

**North Okanagan Monthly Statistics
July 2020**

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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	1,196	963	24.20%	6,382	7,181	-11.13%
2 Units Sold	753	544	38.42%	2,805	2,900	-3.28%
3 Sales Volume	\$508,209,641	\$313,218,001	62.25%	\$1,669,527,305	\$1,596,333,804	4.59%
4 List/Sell Ratio	96.23%	96.20%		96.65%	96.54%	
5 Days to Sell	79	71	11.51%	80	72	11.03%
6 Active Listings	3,376	3,690	-8.51%			
Area = North Okanagan						
1 Units Listed	408	346	17.92%	2,145	2,542	-15.62%
2 Units Sold	294	240	22.50%	1,120	1,236	-9.39%
3 Sales Volume	\$152,366,588	\$120,489,019	26.46%	\$541,604,952	\$600,767,442	-9.85%
4 List/Sell Ratio	97.45%	96.74%		96.97%	96.64%	
5 Days to Sell	94	78	19.76%	97	83	17.15%
6 Active Listings	1,389	1,603	-13.35%			
Area = Shuswap / Revels						
1 Units Listed	246	245	0.41%	1,222	1,565	-21.92%
2 Units Sold	177	113	56.64%	563	635	-11.34%
3 Sales Volume	\$80,968,176	\$43,851,183	84.64%	\$236,319,748	\$257,361,253	-8.18%
4 List/Sell Ratio	96.16%	96.84%		96.59%	95.57%	
5 Days to Sell	124	86	43.53%	123	107	14.75%
6 Active Listings	930	1,258	-26.07%			
Area = Grand Total						
1 Units Listed	1,850	1,554	19.05%	9,749	11,288	-13.63%
2 Units Sold	1,224	897	36.45%	4,488	4,771	-5.93%
3 Sales Volume	\$741,544,405	\$477,558,203	55.28%	\$2,447,452,006	\$2,454,462,499	-0.29%
4 List/Sell Ratio	96.47%	96.40%		96.72%	96.46%	
5 Days to Sell	89	75	19.08%	89	79	12.73%
6 Active Listings	5,695	6,551	-13.07%			

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

North Okanagan Statistics -- July 2020

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	294	\$152,366,588	148	\$88,007,330
Last Month	240	\$126,003,871	106	\$59,681,007
This Month Last Year	240	\$120,489,019	116	\$62,226,674

Description	Total Listings Taken	Inventory
This Month	408	1,389
Last Month	363	1,370
This Month Last Year	346	1,603

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North Okanagan Statistics -- July 2020

Quick Summary Part 2

Condo/Apt

Sales	18
New Listings	35
Current Inventory	82
Sell/Inv. Ratio	21.95%
Days to Sell	60
Average Price	\$274,450
Median Price	\$209,950

Condo/Townhouse

Sales	47
New Listings	49
Current Inventory	129
Sell/Inv. Ratio	36.43%
Days to Sell	81
Average Price	\$380,798
Median Price	\$352,500

Lots

Sales	17
New Listings	37
Current Inventory	273
Sell/Inv. Ratio	6.23%
Days to Sell	193
Average Price	\$242,912
Median Price	\$187,000

Residential

Sales	148
New Listings	177
Current Inventory	452
Sell/Inv. Ratio	32.74%
Days to Sell	81
Average Price	\$594,644
Median Price	\$525,750
Ratio of Sales vs Inventory	27.91%

