

**North Okanagan Monthly Statistics  
May 2019**

# 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
<b>Area = Central Okanagan</b>						
1 Units Listed	1,292	1,295	-0.23%	5,109	4,938	3.46%
2 Units Sold	544	558	-2.51%	1,878	2,248	-16.46%
3 Sales Volume	\$304,922,503	\$312,492,822	-2.42%	\$1,017,614,890	\$1,242,316,957	-18.09%
4 List/Sell Ratio	96.60%	97.57%		96.53%	97.47%	
5 Days to Sell	66	57	15.66%	74	63	18.24%
6 Active Listings	3,716	3,053	21.72%			
<b>Area = North Okanagan</b>						
1 Units Listed	484	489	-1.02%	1,783	1,689	5.57%
2 Units Sold	203	237	-14.35%	795	847	-6.14%
3 Sales Volume	\$100,220,218	\$115,817,921	-13.47%	\$382,347,851	\$376,573,937	1.53%
4 List/Sell Ratio	96.77%	96.94%		96.60%	97.35%	
5 Days to Sell	66	82	-18.83%	88	89	-1.74%
6 Active Listings	1,551	1,420	9.23%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	331	361	-8.31%	1,085	1,124	-3.47%
2 Units Sold	120	131	-8.40%	401	451	-11.09%
3 Sales Volume	\$55,102,125	\$45,893,350	20.07%	\$166,238,119	\$161,248,056	3.09%
4 List/Sell Ratio	91.85%	96.11%		94.95%	96.20%	
5 Days to Sell	100	97	2.64%	117	129	-8.94%
6 Active Listings	1,163	1,146	1.48%			
<b>Area = Grand Total</b>						
1 Units Listed	2,107	2,145	-1.77%	7,977	7,751	2.92%
2 Units Sold	867	926	-6.37%	3,074	3,546	-13.31%
3 Sales Volume	\$460,244,846	\$474,204,093	-2.94%	\$1,566,200,860	\$1,780,138,950	-12.02%
4 List/Sell Ratio	96.04%	97.27%		96.38%	97.33%	
5 Days to Sell	71	69	2.41%	83	77	7.52%
6 Active Listings	6,430	5,619	14.43%			

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

North Okanagan Statistics -- May 2019

**Quick Summary Part 1**

			<b>Residential</b>	
<b>Description</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>
<b>This Month</b>	203	\$100,220,218	104	\$53,616,487
<b>Last Month</b>	208	\$104,404,015	102	\$54,396,648
<b>This Month Last Year</b>	237	\$115,817,921	115	\$59,979,139

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	484	1,551
<b>Last Month</b>	443	1,378
<b>This Month Last Year</b>	489	1,420

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

North Okanagan Statistics -- May 2019

## Quick Summary Part 2

---

### Condo/Apt

Sales	12
New Listings	21
Current Inventory	66
Sell/Inv. Ratio	18.18%
Days to Sell	59
Average Price	\$269,583
Median Price	\$248,500

---

### Condo/Townhouse

Sales	38
New Listings	60
Current Inventory	161
Sell/Inv. Ratio	23.60%
Days to Sell	52
Average Price	\$352,189
Median Price	\$341,200

---

### Lots

Sales	12
New Listings	67
Current Inventory	316
Sell/Inv. Ratio	3.80%
Days to Sell	210
Average Price	\$335,875
Median Price	\$305,000

---

### Residential

Sales	104
New Listings	208
Current Inventory	514
Sell/Inv. Ratio	20.23%
Days to Sell	49
Average Price	\$515,543
Median Price	\$489,069
Ratio of Sales vs Inventory	19.60%

