

**North Okanagan Monthly Statistics  
May 2020**

# Table of Contents

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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	921	1,292	-28.72%	4,029	5,107	-21.11%
2 Units Sold	312	543	-42.54%	1,538	1,877	-18.06%
3 Sales Volume	\$176,475,122	\$302,437,503	-41.65%	\$862,549,599	\$1,015,129,890	-15.03%
4 List/Sell Ratio	96.33%	96.64%		96.63%	96.55%	
5 Days to Sell	90	65	38.45%	84	74	13.03%
6 Active Listings	3,227	3,716	-13.16%			
<b>Area = North Okanagan</b>						
1 Units Listed	367	484	-24.17%	1,375	1,784	-22.93%
2 Units Sold	147	203	-27.59%	586	794	-26.20%
3 Sales Volume	\$67,478,238	\$100,220,218	-32.67%	\$263,234,494	\$382,032,851	-31.10%
4 List/Sell Ratio	97.21%	96.77%		96.73%	96.60%	
5 Days to Sell	78	66	17.81%	95	88	7.57%
6 Active Listings	1,359	1,551	-12.38%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	197	331	-40.48%	728	1,085	-32.90%
2 Units Sold	63	120	-47.50%	250	401	-37.66%
3 Sales Volume	\$20,314,981	\$55,102,125	-63.13%	\$97,728,163	\$166,238,119	-41.21%
4 List/Sell Ratio	93.33%	91.85%		97.02%	94.95%	
5 Days to Sell	123	100	23.56%	133	117	13.29%
6 Active Listings	895	1,163	-23.04%			
<b>Area = Grand Total</b>						
1 Units Listed	1,485	2,107	-29.52%	6,132	7,976	-23.12%
2 Units Sold	522	866	-39.72%	2,374	3,072	-22.72%
3 Sales Volume	\$264,268,341	\$457,759,846	-42.27%	\$1,223,512,255	\$1,563,400,860	-21.74%
4 List/Sell Ratio	96.32%	96.06%		96.68%	96.39%	
5 Days to Sell	91	70	29.31%	91	83	9.94%
6 Active Listings	5,481	6,430	-14.76%			

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

North Okanagan Statistics -- May 2020

**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>	147	\$67,478,238	70	\$35,353,050
<b>Last Month</b>	83	\$35,856,814	40	\$20,363,300
<b>This Month Last Year</b>	203	\$100,220,218	104	\$53,616,487

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	367	1,359
<b>Last Month</b>	222	1,257
<b>This Month Last Year</b>	484	1,551

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North Okanagan Statistics -- May 2020

## Quick Summary Part 2

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### Condo/Apt

Sales	11
New Listings	16
Current Inventory	68
Sell/Inv. Ratio	16.18%
Days to Sell	63
Average Price	\$156,309
Median Price	\$142,000

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### Condo/Townhouse

Sales	18
New Listings	42
Current Inventory	141
Sell/Inv. Ratio	12.77%
Days to Sell	83
Average Price	\$347,075
Median Price	\$341,250

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### Lots

Sales	11
New Listings	47
Current Inventory	260
Sell/Inv. Ratio	4.23%
Days to Sell	91
Average Price	\$257,582
Median Price	\$222,500

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### Residential

Sales	70
New Listings	156
Current Inventory	459
Sell/Inv. Ratio	15.25%
Days to Sell	57
Average Price	\$505,044
Median Price	\$482,500
Ratio of Sales vs Inventory	16.08%

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North Okanagan Statistics -- May 2020

