

**North Okanagan Monthly Statistics  
August 2019**

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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	958	992	-3.43%	8,140	8,218	-0.95%
2 Units Sold	488	447	9.17%	3,388	3,694	-8.28%
3 Sales Volume	\$273,651,351	\$244,788,840	11.79%	\$1,869,985,155	\$2,097,742,897	-10.86%
4 List/Sell Ratio	96.61%	96.73%		96.55%	97.24%	
5 Days to Sell	70	70	-0.62%	71	61	17.17%
6 Active Listings	3,645	3,361	8.45%			
<b>Area = North Okanagan</b>						
1 Units Listed	333	336	-0.89%	2,875	2,899	-0.83%
2 Units Sold	192	199	-3.52%	1,429	1,467	-2.59%
3 Sales Volume	\$80,968,256	\$88,380,045	-8.39%	\$682,050,698	\$671,892,800	1.51%
4 List/Sell Ratio	96.88%	97.55%		96.67%	97.08%	
5 Days to Sell	87	79	10.22%	83	82	1.41%
6 Active Listings	1,623	1,606	1.06%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	167	216	-22.69%	1,732	1,878	-7.77%
2 Units Sold	127	155	-18.06%	763	899	-15.13%
3 Sales Volume	\$50,731,918	\$53,849,202	-5.79%	\$308,478,071	\$328,896,408	-6.21%
4 List/Sell Ratio	95.79%	96.31%		95.61%	96.25%	
5 Days to Sell	104	99	5.11%	107	109	-2.54%
6 Active Listings	1,214	1,226	-0.98%			
<b>Area = Grand Total</b>						
1 Units Listed	1,458	1,544	-5.57%	12,747	12,995	-1.91%
2 Units Sold	807	801	0.75%	5,580	6,060	-7.92%
3 Sales Volume	\$405,351,525	\$387,018,087	4.74%	\$2,860,513,924	\$3,098,532,105	-7.68%
4 List/Sell Ratio	96.56%	96.86%		96.47%	97.10%	
5 Days to Sell	79	78	1.67%	79	73	8.20%
6 Active Listings	6,482	6,193	4.67%			

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North Okanagan Statistics -- August 2019

**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>	192	\$80,968,256	95	\$51,172,947
<b>Last Month</b>	240	\$120,489,019	116	\$62,226,674
<b>This Month Last Year</b>	199	\$88,380,045	93	\$44,980,945

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	333	1,623
<b>Last Month</b>	346	1,603
<b>This Month Last Year</b>	336	1,606

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North Okanagan Statistics -- August 2019

## Quick Summary Part 2

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### Condo/Apt

Sales	14
New Listings	15
Current Inventory	67
Sell/Inv. Ratio	20.90%
Days to Sell	91
Average Price	\$228,029
Median Price	\$215,250

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### Condo/Townhouse

Sales	31
New Listings	52
Current Inventory	158
Sell/Inv. Ratio	19.62%
Days to Sell	83
Average Price	\$322,758
Median Price	\$327,000

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### Lots

Sales	11
New Listings	22
Current Inventory	329
Sell/Inv. Ratio	3.34%
Days to Sell	110
Average Price	\$193,964
Median Price	\$160,000

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### Residential

Sales	95
New Listings	146
Current Inventory	528
Sell/Inv. Ratio	17.99%
Days to Sell	73
Average Price	\$538,663
Median Price	\$485,000
Ratio of Sales vs Inventory	15.93%

