

**North Okanagan Monthly Statistics
October 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	736	873	-15.69%	9,712	10,032	-3.19%
2 Units Sold	420	402	4.48%	4,247	4,481	-5.22%
3 Sales Volume	\$225,280,420	\$210,204,317	7.17%	\$2,359,728,275	\$2,526,281,603	-6.59%
4 List/Sell Ratio	96.45%	96.73%		96.50%	97.15%	
5 Days to Sell	81	67	21.24%	73	62	17.31%
6 Active Listings	3,132	3,197	-2.03%			
Area = North Okanagan						
1 Units Listed	259	258	0.39%	3,406	3,461	-1.59%
2 Units Sold	177	186	-4.84%	1,793	1,819	-1.43%
3 Sales Volume	\$82,975,031	\$94,401,719	-12.10%	\$849,362,309	\$845,391,770	0.47%
4 List/Sell Ratio	96.54%	94.96%		96.68%	96.61%	
5 Days to Sell	105	96	9.69%	85	85	0.51%
6 Active Listings	1,360	1,424	-4.49%			
Area = Shuswap / Revels						
1 Units Listed	109	124	-12.10%	1,976	2,130	-7.23%
2 Units Sold	106	114	-7.02%	983	1,119	-12.15%
3 Sales Volume	\$43,409,027	\$44,068,082	-1.50%	\$397,289,748	\$414,020,227	-4.04%
4 List/Sell Ratio	95.84%	96.60%		95.58%	96.13%	
5 Days to Sell	117	105	10.73%	107	113	-4.84%
6 Active Listings	946	988	-4.25%			
Area = Grand Total						
1 Units Listed	1,104	1,255	-12.03%	15,094	15,623	-3.39%
2 Units Sold	703	702	0.14%	7,023	7,419	-5.34%
3 Sales Volume	\$351,664,478	\$348,674,118	0.86%	\$3,606,380,332	\$3,785,693,600	-4.74%
4 List/Sell Ratio	96.40%	96.23%		96.44%	96.92%	
5 Days to Sell	93	81	14.48%	81	75	7.35%
6 Active Listings	5,438	5,609	-3.05%			

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

North Okanagan Statistics -- October 2019

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	177	\$82,975,031	78	\$43,639,550
Last Month	187	\$84,336,580	81	\$41,647,988
This Month Last Year	186	\$94,401,719	65	\$32,357,050

Description	Total Listings Taken	Inventory
This Month	259	1,360
Last Month	272	1,517
This Month Last Year	258	1,424

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North Okanagan Statistics -- October 2019

Quick Summary Part 2

Condo/Apt

Sales	16
New Listings	31
Current Inventory	71
Sell/Inv. Ratio	22.54%
Days to Sell	68
Average Price	\$268,641
Median Price	\$259,750

Condo/Townhouse

Sales	30
New Listings	41
Current Inventory	116
Sell/Inv. Ratio	25.86%
Days to Sell	84
Average Price	\$388,839
Median Price	\$391,000

Lots

Sales	8
New Listings	22
Current Inventory	283
Sell/Inv. Ratio	2.83%
Days to Sell	453
Average Price	\$158,931
Median Price	\$142,000

Residential

Sales	78
New Listings	100
Current Inventory	426
Sell/Inv. Ratio	18.31%
Days to Sell	84
Average Price	\$559,481
Median Price	\$521,500

