

**North Okanagan Monthly Statistics
September 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	874	782	11.76%	8,589	8,230	4.36%
2 Units Sold	495	553	-10.49%	4,585	4,296	6.73%
3 Sales Volume	\$214,777,122	\$239,800,510	-10.44%	\$1,958,000,897	\$1,812,021,788	8.06%
4 List/Sell Ratio	96.34%	95.05%		96.66%	95.91%	
5 Days to Sell	87	97	-10.09%	82	100	-18.08%
6 Active Listings	3,609	3,537	2.04%			
Area = North Okanagan						
1 Units Listed	281	306	-8.17%	3,337	3,307	0.91%
2 Units Sold	173	186	-6.99%	1,507	1,593	-5.40%
3 Sales Volume	\$65,549,933	\$62,655,100	4.62%	\$531,695,988	\$555,051,532	-4.21%
4 List/Sell Ratio	96.08%	95.42%		96.17%	95.95%	
5 Days to Sell	94	126	-25.74%	114	134	-14.78%
6 Active Listings	2,142	2,153	-0.51%			
Area = Shuswap / Revels						
1 Units Listed	146	150	-2.67%	1,995	1,975	1.01%
2 Units Sold	116	130	-10.77%	908	871	4.25%
3 Sales Volume	\$35,177,191	\$46,184,548	-23.83%	\$287,109,427	\$261,149,434	9.94%
4 List/Sell Ratio	96.99%	95.72%		95.35%	94.27%	
5 Days to Sell	161	151	7.07%	138	172	-19.91%
6 Active Listings	1,515	1,583	-4.30%			
Area = Grand Total						
1 Units Listed	1,301	1,238	5.09%	13,921	13,512	3.03%
2 Units Sold	784	869	-9.78%	7,000	6,760	3.55%
3 Sales Volume	\$315,504,246	\$348,640,158	-9.50%	\$2,776,806,312	\$2,628,222,753	5.65%
4 List/Sell Ratio	96.36%	95.21%		96.43%	95.75%	
5 Days to Sell	100	111	-10.48%	96	117	-18.05%
6 Active Listings	7,266	7,273	-0.10%			

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

North Okanagan Statistics -- September 2015

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	173	\$65,549,933	84	\$33,458,150
Last Month	164	\$62,066,236	89	\$37,452,236
This Month Last Year	186	\$62,655,100	92	\$35,019,664

Description	Total Listings Taken	Inventory
This Month	281	2,142
Last Month	322	2,185
This Month Last Year	306	2,153

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North Okanagan Statistics -- September 2015

Quick Summary Part 2

Condo/Apt

Sales	12
New Listings	19
Current Inventory	133
Sell/Inv. Ratio	9.02%
Days to Sell	80
Average Price	\$193,380
Median Price	\$144,000

Condo/Townhouse

Sales	24
New Listings	28
Current Inventory	162
Sell/Inv. Ratio	14.81%
Days to Sell	100
Average Price	\$232,094
Median Price	\$212,000

Lots

Sales	9
New Listings	25
Current Inventory	433
Sell/Inv. Ratio	2.08%
Days to Sell	160
Average Price	\$239,444
Median Price	\$175,000

Residential

Sales	84
New Listings	122
Current Inventory	623
Sell/Inv. Ratio	13.48%
Days to Sell	76
Average Price	\$398,311
Median Price	\$347,500

Ratio of Sales vs Inventory	12.08%
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North Okanagan Statistics -- September 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	29	33	-12.12%	396	392	1.02	284	280	1.43
Duplex	8	11	-27.27%	75	81	-7.41	44	38	15.79
Mobile Home	10	7	42.86%	132	138	-4.35	53	63	-15.87
Recreational	1	2	-50.00%	67	27	148.15	73	32	128.13
Residential	122	122	0.00%	1,415	1,337	5.83	623	588	5.95
Residential WF	1	3	-66.67%	60	66	-9.09	45	45	0.00
3/4-Plex	1	0	0.00%	5	12	-58.33	5	9	-44.44
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	19	12	58.33%	184	176	4.55	133	133	0.00
Townhouse	28	41	-31.71%	374	357	4.76	162	170	-4.71
RES TOTAL	219	231.00	-5.19%	2,708	2,586	4.72%	1,422	1,358	4.71
FARMS	2	2	0.00%	57	45	26.67	56	48	16.67
MULTIFAMILY	1	1	0.00%	10	6	66.67	9	7	28.57
Acreage	9	12	-25.00%	119	110	8.18	150	167	-10.18
Acreage WF	1	0	0.00%	12	14	-14.29	15	18	-16.67
Lots	14	32	-56.25%	197	298	-33.89	248	301	-17.61
Lots WF	1	0	0.00%	21	22	-4.55	20	25	-20.00
LOTS TOTAL	25	44.00	-43.18%	349	444	-21.40%	433	511	-15.26
Business	4	9	-55.56%	35	39	-10.26	41	37	10.81
Commercial	26	17	52.94%	150	163	-7.98	148	160	-7.50
Land	4	2	100.00%	26	22	18.18	33	30	10.00
COMM TOTAL	34	28.00	21.43%	211	224	-5.80%	222	227	-2.20
GRAND TOTAL	281	306	-8.17%	3,335	3,305	0.91%	2,142	2,151	-0.42

