

**North Okanagan Monthly Statistics
November 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	584	581	0.52%	9,816	9,572	2.55%
2 Units Sold	389	331	17.52%	5,453	5,063	7.70%
3 Sales Volume	\$158,616,798	\$136,927,980	15.84%	\$2,328,060,356	\$2,122,899,767	9.66%
4 List/Sell Ratio	95.37%	96.28%		96.57%	95.91%	
5 Days to Sell	92	94	-1.75%	83	99	-15.85%
6 Active Listings	2,896	3,144	-7.89%			
Area = North Okanagan						
1 Units Listed	201	191	5.24%	3,785	3,732	1.42%
2 Units Sold	161	120	34.17%	1,812	1,879	-3.57%
3 Sales Volume	\$55,409,515	\$40,830,971	35.70%	\$637,740,556	\$654,712,018	-2.59%
4 List/Sell Ratio	95.61%	94.65%		96.06%	95.86%	
5 Days to Sell	122	156	-22.18%	115	137	-16.34%
6 Active Listings	1,688	1,793	-5.86%			
Area = Shuswap / Revels						
1 Units Listed	83	116	-28.45%	2,199	2,227	-1.26%
2 Units Sold	75	74	1.35%	1,094	1,049	4.29%
3 Sales Volume	\$22,383,400	\$25,023,147	-10.55%	\$342,102,547	\$315,942,754	8.28%
4 List/Sell Ratio	95.15%	93.31%		95.32%	94.23%	
5 Days to Sell	176	152	15.84%	141	170	-17.01%
6 Active Listings	1,160	1,297	-10.56%			
Area = Grand Total						
1 Units Listed	868	888	-2.25%	15,800	15,531	1.73%
2 Units Sold	625	525	19.05%	8,359	7,991	4.61%
3 Sales Volume	\$236,409,713	\$202,782,098	16.58%	\$3,307,903,459	\$3,093,554,539	6.93%
4 List/Sell Ratio	95.41%	95.58%		96.34%	95.72%	
5 Days to Sell	110	116	-5.56%	98	117	-16.72%
6 Active Listings	5,744	6,234	-7.86%			

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

North Okanagan Statistics -- November 2015

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	161	\$55,409,515	76	\$28,614,605
Last Month	145	\$50,806,053	68	\$27,796,625
This Month Last Year	120	\$40,830,971	57	\$21,537,685

Description	Total Listings Taken	Inventory
This Month	201	1,688
Last Month	247	1,850
This Month Last Year	191	1,793

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North Okanagan Statistics -- November 2015

Quick Summary Part 2

Condo/Apt

Sales	13
New Listings	21
Current Inventory	124
Sell/Inv. Ratio	10.48%
Days to Sell	128
Average Price	\$138,346
Median Price	\$135,000

Condo/Townhouse

Sales	25
New Listings	33
Current Inventory	127
Sell/Inv. Ratio	19.69%
Days to Sell	128
Average Price	\$270,136
Median Price	\$265,000

Lots

Sales	9
New Listings	15
Current Inventory	362
Sell/Inv. Ratio	2.49%
Days to Sell	149
Average Price	\$326,389
Median Price	\$205,000

Residential

Sales	76
New Listings	66
Current Inventory	459
Sell/Inv. Ratio	16.56%
Days to Sell	111
Average Price	\$376,508
Median Price	\$343,000

Ratio of Sales vs Inventory	17.01%
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North Okanagan Statistics -- November 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	20	26	-23.08%	436	444	-1.80	197	222	-11.26
Duplex	5	3	66.67%	84	87	-3.45	35	32	9.38
Mobile Home	7	8	-12.50%	150	158	-5.06	42	58	-27.59
Recreational	7	1	600.00%	74	29	155.17	62	28	121.43
Residential	66	73	-9.59%	1,581	1,501	5.33	459	436	5.28
Residential WF	1	1	0.00%	63	71	-11.27	26	24	8.33
3/4-Plex	0	1	-100.00%	6	13	-53.85	3	6	-50.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	21	23	-8.70%	233	219	6.39	124	130	-4.62
Townhouse	33	9	266.67%	434	397	9.32	127	136	-6.62
RES TOTAL	160	145.00	10.34%	3,061	2,919	4.86%	1,075	1,072	0.28
FARMS	3	2	50.00%	62	49	26.53	46	39	17.95
MULTIFAMILY	1	1	0.00%	12	7	71.43	6	2	200.00
Acreage	5	11	-54.55%	144	129	11.63	140	145	-3.45
Acreage WF	1	0	0.00%	14	16	-12.50	13	15	-13.33
Lots	9	8	12.50%	214	316	-32.28	195	258	-24.42
Lots WF	0	1	-100.00%	23	23	0.00	14	23	-39.13
LOTS TOTAL	15	20.00	-25.00%	395	484	-18.39%	362	441	-17.91
Business	3	5	-40.00%	41	52	-21.15	35	44	-20.45
Commercial	14	16	-12.50%	180	191	-5.76	139	161	-13.66
Land	5	2	150.00%	32	28	14.29	25	32	-21.88
COMM TOTAL	22	23.00	-4.35%	253	271	-6.64%	199	237	-16.03
GRAND TOTAL	201	191	5.24%	3,783	3,730	1.42%	1,688	1,791	-5.75