Ratio of Sales vs Inventory	16.82%
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North Okanagan Statistics -- October 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	25	17	47.06%	331	348	-4.89	156	173	-9.83
Duplex	8	9	-11.11%	91	114	-20.18	21	34	-38.24
Mobile Home	7	9	-22.22%	112	117	-4.27	33	34	-2.94
Recreational	2	1	100.00%	35	56	-37.50	15	40	-62.50
Residential	100	107	-6.54%	1,454	1,458	-0.27	426	451	-5.54
Residential WF	4	6	-33.33%	66	59	11.86	44	37	18.92
3/4-Plex	0	1	-100.00%	6	12	-50.00	3	6	-50.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	31	21	47.62%	219	259	-15.44	71	58	22.41
Townhouse	41	40	2.50%	480	451	6.43	116	126	-7.94
RES TOTAL	218	211.00	3.32%	2,794	2,874	-2.78%	885	959	-7.72
FARMS	3	3	0.00%	38	59	-35.59	21	32	-34.38
MULTIFAMILY	0	0	0.00%	9	5	80.00	4	2	100.00
Acreage	7	7	0.00%	94	99	-5.05	84	90	-6.67
Acreage WF	0	0	0.00%	8	15	-46.67	9	12	-25.00
Lots	14	13	7.69%	206	194	6.19	172	181	-4.97
Lots WF	1	0	0.00%	25	20	25.00	18	18	0.00
LOTS TOTAL	22	20.00	10.00%	333	328	1.52%	283	301	-5.98
Business	4	4	0.00%	47	44	6.82	35	28	25.00
Commercial	8	18	-55.56%	146	127	14.96	95	85	11.76
Land	4	2	100.00%	39	24	62.50	37	17	117.65
COMM TOTAL	16	24.00	-33.33%	232	195	18.97%	167	130	28.46
GRAND TOTAL	259	258	0.39%	3,406	3,461	-1.59%	1,360	1,424	-4.49

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North Okanagan Statistics -- October 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	23	-34.78%	\$10,547,591	\$18,937,000	-44.30%	95.24%	94.53%
Duplex	8	7	14.29%	\$3,378,150	\$3,209,375	5.26%	98.09%	96.33%
Mobile Home	12	11	9.09%	\$2,307,000	\$1,218,200	89.38%	96.54%	94.53%
Recreational	0	1	-100.00%	\$0	\$101,000	-100.00%	0.00%	95.46%
Residential	78	65	20.00%	\$43,639,550	\$32,357,050	34.87%	97.44%	97.88%
Residential WF	2	2	0.00%	\$1,042,875	\$5,365,000	-80.56%	95.34%	86.56%
3/4-Plex	1	0	0.00%	\$289,000	\$0	0.00%	96.66%	0.00%
Apartment	16	24	-33.33%	\$4,298,250	\$5,483,925	-21.62%	97.36%	97.59%
Townhouse	30	36	-16.67%	\$11,665,165	\$12,753,288	-8.53%	97.91%	97.35%
RES TOTAL	162	169	-4.14%	\$77,167,581	\$79,424,838	-2.84%	97.17%	96.00%
FARMS	1	4	-75.00%	\$592,000	\$7,014,000	-91.56%	100.00%	88.64%
MULTIFAMILY	1	0	0.00%	\$289,000	\$0	0.00%	96.66%	0.00%
Acreage	1	3	-66.67%	\$350,000	\$3,690,580	-90.52%	90.93%	94.90%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	7	5	40.00%	\$921,450	\$1,016,500	-9.35%	90.45%	87.48%
Lots WF	0	1	-100.00%	\$0	\$308,000	-100.00%	0.00%	96.86%
LOTS TOTAL	8	9	-11.11%	\$1,271,450	\$5,015,080	-74.65%	90.58%	93.41%
Business	2	0	0.00%	\$280,000	\$0	0.00%	89.20%	0.00%
Commercial	3	3	0.00%	\$3,375,000	\$366,521	820.82%	85.94%	91.86%
Land	0	1	-100.00%	\$0	\$2,581,280	-100.00%	0.00%	86.19%
COMM TOTAL	5	4	25.00%	\$3,655,000	\$2,947,801	23.99%	86.18%	86.85%
GRAND TOTAL	177	186	-4.84%	\$82,975,031	\$94,401,719	-12.10%	96.54%	94.96%