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North Okanagan Statistics -- July 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%
Zone = North Okanagan									
Acreage/House	36	28	28.57%	191	246	-22.36	129	195	-33.85
Duplex	5	9	-44.44%	49	63	-22.22	26	32	-18.75
Mobile Home	12	12	0.00%	78	74	5.41	41	36	13.89
Recreational	5	5	0.00%	19	30	-36.67	20	28	-28.57
Residential	177	155	14.19%	941	1,093	-13.91	452	524	-13.74
Residential WF	9	6	50.00%	45	56	-19.64	44	51	-13.73
3/4-Plex	1	1	0.00%	3	3	0.00	2	2	0.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	35	19	84.21%	142	154	-7.79	82	71	15.49
Townhouse	49	42	16.67%	295	354	-16.67	129	147	-12.24
RES TOTAL	329	277.00	18.77%	1,763	2,073	-14.95%	925	1,086	-14.83
FARMS	5	7	-28.57%	14	29	-51.72	15	26	-42.31
MULTIFAMILY	0	0	0.00%	8	3	166.67	7	2	250.00
Acreage	12	14	-14.29%	59	69	-14.49	84	103	-18.45
Acreage WF	1	1	0.00%	15	7	114.29	17	12	41.67
Lots	23	20	15.00%	136	171	-20.47	161	198	-18.69
Lots WF	1	7	-85.71%	9	21	-57.14	11	21	-47.62
LOTS TOTAL	37	42.00	-11.90%	219	268	-18.28%	273	334	-18.26
Business	2	4	-50.00%	17	29	-41.38	19	29	-34.48
Commercial	22	13	69.23%	96	115	-16.52	103	96	7.29
Land	13	3	333.33%	28	25	12.00	47	30	56.67
COMM TOTAL	37	20.00	85.00%	141	169	-16.57%	169	155	9.03
GRAND TOTAL	408	346	17.92%	2,145	2,542	-15.62%	1,389	1,603	-13.35

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North Okanagan Statistics -- July 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
Zone = North Okanagan								
Acreage/House	24	15	60.00%	\$19,107,915	\$10,592,500	80.39%	97.25%	95.35%
Duplex	10	6	66.67%	\$5,659,605	\$2,675,900	111.50%	98.97%	97.20%
Mobile Home	15	9	66.67%	\$2,674,400	\$1,898,000	40.91%	95.49%	97.59%
Recreational	0	2	-100.00%	\$0	\$200,000	-100.00%	0.00%	95.24%
Residential	148	116	27.59%	\$88,007,330	\$62,226,674	41.43%	97.67%	97.61%
Residential WF	6	6	0.00%	\$8,337,500	\$8,574,000	-2.76%	96.79%	94.17%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	18	19	-5.26%	\$4,940,100	\$4,559,400	8.35%	97.60%	97.43%
Townhouse	47	44	6.82%	\$17,897,500	\$14,382,250	24.44%	97.92%	97.83%
RES TOTAL	268	217	23.50%	\$146,624,350	\$105,108,724	39.50%	97.60%	97.09%
FARMS	1	2	-50.00%	\$910,000	\$4,715,000	-80.70%	98.92%	98.43%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	5	5	0.00%	\$1,733,000	\$2,330,000	-25.62%	96.96%	92.40%
Acreage WF	1	0	0.00%	\$600,000	\$0	0.00%	80.00%	0.00%
Lots	11	7	57.14%	\$1,796,500	\$1,400,000	28.32%	92.92%	92.91%
Lots WF	0	1	-100.00%	\$0	\$680,000	-100.00%	0.00%	71.58%
LOTS TOTAL	17	13	30.77%	\$4,129,500	\$4,410,000	-6.36%	92.37%	88.58%
Business	0	1	-100.00%	\$0	\$68,500	-100.00%	0.00%	91.46%
Commercial	7	7	0.00%	\$432,838	\$6,186,795	-93.00%	93.80%	95.83%
Land	1	0	0.00%	\$269,900	\$0	0.00%	100.00%	0.00%
COMM TOTAL	8	8	0.00%	\$702,738	\$6,255,295	-88.77%	96.09%	95.78%
GRAND TOTAL	294	240	22.50%	\$152,366,588	\$120,489,019	26.46%	97.45%	96.74%