---

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

North Okanagan Statistics -- May 2019

## 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%
<b>Zone = North Okanagan</b>									
Acreage/House	53	52	1.92%	175	157	11.46	179	164	9.15
Duplex	11	14	-21.43%	47	56	-16.07	33	37	-10.81
Mobile Home	11	13	-15.38%	50	57	-12.28	38	44	-13.64
Recreational	9	38	-76.32%	22	49	-55.10	24	50	-52.00
Residential	208	182	14.29%	758	664	14.16	514	385	33.51
Residential WF	13	13	0.00%	37	34	8.82	43	40	7.50
3/4-Plex	0	3	-100.00%	2	6	-66.67	2	5	-60.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	21	28	-25.00%	106	134	-20.90	66	73	-9.59
Townhouse	60	73	-17.81%	269	226	19.03	161	123	30.89
RES TOTAL	386	416.00	-7.21%	1,466	1,383	6.00%	1,060	921	15.09
FARMS	6	4	50.00%	15	19	-21.05	23	29	-20.69
MULTIFAMILY	0	1	-100.00%	1	5	-80.00	3	6	-50.00
Acreage	17	19	-10.53%	48	54	-11.11	106	113	-6.19
Acreage WF	1	4	-75.00%	6	7	-14.29	14	15	-6.67
Lots	48	26	84.62%	121	104	16.35	182	185	-1.62
Lots WF	1	2	-50.00%	10	17	-41.18	14	20	-30.00
LOTS TOTAL	67	51.00	31.37%	185	182	1.65%	316	333	-5.11
Business	4	7	-42.86%	17	21	-19.05	24	25	-4.00
Commercial	20	9	122.22%	85	66	28.79	104	84	23.81
Land	1	1	0.00%	14	13	7.69	21	22	-4.55
COMM TOTAL	25	17.00	47.06%	116	100	16.00%	149	131	13.74
<b>GRAND TOTAL</b>	<b>484</b>	<b>489</b>	<b>-1.02%</b>	<b>1,783</b>	<b>1,689</b>	<b>5.57%</b>	<b>1,551</b>	<b>1,420</b>	<b>9.23</b>

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

North Okanagan Statistics -- May 2019

## 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
<b>Zone = North Okanagan</b>								
Acreage/House	18	21	-14.29%	\$15,606,000	\$16,816,000	-7.20%	94.20%	97.31%
Duplex	3	8	-62.50%	\$1,744,000	\$4,217,790	-58.65%	98.93%	99.96%
Mobile Home	8	6	33.33%	\$1,524,000	\$1,406,500	8.35%	95.51%	98.25%
Recreational	0	1	-100.00%	\$0	\$70,000	-100.00%	0.00%	93.33%
Residential	104	115	-9.57%	\$53,616,487	\$59,979,139	-10.61%	98.07%	98.08%
Residential WF	1	2	-50.00%	\$2,975,000	\$2,525,000	17.82%	91.57%	97.34%
3/4-Plex	1	2	-50.00%	\$241,000	\$697,500	-65.45%	98.41%	98.27%
Apartment	12	13	-7.69%	\$3,235,000	\$2,593,250	24.75%	96.48%	96.83%
Townhouse	38	45	-15.56%	\$13,383,200	\$15,498,200	-13.65%	97.65%	97.39%
RES TOTAL	185	213	-13.15%	\$92,324,687	\$103,803,379	-11.06%	97.03%	97.88%
FARMS	1	0	0.00%	\$2,250,000	\$0	0.00%	94.74%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	4	6	-33.33%	\$1,560,000	\$1,728,000	-9.72%	93.58%	94.59%
Acreage WF	1	3	-66.67%	\$804,000	\$1,027,500	-21.75%	89.43%	93.07%
Lots	7	6	16.67%	\$1,666,500	\$1,090,000	52.89%	96.86%	95.89%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	12	15	-20.00%	\$4,030,500	\$3,845,500	4.81%	94.03%	94.54%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	4	8	-50.00%	\$465,031	\$6,669,042	-93.03%	93.04%	87.20%
Land	1	1	0.00%	\$1,150,000	\$1,500,000	-23.33%	92.00%	88.24%
COMM TOTAL	5	9	-44.44%	\$1,615,031	\$8,169,042	-80.23%	92.30%	87.39%
<b>GRAND TOTAL</b>	<b>203</b>	<b>237</b>	<b>-14.35%</b>	<b>\$100,220,218</b>	<b>\$115,817,921</b>	<b>-13.47%</b>	<b>96.77%</b>	<b>96.94%</b>

