

**North Okanagan Monthly Statistics
October 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	644	761	-15.37%	9,232	8,991	2.68%
2 Units Sold	477	436	9.40%	5,064	4,732	7.02%
3 Sales Volume	\$211,342,661	\$173,949,999	21.50%	\$2,169,443,559	\$1,985,971,787	9.24%
4 List/Sell Ratio	96.89%	95.60%		96.66%	95.88%	
5 Days to Sell	85	88	-3.26%	83	99	-16.84%
6 Active Listings	3,101	3,346	-7.32%			
Area = North Okanagan						
1 Units Listed	247	234	5.56%	3,584	3,541	1.21%
2 Units Sold	146	166	-12.05%	1,652	1,759	-6.08%
3 Sales Volume	\$51,108,053	\$58,829,516	-13.13%	\$582,633,041	\$613,881,047	-5.09%
4 List/Sell Ratio	95.30%	95.84%		96.10%	95.94%	
5 Days to Sell	113	153	-26.42%	114	136	-16.06%
6 Active Listings	1,850	1,973	-6.23%			
Area = Shuswap / Revels						
1 Units Listed	120	136	-11.76%	2,116	2,111	0.24%
2 Units Sold	111	104	6.73%	1,019	975	4.51%
3 Sales Volume	\$32,644,620	\$29,770,173	9.66%	\$319,719,147	\$290,919,607	9.90%
4 List/Sell Ratio	95.27%	94.63%		95.33%	94.31%	
5 Days to Sell	141	161	-12.64%	138	171	-19.18%
6 Active Listings	1,289	1,433	-10.05%			
Area = Grand Total						
1 Units Listed	1,011	1,131	-10.61%	14,932	14,643	1.97%
2 Units Sold	734	706	3.97%	7,735	7,466	3.60%
3 Sales Volume	\$295,095,335	\$262,549,688	12.40%	\$3,071,795,747	\$2,890,772,441	6.26%
4 List/Sell Ratio	96.43%	95.55%		96.41%	95.73%	
5 Days to Sell	99	114	-13.18%	97	117	-17.61%
6 Active Listings	6,240	6,752	-7.58%			

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

North Okanagan Statistics -- October 2015

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	146	\$51,108,053	68	\$27,796,625
Last Month	172	\$65,378,933	84	\$33,458,150
This Month Last Year	166	\$58,829,516	90	\$32,432,524

Description	Total Listings Taken	Inventory
This Month	247	1,850
Last Month	281	2,142
This Month Last Year	234	1,973

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North Okanagan Statistics -- October 2015

Quick Summary Part 2

Condo/Apt

Sales	14
New Listings	28
Current Inventory	121
Sell/Inv. Ratio	11.57%
Days to Sell	79
Average Price	\$204,536
Median Price	\$177,500

Condo/Townhouse

Sales	20
New Listings	26
Current Inventory	137
Sell/Inv. Ratio	14.60%
Days to Sell	96
Average Price	\$261,145
Median Price	\$252,500

Lots

Sales	12
New Listings	31
Current Inventory	386
Sell/Inv. Ratio	3.11%
Days to Sell	142
Average Price	\$174,542
Median Price	\$171,250

Residential

Sales	68
New Listings	100
Current Inventory	525
Sell/Inv. Ratio	12.95%
Days to Sell	88
Average Price	\$408,774
Median Price	\$380,000
Ratio of Sales vs Inventory	12.30%

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North Okanagan Statistics -- October 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%	416	418	-0.48	230	248	-7.26
Duplex	4	3	33.33%	79	84	-5.95	36	35	2.86
Mobile Home	11	12	-8.33%	143	150	-4.67	49	59	-16.95
Recreational	1	1	0.00%	68	28	142.86	62	31	100.00
Residential	100	91	9.89%	1,515	1,428	6.09	525	484	8.47
Residential WF	2	4	-50.00%	62	70	-11.43	34	37	-8.11
3/4-Plex	1	0	0.00%	6	12	-50.00	6	6	0.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	28	20	40.00%	212	196	8.16	121	130	-6.92
Townhouse	26	31	-16.13%	400	388	3.09	137	158	-13.29
RES TOTAL	193	188.00	2.66%	2,901	2,774	4.58%	1,200	1,188	1.01
FARMS	2	2	0.00%	59	47	25.53	47	44	6.82
MULTIFAMILY	1	0	0.00%	11	6	83.33	10	6	66.67
Acreage	20	8	150.00%	139	118	17.80	144	162	-11.11
Acreage WF	1	2	-50.00%	13	16	-18.75	15	19	-21.05
Lots	8	10	-20.00%	205	308	-33.44	211	288	-26.74
Lots WF	2	0	0.00%	23	22	4.55	16	23	-30.43
LOTS TOTAL	31	20.00	55.00%	380	464	-18.10%	386	492	-21.54
Business	3	8	-62.50%	38	47	-19.15	36	44	-18.18
Commercial	16	12	33.33%	166	175	-5.14	141	163	-13.50
Land	1	4	-75.00%	27	26	3.85	30	33	-9.09
COMM TOTAL	20	24.00	-16.67%	231	248	-6.85%	207	240	-13.75
GRAND TOTAL	247	234	5.56%	3,582	3,539	1.22%	1,850	1,970	-6.09

