

**North Okanagan Monthly Statistics  
August 2020**

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## Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
1 Units Listed	935	958	-2.40%	7,317	8,139	-10.10%
2 Units Sold	715	486	47.12%	3,521	3,386	3.99%
3 Sales Volume	\$475,371,326	\$272,506,351	74.44%	\$2,145,423,631	\$1,868,840,155	14.80%
4 List/Sell Ratio	96.81%	96.60%		96.69%	96.55%	
5 Days to Sell	78	69	12.39%	79	71	11.16%
6 Active Listings	3,177	3,645	-12.84%			
<b>Area = North Okanagan</b>						
1 Units Listed	356	333	6.91%	2,501	2,875	-13.01%
2 Units Sold	287	192	49.48%	1,406	1,428	-1.54%
3 Sales Volume	\$160,403,350	\$80,968,256	98.11%	\$699,718,302	\$681,735,698	2.64%
4 List/Sell Ratio	96.96%	96.88%		96.96%	96.67%	
5 Days to Sell	103	87	18.49%	98	83	17.87%
6 Active Listings	1,357	1,623	-16.39%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	189	167	13.17%	1,411	1,732	-18.53%
2 Units Sold	183	127	44.09%	745	762	-2.23%
3 Sales Volume	\$77,885,406	\$50,731,918	53.52%	\$314,045,154	\$308,093,171	1.93%
4 List/Sell Ratio	95.40%	95.79%		96.30%	95.60%	
5 Days to Sell	107	104	2.91%	119	106	11.72%
6 Active Listings	883	1,214	-27.27%			
<b>Area = Grand Total</b>						
1 Units Listed	1,480	1,458	1.51%	11,229	12,746	-11.90%
2 Units Sold	1,185	805	47.20%	5,672	5,576	1.72%
3 Sales Volume	\$713,660,082	\$404,206,525	76.56%	\$3,159,187,088	\$2,858,669,024	10.51%
4 List/Sell Ratio	96.69%	96.56%		96.71%	96.47%	
5 Days to Sell	89	79	12.00%	89	79	12.61%
6 Active Listings	5,417	6,482	-16.43%			

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

North Okanagan Statistics -- August 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>	287	\$160,403,350	139	\$89,515,265
<b>Last Month</b>	293	\$150,076,588	147	\$85,717,330
<b>This Month Last Year</b>	192	\$80,968,256	95	\$51,172,947

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	356	1,357
<b>Last Month</b>	408	1,389
<b>This Month Last Year</b>	333	1,623

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North Okanagan Statistics -- August 2020

## Quick Summary Part 2

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### Condo/Apt

Sales	18
New Listings	30
Current Inventory	90
Sell/Inv. Ratio	20.00%
Days to Sell	69
Average Price	\$256,889
Median Price	\$183,000

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### Condo/Townhouse

Sales	47
New Listings	45
Current Inventory	114
Sell/Inv. Ratio	41.23%
Days to Sell	62
Average Price	\$371,089
Median Price	\$340,000

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### Lots

Sales	24
New Listings	27
Current Inventory	260
Sell/Inv. Ratio	9.23%
Days to Sell	234
Average Price	\$265,825
Median Price	\$250,000

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### Residential

Sales	139
New Listings	165
Current Inventory	451
Sell/Inv. Ratio	30.82%
Days to Sell	67
Average Price	\$643,995
Median Price	\$545,900
Ratio of Sales vs Inventory	30.94%

