

**North Okanagan Monthly Statistics  
November 2018**

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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	643	684	-5.99%	10,674	10,183	4.82%
2 Units Sold	323	467	-30.84%	4,807	6,195	-22.41%
3 Sales Volume	\$173,322,004	\$235,976,774	-26.55%	\$2,705,566,007	\$3,282,681,685	-17.58%
4 List/Sell Ratio	96.37%	97.35%		97.14%	97.51%	
5 Days to Sell	71	65	8.75%	63	60	4.50%
6 Active Listings	2,946	2,274	29.55%			
<b>Area = North Okanagan</b>						
1 Units Listed	218	237	-8.02%	3,680	3,628	1.43%
2 Units Sold	147	157	-6.37%	1,966	2,399	-18.05%
3 Sales Volume	\$76,485,191	\$64,856,521	17.93%	\$921,876,961	\$995,629,821	-7.41%
4 List/Sell Ratio	95.92%	96.78%		96.56%	97.10%	
5 Days to Sell	105	93	12.46%	86	95	-8.87%
6 Active Listings	1,312	1,178	11.38%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	92	101	-8.91%	2,222	2,217	0.23%
2 Units Sold	66	90	-26.67%	1,185	1,328	-10.77%
3 Sales Volume	\$23,121,050	\$36,946,132	-37.42%	\$437,141,277	\$465,301,407	-6.05%
4 List/Sell Ratio	95.12%	93.56%		96.08%	96.09%	
5 Days to Sell	163	187	-12.99%	116	118	-1.82%
6 Active Listings	870	815	6.75%			
<b>Area = Grand Total</b>						
1 Units Listed	953	1,022	-6.75%	16,576	16,028	3.42%
2 Units Sold	536	714	-24.93%	7,958	9,922	-19.79%
3 Sales Volume	\$272,928,245	\$337,779,427	-19.20%	\$4,064,584,245	\$4,743,612,913	-14.31%
4 List/Sell Ratio	96.14%	96.81%		96.89%	97.29%	
5 Days to Sell	91	87	5.51%	77	76	0.38%
6 Active Listings	5,128	4,267	20.18%			

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

North Okanagan Statistics -- November 2018

**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>	147	\$76,485,191	68	\$33,117,513
<b>Last Month</b>	186	\$94,401,719	65	\$32,357,050
<b>This Month Last Year</b>	157	\$64,856,521	66	\$30,281,108

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	218	1,312
<b>Last Month</b>	258	1,424
<b>This Month Last Year</b>	237	1,178

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North Okanagan Statistics -- November 2018

## Quick Summary Part 2

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### Condo/Apt

Sales	15
New Listings	18
Current Inventory	56
Sell/Inv. Ratio	26.79%
Days to Sell	95
Average Price	\$208,193
Median Price	\$180,000

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### Condo/Townhouse

Sales	19
New Listings	36
Current Inventory	130
Sell/Inv. Ratio	14.62%
Days to Sell	83
Average Price	\$342,579
Median Price	\$340,000

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### Lots

Sales	10
New Listings	32
Current Inventory	303
Sell/Inv. Ratio	3.30%
Days to Sell	190
Average Price	\$378,948
Median Price	\$162,500

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### Residential

Sales	68
New Listings	77
Current Inventory	387
Sell/Inv. Ratio	17.57%
Days to Sell	82
Average Price	\$487,022
Median Price	\$454,950
Ratio of Sales vs Inventory	16.72%

