

**North Okanagan Monthly Statistics
July 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	924	939	-1.60%	6,881	6,620	3.94%
2 Units Sold	578	582	-0.69%	3,501	3,197	9.51%
3 Sales Volume	\$252,909,636	\$247,970,931	1.99%	\$1,498,138,367	\$1,336,448,572	12.10%
4 List/Sell Ratio	96.56%	96.65%		96.65%	95.97%	
5 Days to Sell	87	96	-9.61%	81	102	-20.91%
6 Active Listings	3,712	3,973	-6.57%			
Area = North Okanagan						
1 Units Listed	348	369	-5.69%	2,738	2,662	2.85%
2 Units Sold	209	223	-6.28%	1,173	1,199	-2.17%
3 Sales Volume	\$73,266,890	\$77,092,478	-4.96%	\$405,341,819	\$415,069,201	-2.34%
4 List/Sell Ratio	96.20%	96.39%		96.24%	96.04%	
5 Days to Sell	114	128	-10.69%	116	135	-14.04%
6 Active Listings	2,178	2,262	-3.71%			
Area = Shuswap / Revels						
1 Units Listed	221	251	-11.95%	1,658	1,632	1.59%
2 Units Sold	137	122	12.30%	665	618	7.61%
3 Sales Volume	\$42,654,391	\$40,716,027	4.76%	\$211,791,266	\$179,368,875	18.08%
4 List/Sell Ratio	95.02%	95.20%		95.31%	93.65%	
5 Days to Sell	116	153	-23.95%	133	180	-26.23%
6 Active Listings	1,581	1,741	-9.19%			
Area = Grand Total						
1 Units Listed	1,493	1,559	-4.23%	11,277	10,914	3.33%
2 Units Sold	924	927	-0.32%	5,339	5,014	6.48%
3 Sales Volume	\$368,830,917	\$365,779,436	0.83%	\$2,115,271,451	\$1,930,886,648	9.55%
4 List/Sell Ratio	96.31%	96.43%		96.44%	95.76%	
5 Days to Sell	97	111	-12.42%	95	119	-20.56%
6 Active Listings	7,471	7,976	-6.33%			

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

North Okanagan Statistics -- July 2015

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	209	\$73,266,890	115	\$43,257,247
Last Month	221	\$81,374,232	107	\$42,809,927
This Month Last Year	223	\$77,092,478	113	\$42,852,950

Description	Total Listings Taken	Inventory
This Month	348	2,178
Last Month	445	2,199
This Month Last Year	369	2,262

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North Okanagan Statistics -- July 2015

Quick Summary Part 2

Condo/Apt

Sales	10
New Listings	31
Current Inventory	145
Sell/Inv. Ratio	6.90%
Days to Sell	64
Average Price	\$169,190
Median Price	\$167,000

Condo/Townhouse

Sales	26
New Listings	36
Current Inventory	178
Sell/Inv. Ratio	14.61%
Days to Sell	110
Average Price	\$274,858
Median Price	\$273,750

Lots

Sales	11
New Listings	32
Current Inventory	414
Sell/Inv. Ratio	2.66%
Days to Sell	457
Average Price	\$267,732
Median Price	\$170,000

Residential

Sales	115
New Listings	148
Current Inventory	643
Sell/Inv. Ratio	17.88%
Days to Sell	86
Average Price	\$376,150
Median Price	\$348,000
Ratio of Sales vs Inventory	16.46%