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North Okanagan Statistics -- August 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	23	33	-30.30%	215	279	-22.94	119	200	-40.50
Duplex	10	13	-23.08%	59	76	-22.37	27	32	-15.63
Mobile Home	12	21	-42.86%	90	95	-5.26	36	38	-5.26
Recreational	2	3	-33.33%	20	33	-39.39	17	27	-37.04
Residential	165	146	13.01%	1,106	1,239	-10.73	451	528	-14.58
Residential WF	6	3	100.00%	51	59	-13.56	38	49	-22.45
3/4-Plex	3	1	200.00%	6	4	50.00	4	2	100.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	30	15	100.00%	172	169	1.78	90	67	34.33
Townhouse	45	51	-11.76%	340	405	-16.05	114	158	-27.85
RES TOTAL	296	286.00	3.50%	2,059	2,359	-12.72%	896	1,101	-18.62
FARMS	1	4	-75.00%	15	33	-54.55	15	27	-44.44
MULTIFAMILY	3	2	50.00%	11	5	120.00	10	4	150.00
Acreage	8	6	33.33%	67	75	-10.67	82	100	-18.00
Acreage WF	2	0	0.00%	17	7	142.86	17	13	30.77
Lots	15	13	15.38%	151	184	-17.93	149	195	-23.59
Lots WF	2	3	-33.33%	11	24	-54.17	12	21	-42.86
LOTS TOTAL	27	22.00	22.73%	246	290	-15.17%	260	329	-20.97
Business	2	7	-71.43%	19	36	-47.22	21	32	-34.38
Commercial	6	8	-25.00%	102	123	-17.07	95	98	-3.06
Land	21	4	425.00%	49	29	68.97	60	32	87.50
COMM TOTAL	29	19.00	52.63%	170	188	-9.57%	176	162	8.64
<b>GRAND TOTAL</b>	<b>356</b>	<b>333</b>	<b>6.91%</b>	<b>2,501</b>	<b>2,875</b>	<b>-13.01%</b>	<b>1,357</b>	<b>1,623</b>	<b>-16.39</b>

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North Okanagan Statistics -- August 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	24	12	100.00%	\$17,643,500	\$7,412,800	138.01%	96.39%	96.61%
Duplex	7	4	75.00%	\$3,920,000	\$1,598,000	145.31%	98.86%	97.63%
Mobile Home	8	18	-55.56%	\$1,030,500	\$2,624,000	-60.73%	86.68%	96.73%
Recreational	3	2	50.00%	\$496,175	\$290,000	71.09%	95.79%	92.68%
Residential	139	95	46.32%	\$89,515,265	\$51,172,947	74.93%	97.93%	97.04%
Residential WF	7	3	133.33%	\$13,508,000	\$2,116,500	538.22%	94.80%	93.82%
3/4-Plex	1	1	0.00%	\$720,000	\$422,500	70.41%	97.31%	96.04%
Apartment	18	14	28.57%	\$4,624,000	\$3,192,400	44.84%	96.51%	96.85%
Townhouse	47	31	51.61%	\$17,441,190	\$10,005,500	74.32%	98.02%	97.79%
RES TOTAL	254	180	41.11%	\$148,898,630	\$78,834,647	88.87%	97.34%	96.97%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	6	2	200.00%	\$1,584,000	\$500,000	216.80%	93.07%	91.11%
Acreage WF	1	0	0.00%	\$610,000	\$0	0.00%	95.46%	0.00%
Lots	16	7	128.57%	\$3,648,300	\$1,268,700	187.56%	94.70%	94.00%
Lots WF	1	2	-50.00%	\$537,500	\$364,900	47.30%	92.83%	95.65%
LOTS TOTAL	24	11	118.18%	\$6,379,800	\$2,133,600	199.02%	94.20%	93.58%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	6	1	500.00%	\$2,644,920	\$9,116,605.88%	93.86%	0.00%	0.00%
Land	3	0	0.00%	\$2,480,000	\$0	0.00%	85.99%	0.00%
COMM TOTAL	9	1	800.00%	\$5,124,920	\$9,293,076.47%	89.88%	0.00%	0.00%
<b>GRAND TOTAL</b>	<b>287</b>	<b>192</b>	<b>49.48%</b>	<b>\$160,403,350</b>	<b>\$80,968,256</b>	<b>98.11%</b>	<b>96.96%</b>	<b>96.88%</b>

