

**North Okanagan Monthly Statistics
August 2018**

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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	993	955	3.98%	8,222	7,803	5.37%
2 Units Sold	449	591	-24.03%	3,700	4,673	-20.82%
3 Sales Volume	\$245,341,349	\$307,864,426	-20.31%	\$2,105,342,806	\$2,464,569,137	-14.58%
4 List/Sell Ratio	96.73%	97.61%		97.28%	97.83%	
5 Days to Sell	70	56	24.80%	61	59	3.79%
6 Active Listings	3,361	2,712	23.93%			
Area = North Okanagan						
1 Units Listed	335	383	-12.53%	2,897	2,879	0.63%
2 Units Sold	200	257	-22.18%	1,468	1,804	-18.63%
3 Sales Volume	\$88,763,045	\$105,929,849	-16.21%	\$672,275,800	\$749,054,866	-10.25%
4 List/Sell Ratio	97.56%	97.69%		97.08%	97.13%	
5 Days to Sell	79	82	-4.06%	82	95	-13.55%
6 Active Listings	1,606	1,468	9.40%			
Area = Shuswap / Revels						
1 Units Listed	216	212	1.89%	1,876	1,801	4.16%
2 Units Sold	155	161	-3.73%	900	987	-8.81%
3 Sales Volume	\$53,849,202	\$57,846,088	-6.91%	\$328,949,408	\$344,146,697	-4.42%
4 List/Sell Ratio	96.31%	95.49%		96.25%	96.46%	
5 Days to Sell	99	98	1.39%	109	110	-0.37%
6 Active Listings	1,226	1,092	12.27%			
Area = Grand Total						
1 Units Listed	1,544	1,550	-0.39%	12,995	12,483	4.10%
2 Units Sold	804	1,009	-20.32%	6,068	7,464	-18.70%
3 Sales Volume	\$387,953,596	\$471,640,363	-17.74%	\$3,106,568,014	\$3,557,770,700	-12.68%
4 List/Sell Ratio	96.86%	97.36%		97.13%	97.55%	
5 Days to Sell	78	69	12.18%	73	74	-1.34%
6 Active Listings	6,193	5,272	17.47%			

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

North Okanagan Statistics -- August 2018

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	200	\$88,763,045	93	\$44,980,945
Last Month	218	\$105,125,306	103	\$51,105,801
This Month Last Year	257	\$105,929,849	131	\$61,108,254

Description	Total Listings Taken	Inventory
This Month	335	1,606
Last Month	385	1,610
This Month Last Year	383	1,468

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North Okanagan Statistics -- August 2018

Quick Summary Part 2

Condo/Apt

Sales	14
New Listings	19
Current Inventory	78
Sell/Inv. Ratio	17.95%
Days to Sell	47
Average Price	\$256,089
Median Price	\$241,000

Condo/Townhouse

Sales	32
New Listings	56
Current Inventory	138
Sell/Inv. Ratio	23.19%
Days to Sell	68
Average Price	\$355,447
Median Price	\$355,000

Lots

Sales	13
New Listings	26
Current Inventory	334
Sell/Inv. Ratio	3.89%
Days to Sell	127
Average Price	\$279,038
Median Price	\$265,000

Residential

Sales	93
New Listings	134
Current Inventory	500
Sell/Inv. Ratio	18.60%
Days to Sell	62
Average Price	\$483,666
Median Price	\$435,000

Ratio of Sales vs Inventory	16.81%
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North Okanagan Statistics -- August 2018