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North Okanagan Statistics -- August 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%
<b>Zone = North Okanagan</b>									
Acreage/House	32	36	-11.11%	277	304	-8.88	200	223	-10.31
Duplex	13	11	18.18%	76	92	-17.39	32	30	6.67
Mobile Home	21	17	23.53%	95	98	-3.06	38	40	-5.00
Recreational	3	1	200.00%	33	55	-40.00	27	44	-38.64
Residential	146	135	8.15%	1,240	1,214	2.14	528	500	5.60
Residential WF	3	3	0.00%	59	49	20.41	49	38	28.95
3/4-Plex	1	3	-66.67%	4	10	-60.00	2	4	-50.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	15	19	-21.05%	169	213	-20.66	67	78	-14.10
Townhouse	52	55	-5.45%	406	367	10.63	158	138	14.49
RES TOTAL	286	280.00	2.14%	2,359	2,402	-1.79%	1,101	1,095	0.55
FARMS	4	11	-63.64%	33	50	-34.00	27	41	-34.15
MULTIFAMILY	2	0	0.00%	5	5	0.00	4	2	100.00
Acreage	6	10	-40.00%	76	89	-14.61	100	104	-3.85
Acreage WF	0	1	-100.00%	7	15	-53.33	13	21	-38.10
Lots	13	14	-7.14%	183	165	10.91	195	188	3.72
Lots WF	3	2	50.00%	24	20	20.00	21	21	0.00
LOTS TOTAL	22	27.00	-18.52%	290	289	0.35%	329	334	-1.50
Business	7	5	40.00%	36	36	0.00	32	31	3.23
Commercial	8	11	-27.27%	123	96	28.13	98	82	19.51
Land	4	2	100.00%	29	21	38.10	32	21	52.38
COMM TOTAL	19	18.00	5.56%	188	153	22.88%	162	134	20.90
<b>GRAND TOTAL</b>	<b>333</b>	<b>336</b>	<b>-0.89%</b>	<b>2,875</b>	<b>2,899</b>	<b>-0.83%</b>	<b>1,623</b>	<b>1,606</b>	<b>1.06</b>

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North Okanagan Statistics -- August 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
<b>Zone = North Okanagan</b>								
Acreage/House	12	13	-7.69%	\$7,412,800	\$9,735,000	-23.85%	96.61%	96.58%
Duplex	4	8	-50.00%	\$1,598,000	\$3,756,750	-57.46%	97.63%	99.46%
Mobile Home	18	15	20.00%	\$2,624,000	\$1,874,400	39.99%	96.73%	95.09%
Recreational	2	1	100.00%	\$290,000	\$162,500	78.46%	92.68%	90.78%
Residential	95	93	2.15%	\$51,172,947	\$44,980,945	13.77%	97.04%	97.33%
Residential WF	3	4	-25.00%	\$2,116,500	\$3,780,000	-44.01%	93.82%	98.81%
3/4-Plex	1	1	0.00%	\$422,500	\$232,500	81.72%	96.04%	96.88%
Apartment	14	14	0.00%	\$3,192,400	\$3,585,250	-10.96%	96.85%	96.53%
Townhouse	31	31	0.00%	\$10,005,500	\$10,991,300	-8.97%	97.79%	98.16%
RES TOTAL	180	180	0.00%	\$78,834,647	\$79,098,645	-0.33%	96.97%	97.42%
FARMS	0	1	-100.00%	\$0	\$4,050,000	-100.00%	0.00%	103.85%
MULTIFAMILY	0	1	-100.00%	\$0	\$680,000	-100.00%	0.00%	92.02%
Acreage	2	3	-33.33%	\$500,000	\$1,177,000	-57.52%	91.11%	96.18%
Acreage WF	0	1	-100.00%	\$0	\$390,000	-100.00%	0.00%	95.35%
Lots	7	9	-22.22%	\$1,268,700	\$2,060,500	-38.43%	94.00%	95.36%
Lots WF	2	0	0.00%	\$364,900	\$0	0.00%	95.65%	0.00%
LOTS TOTAL	11	13	-15.38%	\$2,133,600	\$3,627,500	-41.18%	93.58%	95.62%
Business	0	3	-100.00%	\$0	\$588,900	-100.00%	0.00%	95.17%
Commercial	1	1	0.00%	\$9	\$335,000	-100.00%	0.00%	95.74%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	1	4	-75.00%	\$9	\$923,900	-100.00%	0.00%	95.38%
<b>GRAND TOTAL</b>	<b>192</b>	<b>199</b>	<b>-3.52%</b>	<b>\$80,968,256</b>	<b>\$88,380,045</b>	<b>-8.39%</b>	<b>96.88%</b>	<b>97.55%</b>