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North Okanagan Statistics -- November 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%
<b>Zone = North Okanagan</b>									
Acreage/House	14	14	0.00%	362	347	4.32	139	131	6.11
Duplex	7	10	-30.00%	121	120	0.83	31	30	3.33
Mobile Home	6	7	-14.29%	123	169	-27.22	29	36	-19.44
Recreational	1	4	-75.00%	57	20	185.00	40	44	-9.09
Residential	77	81	-4.94%	1,535	1,533	0.13	387	265	46.04
Residential WF	4	0	0.00%	62	40	55.00	31	22	40.91
3/4-Plex	0	0	0.00%	12	25	-52.00	2	7	-71.43
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	18	23	-21.74%	276	270	2.22	56	67	-16.42
Townhouse	36	30	20.00%	489	383	27.68	130	74	75.68
RES TOTAL	163	169.00	-3.55%	3,037	2,907	4.47%	845	676	25.00
FARMS	1	0	0.00%	60	55	9.09	25	22	13.64
MULTIFAMILY	1	0	0.00%	6	10	-40.00	2	5	-60.00
Acreage	13	9	44.44%	113	156	-27.56	97	125	-22.40
Acreage WF	1	5	-80.00%	16	16	0.00	16	14	14.29
Lots	18	29	-37.93%	212	247	-14.17	175	180	-2.78
Lots WF	0	1	-100.00%	20	14	42.86	15	10	50.00
LOTS TOTAL	32	44.00	-27.27%	361	433	-16.63%	303	329	-7.90
Business	6	3	100.00%	50	43	16.28	28	30	-6.67
Commercial	14	16	-12.50%	141	144	-2.08	93	87	6.90
Land	1	5	-80.00%	25	36	-30.56	16	29	-44.83
COMM TOTAL	21	24.00	-12.50%	216	223	-3.14%	137	146	-6.16
<b>GRAND TOTAL</b>	<b>218</b>	<b>237</b>	<b>-8.02%</b>	<b>3,680</b>	<b>3,628</b>	<b>1.43%</b>	<b>1,312</b>	<b>1,178</b>	<b>11.38</b>

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North Okanagan Statistics -- November 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
<b>Zone = North Okanagan</b>								
Acreage/House	13	17	-23.53%	\$17,643,000	\$13,374,500	31.92%	93.77%	94.46%
Duplex	6	9	-33.33%	\$3,359,500	\$4,484,550	-25.09%	99.16%	94.75%
Mobile Home	6	9	-33.33%	\$875,900	\$1,279,200	-31.53%	95.19%	94.90%
Recreational	1	0	0.00%	\$74,400	\$0	0.00%	85.03%	0.00%
Residential	68	66	3.03%	\$33,117,513	\$30,281,108	9.37%	98.01%	98.16%
Residential WF	3	0	0.00%	\$4,530,000	\$0	0.00%	87.64%	0.00%
3/4-Plex	2	0	0.00%	\$1,088,500	\$0	0.00%	98.96%	0.00%
Apartment	15	21	-28.57%	\$3,122,900	\$4,609,588	-32.25%	97.20%	98.41%
Townhouse	19	16	18.75%	\$6,509,000	\$5,328,550	22.15%	97.27%	99.19%
RES TOTAL	133	138	-3.62%	\$70,320,713	\$59,357,496	18.47%	96.10%	97.08%
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	2	6	-66.67%	\$2,305,000	\$2,083,500	10.63%	92.20%	93.81%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	7	6	16.67%	\$1,109,478	\$1,303,000	-14.85%	86.41%	91.32%
Lots WF	1	0	0.00%	\$375,000	\$0	0.00%	93.98%	0.00%
LOTS TOTAL	10	12	-16.67%	\$3,789,478	\$3,386,500	11.90%	90.59%	92.84%
Business	1	0	0.00%	\$555,000	\$0	0.00%	99.11%	0.00%
Commercial	2	6	-66.67%	\$1,265,000	\$1,672,525	-24.37%	88.78%	95.30%
Land	1	1	0.00%	\$555,000	\$440,000	26.14%	140.51%	94.02%
COMM TOTAL	4	7	-42.86%	\$2,375,000	\$2,112,525	12.42%	99.79%	95.03%
<b>GRAND TOTAL</b>	<b>147</b>	<b>157</b>	<b>-6.37%</b>	<b>\$76,485,191</b>	<b>\$64,856,521</b>	<b>17.93%</b>	<b>95.92%</b>	<b>96.78%</b>