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	43	-16.28%	305	274	11.31	223	201	10.95
Duplex	11	23	-52.17%	92	93	-1.08	30	42	-28.57
Mobile Home	17	15	13.33%	98	135	-27.41	40	50	-20.00
Recreational	1	1	0.00%	55	13	323.08	44	49	-10.20
Residential	134	147	-8.84%	1,215	1,226	-0.90	500	362	38.12
Residential WF	3	5	-40.00%	48	38	26.32	38	31	22.58
3/4-Plex	3	5	-40.00%	10	17	-41.18	4	14	-71.43
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	19	24	-20.83%	213	216	-1.39	78	84	-7.14
Townhouse	56	43	30.23%	368	307	19.87	138	94	46.81
RES TOTAL	280	306.00	-8.50%	2,404	2,319	3.67%	1,095	927	18.12
FARMS	11	7	57.14%	50	44	13.64	41	27	51.85
MULTIFAMILY	0	0	0.00%	5	7	-28.57	2	5	-60.00
Acreage	10	30	-66.67%	89	125	-28.80	104	128	-18.75
Acreage WF	1	2	-50.00%	15	10	50.00	21	10	110.00
Lots	13	16	-18.75%	161	203	-20.69	188	217	-13.36
Lots WF	2	0	0.00%	20	11	81.82	21	13	61.54
LOTS TOTAL	26	48.00	-45.83%	285	349	-18.34%	334	368	-9.24
Business	5	4	25.00%	36	33	9.09	31	29	6.90
Commercial	11	17	-35.29%	96	98	-2.04	82	79	3.80
Land	2	1	100.00%	21	29	-27.59	21	33	-36.36
COMM TOTAL	18	22.00	-18.18%	153	160	-4.38%	134	141	-4.96
GRAND TOTAL	335	383	-12.53%	2,897	2,879	0.63%	1,606	1,468	9.40

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North Okanagan Statistics -- August 2018

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	13	18	-27.78%	\$9,735,000	\$11,643,400	-16.39%	96.58%	96.13%
Duplex	8	10	-20.00%	\$3,756,750	\$5,070,480	-25.91%	99.46%	102.81%
Mobile Home	15	8	87.50%	\$1,874,400	\$1,189,452	57.59%	95.09%	94.01%
Recreational	1	5	-80.00%	\$162,500	\$1,155,000	-85.93%	90.78%	90.31%
Residential	93	131	-29.01%	\$44,980,945	\$61,108,254	-26.39%	97.33%	98.35%
Residential WF	4	4	0.00%	\$3,780,000	\$3,065,000	23.33%	98.81%	93.38%
3/4-Plex	1	3	-66.67%	\$232,500	\$1,014,700	-77.09%	96.88%	100.00%
Apartment	14	23	-39.13%	\$3,585,250	\$4,937,055	-27.38%	96.53%	95.62%
Townhouse	32	34	-5.88%	\$11,374,300	\$11,007,850	3.33%	98.18%	97.91%
RES TOTAL	181	236	-23.31%	\$79,481,645	\$100,191,191	-20.67%	97.42%	97.82%
FARMS	1	1	0.00%	\$4,050,000	\$790,000	412.66%	103.85%	96.93%
MULTIFAMILY	1	0	0.00%	\$680,000	\$0	0.00%	92.02%	0.00%
Acreage	3	3	0.00%	\$1,177,000	\$1,213,000	-2.97%	96.18%	97.52%
Acreage WF	1	0	0.00%	\$390,000	\$0	0.00%	95.35%	0.00%
Lots	9	11	-18.18%	\$2,060,500	\$1,880,300	9.58%	95.36%	94.31%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	13	14	-7.14%	\$3,627,500	\$3,093,300	17.27%	95.62%	95.54%
Business	3	1	200.00%	\$588,900	\$300,000	96.30%	95.17%	91.19%
Commercial	1	4	-75.00%	\$335,000	\$1,050,358	-68.11%	95.74%	94.94%
Land	0	1	-100.00%	\$0	\$505,000	-100.00%	0.00%	95.46%
COMM TOTAL	4	6	-33.33%	\$923,900	\$1,855,358	-50.20%	95.38%	94.45%
GRAND TOTAL	200	257	-22.18%	\$88,763,045	\$105,929,849	-16.21%	97.56%	97.69%

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North Okanagan Statistics -- August 2018