## 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	39	54	-27.78%	122	176	-30.68	143	179	-20.11
Duplex	9	11	-18.18%	35	47	-25.53	30	33	-9.09
Mobile Home	14	11	27.27%	49	50	-2.00	39	38	2.63
Recreational	6	9	-33.33%	11	21	-47.62	10	24	-58.33
Residential	156	206	-24.27%	607	758	-19.92	459	514	-10.70
Residential WF	14	14	0.00%	31	38	-18.42	40	43	-6.98
3/4-Plex	0	0	0.00%	1	2	-50.00	1	2	-50.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	16	21	-23.81%	85	106	-19.81	68	66	3.03
Townhouse	42	60	-30.00%	193	269	-28.25	141	161	-12.42
RES TOTAL	296	386.00	-23.32%	1,134	1,467	-22.70%	931	1,060	-12.17
FARMS	2	6	-66.67%	7	15	-53.33	17	23	-26.09
MULTIFAMILY	3	0	0.00%	6	1	500.00	5	3	66.67
Acreage	10	17	-41.18%	38	47	-19.15	78	106	-26.42
Acreage WF	4	1	300.00%	12	6	100.00	16	14	14.29
Lots	30	48	-37.50%	89	121	-26.45	153	182	-15.93
Lots WF	3	1	200.00%	7	10	-30.00	13	14	-7.14
LOTS TOTAL	47	67.00	-29.85%	146	184	-20.65%	260	316	-17.72
Business	1	4	-75.00%	9	18	-50.00	13	24	-45.83
Commercial	17	20	-15.00%	59	85	-30.59	92	104	-11.54
Land	1	1	0.00%	14	14	0.00	41	21	95.24
COMM TOTAL	19	25.00	-24.00%	82	117	-29.91%	146	149	-2.01
<b>GRAND TOTAL</b>	<b>367</b>	<b>484</b>	<b>-24.17%</b>	<b>1,375</b>	<b>1,784</b>	<b>-22.93%</b>	<b>1,359</b>	<b>1,551</b>	<b>-12.38</b>

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North Okanagan Statistics -- May 2020

## 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	15	18	-16.67%	\$9,258,900	\$15,606,000	-40.67%	95.80%	94.20%
Duplex	3	3	0.00%	\$1,584,900	\$1,744,000	-9.12%	91.67%	98.93%
Mobile Home	10	8	25.00%	\$1,767,200	\$1,524,000	15.96%	96.21%	95.51%
Recreational	1	0	0.00%	\$214,000	\$0	0.00%	97.32%	0.00%
Residential	70	104	-32.69%	\$35,353,050	\$53,616,487	-34.06%	97.57%	98.07%
Residential WF	3	1	200.00%	\$4,690,000	\$2,975,000	57.65%	96.80%	91.57%
3/4-Plex	0	1	-100.00%	\$0	\$241,000	-100.00%	0.00%	98.41%
Apartment	11	12	-8.33%	\$1,719,400	\$3,235,000	-46.85%	95.75%	96.48%
Townhouse	18	38	-52.63%	\$6,247,355	\$13,383,200	-53.32%	98.24%	97.65%
RES TOTAL	131	185	-29.19%	\$60,834,805	\$92,324,687	-34.11%	97.05%	97.03%
FARMS	0	1	-100.00%	\$0	\$2,250,000	-100.00%	0.00%	94.74%
MULTIFAMILY	1	0	0.00%	\$2,910,000	\$0	0.00%	105.82%	0.00%
Acreage	5	4	25.00%	\$1,208,000	\$1,560,000	-22.56%	95.73%	93.58%
Acreage WF	0	1	-100.00%	\$0	\$804,000	-100.00%	0.00%	89.43%
Lots	6	7	-14.29%	\$1,625,400	\$1,666,500	-2.47%	94.30%	96.86%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	11	12	-8.33%	\$2,833,400	\$4,030,500	-29.70%	94.91%	94.03%
Business	1	0	0.00%	\$900,000	\$0	0.00%	90.45%	0.00%
Commercial	3	4	-25.00%	\$33	\$465,031	-99.99%	0.00%	93.04%
Land	0	1	-100.00%	\$0	\$1,150,000	-100.00%	0.00%	92.00%
COMM TOTAL	4	5	-20.00%	\$900,033	\$1,615,031	-44.27%	90.45%	92.30%
<b>GRAND TOTAL</b>	<b>147</b>	<b>203</b>	<b>-27.59%</b>	<b>\$67,478,238</b>	<b>\$100,220,218</b>	<b>-32.67%</b>	<b>97.21%</b>	<b>96.77%</b>