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North Okanagan Statistics -- November 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
<b>Zone = North Okanagan</b>								
Acreage/House	159	178	-10.67%	\$132,420,800	\$137,607,000	-3.77%	95.63%	95.47%
Duplex	76	87	-12.64%	\$35,075,635	\$37,731,381	-7.04%	99.03%	99.02%
Mobile Home	96	122	-21.31%	\$15,245,908	\$16,498,311	-7.59%	96.10%	95.62%
Recreational	10	15	-33.33%	\$1,312,700	\$2,728,825	-51.90%	91.19%	90.23%
Residential	880	1,163	-24.33%	\$446,671,304	\$546,806,527	-18.31%	97.85%	98.28%
Residential WF	20	15	33.33%	\$31,695,000	\$11,653,000	171.99%	91.24%	94.23%
3/4-Plex	10	16	-37.50%	\$4,602,900	\$5,164,780	-10.88%	98.17%	96.79%
Apartment	203	209	-2.87%	\$43,988,394	\$42,853,608	2.65%	97.31%	97.06%
Townhouse	304	317	-4.10%	\$102,622,697	\$99,227,405	3.42%	97.74%	98.04%
RES TOTAL	1,758	2,122	-17.15%	\$813,635,338	\$900,270,838	-9.62%	97.17%	97.64%
FARMS	15	8	87.50%	\$26,764,000	\$10,825,000	147.24%	91.54%	85.97%
MULTIFAMILY	2	5	-60.00%	\$2,317,000	\$2,599,900	-10.88%	103.58%	94.38%
Acreage	40	65	-38.46%	\$25,801,005	\$21,047,300	22.59%	93.07%	92.84%
Acreage WF	4	1	300.00%	\$1,417,500	\$625,000	126.80%	93.69%	75.76%
Lots	86	133	-35.34%	\$16,967,828	\$27,484,442	-38.26%	93.59%	94.27%
Lots WF	4	3	33.33%	\$2,326,000	\$1,879,900	23.73%	97.55%	94.00%
LOTS TOTAL	134	202	-33.66%	\$46,512,333	\$51,036,642	-8.86%	93.49%	93.39%
Business	9	7	28.57%	\$2,938,400	\$3,736,500	-21.36%	93.02%	88.05%
Commercial	37	50	-26.00%	\$18,707,610	\$24,265,942	-22.91%	91.45%	93.12%
Land	11	5	120.00%	\$11,002,280	\$2,895,000	280.04%	87.39%	95.51%
COMM TOTAL	57	62	-8.06%	\$32,648,290	\$30,897,442	5.67%	90.18%	92.69%
<b>GRAND TOTAL</b>	<b>1,966</b>	<b>2,399</b>	<b>-18.05%</b>	<b>\$921,876,961</b>	<b>\$995,629,821</b>	<b>-7.41%</b>	<b>96.56%</b>	<b>97.10%</b>

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North Okanagan Statistics -- November 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%
<b>Zone = North Okanagan</b>									
Acreage/House	\$1,357,154	\$786,735	72.50%	\$880,000	\$625,000	40.80%	168	118	42.69%
Duplex	\$559,917	\$498,283	12.37%	\$598,500	\$519,900	15.12%	91	88	4.05%
Mobile Home	\$145,983	\$142,133	2.71%	\$154,450	\$119,000	29.79%	82	78	5.73%
Recreational	\$74,400			\$74,400			146		
Residential	\$487,022	\$458,805	6.15%	\$454,950	\$429,500	5.93%	82	79	3.70%
Residential WF	\$1,510,000			\$1,850,000			265		
3/4-Plex	\$544,250			\$544,250			70		
Apartment	\$208,193	\$219,504	-5.15%	\$180,000	\$192,000	-6.25%	95	53	80.20%
Townhouse	\$342,579	\$333,034	2.87%	\$340,000	\$312,625	8.76%	83	35	135.82%
RES TOTAL	\$528,727	\$430,127	22.92%	\$409,000	\$388,875	5.18%	97	75	28.72%
<b>FARMS</b>									
<b>MULTIFAMILY</b>									
Acreage	\$1,152,500	\$347,250	231.89%	\$1,152,500	\$233,000	394.64%	163	197	-17.58%
Acreage WF									
Lots	\$158,497	\$217,167	-27.02%	\$137,478	\$204,000	-32.61%	185	393	-52.85%
Lots WF	\$375,000			\$375,000			277		
LOTS TOTAL	\$378,948	\$282,208	34.28%	\$162,500	\$210,500	-22.80%	190	295	-35.64%
Business	\$555,000			\$555,000			101		
Commercial	\$632,500	\$278,754	126.90%	\$632,500	\$175,005	261.42%	216	85	154.12%
Land	\$555,000	\$440,000	26.14%	\$555,000	\$440,000	26.14%	31	142	-78.17%
COMM TOTAL	\$593,750	\$301,789	96.74%	\$555,000	\$350,000	58.57%	141	93	51.38%
<b>GRAND TOTAL</b>	<b>\$520,307</b>	<b>\$413,099</b>	<b>25.95%</b>	<b>\$395,000</b>	<b>\$380,000</b>	<b>3.95%</b>	<b>105</b>	<b>93</b>	<b>12.46%</b>