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North Okanagan Statistics -- August 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	121	102	18.63%	\$90,425,915	\$74,817,638	20.86%	96.50%	95.79%
Duplex	37	35	5.71%	\$20,054,494	\$16,477,700	21.71%	97.84%	97.99%
Mobile Home	59	71	-16.90%	\$9,247,500	\$12,489,150	-25.96%	93.92%	95.83%
Recreational	9	8	12.50%	\$1,132,175	\$1,315,000	-13.90%	93.00%	95.97%
Residential	665	697	-4.59%	\$373,963,177	\$363,424,203	2.90%	97.68%	97.53%
Residential WF	23	20	15.00%	\$31,181,400	\$27,230,400	14.51%	95.59%	93.04%
3/4-Plex	2	2	0.00%	\$950,000	\$663,500	43.18%	95.97%	96.89%
Apartment	110	111	-0.90%	\$26,727,633	\$25,201,200	6.06%	96.79%	97.01%
Townhouse	227	249	-8.84%	\$82,642,630	\$85,961,557	-3.86%	97.99%	97.68%
RES TOTAL	1,253	1,295	-3.24%	\$636,324,924	\$607,580,348	4.73%	97.34%	97.08%
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	30	24	25.00%	\$11,832,190	\$9,832,500	20.34%	93.75%	92.01%
Acreage WF	2	1	100.00%	\$1,210,000	\$804,000	50.50%	87.11%	89.43%
Lots	63	51	23.53%	\$13,566,950	\$10,761,950	26.06%	94.24%	94.61%
Lots WF	5	3	66.67%	\$4,047,500	\$1,044,900	287.36%	89.49%	78.48%
LOTS TOTAL	100	79	26.58%	\$30,656,640	\$22,443,350	36.60%	93.10%	92.39%
Business	4	5	-20.00%	\$4,095,000	\$2,531,500	61.76%	90.50%	90.22%
Commercial	39	37	5.41%	\$14,971,837	\$18,160,500	-17.56%	91.98%	93.77%
Land	6	3	100.00%	\$4,149,900	\$6,050,000	-31.41%	87.39%	81.21%
COMM TOTAL	49	45	8.89%	\$23,216,737	\$26,742,000	-13.18%	90.87%	90.28%
<b>GRAND TOTAL</b>	<b>1,406</b>	<b>1,428</b>	<b>-1.54%</b>	<b>\$699,718,302</b>	<b>\$681,735,698</b>	<b>2.64%</b>	<b>96.96%</b>	<b>96.67%</b>

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North Okanagan Statistics -- August 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	\$735,146	\$617,733	19.01%	\$725,250	\$637,500	13.76%	128	87	47.17%
Duplex	\$560,000	\$399,500	40.18%	\$580,000	\$424,000	36.79%	107	58	83.74%
Mobile Home	\$128,813	\$145,778	-11.64%	\$121,750	\$142,200	-14.38%	156	101	54.08%
Recreational	\$165,392	\$145,000	14.06%	\$150,675	\$145,000	3.91%	163	347	-52.86%
Residential	\$643,995	\$538,663	19.55%	\$545,900	\$485,000	12.56%	67	73	-7.92%
Residential WF	\$1,929,714	\$705,500	173.52%	\$1,280,000	\$665,000	92.48%	221	196	12.68%
3/4-Plex	\$720,000	\$422,500	70.41%	\$720,000	\$422,500	70.41%	51	53	-3.77%
Apartment	\$256,889	\$228,029	12.66%	\$183,000	\$215,250	-14.98%	69	91	-24.12%
Townhouse	\$371,089	\$322,758	14.97%	\$340,000	\$327,000	3.98%	62	83	-25.61%
RES TOTAL	\$586,215	\$437,970	33.85%	\$492,750	\$421,000	17.04%	81	84	-3.84%
FARMS									
MULTIFAMILY									
Acreage	\$264,000	\$250,000	5.60%	\$238,500	\$250,000	-4.60%	190	189	0.62%
Acreage WF	\$610,000			\$610,000			60		
Lots	\$228,019	\$181,243	25.81%	\$243,500	\$152,000	60.20%	268	114	135.44%
Lots WF	\$537,500	\$182,450	194.60%	\$537,500	\$182,450	194.60%	115	16	618.75%
LOTS TOTAL	\$265,825	\$193,964	37.05%	\$250,000	\$160,000	56.25%	234	110	112.84%
Business									
Commercial	\$440,820	\$9,186,017	65%	\$34,955	\$9,411,138	24%	268	259	3.54%
Land	\$826,667			\$300,000			558		
COMM TOTAL	\$569,436	\$9,699,141	83%	\$80,000	\$9,941,076	47%	365	259	40.84%
<b>GRAND TOTAL</b>	<b>\$558,897</b>	<b>\$421,710</b>	<b>32.53%</b>	<b>\$479,000</b>	<b>\$404,400</b>	<b>18.45%</b>	<b>103</b>	<b>87</b>	<b>18.49%</b>

