,963	12.75%
4 List/Sell Ratio	96.08%	95.40%		96.39%	95.41%	
5 Days to Sell	93	120	-23.06%	97	126	-23.51%
6 Active Listings	7,452	7,925	-5.97%			

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

North Okanagan Statistics -- May 2015

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	229	\$83,405,910	117	\$44,879,144
Last Month	203	\$69,274,300	102	\$39,132,663
This Month Last Year	244	\$88,841,995	132	\$50,741,000

Description	Total Listings Taken	Inventory
This Month	468	2,154
Last Month	485	2,068
This Month Last Year	473	2,226

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

North Okanagan Statistics -- May 2015

Quick Summary Part 2

Condo/Apt

Sales	14
New Listings	22
Current Inventory	131
Sell/Inv. Ratio	10.69%
Days to Sell	123
Average Price	\$186,571
Median Price	\$195,000

Condo/Townhouse

Sales	27
New Listings	34
Current Inventory	181
Sell/Inv. Ratio	14.92%
Days to Sell	65
Average Price	\$267,939
Median Price	\$260,000

Lots

Sales	12
New Listings	50
Current Inventory	424
Sell/Inv. Ratio	2.83%
Days to Sell	312
Average Price	\$206,125
Median Price	\$166,000

Residential

Sales	117
New Listings	222
Current Inventory	656
Sell/Inv. Ratio	17.84%
Days to Sell	74
Average Price	\$383,582
Median Price	\$358,500

Ratio of Sales vs Inventory	14.06%
-----------------------------	--------

North Okanagan Statistics -- May 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	50	57	-12.28%	233	223	4.48	272	261	4.21
Duplex	16	12	33.33%	43	51	-15.69	41	44	-6.82
Mobile Home	23	27	-14.81%	81	84	-3.57	76	82	-7.32
Recreational	5	10	-50.00%	17	19	-10.53	34	32	6.25
Residential	222	181	22.65%	835	737	13.30	656	637	2.98
Residential WF	10	19	-47.37%	44	39	12.82	51	61	-16.39
3/4-Plex	1	2	-50.00%	2	7	-71.43	7	7	0.00
Timeshare	0	0	0.00%	1	0	0.00	1		
Apartment	22	26	-15.38%	101	103	-1.94	131	135	-2.96
Townhouse	34	50	-32.00%	233	221	5.43	181	221	-18.10
RES TOTAL	383	384.00	-0.26%	1,590	1,484	7.14%	1,450	1,480	-2.03
FARMS	8	7	14.29%	41	30	36.67	52	47	10.64
MULTIFAMILY	1	1	0.00%	5	4	25.00	6	4	50.00
Acreage	13	17	-23.53%	66	57	15.79	147	147	0.00
Acreage WF	3	2	50.00%	5	9	-44.44	13	20	-35.00
Lots	33	33	0.00%	110	180	-38.89	241	300	-19.67
Lots WF	1	3	-66.67%	14	10	40.00	23	14	64.29
LOTS TOTAL	50	55.00	-9.09%	195	256	-23.83%	424	481	-11.85
Business	5	3	66.67%	22	18	22.22	41	30	36.67
Commercial	19	20	-5.00%	77	85	-9.41	148	155	-4.52
Land	2	3	-33.33%	13	13	0.00	33	27	22.22
COMM TOTAL	26	26.00	0.00%	112	116	-3.45%	222	212	4.72
GRAND TOTAL	468	473	-1.06%	1,943	1,890	2.80%	2,154	2,224	-3.15

