

**North Okanagan Monthly Statistics
July 2017**

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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	1,059	926	14.36%	6,849	6,877	-0.41%
2 Units Sold	679	748	-9.22%	4,091	4,633	-11.70%
3 Sales Volume	\$367,307,623	\$372,622,903	-1.43%	\$2,158,946,410	\$2,260,897,994	-4.51%
4 List/Sell Ratio	97.88%	97.60%		97.87%	97.55%	
5 Days to Sell	50	64	-21.80%	59	68	-12.99%
6 Active Listings	2,709	2,672	1.38%			
Area = North Okanagan						
1 Units Listed	334	370	-9.73%	2,495	2,706	-7.80%
2 Units Sold	254	275	-7.64%	1,550	1,609	-3.67%
3 Sales Volume	\$114,581,939	\$111,151,465	3.09%	\$645,357,417	\$643,642,822	0.27%
4 List/Sell Ratio	97.34%	97.40%		97.04%	96.63%	
5 Days to Sell	67	97	-30.33%	97	108	-9.96%
6 Active Listings	1,468	1,752	-16.21%			
Area = Shuswap / Revels						
1 Units Listed	229	189	21.16%	1,589	1,681	-5.47%
2 Units Sold	158	150	5.33%	827	809	2.22%
3 Sales Volume	\$51,004,951	\$49,459,876	3.12%	\$287,364,910	\$265,601,094	8.19%
4 List/Sell Ratio	97.01%	96.53%		96.66%	95.83%	
5 Days to Sell	110	120	-8.20%	112	134	-16.28%
6 Active Listings	1,135	1,341	-15.36%			
Area = Grand Total						
1 Units Listed	1,622	1,485	9.23%	10,933	11,264	-2.94%
2 Units Sold	1,091	1,173	-6.99%	6,468	7,051	-8.27%
3 Sales Volume	\$532,894,513	\$533,234,244	-0.06%	\$3,091,668,737	\$3,170,141,910	-2.48%
4 List/Sell Ratio	97.68%	97.46%		97.58%	97.22%	
5 Days to Sell	63	79	-20.38%	75	85	-11.37%
6 Active Listings	5,312	5,765	-7.86%			

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

North Okanagan Statistics -- July 2017

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	254	\$114,581,939	142	\$72,992,463
Last Month	304	\$141,086,455	159	\$78,908,305
This Month Last Year	275	\$111,151,465	137	\$64,628,800

Description	Total Listings Taken	Inventory
This Month	334	1,468
Last Month	469	1,494
This Month Last Year	370	1,752

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North Okanagan Statistics -- July 2017

Quick Summary Part 2

Condo/Apt

Sales	19
New Listings	25
Current Inventory	93
Sell/Inv. Ratio	20.43%
Days to Sell	67
Average Price	\$210,609
Median Price	\$180,000

Condo/Townhouse

Sales	41
New Listings	29
Current Inventory	89
Sell/Inv. Ratio	46.07%
Days to Sell	46
Average Price	\$316,774
Median Price	\$315,000

Lots

Sales	12
New Listings	30
Current Inventory	367
Sell/Inv. Ratio	3.27%
Days to Sell	205
Average Price	\$197,997
Median Price	\$194,375

Residential

Sales	142
New Listings	165
Current Inventory	387
Sell/Inv. Ratio	36.69%
Days to Sell	49
Average Price	\$514,031
Median Price	\$462,250

Ratio of Sales vs Inventory	26.92%
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North Okanagan Statistics -- July 2017

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	33	36	-8.33%	231	312	-25.96	191	208	-8.17
Duplex	7	8	-12.50%	70	74	-5.41	33	34	-2.94
Mobile Home	15	11	36.36%	120	89	34.83	45	54	-16.67
Recreational	0	4	-100.00%	12	19	-36.84	53	67	-20.90
Residential	165	179	-7.82%	1,080	1,188	-9.09	387	477	-18.87
Residential WF	4	4	0.00%	33	51	-35.29	30	35	-14.29
3/4-Plex	3	2	50.00%	12	7	71.43	9	6	50.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	25	29	-13.79%	191	147	29.93	93	114	-18.42
Townhouse	29	40	-27.50%	264	288	-8.33	89	129	-31.01
RES TOTAL	281	313.00	-10.22%	2,013	2,175	-7.45%	930	1,124	-17.26
FARMS	2	7	-71.43%	37	43	-13.95	33	49	-32.65
MULTIFAMILY	0	0	0.00%	7	6	16.67	5	7	-28.57
Acreage	14	12	16.67%	95	90	5.56	117	131	-10.69
Acreage WF	1	2	-50.00%	8	9	-11.11	9	13	-30.77
Lots	12	16	-25.00%	186	223	-16.59	226	238	-5.04
Lots WF	3	2	50.00%	11	13	-15.38	15	17	-11.76
LOTS TOTAL	30	32.00	-6.25%	300	335	-10.45%	367	399	-8.02
Business	7	2	250.00%	29	30	-3.33	30	33	-9.09
Commercial	13	10	30.00%	81	91	-10.99	68	104	-34.62
Land	1	6	-83.33%	28	25	12.00	35	36	-2.78
COMM TOTAL	21	18.00	16.67%	138	146	-5.48%	133	173	-23.12
GRAND TOTAL	334	370	-9.73%	2,495	2,705	-7.76%	1,468	1,752	-16.21