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North Okanagan Statistics -- October 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	136	146	-6.85%	\$97,178,929	\$114,777,800	-15.33%	95.88%	95.92%
Duplex	48	70	-31.43%	\$22,173,650	\$31,716,135	-30.09%	98.18%	99.01%
Mobile Home	89	90	-1.11%	\$15,783,650	\$14,370,008	9.84%	95.81%	96.16%
Recreational	11	9	22.22%	\$2,250,000	\$1,238,300	81.70%	94.32%	91.58%
Residential	856	812	5.42%	\$448,711,741	\$413,553,791	8.50%	97.53%	97.83%
Residential WF	24	17	41.18%	\$31,593,275	\$27,165,000	16.30%	93.05%	91.87%
3/4-Plex	3	8	-62.50%	\$952,500	\$3,514,400	-72.90%	96.82%	97.93%
Apartment	141	188	-25.00%	\$32,875,922	\$40,865,494	-19.55%	97.15%	97.32%
Townhouse	314	285	10.18%	\$110,012,471	\$96,113,697	14.46%	97.77%	97.78%
RES TOTAL	1,622	1,625	-0.18%	\$761,532,138	\$743,314,625	2.45%	97.11%	97.27%
FARMS	8	15	-46.67%	\$19,222,000	\$26,764,000	-28.18%	100.09%	91.54%
MULTIFAMILY	3	2	50.00%	\$6,629,000	\$2,317,000	186.10%	93.39%	103.58%
Acreage	36	38	-5.26%	\$12,889,860	\$23,496,005	-45.14%	92.70%	93.16%
Acreage WF	1	4	-75.00%	\$804,000	\$1,417,500	-43.28%	89.43%	93.69%
Lots	63	79	-20.25%	\$12,566,400	\$15,858,350	-20.76%	94.01%	94.14%
Lots WF	4	3	33.33%	\$2,544,900	\$1,951,000	30.44%	86.96%	98.26%
LOTS TOTAL	104	124	-16.13%	\$28,805,160	\$42,722,855	-32.58%	92.63%	93.76%
Business	8	8	0.00%	\$3,091,500	\$2,383,400	29.71%	90.14%	91.71%
Commercial	44	35	25.71%	\$23,677,511	\$17,442,610	35.75%	92.42%	91.65%
Land	4	10	-60.00%	\$6,405,000	\$10,447,280	-38.69%	81.60%	85.67%
COMM TOTAL	56	53	5.66%	\$33,174,011	\$30,273,290	9.58%	89.91%	89.50%
GRAND TOTAL	1,793	1,819	-1.43%	\$849,362,309	\$845,391,770	0.47%	96.68%	96.61%

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North Okanagan Statistics -- October 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	\$703,173	\$823,348	-14.60%	\$660,000	\$795,000	-16.98%	139	146	-4.49%
Duplex	\$422,269	\$458,482	-7.90%	\$413,450	\$471,000	-12.22%	48	58	-17.23%
Mobile Home	\$192,250	\$110,745	73.60%	\$120,000	\$87,000	37.93%	60	42	43.88%
Recreational		\$101,000			\$101,000			173	
Residential	\$559,481	\$497,801	12.39%	\$521,500	\$470,000	10.96%	84	72	16.62%
Residential WF	\$521,438	\$2,682,500	-80.56%	\$521,438	\$2,682,500	-80.56%	144	111	29.86%
3/4-Plex	\$289,000			\$289,000			16		
Apartment	\$268,641	\$228,497	17.57%	\$259,750	\$187,013	38.89%	68	60	14.12%
Townhouse	\$388,839	\$354,258	9.76%	\$391,000	\$337,000	16.02%	84	58	44.61%
RES TOTAL	\$476,343	\$469,969	1.36%	\$437,500	\$389,000	12.47%	84	76	11.13%
FARMS	\$592,000	\$1,753,500	-66.24%	\$592,000	\$1,502,000	-60.59%	471	145	225.95%
MULTIFAMILY	\$289,000			\$289,000			15		
Acreage	\$350,000	\$1,230,193	-71.55%	\$350,000	\$715,000	-51.05%	530	306	73.20%
Acreage WF									
Lots	\$131,636	\$203,300	-35.25%	\$135,000	\$182,500	-26.03%	442	431	2.55%
Lots WF		\$308,000			\$308,000			163	
LOTS TOTAL	\$158,931	\$557,231	-71.48%	\$142,000	\$308,000	-53.90%	453	360	25.99%
Business	\$140,000			\$140,000			133		
Commercial	\$1,125,000	\$122,174	820.82%	\$1,200,000	\$11	908,990.91%	208	182	14.50%
Land		\$2,581,280			\$2,581,280			693	
COMM TOTAL	\$731,000	\$736,950	-0.81%	\$775,000	\$183,256	322.91%	178	310	-42.55%
GRAND TOTAL	\$468,785	\$507,536	-7.64%	\$429,441	\$387,000	10.97%	105	96	9.69%