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North Okanagan Statistics -- November 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	13	5	160.00%	\$5,588,000	\$3,452,000	61.88%	95.36%	95.44%
Duplex	2	1	100.00%	\$712,400	\$170,000	319.06%	95.89%	97.14%
Mobile Home	10	2	400.00%	\$856,400	\$167,500	411.28%	90.11%	90.35%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	76	57	33.33%	\$28,614,605	\$21,537,685	32.86%	96.45%	96.24%
Residential WF	3	4	-25.00%	\$5,059,000	\$4,337,000	16.65%	91.09%	88.80%
3/4-Plex	1	1	0.00%	\$449,900	\$660,000	-31.83%	100.00%	94.42%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	13	12	8.33%	\$1,798,500	\$1,802,500	-0.22%	95.82%	94.95%
Townhouse	25	17	47.06%	\$6,753,400	\$4,359,000	54.93%	96.80%	96.93%
RES TOTAL	143	99	44.44%	\$49,832,205	\$36,485,685	36.58%	95.69%	95.18%
FARMS	0	1	-100.00%	\$0	\$500,000	-100.00%	0.00%	91.07%
MULTIFAMILY	2	0	0.00%	\$1,514,000	\$0	0.00%	97.11%	0.00%
Acreage	3	4	-25.00%	\$1,169,500	\$1,472,000	-20.55%	98.79%	90.86%
Acreage WF	0	1	-100.00%	\$0	\$114,286	-100.00%	0.00%	76.24%
Lots	5	14	-64.29%	\$768,000	\$2,174,000	-64.67%	93.33%	91.17%
Lots WF	1	0	0.00%	\$1,000,000	\$0	0.00%	90.91%	0.00%
LOTS TOTAL	9	19	-52.63%	\$2,937,500	\$3,760,286	-21.88%	94.55%	90.51%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	7	1	600.00%	\$1,125,810	\$85,000	1,224.48%	93.07%	85.86%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	7	1	600.00%	\$1,125,810	\$85,000	1,224.48%	93.07%	85.86%
GRAND TOTAL	161	120	34.17%	\$55,409,515	\$40,830,971	35.70%	95.61%	94.65%

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North Okanagan Statistics -- November 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	183	153	19.61%	\$99,780,093	\$86,892,189	14.83%	95.50%	95.44%
Duplex	38	49	-22.45%	\$13,034,500	\$17,457,575	-25.34%	96.83%	96.61%
Mobile Home	93	98	-5.10%	\$9,982,800	\$10,220,550	-2.33%	94.43%	93.23%
Recreational	10	8	25.00%	\$2,063,050	\$1,211,830	70.24%	92.15%	93.72%
Residential	894	970	-7.84%	\$344,826,673	\$363,058,495	-5.02%	97.09%	96.86%
Residential WF	20	32	-37.50%	\$26,025,999	\$34,790,149	-25.19%	90.52%	93.60%
3/4-Plex	6	4	50.00%	\$2,255,686	\$1,709,250	31.97%	95.71%	95.63%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	120	116	3.45%	\$22,195,343	\$22,478,701	-1.26%	95.63%	96.08%
Townhouse	262	243	7.82%	\$66,883,675	\$62,722,360	6.63%	96.86%	96.47%
RES TOTAL	1,626	1,673	-2.81%	\$587,047,819	\$600,541,099	-2.25%	96.35%	96.31%
FARMS	3	11	-72.73%	\$1,508,000	\$11,650,000	-87.06%	95.15%	86.20%
MULTIFAMILY	4	2	100.00%	\$3,234,000	\$670,000	382.69%	93.79%	95.99%
Acreage	38	33	15.15%	\$10,623,250	\$8,930,300	18.96%	92.41%	91.36%
Acreage WF	2	5	-60.00%	\$405,000	\$834,286	-51.46%	87.10%	88.48%
Lots	66	122	-45.90%	\$10,465,815	\$20,337,580	-48.54%	93.05%	93.71%
Lots WF	7	2	250.00%	\$3,642,000	\$759,500	379.53%	95.04%	95.06%
LOTS TOTAL	113	162	-30.25%	\$25,136,065	\$30,861,666	-18.55%	92.96%	92.90%
Business	4	6	-33.33%	\$1,110,300	\$931,000	19.26%	95.96%	95.30%
Commercial	56	22	154.55%	\$18,400,173	\$8,240,254	123.30%	92.56%	90.20%
Land	4	2	100.00%	\$999,200	\$1,525,000	-34.48%	82.34%	95.67%
COMM TOTAL	64	30	113.33%	\$20,509,673	\$10,696,254	91.75%	92.18%	91.37%
GRAND TOTAL	1,810	1,878	-3.62%	\$637,435,556	\$654,419,018	-2.60%	96.06%	95.86%

