

**North Okanagan Monthly Statistics
July 2019**

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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	963	1,095	-12.05%	7,182	7,226	-0.61%
2 Units Sold	545	475	14.74%	2,901	3,247	-10.66%
3 Sales Volume	\$314,078,001	\$298,821,961	5.11%	\$1,597,193,804	\$1,852,954,057	-13.80%
4 List/Sell Ratio	96.21%	96.71%		96.54%	97.31%	
5 Days to Sell	71	58	22.03%	72	60	20.15%
6 Active Listings	3,690	3,317	11.25%			
Area = North Okanagan						
1 Units Listed	346	386	-10.36%	2,541	2,563	-0.86%
2 Units Sold	240	218	10.09%	1,237	1,268	-2.44%
3 Sales Volume	\$120,489,019	\$105,125,306	14.61%	\$601,082,442	\$583,512,755	3.01%
4 List/Sell Ratio	96.74%	96.69%		96.64%	97.01%	
5 Days to Sell	78	65	20.55%	83	83	0.10%
6 Active Listings	1,603	1,610	-0.43%			
Area = Shuswap / Revels						
1 Units Listed	244	230	6.09%	1,565	1,662	-5.84%
2 Units Sold	115	137	-16.06%	637	744	-14.38%
3 Sales Volume	\$44,773,083	\$55,470,200	-19.28%	\$258,283,153	\$275,047,206	-6.09%
4 List/Sell Ratio	96.90%	95.74%		95.58%	96.24%	
5 Days to Sell	87	90	-2.87%	107	111	-4.01%
6 Active Listings	1,258	1,253	0.40%			
Area = Grand Total						
1 Units Listed	1,553	1,711	-9.23%	11,288	11,451	-1.42%
2 Units Sold	900	830	8.43%	4,775	5,259	-9.20%
3 Sales Volume	\$479,340,103	\$459,417,468	4.34%	\$2,456,559,399	\$2,711,514,018	-9.40%
4 List/Sell Ratio	96.41%	96.59%		96.46%	97.13%	
5 Days to Sell	75	65	15.06%	79	73	9.27%
6 Active Listings	6,551	6,180	6.00%			

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

North Okanagan Statistics -- July 2019

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	240	\$120,489,019	116	\$62,226,674
Last Month	202	\$98,245,572	109	\$54,626,000
This Month Last Year	218	\$105,125,306	103	\$51,105,801

Description	Total Listings Taken	Inventory
This Month	346	1,603
Last Month	411	1,626
This Month Last Year	386	1,610

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North Okanagan Statistics -- July 2019

Quick Summary Part 2

Condo/Apt

Sales	19
New Listings	19
Current Inventory	71
Sell/Inv. Ratio	26.76%
Days to Sell	93
Average Price	\$239,968
Median Price	\$190,000

Condo/Townhouse

Sales	44
New Listings	42
Current Inventory	147
Sell/Inv. Ratio	29.93%
Days to Sell	58
Average Price	\$326,869
Median Price	\$309,250

Lots

Sales	13
New Listings	42
Current Inventory	334
Sell/Inv. Ratio	3.89%
Days to Sell	118
Average Price	\$339,231
Median Price	\$305,000

Residential

Sales	116
New Listings	155
Current Inventory	524
Sell/Inv. Ratio	22.14%
Days to Sell	70
Average Price	\$536,437
Median Price	\$486,450
Ratio of Sales vs Inventory	20.43%