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North Okanagan Statistics -- August 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
<b>Zone = North Okanagan</b>								
Acreage/House	102	110	-7.27%	\$74,817,638	\$83,687,800	-10.60%	95.79%	96.64%
Duplex	35	58	-39.66%	\$16,477,700	\$26,444,560	-37.69%	97.99%	99.52%
Mobile Home	71	71	0.00%	\$12,489,150	\$12,142,285	2.86%	95.83%	96.57%
Recreational	8	7	14.29%	\$1,315,000	\$1,042,300	26.16%	95.97%	91.73%
Residential	697	674	3.41%	\$363,424,203	\$343,048,041	5.94%	97.53%	97.95%
Residential WF	20	15	33.33%	\$27,230,400	\$21,800,000	24.91%	93.04%	93.27%
3/4-Plex	2	8	-75.00%	\$663,500	\$3,514,400	-81.12%	96.89%	97.93%
Apartment	111	147	-24.49%	\$25,201,200	\$31,677,794	-20.45%	97.01%	97.51%
Townhouse	249	228	9.21%	\$85,961,557	\$75,964,009	13.16%	97.68%	97.95%
RES TOTAL	1,295	1,318	-1.75%	\$607,580,348	\$599,321,189	1.38%	97.08%	97.59%
FARMS	7	6	16.67%	\$18,630,000	\$12,815,000	45.38%	100.10%	97.93%
MULTIFAMILY	2	2	0.00%	\$6,340,000	\$2,317,000	173.63%	93.25%	103.58%
Acreage	25	30	-16.67%	\$10,147,500	\$17,340,425	-41.48%	92.13%	92.63%
Acreage WF	1	4	-75.00%	\$804,000	\$1,417,500	-43.28%	89.43%	93.69%
Lots	51	64	-20.31%	\$10,761,950	\$12,729,850	-15.46%	94.61%	94.58%
Lots WF	3	1	200.00%	\$1,044,900	\$298,000	250.64%	78.48%	100.00%
LOTS TOTAL	80	99	-19.19%	\$22,758,350	\$31,785,775	-28.40%	92.44%	93.52%
Business	5	8	-37.50%	\$2,531,500	\$2,383,400	6.21%	90.22%	91.71%
Commercial	37	26	42.31%	\$18,160,500	\$16,303,436	11.39%	93.77%	91.69%
Land	3	8	-62.50%	\$6,050,000	\$6,967,000	-13.16%	81.21%	83.93%
COMM TOTAL	45	42	7.14%	\$26,742,000	\$25,653,836	4.24%	90.28%	89.45%
<b>GRAND TOTAL</b>	<b>1,429</b>	<b>1,467</b>	<b>-2.59%</b>	<b>\$682,050,698</b>	<b>\$671,892,800</b>	<b>1.51%</b>	<b>96.67%</b>	<b>97.08%</b>

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North Okanagan Statistics -- August 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%
<b>Zone = North Okanagan</b>									
Acreage/House	\$617,733	\$748,846	-17.51%	\$637,500	\$735,000	-13.27%	87	111	-21.72%
Duplex	\$399,500	\$469,594	-14.93%	\$424,000	\$501,675	-15.48%	58	117	-50.43%
Mobile Home	\$145,778	\$124,960	16.66%	\$142,200	\$123,000	15.61%	101	111	-8.68%
Recreational	\$145,000	\$162,500	-10.77%	\$145,000	\$162,500	-10.77%	347	44	687.50%
Residential	\$538,663	\$483,666	11.37%	\$485,000	\$435,000	11.49%	73	62	17.84%
Residential WF	\$705,500	\$945,000	-25.34%	\$665,000	\$882,500	-24.65%	196	69	184.06%
3/4-Plex	\$422,500	\$232,500	81.72%	\$422,500	\$232,500	81.72%	53	23	130.43%
Apartment	\$228,029	\$256,089	-10.96%	\$215,250	\$241,000	-10.68%	91	47	94.49%
Townhouse	\$322,758	\$354,558	-8.97%	\$327,000	\$345,000	-5.22%	83	67	22.82%
RES TOTAL	\$437,970	\$439,437	-0.33%	\$421,000	\$394,500	6.72%	84	72	17.96%
FARMS		\$4,050,000			\$4,050,000			297	
MULTIFAMILY		\$680,000			\$680,000			158	
Acreage	\$250,000	\$392,333	-36.28%	\$250,000	\$383,000	-34.73%	189	108	74.46%
Acreage WF		\$390,000			\$390,000			97	
Lots	\$181,243	\$228,944	-20.84%	\$152,000	\$200,000	-24.00%	114	137	-16.83%
Lots WF	\$182,450			\$182,450			16		
LOTS TOTAL	\$193,964	\$279,038	-30.49%	\$160,000	\$265,000	-39.62%	110	127	-13.76%
Business		\$196,300			\$130,000			121	
Commercial	\$9	\$335,000	-100.00%	\$9	\$335,000	-100.00%	259	314	-17.52%
Land									
COMM TOTAL	\$9	\$230,975	-100.00%	\$9	\$232,500	-100.00%	259	169	53.25%
<b>GRAND TOTAL</b>	<b>\$421,710</b>	<b>\$444,121</b>	<b>-5.05%</b>	<b>\$404,400</b>	<b>\$390,000</b>	<b>3.69%</b>	<b>87</b>	<b>79</b>	<b>10.22%</b>