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North Okanagan Statistics -- July 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	45	37	21.62%	333	310	7.42	290	283	2.47
Duplex	6	4	50.00%	56	67	-16.42	33	43	-23.26
Mobile Home	16	21	-23.81%	116	120	-3.33	70	86	-18.60
Recreational	3	1	200.00%	64	25	156.00	73	36	102.78
Residential	148	154	-3.90%	1,158	1,060	9.25	643	618	4.05
Residential WF	4	10	-60.00%	54	62	-12.90	48	54	-11.11
3/4-Plex	0	2	-100.00%	3	10	-70.00	5	8	-37.50
Timeshare	0	0	0.00%	1	0	0.00	1		
Apartment	31	21	47.62%	150	147	2.04	145	142	2.11
Townhouse	36	37	-2.70%	313	286	9.44	178	190	-6.32
RES TOTAL	289	287.00	0.70%	2,248	2,087	7.71%	1,486	1,460	1.78
FARMS	6	4	50.00%	52	36	44.44	54	47	14.89
MULTIFAMILY	1	0	0.00%	7	4	75.00	6	4	50.00
Acreage	5	10	-50.00%	82	85	-3.53	138	161	-14.29
Acreage WF	3	1	200.00%	9	12	-25.00	13	19	-31.58
Lots	22	34	-35.29%	162	247	-34.41	245	317	-22.71
Lots WF	2	5	-60.00%	17	20	-15.00	18	29	-37.93
LOTS TOTAL	32	50.00	-36.00%	270	364	-25.82%	414	526	-21.29
Business	2	4	-50.00%	27	29	-6.90	38	35	8.57
Commercial	13	22	-40.91%	112	123	-8.94	144	160	-10.00
Land	5	2	150.00%	20	17	17.65	36	28	28.57
COMM TOTAL	20	28.00	-28.57%	159	169	-5.92%	218	223	-2.24
GRAND TOTAL	348	369	-5.69%	2,736	2,660	2.86%	2,178	2,260	-3.63

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North Okanagan Statistics -- July 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	15	13	15.38%	\$7,967,743	\$6,902,900	15.43%	97.00%	95.17%
Duplex	6	6	0.00%	\$1,864,500	\$2,858,500	-34.77%	96.68%	94.85%
Mobile Home	11	11	0.00%	\$1,508,900	\$1,165,000	29.52%	95.81%	92.76%
Recreational	5	1	400.00%	\$683,550	\$120,000	469.63%	92.53%	92.31%
Residential	115	113	1.77%	\$43,257,247	\$42,852,950	0.94%	96.90%	97.46%
Residential WF	2	5	-60.00%	\$3,305,000	\$4,575,000	-27.76%	92.09%	95.57%
3/4-Plex	1	0	0.00%	\$115,500	\$0	0.00%	105.10%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	10	13	-23.08%	\$1,691,900	\$2,230,800	-24.16%	94.91%	97.47%
Townhouse	26	37	-29.73%	\$7,146,300	\$9,430,928	-24.22%	97.29%	96.48%
RES TOTAL	191	199	-4.02%	\$67,540,640	\$70,136,078	-3.70%	96.59%	96.77%
FARMS	1	1	0.00%	\$765,000	\$1,700,000	-55.00%	92.19%	91.89%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	3	4	-25.00%	\$990,000	\$1,079,500	-8.29%	81.62%	89.44%
Acreage WF	1	1	0.00%	\$165,000	\$160,000	3.13%	75.00%	94.67%
Lots	5	16	-68.75%	\$785,050	\$3,466,900	-77.36%	94.13%	93.74%
Lots WF	2	0	0.00%	\$1,005,000	\$0	0.00%	100.10%	0.00%
LOTS TOTAL	11	21	-47.62%	\$2,945,050	\$4,706,400	-37.42%	90.04%	92.75%
Business	1	0	0.00%	\$585,000	\$0	0.00%	97.66%	0.00%
Commercial	3	2	50.00%	\$1,126,200	\$550,000	104.76%	93.73%	94.34%
Land	1	0	0.00%	\$185,000	\$0	0.00%	88.31%	0.00%
COMM TOTAL	5	2	150.00%	\$1,896,200	\$550,000	244.76%	94.34%	94.34%
GRAND TOTAL	208	223	-6.73%	\$73,146,890	\$77,092,478	-5.12%	96.20%	96.39%