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North Okanagan Statistics -- July 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%
Zone = North Okanagan									
Acreage/House	28	50	-44.00%	244	268	-8.96	195	209	-6.70
Duplex	9	11	-18.18%	63	81	-22.22	32	33	-3.03
Mobile Home	12	16	-25.00%	74	81	-8.64	36	41	-12.20
Recreational	5	0	0.00%	31	54	-42.59	28	50	-44.00
Residential	155	182	-14.84%	1,093	1,079	1.30	524	514	1.95
Residential WF	6	5	20.00%	56	46	21.74	51	45	13.33
3/4-Plex	1	1	0.00%	3	7	-57.14	2	2	0.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	19	29	-34.48%	154	194	-20.62	71	76	-6.58
Townhouse	42	37	13.51%	354	312	13.46	147	126	16.67
RES TOTAL	277	331.00	-16.31%	2,072	2,122	-2.36%	1,086	1,096	-0.91
FARMS	7	6	16.67%	29	39	-25.64	26	36	-27.78
MULTIFAMILY	0	0	0.00%	3	5	-40.00	2	3	-33.33
Acreage	14	14	0.00%	70	79	-11.39	103	106	-2.83
Acreage WF	1	5	-80.00%	7	14	-50.00	12	21	-42.86
Lots	20	14	42.86%	170	151	12.58	198	193	2.59
Lots WF	7	1	600.00%	21	18	16.67	21	19	10.53
LOTS TOTAL	42	34.00	23.53%	268	262	2.29%	334	339	-1.47
Business	4	4	0.00%	29	31	-6.45	29	32	-9.38
Commercial	13	10	30.00%	115	85	35.29	96	84	14.29
Land	3	1	200.00%	25	19	31.58	30	20	50.00
COMM TOTAL	20	15.00	33.33%	169	135	25.19%	155	136	13.97
GRAND TOTAL	346	386	-10.36%	2,541	2,563	-0.86%	1,603	1,610	-0.43

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North Okanagan Statistics -- July 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
Zone = North Okanagan								
Acreage/House	15	14	7.14%	\$10,592,500	\$9,960,500	6.35%	95.35%	95.70%
Duplex	6	9	-33.33%	\$2,675,900	\$4,383,500	-38.96%	97.20%	98.59%
Mobile Home	9	6	50.00%	\$1,898,000	\$1,118,150	69.74%	97.59%	96.89%
Recreational	2	1	100.00%	\$200,000	\$69,900	186.12%	95.24%	100.00%
Residential	116	103	12.62%	\$62,226,674	\$51,105,801	21.76%	97.61%	98.15%
Residential WF	6	2	200.00%	\$8,574,000	\$3,990,000	114.89%	94.17%	91.30%
3/4-Plex	0	2	-100.00%	\$0	\$949,500	-100.00%	0.00%	96.90%
Apartment	19	26	-26.92%	\$4,559,400	\$5,257,955	-13.29%	97.43%	97.87%
Townhouse	44	36	22.22%	\$14,382,250	\$11,923,500	20.62%	97.83%	97.96%
RES TOTAL	217	199	9.05%	\$105,108,724	\$88,758,806	18.42%	97.09%	97.49%
FARMS	2	2	0.00%	\$4,715,000	\$1,530,000	208.17%	98.43%	96.32%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	5	4	25.00%	\$2,330,000	\$9,480,000	-75.42%	92.40%	90.59%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	7	9	-22.22%	\$1,400,000	\$2,416,500	-42.06%	92.91%	94.51%
Lots WF	1	0	0.00%	\$680,000	\$0	0.00%	71.58%	0.00%
LOTS TOTAL	13	13	0.00%	\$4,410,000	\$11,896,500	-62.93%	88.58%	91.36%
Business	1	1	0.00%	\$68,500	\$620,000	-88.95%	91.46%	96.57%
Commercial	7	2	250.00%	\$6,186,795	\$1,390,000	345.09%	95.83%	94.88%
Land	0	1	-100.00%	\$0	\$930,000	-100.00%	0.00%	96.17%
COMM TOTAL	8	4	100.00%	\$6,255,295	\$2,940,000	112.77%	95.78%	95.64%
GRAND TOTAL	240	218	10.09%	\$120,489,019	\$105,125,306	14.61%	96.74%	96.69%