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North Okanagan Statistics -- July 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
Zone = North Okanagan								
Acreage/House	97	90	7.78%	\$72,782,415	\$67,404,838	7.98%	96.52%	95.70%
Duplex	30	31	-3.23%	\$16,134,494	\$14,879,700	8.43%	97.60%	98.03%
Mobile Home	51	53	-3.77%	\$8,217,000	\$9,865,150	-16.71%	94.91%	95.59%
Recreational	6	6	0.00%	\$636,000	\$1,025,000	-37.95%	90.94%	96.95%
Residential	527	602	-12.46%	\$286,737,912	\$312,251,255	-8.17%	97.62%	97.61%
Residential WF	16	17	-5.88%	\$17,673,400	\$25,113,900	-29.63%	96.20%	92.98%
3/4-Plex	1	1	0.00%	\$230,000	\$241,000	-4.56%	92.00%	98.41%
Apartment	92	97	-5.15%	\$22,103,633	\$22,008,800	0.43%	96.85%	97.03%
Townhouse	180	218	-17.43%	\$65,201,440	\$75,956,057	-14.16%	97.98%	97.66%
RES TOTAL	1,000	1,115	-10.31%	\$489,716,294	\$528,745,701	-7.38%	97.36%	97.09%
FARMS	2	7	-71.43%	\$5,210,000	\$18,630,000	-72.03%	96.22%	100.10%
MULTIFAMILY	2	2	0.00%	\$4,310,000	\$6,340,000	-32.02%	105.12%	93.25%
Acreage	24	22	9.09%	\$10,248,190	\$9,332,500	9.81%	93.85%	92.06%
Acreage WF	1	1	0.00%	\$600,000	\$804,000	-25.37%	80.00%	89.43%
Lots	47	44	6.82%	\$9,918,650	\$9,493,250	4.48%	94.07%	94.69%
Lots WF	4	1	300.00%	\$3,510,000	\$680,000	416.18%	89.00%	71.58%
LOTS TOTAL	76	68	11.76%	\$24,276,840	\$20,309,750	19.53%	92.81%	92.27%
Business	4	5	-20.00%	\$4,095,000	\$2,531,500	61.76%	90.50%	90.22%
Commercial	33	36	-8.33%	\$12,326,917	\$18,160,491	-32.12%	91.59%	93.77%
Land	3	3	0.00%	\$1,669,900	\$6,050,000	-72.40%	89.55%	81.21%
COMM TOTAL	40	44	-9.09%	\$18,091,817	\$26,741,991	-32.35%	91.15%	90.28%
GRAND TOTAL	1,120	1,236	-9.39%	\$541,604,952	\$600,767,442	-9.85%	96.97%	96.64%

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North Okanagan Statistics -- July 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%
Zone = North Okanagan									
Acreage/House	\$796,163	\$706,167	12.74%	\$835,000	\$587,000	42.25%	141	76	85.96%
Duplex	\$565,961	\$445,983	26.90%	\$550,653	\$425,500	29.41%	110	51	118.61%
Mobile Home	\$178,293	\$210,889	-15.46%	\$150,000	\$265,000	-43.40%	73	58	26.72%
Recreational		\$100,000			\$100,000			347	
Residential	\$594,644	\$536,437	10.85%	\$525,750	\$486,450	8.08%	81	70	15.52%
Residential WF	\$1,389,583	\$1,429,000	-2.76%	\$1,193,750	\$1,332,500	-10.41%	146	107	36.19%
3/4-Plex									
Apartment	\$274,450	\$239,968	14.37%	\$209,950	\$190,000	10.50%	60	93	-35.88%
Townhouse	\$380,798	\$326,869	16.50%	\$352,500	\$309,250	13.99%	81	58	38.92%
RES TOTAL	\$547,106	\$484,372	12.95%	\$485,000	\$420,000	15.48%	87	72	19.84%
FARMS	\$910,000	\$2,357,500	-61.40%	\$910,000	\$2,357,500	-61.40%	22	310	-92.90%
MULTIFAMILY									
Acreage	\$346,600	\$466,000	-25.62%	\$200,000	\$380,000	-47.37%	167	57	193.66%
Acreage WF	\$600,000			\$600,000			60		
Lots	\$163,318	\$200,000	-18.34%	\$157,000	\$205,000	-23.41%	216	168	28.95%
Lots WF		\$680,000			\$680,000			69	
LOTS TOTAL	\$242,912	\$339,231	-28.39%	\$187,000	\$305,000	-38.69%	193	118	63.90%
Business		\$68,500			\$68,500			137	
Commercial	\$61,834	\$883,828	-93.00%	\$14	\$390,000	-100.00%	126	106	18.12%
Land	\$269,900			\$269,900			65		
COMM TOTAL	\$87,842	\$781,912	-88.77%	\$15	\$265,000	-99.99%	118	110	7.14%
GRAND TOTAL	\$518,254	\$502,038	3.23%	\$472,750	\$408,500	15.73%	94	78	19.76%