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North Okanagan Statistics -- May 2020

## 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	40	62	-35.48%	\$27,811,400	\$47,959,838	-42.01%	96.33%	96.08%
Duplex	15	19	-21.05%	\$8,022,156	\$9,296,300	-13.71%	96.38%	97.90%
Mobile Home	28	33	-15.15%	\$4,201,200	\$6,053,650	-30.60%	94.20%	95.45%
Recreational	4	2	100.00%	\$496,000	\$465,000	6.67%	90.28%	97.40%
Residential	273	377	-27.59%	\$139,049,575	\$195,398,581	-28.84%	97.40%	97.61%
Residential WF	5	10	-50.00%	\$6,028,000	\$15,154,900	-60.22%	96.14%	92.37%
3/4-Plex	1	1	0.00%	\$230,000	\$241,000	-4.56%	92.00%	98.41%
Apartment	57	68	-16.18%	\$13,402,883	\$15,635,650	-14.28%	96.58%	96.94%
Townhouse	99	145	-31.72%	\$34,183,540	\$50,909,307	-32.85%	98.26%	97.66%
RES TOTAL	522	717	-27.20%	\$233,424,754	\$341,114,227	-31.57%	97.20%	97.10%
FARMS	0	3	-100.00%	\$0	\$10,470,000	-100.00%	0.00%	102.91%
MULTIFAMILY	2	1	100.00%	\$4,310,000	\$640,000	573.44%	105.12%	91.56%
Acreage	11	14	-21.43%	\$3,572,190	\$5,976,500	-40.23%	86.99%	90.33%
Acreage WF	0	1	-100.00%	\$0	\$804,000	-100.00%	0.00%	89.43%
Lots	25	29	-13.79%	\$5,592,400	\$6,777,450	-17.49%	94.83%	94.78%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	36	44	-18.18%	\$9,164,590	\$13,557,950	-32.40%	91.61%	92.44%
Business	4	4	0.00%	\$4,095,000	\$2,463,000	66.26%	90.50%	90.19%
Commercial	21	22	-4.55%	\$11,675,149	\$7,737,675	50.89%	91.38%	91.72%
Land	1	3	-66.67%	\$565,000	\$6,050,000	-90.66%	94.96%	81.21%
COMM TOTAL	26	29	-10.34%	\$16,335,149	\$16,250,675	0.52%	91.27%	87.29%
<b>GRAND TOTAL</b>	<b>586</b>	<b>794</b>	<b>-26.20%</b>	<b>\$263,234,494</b>	<b>\$382,032,851</b>	<b>-31.10%</b>	<b>96.73%</b>	<b>96.60%</b>

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North Okanagan Statistics -- May 2020