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North Okanagan Statistics -- November 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	\$429,846	\$690,400	-37.74%	\$420,000	\$690,000	-39.13%	155	91	69.92%
Duplex	\$356,200	\$170,000	109.53%	\$356,200	\$170,000	109.53%	140	281	-50.36%
Mobile Home	\$85,640	\$83,750	2.26%	\$82,950	\$83,750	-0.96%	75	73	2.33%
Recreational									
Residential	\$376,508	\$377,854	-0.36%	\$343,000	\$344,000	-0.29%	111	108	3.38%
Residential WF	\$1,686,333	\$1,084,250	55.53%	\$2,250,000	\$1,125,000	100.00%	183	270	-32.41%
3/4-Plex	\$449,900	\$660,000	-31.83%	\$449,900	\$660,000	-31.83%	46	74	-37.84%
Timeshare									
Apartment	\$138,346	\$150,208	-7.90%	\$135,000	\$138,000	-2.17%	128	172	-25.56%
Townhouse	\$270,136	\$256,412	5.35%	\$265,000	\$235,500	12.53%	128	130	-1.03%
RES TOTAL	\$348,477	\$368,542	-5.44%	\$325,500	\$315,000	3.33%	119	126	-5.59%
FARMS		\$500,000			\$500,000			565	
MULTIFAMILY	\$757,000			\$757,000			77		
Acreage	\$389,833	\$368,000	5.93%	\$260,000	\$278,500	-6.64%	174	204	-14.87%
Acreage WF		\$114,286			\$114,286			31	
Lots	\$153,600	\$155,286	-1.09%	\$151,000	\$154,500	-2.27%	151	348	-56.72%
Lots WF	\$1,000,000			\$1,000,000			69		
LOTS TOTAL	\$326,389	\$197,910	64.92%	\$205,000	\$165,000	24.24%	149	301	-50.42%
Business									
Commercial	\$160,830	\$85,000	89.21%	\$675	\$85,000	-99.21%	163	50	226.00%
Land									
COMM TOTAL	\$160,830	\$85,000	89.21%	\$675	\$85,000	-99.21%	163	50	226.00%
GRAND TOTAL	\$344,158	\$340,258	1.15%	\$320,000	\$285,000	12.28%	122	156	-22.18%

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North Okanagan Statistics -- November 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	\$545,246	\$567,923	-3.99%	\$505,000	\$505,000	0.00%	128	181	-29.32%
Duplex	\$343,013	\$356,277	-3.72%	\$325,000	\$290,575	11.85%	89	119	-25.47%
Mobile Home	\$107,342	\$104,291	2.93%	\$89,900	\$95,000	-5.37%	110	149	-26.07%
Recreational	\$206,305	\$151,479	36.19%	\$134,500	\$101,500	32.51%	201	315	-36.14%
Residential	\$385,712	\$374,287	3.05%	\$353,750	\$345,000	2.54%	86	102	-15.72%
Residential WF	\$1,301,300	\$1,087,192	19.69%	\$1,172,500	\$985,000	19.04%	135	179	-24.70%
3/4-Plex	\$375,948	\$427,313	-12.02%	\$398,000	\$452,375	-12.02%	229	64	257.03%
Timeshare									
Apartment	\$184,961	\$193,782	-4.55%	\$165,000	\$176,250	-6.38%	106	142	-25.42%
Townhouse	\$255,281	\$258,117	-1.10%	\$244,000	\$252,000	-3.17%	98	127	-22.46%
RES TOTAL	\$361,038	\$358,961	0.58%	\$329,450	\$320,000	2.95%	98	121	-19.65%
FARMS	\$502,667	\$1,059,091	-52.54%	\$643,000	\$875,000	-26.51%	75	450	-83.33%
MULTIFAMILY	\$808,500	\$335,000	141.34%	\$779,500	\$335,000	132.69%	73	328	-77.63%
Acreage	\$279,559	\$270,615	3.31%	\$210,000	\$255,100	-17.68%	259	235	10.33%
Acreage WF	\$202,500	\$166,857	21.36%	\$202,500	\$160,000	26.56%	504	1,164	-56.72%
Lots	\$158,573	\$166,701	-4.88%	\$160,000	\$153,000	4.58%	305	235	29.78%
Lots WF	\$520,286	\$379,750	37.01%	\$440,000	\$379,750	15.87%	217	60	265.19%
LOTS TOTAL	\$222,443	\$190,504	16.77%	\$170,000	\$160,000	6.25%	288	261	10.02%
Business	\$277,575	\$155,167	78.89%	\$252,650	\$132,000	91.40%	212	213	-0.35%
Commercial	\$328,575	\$374,557	-12.28%	\$168,500	\$190,000	-11.32%	250	199	25.44%
Land	\$249,800	\$762,500	-67.24%	\$218,750	\$762,500	-71.31%	156	193	-19.22%
COMM TOTAL	\$320,464	\$356,542	-10.12%	\$191,250	\$216,000	-11.46%	241	201	19.88%
GRAND TOTAL	\$352,174	\$348,466	1.06%	\$320,000	\$310,000	3.23%	114	137	-16.43%

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