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North Okanagan Statistics -- August 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	\$747,322	\$733,506	1.88%	\$699,000	\$668,750	4.52%	127	109	16.99%
Duplex	\$542,013	\$470,791	15.13%	\$568,000	\$450,000	26.22%	105	74	42.68%
Mobile Home	\$156,737	\$175,904	-10.90%	\$149,000	\$174,000	-14.37%	85	83	2.44%
Recreational	\$125,797	\$164,375	-23.47%	\$96,000	\$145,000	-33.79%	135	212	-36.45%
Residential	\$562,351	\$521,412	7.85%	\$520,000	\$480,100	8.31%	75	68	11.27%
Residential WF	\$1,355,713	\$1,361,520	-0.43%	\$1,040,000	\$1,250,000	-16.80%	161	119	35.10%
3/4-Plex	\$475,000	\$331,750	43.18%	\$475,000	\$331,750	43.18%	160	36	349.30%
Apartment	\$242,978	\$227,038	7.02%	\$210,000	\$205,000	2.44%	77	69	11.34%
Townhouse	\$364,064	\$345,227	5.46%	\$352,000	\$335,000	5.07%	83	67	24.46%
RES TOTAL	\$507,841	\$469,174	8.24%	\$460,000	\$425,000	8.24%	85	73	16.13%
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	\$394,406	\$409,688	-3.73%	\$238,500	\$342,500	-30.36%	231	250	-7.78%
Acreage WF	\$605,000	\$804,000	-24.75%	\$605,000	\$804,000	-24.75%	60	46	30.43%
Lots	\$215,348	\$211,019	2.05%	\$185,000	\$190,000	-2.63%	183	178	3.28%
Lots WF	\$809,500	\$348,300	132.41%	\$600,000	\$295,000	103.39%	169	34	403.17%
LOTS TOTAL	\$306,566	\$284,093	7.91%	\$219,750	\$220,000	-0.11%	194	192	1.00%
Business	\$1,023,750	\$506,300	102.20%	\$632,500	\$260,000	143.27%	190	142	33.60%
Commercial	\$383,893	\$490,824	-21.79%	\$12	\$140,000	-99.99%	170	164	3.65%
Land	\$691,650	\$2,016,667	-65.70%	\$432,500	\$1,150,000	-62.39%	718	209	244.25%
COMM TOTAL	\$473,811	\$594,267	-20.27%	\$1,275	\$350,000	-99.64%	239	165	45.07%
<b>GRAND TOTAL</b>	<b>\$497,666</b>	<b>\$477,406</b>	<b>4.24%</b>	<b>\$445,000</b>	<b>\$418,950</b>	<b>6.22%</b>	<b>98</b>	<b>83</b>	<b>17.87%</b>

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