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North Okanagan Statistics -- September 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	15	40.00%	\$11,286,150	\$7,334,200	53.88%	95.97%	95.98%
Duplex	1	4	-75.00%	\$199,000	\$1,171,500	-83.01%	97.07%	95.67%
Mobile Home	7	17	-58.82%	\$601,300	\$1,664,800	-63.88%	96.07%	92.39%
Recreational	2	2	0.00%	\$505,000	\$520,830	-3.04%	94.57%	93.93%
Residential	84	92	-8.70%	\$33,458,150	\$35,019,664	-4.46%	97.41%	96.76%
Residential WF	3	4	-25.00%	\$4,340,000	\$3,965,000	9.46%	90.93%	98.44%
3/4-Plex	1	0	0.00%	\$380,000	\$0	0.00%	95.24%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	12	11	9.09%	\$2,320,555	\$1,669,001	39.04%	96.53%	97.67%
Townhouse	24	22	9.09%	\$5,570,250	\$6,343,650	-12.19%	95.94%	95.94%
RES TOTAL	155	167	-7.19%	\$58,660,405	\$57,688,645	1.68%	96.40%	96.53%
FARMS	1	2	-50.00%	\$643,000	\$1,450,000	-55.66%	98.17%	73.24%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	4	3	33.33%	\$1,370,000	\$1,132,000	21.02%	94.56%	95.21%
Acreage WF	1	0	0.00%	\$240,000	\$0	0.00%	97.96%	0.00%
Lots	4	9	-55.56%	\$545,000	\$1,532,130	-64.43%	91.02%	92.54%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	9	12	-25.00%	\$2,155,000	\$2,664,130	-19.11%	94.00%	93.66%
Business	0	2	-100.00%	\$0	\$71,000	-100.00%	0.00%	89.87%
Commercial	7	3	133.33%	\$3,839,028	\$781,325	391.35%	92.64%	78.50%
Land	1	0	0.00%	\$252,500	\$0	0.00%	90.50%	0.00%
COMM TOTAL	8	5	60.00%	\$4,091,528	\$852,325	380.04%	92.51%	79.34%
GRAND TOTAL	173	186	-6.99%	\$65,549,933	\$62,655,100	4.62%	96.08%	95.42%

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North Okanagan Statistics -- September 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	156	129	20.93%	\$87,272,093	\$72,873,189	19.76%	95.42%	95.42%
Duplex	34	42	-19.05%	\$11,287,100	\$14,993,000	-24.72%	97.22%	96.49%
Mobile Home	78	89	-12.36%	\$8,591,400	\$9,484,650	-9.42%	94.79%	93.55%
Recreational	9	8	12.50%	\$1,862,050	\$1,211,830	53.66%	92.10%	93.72%
Residential	750	823	-8.87%	\$288,415,443	\$309,088,286	-6.69%	97.15%	96.92%
Residential WF	16	28	-42.86%	\$18,816,999	\$30,453,149	-38.21%	92.71%	94.33%
3/4-Plex	5	2	150.00%	\$1,805,786	\$598,250	201.84%	94.70%	96.52%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	93	93	0.00%	\$17,533,343	\$18,185,301	-3.59%	95.77%	95.97%
Townhouse	218	213	2.35%	\$55,078,375	\$55,065,010	0.02%	96.83%	96.40%
RES TOTAL	1,359	1,427	-4.77%	\$490,662,589	\$511,952,665	-4.16%	96.51%	96.37%
FARMS	3	8	-62.50%	\$1,508,000	\$8,275,000	-81.78%	95.15%	84.32%
MULTIFAMILY	2	2	0.00%	\$1,720,000	\$670,000	156.72%	91.05%	95.99%
Acreage	30	24	25.00%	\$8,325,250	\$5,994,300	38.89%	91.69%	91.85%
Acreage WF	2	4	-50.00%	\$405,000	\$720,000	-43.75%	87.10%	90.79%
Lots	55	101	-45.54%	\$8,781,815	\$16,924,330	-48.11%	93.49%	93.95%
Lots WF	5	2	150.00%	\$2,592,000	\$759,500	241.28%	97.01%	95.06%
LOTS TOTAL	92	131	-29.77%	\$20,104,065	\$24,398,130	-17.60%	93.03%	93.37%
Business	4	5	-20.00%	\$1,110,300	\$717,000	54.85%	95.96%	95.35%
Commercial	41	17	141.18%	\$15,286,834	\$7,220,737	111.71%	91.72%	90.46%
Land	4	2	100.00%	\$999,200	\$1,525,000	-34.48%	82.34%	95.67%
COMM TOTAL	49	24	104.17%	\$17,396,334	\$9,462,737	83.84%	91.38%	91.62%
GRAND TOTAL	1,505	1,592	-5.46%	\$531,390,988	\$554,758,532	-4.21%	96.17%	95.95%