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North Okanagan Statistics -- October 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	19	-21.05%	\$7,222,000	\$10,567,000	-31.66%	96.29%	95.59%
Duplex	2	6	-66.67%	\$1,035,000	\$2,294,575	-54.89%	93.41%	97.36%
Mobile Home	5	7	-28.57%	\$535,000	\$568,400	-5.88%	96.03%	89.05%
Recreational	1	0	0.00%	\$201,000	\$0	0.00%	92.63%	0.00%
Residential	68	90	-24.44%	\$27,796,625	\$32,432,524	-14.29%	97.11%	96.67%
Residential WF	1	0	0.00%	\$2,150,000	\$0	0.00%	74.14%	0.00%
3/4-Plex	0	1	-100.00%	\$0	\$451,000	-100.00%	0.00%	96.26%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	14	11	27.27%	\$2,863,500	\$2,490,900	14.96%	94.68%	97.70%
Townhouse	20	13	53.85%	\$5,222,900	\$3,298,350	58.35%	97.26%	97.02%
RES TOTAL	126	147	-14.29%	\$47,026,025	\$52,102,749	-9.74%	95.38%	96.45%
FARMS	0	2	-100.00%	\$0	\$2,875,000	-100.00%	0.00%	91.20%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	5	5	0.00%	\$1,128,500	\$1,464,000	-22.92%	91.61%	89.88%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	6	7	-14.29%	\$916,000	\$1,239,250	-26.08%	88.81%	95.01%
Lots WF	1	0	0.00%	\$50,000	\$0	0.00%	83.47%	0.00%
LOTS TOTAL	12	12	0.00%	\$2,094,500	\$2,703,250	-22.52%	90.16%	92.16%
Business	0	1	-100.00%	\$0	\$214,000	-100.00%	0.00%	95.15%
Commercial	8	4	100.00%	\$1,987,528	\$934,517	112.68%	99.24%	88.66%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	8	5	60.00%	\$1,987,528	\$1,148,517	73.05%	99.24%	89.80%
GRAND TOTAL	146	166	-12.05%	\$51,108,053	\$58,829,516	-13.13%	95.30%	95.84%

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North Okanagan Statistics -- October 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	171	148	15.54%	\$94,494,093	\$83,440,189	13.25%	95.49%	95.44%
Duplex	36	48	-25.00%	\$12,322,100	\$17,287,575	-28.72%	96.89%	96.60%
Mobile Home	83	96	-13.54%	\$9,126,400	\$10,053,050	-9.22%	94.86%	93.28%
Recreational	10	8	25.00%	\$2,063,050	\$1,211,830	70.24%	92.15%	93.72%
Residential	818	913	-10.41%	\$316,212,068	\$341,520,810	-7.41%	97.15%	96.90%
Residential WF	17	28	-39.29%	\$20,966,999	\$30,453,149	-31.15%	90.39%	94.33%
3/4-Plex	5	3	66.67%	\$1,805,786	\$1,049,250	72.10%	94.70%	96.41%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	107	104	2.88%	\$20,396,843	\$20,676,201	-1.35%	95.61%	96.18%
Townhouse	237	226	4.87%	\$60,130,275	\$58,363,360	3.03%	96.86%	96.44%
RES TOTAL	1,484	1,574	-5.72%	\$537,517,614	\$564,055,414	-4.70%	96.41%	96.38%
FARMS	3	10	-70.00%	\$1,508,000	\$11,150,000	-86.48%	95.15%	85.99%
MULTIFAMILY	2	2	0.00%	\$1,720,000	\$670,000	156.72%	91.05%	95.99%
Acreage	35	29	20.69%	\$9,453,750	\$7,458,300	26.75%	91.68%	91.46%
Acreage WF	2	4	-50.00%	\$405,000	\$720,000	-43.75%	87.10%	90.79%
Lots	61	108	-43.52%	\$9,697,815	\$18,163,580	-46.61%	93.02%	94.03%
Lots WF	6	2	200.00%	\$2,642,000	\$759,500	247.86%	96.71%	95.06%
LOTS TOTAL	104	143	-27.27%	\$22,198,565	\$27,101,380	-18.09%	92.75%	93.25%
Business	4	6	-33.33%	\$1,110,300	\$931,000	19.26%	95.96%	95.30%
Commercial	49	21	133.33%	\$17,274,363	\$8,155,254	111.82%	92.53%	90.25%
Land	4	2	100.00%	\$999,200	\$1,525,000	-34.48%	82.34%	95.67%
COMM TOTAL	57	29	96.55%	\$19,383,863	\$10,611,254	82.67%	92.13%	91.42%
GRAND TOTAL	1,650	1,758	-6.14%	\$582,328,041	\$613,588,047	-5.09%	96.09%	95.94%