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

North Okanagan Statistics -- May 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	32	21	52.38%	\$19,026,400	\$10,586,500	79.72%	94.46%	95.77%
Duplex	5	3	66.67%	\$2,051,000	\$1,271,500	61.31%	96.69%	97.14%
Mobile Home	12	15	-20.00%	\$1,337,900	\$1,642,250	-18.53%	96.18%	95.26%
Recreational	0	2	-100.00%	\$0	\$215,000	-100.00%	0.00%	89.66%
Residential	117	132	-11.36%	\$44,879,144	\$50,741,000	-11.55%	97.37%	96.74%
Residential WF	1	5	-80.00%	\$162,800	\$6,166,750	-97.36%	81.81%	95.54%
3/4-Plex	1	1	0.00%	\$406,000	\$144,500	180.97%	96.67%	96.40%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	14	14	0.00%	\$2,612,000	\$2,594,400	0.68%	96.19%	95.84%
Townhouse	27	28	-3.57%	\$7,234,350	\$7,383,195	-2.02%	97.66%	96.65%
RES TOTAL	209	221	-5.43%	\$77,709,594	\$80,745,095	-3.76%	96.55%	96.44%
FARMS	1	2	-50.00%	\$100,000	\$1,500,000	-93.33%	100.00%	92.02%
MULTIFAMILY	1	1	0.00%	\$670,000	\$360,000	86.11%	87.70%	97.56%
Acreage	5	5	0.00%	\$1,345,000	\$1,199,000	12.18%	93.51%	93.77%
Acreage WF	0	2	-100.00%	\$0	\$360,000	-100.00%	0.00%	86.96%
Lots	7	8	-12.50%	\$1,128,505	\$1,014,500	11.24%	92.45%	93.04%
Lots WF	0	1	-100.00%	\$0	\$420,000	-100.00%	0.00%	93.33%
LOTS TOTAL	12	16	-25.00%	\$2,473,505	\$2,993,500	-17.37%	93.02%	92.59%
Business	1	1	0.00%	\$317,800	\$218,000	45.78%	96.60%	99.54%
Commercial	5	2	150.00%	\$2,135,011	\$2,060,400	3.62%	85.85%	95.83%
Land	0	1	-100.00%	\$0	\$965,000	-100.00%	0.00%	96.98%
COMM TOTAL	6	4	50.00%	\$2,452,811	\$3,243,400	-24.38%	87.10%	96.41%
GRAND TOTAL	229	244	-6.15%	\$83,405,910	\$88,841,995	-6.12%	96.06%	96.23%

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

North Okanagan Statistics -- May 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	82	59	38.98%	\$45,405,600	\$30,776,939	47.53%	94.88%	95.69%
Duplex	19	19	0.00%	\$6,306,600	\$6,218,000	1.42%	96.36%	97.45%
Mobile Home	33	40	-17.50%	\$3,833,200	\$3,998,550	-4.14%	94.90%	93.87%
Recreational	2	4	-50.00%	\$673,500	\$536,000	25.65%	89.92%	94.25%
Residential	357	387	-7.75%	\$132,374,783	\$140,731,392	-5.94%	97.37%	96.83%
Residential WF	7	11	-36.36%	\$6,741,999	\$10,638,149	-36.62%	94.39%	94.55%
3/4-Plex	1	2	-50.00%	\$406,000	\$598,250	-32.14%	96.67%	96.52%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	51	44	15.91%	\$9,428,388	\$7,852,700	20.07%	96.26%	95.23%
Townhouse	118	91	29.67%	\$30,216,125	\$23,436,768	28.93%	96.78%	96.42%
RES TOTAL	670	657	1.98%	\$235,386,195	\$224,786,748	4.72%	96.58%	96.42%
FARMS	1	3	-66.67%	\$100,000	\$3,200,000	-96.88%	100.00%	82.56%
MULTIFAMILY	1	2	-50.00%	\$670,000	\$670,000	0.00%	87.70%	95.99%
Acreage	15	14	7.14%	\$3,645,500	\$3,079,800	18.37%	93.83%	91.30%
Acreage WF	0	2	-100.00%	\$0	\$360,000	-100.00%	0.00%	86.96%
Lots	28	49	-42.86%	\$4,813,315	\$7,117,550	-32.37%	94.69%	93.91%
Lots WF	2	1	100.00%	\$657,000	\$420,000	56.43%	94.13%	93.33%
LOTS TOTAL	45	66	-31.82%	\$9,115,815	\$10,977,350	-16.96%	94.30%	92.90%
Business	2	2	0.00%	\$337,800	\$268,000	26.04%	94.09%	93.06%
Commercial	22	9	144.44%	\$4,509,087	\$4,669,401	-3.43%	90.16%	91.45%
Land	1	2	-50.00%	\$406,700	\$1,525,000	-73.33%	73.95%	95.67%
COMM TOTAL	25	13	92.31%	\$5,253,587	\$6,462,401	-18.71%	88.89%	92.48%
GRAND TOTAL	742	741	0.13%	\$250,525,597	\$246,096,499	1.80%	96.30%	95.94%