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North Okanagan Statistics -- July 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
Zone = North Okanagan								
Acreage/House	90	97	-7.22%	\$67,404,838	\$73,952,800	-8.85%	95.70%	96.65%
Duplex	31	50	-38.00%	\$14,879,700	\$22,687,810	-34.42%	98.03%	99.53%
Mobile Home	53	56	-5.36%	\$9,865,150	\$10,267,885	-3.92%	95.59%	96.85%
Recreational	6	6	0.00%	\$1,025,000	\$879,800	16.50%	96.95%	91.90%
Residential	602	581	3.61%	\$312,251,255	\$298,067,096	4.76%	97.61%	98.04%
Residential WF	17	11	54.55%	\$25,113,900	\$18,020,000	39.37%	92.98%	92.19%
3/4-Plex	1	7	-85.71%	\$241,000	\$3,281,900	-92.66%	98.41%	98.01%
Apartment	97	133	-27.07%	\$22,008,800	\$28,092,544	-21.66%	97.03%	97.64%
Townhouse	218	197	10.66%	\$75,956,057	\$64,972,709	16.90%	97.66%	97.91%
RES TOTAL	1,115	1,138	-2.02%	\$528,745,701	\$520,222,544	1.64%	97.09%	97.62%
FARMS	7	5	40.00%	\$18,630,000	\$8,765,000	112.55%	100.10%	95.42%
MULTIFAMILY	2	1	100.00%	\$6,340,000	\$1,637,000	287.29%	93.25%	109.28%
Acreage	23	27	-14.81%	\$9,647,500	\$16,163,425	-40.31%	92.18%	92.38%
Acreage WF	1	3	-66.67%	\$804,000	\$1,027,500	-21.75%	89.43%	93.07%
Lots	44	55	-20.00%	\$9,493,250	\$10,669,350	-11.02%	94.69%	94.43%
Lots WF	1	1	0.00%	\$680,000	\$298,000	128.19%	71.58%	100.00%
LOTS TOTAL	69	86	-19.77%	\$20,624,750	\$28,158,275	-26.75%	92.32%	93.25%
Business	5	5	0.00%	\$2,531,500	\$1,794,500	41.07%	90.22%	90.63%
Commercial	36	25	44.00%	\$18,160,491	\$15,968,436	13.73%	93.77%	91.61%
Land	3	8	-62.50%	\$6,050,000	\$6,967,000	-13.16%	81.21%	83.93%
COMM TOTAL	44	38	15.79%	\$26,741,991	\$24,729,936	8.14%	90.28%	89.24%
GRAND TOTAL	1,237	1,268	-2.44%	\$601,082,442	\$583,512,755	3.01%	96.64%	97.01%

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North Okanagan Statistics -- July 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%
Zone = North Okanagan									
Acreage/House	\$706,167	\$711,464	-0.74%	\$587,000	\$627,500	-6.45%	76	81	-6.91%
Duplex	\$445,983	\$487,056	-8.43%	\$425,500	\$428,000	-0.58%	51	39	29.12%
Mobile Home	\$210,889	\$186,358	13.16%	\$265,000	\$128,575	106.11%	58	86	-33.07%
Recreational	\$100,000	\$69,900	43.06%	\$100,000	\$69,900	43.06%	347	81	328.40%
Residential	\$536,437	\$496,173	8.11%	\$486,450	\$470,000	3.50%	70	52	34.68%
Residential WF	\$1,429,000	\$1,995,000	-28.37%	\$1,332,500	\$1,995,000	-33.21%	107	173	-38.25%
3/4-Plex		\$474,750			\$474,750			71	
Apartment	\$239,968	\$202,229	18.66%	\$190,000	\$185,500	2.43%	93	53	74.82%
Townhouse	\$326,869	\$331,208	-1.31%	\$309,250	\$335,500	-7.82%	58	61	-4.46%
RES TOTAL	\$484,372	\$446,024	8.60%	\$420,000	\$412,500	1.82%	72	58	25.44%
FARMS	\$2,357,500	\$765,000	208.17%	\$2,357,500	\$765,000	208.17%	310	95	226.32%
MULTIFAMILY									
Acreage	\$466,000	\$2,370,000	-80.34%	\$380,000	\$1,007,500	-62.28%	57	103	-44.72%
Acreage WF									
Lots	\$200,000	\$268,500	-25.51%	\$205,000	\$260,000	-21.15%	168	186	-9.54%
Lots WF	\$680,000			\$680,000			69		
LOTS TOTAL	\$339,231	\$915,115	-62.93%	\$305,000	\$329,000	-7.29%	118	160	-26.57%
Business	\$68,500	\$620,000	-88.95%	\$68,500	\$620,000	-88.95%	137	71	92.96%
Commercial	\$883,828	\$695,000	27.17%	\$390,000	\$695,000	-43.88%	106	84	27.46%
Land		\$930,000			\$930,000			127	
COMM TOTAL	\$781,912	\$735,000	6.38%	\$265,000	\$765,000	-65.36%	110	91	20.82%
GRAND TOTAL	\$502,038	\$482,226	4.11%	\$408,500	\$413,750	-1.27%	78	65	20.55%