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North Okanagan Statistics -- October 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	\$481,467	\$556,158	-13.43%	\$480,000	\$497,500	-3.52%	152	237	-35.77%
Duplex	\$517,500	\$382,429	35.32%	\$517,500	\$271,288	90.76%	251	245	2.24%
Mobile Home	\$107,000	\$81,200	31.77%	\$60,000	\$88,000	-31.82%	81	204	-60.34%
Recreational	\$201,000			\$201,000			395		
Residential	\$408,774	\$360,361	13.43%	\$380,000	\$333,500	13.94%	88	105	-16.35%
Residential WF	\$2,150,000			\$2,150,000			173		
3/4-Plex		\$451,000			\$451,000			66	
Timeshare									
Apartment	\$204,536	\$226,445	-9.68%	\$177,500	\$196,000	-9.44%	79	207	-62.01%
Townhouse	\$261,145	\$253,719	2.93%	\$252,500	\$274,500	-8.01%	96	103	-7.16%
RES TOTAL	\$373,222	\$354,440	5.30%	\$337,000	\$315,000	6.98%	101	140	-27.58%
FARMS		\$1,437,500			\$1,437,500			130	
MULTIFAMILY									
Acreage	\$225,700	\$292,800	-22.92%	\$250,000	\$325,000	-23.08%	136	308	-56.03%
Acreage WF									
Lots	\$152,667	\$177,036	-13.77%	\$103,500	\$153,000	-32.35%	149	363	-58.90%
Lots WF	\$50,000			\$50,000			131		
LOTS TOTAL	\$174,542	\$225,271	-22.52%	\$171,250	\$180,625	-5.19%	142	340	-58.26%
Business		\$214,000			\$214,000			241	
Commercial	\$248,441	\$233,629	6.34%	\$137,500	\$217,506	-36.78%	246	64	283.46%
Land									
COMM TOTAL	\$248,441	\$229,703	8.16%	\$137,500	\$214,000	-35.75%	246	100	147.36%
GRAND TOTAL	\$350,055	\$354,395	-1.22%	\$320,000	\$315,000	1.59%	113	153	-26.42%

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North Okanagan Statistics -- October 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	\$552,597	\$563,785	-1.98%	\$510,000	\$499,950	2.01%	125	184	-31.83%
Duplex	\$342,281	\$360,158	-4.96%	\$325,000	\$291,038	11.67%	86	116	-25.73%
Mobile Home	\$109,957	\$104,719	5.00%	\$93,000	\$95,000	-2.11%	114	150	-24.02%
Recreational	\$206,305	\$151,479	36.19%	\$134,500	\$101,500	32.51%	201	315	-36.14%
Residential	\$386,567	\$374,064	3.34%	\$355,000	\$345,000	2.90%	84	102	-17.72%
Residential WF	\$1,233,353	\$1,087,612	13.40%	\$1,150,000	\$967,500	18.86%	126	166	-23.88%
3/4-Plex	\$361,157	\$349,750	3.26%	\$390,000	\$451,000	-13.53%	265	61	336.81%
Timeshare									
Apartment	\$190,625	\$198,810	-4.12%	\$190,000	\$181,250	4.83%	103	139	-25.49%
Townhouse	\$253,714	\$258,245	-1.75%	\$242,500	\$253,180	-4.22%	95	126	-24.83%
RES TOTAL	\$362,209	\$358,358	1.07%	\$330,000	\$320,000	3.13%	96	121	-21.16%
FARMS	\$502,667	\$1,115,000	-54.92%	\$643,000	\$950,000	-32.32%	75	438	-82.89%
MULTIFAMILY	\$860,000	\$335,000	156.72%	\$860,000	\$335,000	156.72%	70	328	-78.78%
Acreage	\$270,107	\$257,183	5.03%	\$210,000	\$249,000	-15.66%	267	239	11.42%
Acreage WF	\$202,500	\$180,000	12.50%	\$202,500	\$180,000	12.50%	504	1,448	-65.19%
Lots	\$158,981	\$168,181	-5.47%	\$160,000	\$153,000	4.58%	318	220	44.15%
Lots WF	\$440,333	\$379,750	15.95%	\$328,500	\$379,750	-13.50%	242	60	306.72%
LOTS TOTAL	\$213,448	\$189,520	12.63%	\$170,000	\$160,000	6.25%	300	256	16.94%
Business	\$277,575	\$155,167	78.89%	\$252,650	\$132,000	91.40%	212	213	-0.35%
Commercial	\$352,538	\$388,345	-9.22%	\$195,000	\$235,000	-17.02%	262	206	27.13%
Land	\$249,800	\$762,500	-67.24%	\$218,750	\$762,500	-71.31%	156	193	-19.22%
COMM TOTAL	\$340,068	\$365,905	-7.06%	\$195,000	\$218,000	-10.55%	251	207	21.51%
GRAND TOTAL	\$352,926	\$349,026	1.12%	\$320,000	\$311,186	2.83%	114	136	-16.16%

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