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	110	123	-10.57%	\$83,687,800	\$97,571,350	-14.23%	96.64%	95.71%
Duplex	58	59	-1.69%	\$26,444,560	\$24,901,631	6.20%	99.52%	99.93%
Mobile Home	71	88	-19.32%	\$12,142,285	\$11,506,402	5.53%	96.57%	95.63%
Recreational	7	11	-36.36%	\$1,042,300	\$1,816,900	-42.63%	91.73%	89.25%
Residential	674	888	-24.10%	\$343,048,041	\$417,930,864	-17.92%	97.95%	98.32%
Residential WF	15	13	15.38%	\$21,800,000	\$10,569,000	106.26%	93.27%	94.12%
3/4-Plex	8	6	33.33%	\$3,514,400	\$2,383,100	47.47%	97.93%	96.77%
Apartment	147	154	-4.55%	\$31,677,794	\$31,107,242	1.83%	97.51%	96.88%
Townhouse	229	246	-6.91%	\$76,347,009	\$75,029,855	1.76%	97.95%	97.94%
RES TOTAL	1,319	1,588	-16.94%	\$599,704,189	\$672,816,345	-10.87%	97.59%	97.74%
FARMS	6	8	-25.00%	\$12,815,000	\$10,825,000	18.38%	97.93%	85.97%
MULTIFAMILY	2	4	-50.00%	\$2,317,000	\$2,349,900	-1.40%	103.58%	94.38%
Acreage	30	51	-41.18%	\$17,340,425	\$16,611,400	4.39%	92.63%	92.40%
Acreage WF	4	1	300.00%	\$1,417,500	\$625,000	126.80%	93.69%	75.76%
Lots	64	107	-40.19%	\$12,729,850	\$21,491,942	-40.77%	94.58%	94.45%
Lots WF	1	3	-66.67%	\$298,000	\$1,879,900	-84.15%	100.00%	94.00%
LOTS TOTAL	99	162	-38.89%	\$31,785,775	\$40,608,242	-21.73%	93.52%	93.23%
Business	8	4	100.00%	\$2,383,400	\$615,000	287.54%	91.71%	86.99%
Commercial	26	35	-25.71%	\$16,303,436	\$20,155,379	-19.11%	91.69%	92.98%
Land	8	3	166.67%	\$6,967,000	\$1,685,000	313.47%	83.93%	95.52%
COMM TOTAL	42	42	0.00%	\$25,653,836	\$22,455,379	14.24%	89.45%	92.99%
GRAND TOTAL	1,468	1,804	-18.63%	\$672,275,800	\$749,054,866	-10.25%	97.08%	97.13%

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North Okanagan Statistics -- August 2018

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	\$748,846	\$646,856	15.77%	\$735,000	\$565,000	30.09%	111	126	-12.08%
Duplex	\$469,594	\$507,048	-7.39%	\$501,675	\$534,450	-6.13%	117	31	273.80%
Mobile Home	\$124,960	\$148,682	-15.95%	\$123,000	\$160,000	-23.13%	111	55	102.47%
Recreational	\$162,500	\$231,000	-29.65%	\$162,500	\$92,500	75.68%	44	204	-78.41%
Residential	\$483,666	\$466,475	3.69%	\$435,000	\$437,750	-0.63%	62	52	19.71%
Residential WF	\$945,000	\$766,250	23.33%	\$882,500	\$710,000	24.30%	69	84	-17.86%
3/4-Plex	\$232,500	\$338,233	-31.26%	\$232,500	\$314,900	-26.17%	23	18	25.45%
Apartment	\$256,089	\$214,655	19.30%	\$241,000	\$212,000	13.68%	47	57	-17.73%
Townhouse	\$355,447	\$323,760	9.79%	\$355,000	\$289,500	22.63%	68	92	-26.70%
RES TOTAL	\$439,125	\$424,539	3.44%	\$394,000	\$391,450	0.65%	72	66	7.95%
FARMS	\$4,050,000	\$790,000	412.66%	\$4,050,000	\$790,000	412.66%	297	128	132.03%
MULTIFAMILY	\$680,000			\$680,000			158		
Acreage	\$392,333	\$404,333	-2.97%	\$383,000	\$210,000	82.38%	108	391	-72.27%
Acreage WF	\$390,000			\$390,000			97		
Lots	\$228,944	\$170,936	33.94%	\$200,000	\$185,000	8.11%	137	271	-49.54%
Lots WF									
LOTS TOTAL	\$279,038	\$220,950	26.29%	\$265,000	\$190,000	39.47%	127	297	-57.14%
Business	\$196,300	\$300,000	-34.57%	\$130,000	\$300,000	-56.67%	121	32	277.08%
Commercial	\$335,000	\$262,589	27.58%	\$335,000	\$165,175	102.82%	314	223	40.97%
Land		\$505,000			\$505,000			226	
COMM TOTAL	\$230,975	\$309,226	-25.31%	\$232,500	\$314,500	-26.07%	169	192	-11.75%
GRAND TOTAL	\$443,815	\$412,178	7.68%	\$389,950	\$386,000	1.02%	79	82	-4.06%