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

North Okanagan Statistics -- May 2019

## 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
<b>Zone = North Okanagan</b>								
Acreage/House	62	67	-7.46%	\$47,959,838	\$50,041,400	-4.16%	96.08%	96.94%
Duplex	19	35	-45.71%	\$9,296,300	\$15,828,990	-41.27%	97.90%	99.77%
Mobile Home	33	37	-10.81%	\$6,053,650	\$6,721,739	-9.94%	95.45%	96.71%
Recreational	2	3	-33.33%	\$465,000	\$214,000	117.29%	97.40%	94.48%
Residential	377	380	-0.79%	\$195,398,581	\$195,148,695	0.13%	97.61%	98.11%
Residential WF	10	6	66.67%	\$15,154,900	\$8,115,000	86.75%	92.37%	95.55%
3/4-Plex	1	4	-75.00%	\$241,000	\$1,867,500	-87.10%	98.41%	97.84%
Apartment	68	94	-27.66%	\$15,635,650	\$19,878,934	-21.35%	96.94%	97.63%
Townhouse	145	133	9.02%	\$50,909,307	\$42,517,259	19.74%	97.66%	97.82%
RES TOTAL	717	759	-5.53%	\$341,114,227	\$340,333,517	0.23%	97.10%	97.86%
FARMS	3	2	50.00%	\$10,470,000	\$3,735,000	180.32%	102.91%	93.45%
MULTIFAMILY	1	0	0.00%	\$640,000	\$0	0.00%	91.56%	0.00%
Acreage	15	19	-21.05%	\$6,291,500	\$5,652,900	11.30%	90.58%	94.75%
Acreage WF	1	3	-66.67%	\$804,000	\$1,027,500	-21.75%	89.43%	93.07%
Lots	29	35	-17.14%	\$6,777,450	\$5,866,850	15.52%	94.78%	94.75%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	45	57	-21.05%	\$13,872,950	\$12,547,250	10.57%	92.52%	94.61%
Business	4	4	0.00%	\$2,463,000	\$1,174,500	109.71%	90.19%	87.78%
Commercial	22	20	10.00%	\$7,737,675	\$14,354,671	-46.10%	91.72%	91.31%
Land	3	5	-40.00%	\$6,050,000	\$4,429,000	36.60%	81.21%	93.56%
COMM TOTAL	29	29	0.00%	\$16,250,675	\$19,958,171	-18.58%	87.29%	91.58%
<b>GRAND TOTAL</b>	<b>795</b>	<b>847</b>	<b>-6.14%</b>	<b>\$382,347,851</b>	<b>\$376,573,937</b>	<b>1.53%</b>	<b>96.60%</b>	<b>97.35%</b>

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



North Okanagan Statistics -- May 2019

## 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%
<b>Zone = North Okanagan</b>									
Acreage/House	\$867,000	\$800,762	8.27%	\$682,500	\$780,000	-12.50%	72	74	-2.85%
Duplex	\$581,333	\$527,224	10.26%	\$525,000	\$549,950	-4.54%	63	83	-24.16%
Mobile Home	\$190,500	\$234,417	-18.73%	\$191,500	\$242,000	-20.87%	74	22	235.23%
Recreational		\$70,000			\$70,000			154	
Residential	\$515,543	\$521,558	-1.15%	\$489,069	\$475,238	2.91%	49	65	-24.52%
Residential WF	\$2,975,000	\$1,262,500	135.64%	\$2,975,000	\$1,262,500	135.64%	12	48	-74.74%
3/4-Plex	\$241,000	\$348,750	-30.90%	\$241,000	\$348,750	-30.90%	18	189	-90.45%
Apartment	\$269,583	\$199,481	35.14%	\$248,500	\$177,250	40.20%	59	83	-28.55%
Townhouse	\$352,189	\$344,404	2.26%	\$341,200	\$312,700	9.11%	52	62	-17.31%
RES TOTAL	\$499,052	\$487,340	2.40%	\$452,000	\$439,000	2.96%	53	67	-20.68%
FARMS	\$2,250,000			\$2,250,000			38		
<b>MULTIFAMILY</b>									
Acreage	\$390,000	\$288,000	35.42%	\$352,500	\$202,000	74.50%	418	390	7.02%
Acreage WF	\$804,000	\$342,500	134.74%	\$804,000	\$250,000	221.60%	46	201	-77.08%
Lots	\$238,071	\$181,667	31.05%	\$181,500	\$197,500	-8.10%	115	117	-1.99%
Lots WF									
LOTS TOTAL	\$335,875	\$256,367	31.01%	\$305,000	\$225,000	35.56%	210	243	-13.58%
<b>Business</b>									
Commercial	\$116,258	\$833,630	-86.05%	\$11	\$175,006	-99.99%	237	171	38.60%
Land	\$1,150,000	\$1,500,000	-23.33%	\$1,150,000	\$1,500,000	-23.33%	111	60	85.00%
COMM TOTAL	\$323,006	\$907,671	-64.41%	\$12	\$350,000	-100.00%	212	159	33.49%
<b>GRAND TOTAL</b>	<b>\$493,696</b>	<b>\$488,683</b>	<b>1.03%</b>	<b>\$435,000</b>	<b>\$425,000</b>	<b>2.35%</b>	<b>66</b>	<b>82</b>	<b>-18.83%</b>