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North Okanagan Statistics -- October 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	\$714,551	\$786,149	-9.11%	\$658,750	\$760,500	-13.38%	115	113	1.80%
Duplex	\$461,951	\$453,088	1.96%	\$440,650	\$415,500	6.05%	69	84	-17.36%
Mobile Home	\$177,344	\$159,667	11.07%	\$169,250	\$141,250	19.82%	80	93	-13.28%
Recreational	\$204,545	\$137,589	48.66%	\$152,000	\$72,000	111.11%	187	84	122.37%
Residential	\$524,196	\$509,303	2.92%	\$483,700	\$465,500	3.91%	69	63	9.14%
Residential WF	\$1,316,386	\$1,597,941	-17.62%	\$1,185,000	\$1,550,000	-23.55%	136	125	9.19%
3/4-Plex	\$317,500	\$439,300	-27.73%	\$289,000	\$461,200	-37.34%	29	126	-77.03%
Apartment	\$233,163	\$217,370	7.27%	\$216,000	\$184,000	17.39%	69	67	3.94%
Townhouse	\$350,358	\$337,241	3.89%	\$343,500	\$330,000	4.09%	70	56	24.19%
RES TOTAL	\$469,502	\$457,424	2.64%	\$427,250	\$409,000	4.46%	75	70	6.97%
FARMS	\$2,402,750	\$1,784,267	34.66%	\$2,310,000	\$1,600,000	44.38%	203	176	15.51%
MULTIFAMILY	\$2,209,667	\$1,158,500	90.74%	\$640,000	\$1,158,500	-44.76%	75	113	-33.63%
Acreage	\$358,052	\$618,316	-42.09%	\$317,500	\$337,500	-5.93%	214	212	0.65%
Acreage WF	\$804,000	\$354,375	126.88%	\$804,000	\$320,000	151.25%	46	175	-73.68%
Lots	\$199,467	\$200,739	-0.63%	\$181,000	\$202,000	-10.40%	202	200	0.81%
Lots WF	\$636,225	\$650,333	-2.17%	\$487,500	\$308,000	58.28%	34	112	-69.87%
LOTS TOTAL	\$276,973	\$344,539	-19.61%	\$213,750	\$230,000	-7.07%	198	201	-1.49%
Business	\$386,438	\$297,925	29.71%	\$260,000	\$267,500	-2.80%	138	154	-10.09%
Commercial	\$538,125	\$498,360	7.98%	\$370,000	\$1,700	21,664.71%	160	223	-28.28%
Land	\$1,601,250	\$1,044,728	53.27%	\$900,000	\$914,500	-1.59%	197	371	-47.01%
COMM TOTAL	\$592,393	\$571,194	3.71%	\$352,500	\$335,000	5.22%	160	241	-33.70%
GRAND TOTAL	\$473,710	\$464,756	1.93%	\$418,900	\$399,000	4.99%	85	85	0.51%

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