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North Okanagan Statistics -- July 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	123	97	26.80%	\$67,534,443	\$51,590,739	30.90%	95.27%	95.72%
Duplex	31	34	-8.82%	\$10,417,100	\$12,472,000	-16.48%	97.13%	96.63%
Mobile Home	59	62	-4.84%	\$7,040,100	\$7,001,550	0.55%	95.20%	93.68%
Recreational	7	5	40.00%	\$1,357,050	\$656,000	106.87%	91.22%	93.89%
Residential	579	621	-6.76%	\$218,432,057	\$231,764,776	-5.75%	97.19%	96.98%
Residential WF	12	19	-36.84%	\$13,326,999	\$21,513,149	-38.05%	93.53%	93.79%
3/4-Plex	4	2	100.00%	\$1,425,786	\$598,250	138.33%	94.55%	96.52%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	68	70	-2.86%	\$12,551,288	\$14,056,400	-10.71%	96.06%	95.77%
Townhouse	175	160	9.38%	\$44,766,625	\$40,918,176	9.41%	96.88%	96.39%
RES TOTAL	1,058	1,070	-1.12%	\$376,851,448	\$380,571,039	-0.98%	96.56%	96.44%
FARMS	2	6	-66.67%	\$865,000	\$6,825,000	-87.33%	93.03%	87.13%
MULTIFAMILY	2	2	0.00%	\$1,720,000	\$670,000	156.72%	91.05%	95.99%
Acreage	23	20	15.00%	\$5,545,250	\$4,572,300	21.28%	91.48%	91.48%
Acreage WF	1	4	-75.00%	\$165,000	\$720,000	-77.08%	75.00%	90.79%
Lots	44	77	-42.86%	\$7,164,315	\$12,965,950	-44.75%	93.87%	94.05%
Lots WF	4	2	100.00%	\$1,662,000	\$759,500	118.83%	97.65%	95.06%
LOTS TOTAL	72	103	-30.10%	\$14,536,565	\$19,017,750	-23.56%	93.09%	93.33%
Business	4	2	100.00%	\$1,110,300	\$268,000	314.29%	95.96%	93.06%
Commercial	30	13	130.77%	\$9,206,806	\$5,899,412	56.06%	91.33%	91.64%
Land	3	2	50.00%	\$746,700	\$1,525,000	-51.04%	79.90%	95.67%
COMM TOTAL	37	17	117.65%	\$11,063,806	\$7,692,412	43.83%	90.89%	92.46%
GRAND TOTAL	1,171	1,198	-2.25%	\$405,036,819	\$414,776,201	-2.35%	96.24%	96.04%

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North Okanagan Statistics -- July 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	\$531,183	\$530,992	0.04%	\$480,000	\$532,500	-9.86%	99	156	-36.51%
Duplex	\$310,750	\$476,417	-34.77%	\$325,500	\$478,000	-31.90%	79	97	-17.79%
Mobile Home	\$137,173	\$105,909	29.52%	\$127,000	\$101,000	25.74%	110	92	20.20%
Recreational	\$136,710	\$120,000	13.92%	\$70,000	\$120,000	-41.67%	134	91	46.81%
Residential	\$376,150	\$379,230	-0.81%	\$348,000	\$355,000	-1.97%	86	95	-10.29%
Residential WF	\$1,652,500	\$915,000	80.60%	\$1,652,500	\$900,000	83.61%	211	36	478.30%
3/4-Plex	\$115,500			\$115,500			32		
Timeshare									
Apartment	\$169,190	\$171,600	-1.40%	\$167,000	\$175,000	-4.57%	64	89	-28.84%
Townhouse	\$274,858	\$254,890	7.83%	\$273,750	\$249,000	9.94%	110	104	5.68%
RES TOTAL	\$353,616	\$352,443	0.33%	\$331,500	\$330,000	0.45%	92	99	-6.65%
FARMS	\$765,000	\$1,700,000	-55.00%	\$765,000	\$1,700,000	-55.00%	139	566	-75.44%
MULTIFAMILY									
Acreage	\$330,000	\$269,875	22.28%	\$280,000	\$278,000	0.72%	418	120	248.06%
Acreage WF	\$165,000	\$160,000	3.13%	\$165,000	\$160,000	3.13%	952	2,550	-62.67%
Lots	\$157,010	\$216,681	-27.54%	\$165,000	\$201,500	-18.11%	511	270	89.38%
Lots WF	\$502,500			\$502,500			131		
LOTS TOTAL	\$267,732	\$224,114	19.46%	\$170,000	\$210,000	-19.05%	457	350	30.46%
Business	\$585,000			\$585,000			106		
Commercial	\$375,400	\$275,000	36.51%	\$335,000	\$275,000	21.82%	239	441	-45.67%
Land	\$185,000			\$185,000			202		
COMM TOTAL	\$379,240	\$275,000	37.91%	\$335,000	\$275,000	21.82%	205	441	-53.42%
GRAND TOTAL	\$351,668	\$345,706	1.72%	\$326,500	\$313,500	4.15%	115	128	-10.32%