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

North Okanagan Statistics -- May 2019

## 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%
<b>Zone = North Okanagan</b>									
Acreage/House	\$773,546	\$746,887	3.57%	\$702,500	\$739,900	-5.05%	119	125	-5.45%
Duplex	\$489,279	\$452,257	8.19%	\$510,000	\$412,000	23.79%	87	87	0.28%
Mobile Home	\$183,444	\$181,669	0.98%	\$174,000	\$175,000	-0.57%	86	89	-3.16%
Recreational	\$232,500	\$71,333	225.93%	\$232,500	\$72,000	222.92%	118	101	16.83%
Residential	\$518,299	\$513,549	0.92%	\$482,000	\$469,500	2.66%	69	66	4.50%
Residential WF	\$1,515,490	\$1,352,500	12.05%	\$1,367,500	\$1,457,500	-6.17%	109	165	-33.50%
3/4-Plex	\$241,000	\$466,875	-48.38%	\$241,000	\$481,250	-49.92%	18	116	-84.45%
Apartment	\$229,936	\$211,478	8.73%	\$216,000	\$175,500	23.08%	60	80	-24.39%
Townhouse	\$351,099	\$319,679	9.83%	\$340,000	\$305,000	11.48%	65	53	24.44%
RES TOTAL	\$475,752	\$448,397	6.10%	\$429,000	\$409,900	4.66%	74	74	-0.27%
FARMS	\$3,490,000	\$1,867,500	86.88%	\$2,370,000	\$1,867,500	26.91%	146	362	-59.52%
MULTIFAMILY	\$640,000			\$640,000			46		
Acreage	\$419,433	\$297,521	40.98%	\$315,000	\$235,000	34.04%	351	254	38.31%
Acreage WF	\$804,000	\$342,500	134.74%	\$804,000	\$250,000	221.60%	46	201	-77.08%
Lots	\$233,705	\$167,624	39.42%	\$190,000	\$170,000	11.76%	215	202	6.30%
Lots WF									
LOTS TOTAL	\$308,288	\$220,127	40.05%	\$220,000	\$225,000	-2.22%	256	219	16.97%
Business	\$615,750	\$293,625	109.71%	\$312,500	\$245,750	27.16%	144	199	-27.76%
Commercial	\$351,712	\$717,734	-51.00%	\$58,275	\$342,500	-82.99%	164	240	-31.68%
Land	\$2,016,667	\$885,800	127.67%	\$1,150,000	\$640,000	79.69%	209	129	62.26%
COMM TOTAL	\$560,368	\$688,213	-18.58%	\$350,000	\$350,000	0.00%	166	215	-22.93%
<b>GRAND TOTAL</b>	<b>\$480,941</b>	<b>\$444,597</b>	<b>8.17%</b>	<b>\$420,000</b>	<b>\$399,000</b>	<b>5.26%</b>	<b>88</b>	<b>89</b>	<b>-1.74%</b>

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