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

North Okanagan Statistics -- May 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	\$594,575	\$504,119	17.94%	\$564,500	\$490,000	15.20%	96	162	-41.10%
Duplex	\$410,200	\$423,833	-3.22%	\$457,000	\$507,000	-9.86%	115	79	44.71%
Mobile Home	\$111,492	\$109,483	1.83%	\$85,950	\$115,000	-25.26%	140	174	-19.58%
Recreational		\$107,500			\$107,500			278	
Residential	\$383,582	\$384,402	-0.21%	\$358,500	\$350,250	2.36%	74	91	-19.08%
Residential WF	\$162,800	\$1,233,350	-86.80%	\$162,800	\$965,000	-83.13%	53	78	-31.70%
3/4-Plex	\$406,000	\$144,500	180.97%	\$406,000	\$144,500	180.97%	458	87	426.44%
Timeshare									
Apartment	\$186,571	\$185,314	0.68%	\$195,000	\$186,250	4.70%	123	197	-37.46%
Townhouse	\$267,939	\$263,686	1.61%	\$260,000	\$264,500	-1.70%	65	116	-43.92%
RES TOTAL	\$371,816	\$365,362	1.77%	\$335,000	\$332,000	0.90%	86	115	-25.12%
FARMS	\$100,000	\$750,000	-86.67%	\$100,000	\$750,000	-86.67%	19	1,373	-98.62%
MULTIFAMILY	\$670,000	\$360,000	86.11%	\$670,000	\$360,000	86.11%	69	639	-89.20%
Acreage	\$269,000	\$239,800	12.18%	\$195,000	\$265,000	-26.42%	395	213	85.79%
Acreage WF		\$180,000			\$180,000			1,598	
Lots	\$161,215	\$126,813	27.13%	\$110,000	\$133,500	-17.60%	252	187	35.11%
Lots WF		\$420,000			\$420,000			85	
LOTS TOTAL	\$206,125	\$187,094	10.17%	\$166,000	\$155,250	6.92%	312	365	-14.55%
Business	\$317,800	\$218,000	45.78%	\$317,800	\$218,000	45.78%	46	55	-16.36%
Commercial	\$427,002	\$1,030,200	-58.55%	\$450,000	\$1,030,200	-56.32%	445	202	120.84%
Land		\$965,000			\$965,000			20	
COMM TOTAL	\$408,802	\$810,850	-49.58%	\$392,500	\$591,500	-33.64%	379	120	216.74%
GRAND TOTAL	\$364,218	\$364,107	0.03%	\$327,500	\$327,500	0.00%	105	143	-26.89%

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

North Okanagan Statistics -- May 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	\$553,727	\$521,643	6.15%	\$513,750	\$495,000	3.79%	112	222	-49.56%
Duplex	\$331,926	\$327,263	1.42%	\$300,000	\$240,000	25.00%	94	87	8.27%
Mobile Home	\$116,158	\$99,964	16.20%	\$89,900	\$89,750	0.17%	135	157	-14.17%
Recreational	\$336,750	\$134,000	151.31%	\$336,750	\$124,000	171.57%	422	394	6.98%
Residential	\$370,798	\$363,647	1.97%	\$347,000	\$341,000	1.76%	85	111	-23.73%
Residential WF	\$963,143	\$967,104	-0.41%	\$559,200	\$947,000	-40.95%	133	185	-28.04%
3/4-Plex	\$406,000	\$299,125	35.73%	\$406,000	\$299,125	35.73%	458	58	689.66%
Timeshare									
Apartment	\$184,870	\$178,470	3.59%	\$190,000	\$181,250	4.83%	130	149	-12.76%
Townhouse	\$256,069	\$257,547	-0.57%	\$241,500	\$255,000	-5.29%	97	134	-27.77%
RES TOTAL	\$351,323	\$342,141	2.68%	\$318,250	\$316,000	0.71%	98	131	-25.24%
FARMS	\$100,000	\$1,066,667	-90.63%	\$100,000	\$875,000	-88.57%	19	1,063	-98.21%
MULTIFAMILY	\$670,000	\$335,000	100.00%	\$670,000	\$335,000	100.00%	69	328	-78.93%
Acreage	\$243,033	\$219,986	10.48%	\$208,500	\$226,288	-7.86%	276	228	20.95%
Acreage WF		\$180,000			\$180,000			1,598	
Lots	\$171,904	\$145,256	18.35%	\$161,500	\$150,000	7.67%	357	153	133.54%
Lots WF	\$328,500	\$420,000	-21.79%	\$328,500	\$420,000	-21.79%	312	85	267.06%
LOTS TOTAL	\$202,574	\$166,323	21.79%	\$168,000	\$150,000	12.00%	328	212	55.03%
Business	\$168,900	\$134,000	26.04%	\$168,900	\$134,000	26.04%	82	67	22.56%
Commercial	\$204,958	\$518,822	-60.50%	\$732	\$235,000	-99.69%	333	258	28.78%
Land	\$406,700	\$762,500	-46.66%	\$406,700	\$762,500	-46.66%	306	193	58.96%
COMM TOTAL	\$210,143	\$497,108	-57.73%	\$1,000	\$235,000	-99.57%	312	219	42.45%
GRAND TOTAL	\$337,636	\$332,114	1.66%	\$310,000	\$295,000	5.08%	119	144	-17.43%

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