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North Okanagan Statistics -- August 2018

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	\$760,798	\$793,263	-4.09%	\$743,000	\$642,000	15.73%	107	133	-19.31%
Duplex	\$455,941	\$422,062	8.03%	\$423,500	\$415,000	2.05%	88	70	24.86%
Mobile Home	\$171,018	\$130,755	30.79%	\$146,000	\$124,000	17.74%	94	77	22.26%
Recreational	\$148,900	\$165,173	-9.85%	\$72,000	\$92,500	-22.16%	82	376	-78.23%
Residential	\$508,973	\$470,643	8.14%	\$466,750	\$426,500	9.44%	60	57	5.58%
Residential WF	\$1,453,333	\$813,000	78.76%	\$1,365,000	\$820,000	66.46%	127	85	49.37%
3/4-Plex	\$439,300	\$397,183	10.60%	\$461,200	\$357,400	29.04%	126	36	252.33%
Apartment	\$215,495	\$201,995	6.68%	\$185,000	\$188,500	-1.86%	69	97	-28.93%
Townhouse	\$333,393	\$304,999	9.31%	\$326,755	\$295,050	10.75%	56	66	-14.41%
RES TOTAL	\$454,666	\$423,688	7.31%	\$410,000	\$380,000	7.89%	69	72	-4.65%
FARMS	\$2,135,833	\$1,353,125	57.84%	\$1,867,500	\$1,295,000	44.21%	260	360	-27.77%
MULTIFAMILY	\$1,158,500	\$587,475	97.20%	\$1,158,500	\$643,450	80.05%	113	268	-58.06%
Acreage	\$578,014	\$325,714	77.46%	\$249,750	\$235,000	6.28%	215	309	-30.33%
Acreage WF	\$354,375	\$625,000	-43.30%	\$320,000	\$625,000	-48.80%	175	236	-25.95%
Lots	\$198,904	\$200,859	-0.97%	\$201,000	\$195,000	3.08%	182	232	-21.50%
Lots WF	\$298,000	\$626,633	-52.44%	\$298,000	\$599,900	-50.33%	55	379	-85.48%
LOTS TOTAL	\$321,068	\$250,668	28.09%	\$225,000	\$207,500	8.43%	190	259	-26.40%
Business	\$297,925	\$153,750	93.77%	\$267,500	\$147,500	81.36%	154	96	60.03%
Commercial	\$627,055	\$575,868	8.89%	\$335,000	\$390,000	-14.10%	218	300	-27.19%
Land	\$870,875	\$561,667	55.05%	\$785,000	\$505,000	55.45%	304	92	232.05%
COMM TOTAL	\$610,806	\$534,652	14.24%	\$342,500	\$330,000	3.79%	222	266	-16.27%
GRAND TOTAL	\$457,954	\$415,219	10.29%	\$399,950	\$369,000	8.39%	82	95	-13.55%

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