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North Okanagan Statistics -- July 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%
Zone = North Okanagan									
Acreage/House	\$748,943	\$762,400	-1.77%	\$678,050	\$746,000	-9.11%	112	107	4.86%
Duplex	\$479,990	\$453,756	5.78%	\$450,000	\$415,500	8.30%	76	83	-9.10%
Mobile Home	\$186,135	\$183,355	1.52%	\$179,000	\$166,000	7.83%	76	89	-14.59%
Recreational	\$170,833	\$146,633	16.50%	\$140,000	\$71,000	97.18%	168	88	89.98%
Residential	\$518,690	\$513,024	1.10%	\$480,000	\$471,000	1.91%	67	60	11.01%
Residential WF	\$1,477,288	\$1,638,182	-9.82%	\$1,385,000	\$1,600,000	-13.44%	105	148	-28.76%
3/4-Plex	\$241,000	\$468,843	-48.60%	\$241,000	\$464,900	-48.16%	18	141	-87.23%
Apartment	\$226,895	\$211,222	7.42%	\$205,000	\$182,257	12.48%	66	71	-7.47%
Townhouse	\$348,422	\$329,811	5.64%	\$339,000	\$320,000	5.94%	65	55	18.87%
RES TOTAL	\$474,211	\$457,138	3.73%	\$425,000	\$412,000	3.16%	72	68	4.93%
FARMS	\$2,661,429	\$1,753,000	51.82%	\$2,370,000	\$1,435,000	65.16%	165	252	-34.57%
MULTIFAMILY	\$3,170,000	\$1,637,000	93.65%	\$3,170,000	\$1,637,000	93.65%	105	67	55.97%
Acreage	\$419,457	\$598,645	-29.93%	\$345,000	\$249,500	38.28%	246	227	8.31%
Acreage WF	\$804,000	\$342,500	134.74%	\$804,000	\$250,000	221.60%	46	201	-77.08%
Lots	\$215,756	\$193,988	11.22%	\$190,000	\$202,000	-5.94%	188	189	-0.84%
Lots WF	\$680,000	\$298,000	128.19%	\$680,000	\$298,000	128.19%	69	55	25.45%
LOTS TOTAL	\$298,909	\$327,422	-8.71%	\$230,000	\$225,000	2.22%	203	200	1.67%
Business	\$506,300	\$358,900	41.07%	\$260,000	\$430,000	-39.53%	142	173	-17.88%
Commercial	\$504,458	\$638,737	-21.02%	\$245,000	\$335,000	-26.87%	161	215	-24.77%
Land	\$2,016,667	\$870,875	131.57%	\$1,150,000	\$785,000	46.50%	209	304	-31.44%
COMM TOTAL	\$607,773	\$650,788	-6.61%	\$357,500	\$379,500	-5.80%	163	228	-28.75%
GRAND TOTAL	\$485,920	\$460,184	5.59%	\$419,000	\$400,000	4.75%	83	83	0.10%

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