## 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	\$617,260	\$867,000	-28.81%	\$599,000	\$682,500	-12.23%	142	72	98.85%
Duplex	\$528,300	\$581,333	-9.12%	\$414,900	\$525,000	-20.97%	140	63	123.94%
Mobile Home	\$176,720	\$190,500	-7.23%	\$175,000	\$191,500	-8.62%	109	74	48.20%
Recreational	\$214,000			\$214,000			47		
Residential	\$505,044	\$515,543	-2.04%	\$482,500	\$489,069	-1.34%	57	49	16.01%
Residential WF	\$1,563,333	\$2,975,000	-47.45%	\$1,575,000	\$2,975,000	-47.06%	24	12	100.00%
3/4-Plex		\$241,000			\$241,000			18	
Apartment	\$156,309	\$269,583	-42.02%	\$142,000	\$248,500	-42.86%	63	59	6.17%
Townhouse	\$347,075	\$352,189	-1.45%	\$341,250	\$341,200	0.01%	83	52	60.97%
RES TOTAL	\$464,388	\$499,052	-6.95%	\$431,800	\$452,000	-4.47%	76	53	42.18%
FARMS		\$2,250,000			\$2,250,000			38	
MULTIFAMILY	\$2,910,000			\$2,910,000			49		
Acreage	\$241,600	\$390,000	-38.05%	\$222,500	\$352,500	-36.88%	74	418	-82.24%
Acreage WF		\$804,000			\$804,000			46	
Lots	\$270,900	\$238,071	13.79%	\$215,000	\$181,500	18.46%	105	115	-8.41%
Lots WF									
LOTS TOTAL	\$257,582	\$335,875	-23.31%	\$222,500	\$305,000	-27.05%	91	210	-56.61%
Business	\$900,000			\$900,000			165		
Commercial	\$11	\$116,258	-99.99%	\$11	\$11	0.78%	117	237	-50.49%
Land		\$1,150,000			\$1,150,000			111	
COMM TOTAL	\$225,008	\$323,006	-30.34%	\$12	\$12	-4.17%	129	212	-38.98%
<b>GRAND TOTAL</b>	<b>\$459,036</b>	<b>\$493,696</b>	<b>-7.02%</b>	<b>\$415,000</b>	<b>\$435,000</b>	<b>-4.60%</b>	<b>78</b>	<b>66</b>	<b>17.81%</b>

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North Okanagan Statistics -- May 2020

## 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	\$695,285	\$773,546	-10.12%	\$660,000	\$702,500	-6.05%	124	119	4.54%
Duplex	\$534,810	\$489,279	9.31%	\$529,000	\$510,000	3.73%	90	87	3.56%
Mobile Home	\$150,043	\$183,444	-18.21%	\$148,950	\$174,000	-14.40%	89	86	2.89%
Recreational	\$124,000	\$232,500	-46.67%	\$120,000	\$232,500	-48.39%	151	118	27.75%
Residential	\$509,339	\$518,299	-1.73%	\$485,000	\$482,000	0.62%	77	69	11.49%
Residential WF	\$1,205,600	\$1,515,490	-20.45%	\$768,000	\$1,367,500	-43.84%	131	109	20.11%
3/4-Plex	\$230,000	\$241,000	-4.56%	\$230,000	\$241,000	-4.56%	268	18	1,388.89%
Apartment	\$235,138	\$229,936	2.26%	\$210,000	\$216,000	-2.78%	86	60	43.64%
Townhouse	\$345,288	\$351,099	-1.65%	\$345,000	\$340,000	1.47%	87	65	33.48%
RES TOTAL	\$447,174	\$475,752	-6.01%	\$419,100	\$429,000	-2.31%	86	74	16.80%
FARMS		\$3,490,000			\$2,370,000			146	
MULTIFAMILY	\$2,155,000	\$640,000	236.72%	\$2,155,000	\$640,000	236.72%	66	46	43.48%
Acreage	\$324,745	\$426,893	-23.93%	\$315,000	\$330,000	-4.55%	207	374	-44.61%
Acreage WF		\$804,000			\$804,000			46	
Lots	\$223,696	\$233,705	-4.28%	\$185,000	\$190,000	-2.63%	129	215	-39.72%
Lots WF									
LOTS TOTAL	\$254,572	\$308,135	-17.38%	\$219,750	\$217,500	1.03%	153	262	-41.44%
Business	\$1,023,750	\$615,750	66.26%	\$632,500	\$312,500	102.40%	190	144	32.35%
Commercial	\$555,959	\$351,712	58.07%	\$12	\$58,275	-99.98%	180	164	10.14%
Land	\$565,000	\$2,016,667	-71.98%	\$565,000	\$1,150,000	-50.87%	154	209	-26.20%
COMM TOTAL	\$628,275	\$560,368	12.12%	\$115,009	\$350,000	-67.14%	181	166	9.19%
<b>GRAND TOTAL</b>	<b>\$449,206</b>	<b>\$481,150</b>	<b>-6.64%</b>	<b>\$410,000</b>	<b>\$420,000</b>	<b>-2.38%</b>	<b>95</b>	<b>88</b>	<b>7.57%</b>

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