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North Okanagan Statistics -- July 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	\$549,061	\$531,863	3.23%	\$510,000	\$507,500	0.49%	118	185	-36.03%
Duplex	\$336,035	\$366,824	-8.39%	\$315,000	\$346,000	-8.96%	80	78	2.76%
Mobile Home	\$119,324	\$112,928	5.66%	\$96,000	\$105,000	-8.57%	121	138	-12.01%
Recreational	\$193,864	\$131,200	47.76%	\$70,000	\$120,000	-41.67%	216	333	-35.26%
Residential	\$377,257	\$373,212	1.08%	\$352,500	\$346,000	1.88%	82	103	-20.91%
Residential WF	\$1,110,583	\$1,132,271	-1.92%	\$962,500	\$947,000	1.64%	132	159	-17.01%
3/4-Plex	\$356,446	\$299,125	19.16%	\$398,000	\$299,125	33.05%	320	58	451.29%
Timeshare									
Apartment	\$184,578	\$200,806	-8.08%	\$194,500	\$183,750	5.85%	115	134	-14.22%
Townhouse	\$255,809	\$255,739	0.03%	\$242,500	\$250,000	-3.00%	94	125	-24.77%
RES TOTAL	\$356,192	\$355,674	0.15%	\$325,000	\$320,000	1.56%	95	119	-20.55%
FARMS	\$432,500	\$1,137,500	-61.98%	\$432,500	\$987,500	-56.20%	79	638	-87.61%
MULTIFAMILY	\$860,000	\$335,000	156.72%	\$860,000	\$335,000	156.72%	70	328	-78.78%
Acreage	\$241,098	\$228,615	5.46%	\$205,000	\$248,538	-17.52%	298	229	30.01%
Acreage WF	\$165,000	\$180,000	-8.33%	\$165,000	\$180,000	-8.33%	952	1,448	-34.24%
Lots	\$162,825	\$168,389	-3.30%	\$160,050	\$153,000	4.61%	372	199	86.94%
Lots WF	\$415,500	\$379,750	9.41%	\$328,500	\$379,750	-13.50%	221	60	271.85%
LOTS TOTAL	\$201,897	\$184,638	9.35%	\$168,000	\$160,000	5.00%	348	251	38.86%
Business	\$277,575	\$134,000	107.15%	\$252,650	\$134,000	88.54%	212	67	219.17%
Commercial	\$306,894	\$453,801	-32.37%	\$1,100	\$235,000	-99.53%	292	263	10.96%
Land	\$248,900	\$762,500	-67.36%	\$185,000	\$762,500	-75.74%	180	193	-6.67%
COMM TOTAL	\$299,022	\$452,495	-33.92%	\$185,000	\$235,000	-21.28%	274	232	18.37%
GRAND TOTAL	\$345,890	\$346,224	-0.10%	\$318,500	\$308,050	3.39%	116	135	-14.18%

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