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North Okanagan Statistics -- August 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%
<b>Zone = North Okanagan</b>									
Acreage/House	\$733,506	\$760,798	-3.59%	\$668,750	\$743,000	-9.99%	109	107	1.63%
Duplex	\$470,791	\$455,941	3.26%	\$450,000	\$423,500	6.26%	74	88	-16.23%
Mobile Home	\$175,904	\$171,018	2.86%	\$174,000	\$146,000	19.18%	83	94	-12.01%
Recreational	\$164,375	\$148,900	10.39%	\$145,000	\$72,000	101.39%	212	82	159.29%
Residential	\$521,412	\$508,973	2.44%	\$480,100	\$466,750	2.86%	68	60	11.96%
Residential WF	\$1,361,520	\$1,453,333	-6.32%	\$1,250,000	\$1,365,000	-8.42%	119	127	-6.22%
3/4-Plex	\$331,750	\$439,300	-24.48%	\$331,750	\$461,200	-28.07%	36	126	-71.88%
Apartment	\$227,038	\$215,495	5.36%	\$205,000	\$185,000	10.81%	69	69	0.26%
Townhouse	\$345,227	\$333,175	3.62%	\$335,000	\$326,628	2.56%	67	56	19.14%
RES TOTAL	\$469,174	\$454,720	3.18%	\$425,000	\$410,500	3.53%	73	69	6.83%
FARMS	\$2,661,429	\$2,135,833	24.61%	\$2,370,000	\$1,867,500	26.91%	165	260	-36.44%
MULTIFAMILY	\$3,170,000	\$1,158,500	173.63%	\$3,170,000	\$1,158,500	173.63%	105	113	-7.11%
Acreage	\$405,900	\$578,014	-29.78%	\$340,000	\$249,750	36.14%	241	215	12.17%
Acreage WF	\$804,000	\$354,375	126.88%	\$804,000	\$320,000	151.25%	46	175	-73.68%
Lots	\$211,019	\$198,904	6.09%	\$190,000	\$201,000	-5.47%	178	182	-2.39%
Lots WF	\$348,300	\$298,000	16.88%	\$295,000	\$298,000	-1.01%	34	55	-38.79%
LOTS TOTAL	\$284,479	\$321,068	-11.40%	\$225,000	\$225,000	0.00%	190	190	0.01%
Business	\$506,300	\$297,925	69.94%	\$260,000	\$267,500	-2.80%	142	154	-7.31%
Commercial	\$490,824	\$627,055	-21.73%	\$140,000	\$335,000	-58.21%	164	218	-24.88%
Land	\$2,016,667	\$870,875	131.57%	\$1,150,000	\$785,000	46.50%	209	304	-31.44%
COMM TOTAL	\$594,267	\$610,806	-2.71%	\$350,000	\$342,500	2.19%	165	222	-25.98%
<b>GRAND TOTAL</b>	<b>\$477,292</b>	<b>\$458,005</b>	<b>4.21%</b>	<b>\$418,900</b>	<b>\$400,000</b>	<b>4.72%</b>	<b>83</b>	<b>82</b>	<b>1.41%</b>

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