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North Okanagan Statistics -- July 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%
Zone = North Okanagan									
Acreage/House	\$750,334	\$748,943	0.19%	\$695,000	\$678,050	2.50%	127	112	13.84%
Duplex	\$537,816	\$479,990	12.05%	\$550,653	\$450,000	22.37%	105	76	38.38%
Mobile Home	\$161,118	\$186,135	-13.44%	\$150,000	\$179,000	-16.20%	73	76	-3.76%
Recreational	\$106,000	\$170,833	-37.95%	\$90,500	\$140,000	-35.36%	121	168	-27.96%
Residential	\$544,095	\$518,690	4.90%	\$512,500	\$480,000	6.77%	77	67	15.70%
Residential WF	\$1,104,588	\$1,477,288	-25.23%	\$767,750	\$1,385,000	-44.57%	134	105	27.51%
3/4-Plex	\$230,000	\$241,000	-4.56%	\$230,000	\$241,000	-4.56%	268	18	1,388.89%
Apartment	\$240,257	\$226,895	5.89%	\$210,000	\$205,000	2.44%	78	66	19.02%
Townhouse	\$362,230	\$348,422	3.96%	\$352,000	\$339,000	3.83%	89	65	37.57%
RES TOTAL	\$489,716	\$474,211	3.27%	\$450,000	\$425,000	5.88%	86	72	20.38%
FARMS	\$2,605,000	\$2,661,429	-2.12%	\$2,605,000	\$2,370,000	9.92%	34	165	-79.71%
MULTIFAMILY	\$2,155,000	\$3,170,000	-32.02%	\$2,155,000	\$3,170,000	-32.02%	66	105	-36.84%
Acreage	\$427,008	\$424,205	0.66%	\$268,750	\$345,000	-22.10%	241	256	-5.82%
Acreage WF	\$600,000	\$804,000	-25.37%	\$600,000	\$804,000	-25.37%	60	46	30.43%
Lots	\$211,035	\$215,756	-2.19%	\$179,000	\$190,000	-5.79%	154	188	-17.67%
Lots WF	\$877,500	\$680,000	29.04%	\$735,000	\$680,000	8.09%	183	69	165.22%
LOTS TOTAL	\$319,432	\$298,673	6.95%	\$202,500	\$225,000	-10.00%	182	206	-11.57%
Business	\$1,023,750	\$506,300	102.20%	\$632,500	\$260,000	143.27%	190	142	33.60%
Commercial	\$373,543	\$504,458	-25.95%	\$12	\$245,000	-99.99%	152	161	-5.70%
Land	\$556,633	\$2,016,667	-72.40%	\$565,000	\$1,150,000	-50.87%	879	209	321.09%
COMM TOTAL	\$452,295	\$607,773	-25.58%	\$17	\$357,500	-100.00%	211	163	29.55%
GRAND TOTAL	\$483,576	\$486,058	-0.51%	\$437,000	\$419,500	4.17%	97	83	17.15%

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