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North Okanagan Statistics -- November 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%
<b>Zone = North Okanagan</b>									
Acreage/House	\$832,835	\$773,073	7.73%	\$776,000	\$638,500	21.53%	118	127	-7.18%
Duplex	\$461,522	\$433,694	6.42%	\$436,500	\$420,601	3.78%	85	65	30.12%
Mobile Home	\$158,812	\$135,232	17.44%	\$142,500	\$129,950	9.66%	92	81	13.72%
Recreational	\$131,270	\$181,922	-27.84%	\$73,200	\$95,000	-22.95%	90	404	-77.71%
Residential	\$507,581	\$470,169	7.96%	\$465,000	\$430,000	8.14%	64	59	8.21%
Residential WF	\$1,584,750	\$776,867	103.99%	\$1,575,000	\$775,000	103.23%	146	159	-8.57%
3/4-Plex	\$460,290	\$322,799	42.59%	\$461,200	\$309,055	49.23%	115	53	118.01%
Apartment	\$216,692	\$205,041	5.68%	\$183,000	\$185,000	-1.08%	69	99	-30.24%
Townhouse	\$337,575	\$313,020	7.84%	\$331,000	\$300,000	10.33%	58	63	-8.97%
RES TOTAL	\$462,819	\$424,256	9.09%	\$409,000	\$385,000	6.23%	72	74	-2.46%
FARMS	\$1,784,267	\$1,353,125	31.86%	\$1,600,000	\$1,295,000	23.55%	176	360	-51.06%
MULTIFAMILY	\$1,158,500	\$519,980	122.80%	\$1,158,500	\$566,900	104.36%	113	244	-53.93%
Acreage	\$645,025	\$323,805	99.20%	\$337,500	\$235,000	43.62%	210	291	-27.82%
Acreage WF	\$354,375	\$625,000	-43.30%	\$320,000	\$625,000	-48.80%	175	236	-25.95%
Lots	\$197,300	\$206,650	-4.52%	\$195,000	\$200,000	-2.50%	199	234	-14.93%
Lots WF	\$581,500	\$626,633	-7.20%	\$341,500	\$599,900	-43.07%	153	379	-59.53%
LOTS TOTAL	\$347,107	\$252,657	37.38%	\$226,475	\$210,000	7.85%	200	254	-21.31%
Business	\$326,489	\$533,786	-38.84%	\$405,000	\$74,000	447.30%	148	110	34.17%
Commercial	\$505,611	\$485,319	4.18%	\$223,750	\$335,000	-33.21%	223	273	-18.35%
Land	\$1,000,207	\$579,000	72.75%	\$899,000	\$505,000	78.02%	340	115	195.45%
COMM TOTAL	\$572,777	\$498,346	14.94%	\$335,000	\$330,000	1.52%	234	242	-3.35%
<b>GRAND TOTAL</b>	<b>\$468,910</b>	<b>\$415,019</b>	<b>12.99%</b>	<b>\$399,000</b>	<b>\$370,000</b>	<b>7.84%</b>	<b>86</b>	<b>95</b>	<b>-8.87%</b>

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