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North Okanagan Statistics -- September 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	\$537,436	\$488,947	9.92%	\$460,000	\$448,600	2.54%	139	137	1.34%
Duplex	\$199,000	\$292,875	-32.05%	\$199,000	\$246,250	-19.19%	36	264	-86.36%
Mobile Home	\$85,900	\$97,929	-12.28%	\$57,500	\$84,000	-31.55%	85	124	-31.14%
Recreational	\$252,500	\$260,415	-3.04%	\$252,500	\$260,415	-3.04%	54	74	-26.53%
Residential	\$398,311	\$380,649	4.64%	\$347,500	\$348,250	-0.22%	76	92	-17.74%
Residential WF	\$1,446,667	\$991,250	45.94%	\$2,000,000	\$1,022,500	95.60%	89	133	-33.08%
3/4-Plex	\$380,000			\$380,000			46		
Timeshare									
Apartment	\$193,380	\$151,727	27.45%	\$144,000	\$131,000	9.92%	80	120	-33.18%
Townhouse	\$232,094	\$288,348	-19.51%	\$212,000	\$259,500	-18.30%	100	155	-35.45%
RES TOTAL	\$378,454	\$345,441	9.56%	\$336,000	\$320,000	5.00%	88	114	-22.71%
FARMS	\$643,000	\$725,000	-11.31%	\$643,000	\$725,000	-11.31%	67	148	-54.73%
MULTIFAMILY									
Acreage	\$342,500	\$377,333	-9.23%	\$247,500	\$195,000	26.92%	163	248	-34.36%
Acreage WF	\$240,000			\$240,000			56		
Lots	\$136,250	\$170,237	-19.96%	\$145,000	\$160,000	-9.38%	184	237	-22.54%
Lots WF									
LOTS TOTAL	\$239,444	\$222,011	7.85%	\$175,000	\$171,815	1.85%	160	240	-33.17%
Business		\$35,500			\$35,500			288	
Commercial	\$548,433	\$260,442	110.58%	\$340,000	\$145,000	134.48%	131	206	-36.65%
Land	\$252,500			\$252,500			83		
COMM TOTAL	\$511,441	\$170,465	200.03%	\$296,250	\$44,000	573.30%	125	239	-47.76%
GRAND TOTAL	\$378,901	\$336,855	12.48%	\$331,000	\$313,500	5.58%	94	126	-25.74%

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North Okanagan Statistics -- September 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	\$559,436	\$564,908	-0.97%	\$511,000	\$500,000	2.20%	123	176	-30.26%
Duplex	\$331,974	\$356,976	-7.00%	\$311,750	\$297,000	4.97%	76	97	-21.56%
Mobile Home	\$110,146	\$106,569	3.36%	\$94,000	\$95,500	-1.57%	116	146	-20.37%
Recreational	\$206,894	\$151,479	36.58%	\$94,000	\$101,500	-7.39%	180	315	-42.96%
Residential	\$384,554	\$375,563	2.39%	\$353,750	\$346,000	2.24%	84	102	-17.80%
Residential WF	\$1,176,062	\$1,087,612	8.13%	\$1,150,000	\$967,500	18.86%	124	166	-25.63%
3/4-Plex	\$361,157	\$299,125	20.74%	\$390,000	\$299,125	30.38%	265	58	356.90%
Timeshare									
Apartment	\$188,531	\$195,541	-3.59%	\$194,000	\$177,500	9.30%	107	131	-18.06%
Townhouse	\$252,653	\$258,521	-2.27%	\$239,750	\$252,000	-4.86%	95	128	-25.27%
RES TOTAL	\$361,047	\$358,762	0.64%	\$329,900	\$320,000	3.09%	95	119	-20.26%
FARMS	\$502,667	\$1,034,375	-51.40%	\$643,000	\$950,000	-32.32%	75	515	-85.45%
MULTIFAMILY	\$860,000	\$335,000	156.72%	\$860,000	\$335,000	156.72%	70	328	-78.78%
Acreage	\$277,508	\$249,763	11.11%	\$209,250	\$248,538	-15.81%	289	225	28.26%
Acreage WF	\$202,500	\$180,000	12.50%	\$202,500	\$180,000	12.50%	504	1,448	-65.19%
Lots	\$159,669	\$167,568	-4.71%	\$160,050	\$153,000	4.61%	336	210	59.64%
Lots WF	\$518,400	\$379,750	36.51%	\$440,000	\$379,750	15.87%	264	60	344.03%
LOTS TOTAL	\$218,522	\$186,245	17.33%	\$169,750	\$160,000	6.09%	320	249	28.83%
Business	\$277,575	\$143,400	93.57%	\$252,650	\$50,000	405.30%	212	207	2.34%
Commercial	\$372,850	\$424,749	-12.22%	\$195,000	\$235,000	-17.02%	265	239	10.67%
Land	\$249,800	\$762,500	-67.24%	\$218,750	\$762,500	-71.31%	156	193	-19.22%
COMM TOTAL	\$355,027	\$394,281	-9.96%	\$195,000	\$226,500	-13.91%	252	229	10.00%
GRAND TOTAL	\$353,084	\$348,466	1.33%	\$320,000	\$310,000	3.23%	114	134	-14.89%

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