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North Okanagan Statistics -- July 2017

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	14	-7.14%	\$9,145,000	\$9,582,400	-4.56%	97.59%	96.52%
Duplex	5	7	-28.57%	\$1,974,500	\$2,474,550	-20.21%	96.62%	98.33%
Mobile Home	11	14	-21.43%	\$1,419,450	\$1,960,200	-27.59%	94.32%	94.53%
Recreational	1	2	-50.00%	\$158,000	\$347,000	-54.47%	93.49%	96.93%
Residential	142	137	3.65%	\$72,992,463	\$64,628,800	12.94%	98.20%	98.39%
Residential WF	2	8	-75.00%	\$2,260,000	\$7,596,500	-70.25%	90.36%	95.66%
3/4-Plex	1	1	0.00%	\$648,500	\$519,000	24.95%	92.78%	100.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	19	19	0.00%	\$4,001,573	\$3,309,800	20.90%	97.27%	96.10%
Townhouse	41	48	-14.58%	\$12,987,724	\$14,582,195	-10.93%	98.73%	98.07%
RES TOTAL	235	250	-6.00%	\$105,587,210	\$105,000,445	0.56%	97.87%	97.82%
FARMS	2	0	0.00%	\$2,600,000	\$0	0.00%	91.39%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	5	8	-37.50%	\$1,253,500	\$1,592,500	-21.29%	93.42%	94.47%
Acreage WF	0	1	-100.00%	\$0	\$219,000	-100.00%	0.00%	95.26%
Lots	7	9	-22.22%	\$1,122,469	\$2,002,000	-43.93%	93.77%	89.19%
Lots WF	0	1	-100.00%	\$0	\$962,500	-100.00%	0.00%	96.26%
LOTS TOTAL	12	19	-36.84%	\$2,375,969	\$4,776,000	-50.25%	93.58%	92.55%
Business	1	0	0.00%	\$20,000	\$0	0.00%	100.00%	0.00%
Commercial	4	5	-20.00%	\$3,998,760	\$700,020	471.24%	90.37%	91.09%
Land	0	1	-100.00%	\$0	\$675,000	-100.00%	0.00%	79.41%
COMM TOTAL	5	6	-16.67%	\$4,018,760	\$1,375,020	192.27%	90.41%	84.96%
GRAND TOTAL	254	275	-7.64%	\$114,581,939	\$111,151,465	3.09%	97.34%	97.40%

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North Okanagan Statistics -- July 2017

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	105	143	-26.57%	\$85,927,950	\$90,784,036	-5.35%	95.65%	96.03%
Duplex	49	51	-3.92%	\$19,831,151	\$18,188,988	9.03%	99.22%	98.80%
Mobile Home	80	58	37.93%	\$10,316,950	\$7,187,451	43.54%	95.83%	94.81%
Recreational	6	5	20.00%	\$661,900	\$1,051,900	-37.08%	87.45%	97.18%
Residential	759	844	-10.07%	\$358,762,510	\$362,177,498	-0.94%	98.31%	97.77%
Residential WF	9	20	-55.00%	\$7,504,000	\$23,855,400	-68.54%	94.42%	93.52%
3/4-Plex	3	3	0.00%	\$1,368,400	\$1,723,000	-20.58%	94.51%	98.58%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	132	95	38.95%	\$26,462,687	\$18,041,925	46.67%	97.15%	95.96%
Townhouse	212	216	-1.85%	\$64,022,005	\$64,237,246	-0.34%	97.95%	97.76%
RES TOTAL	1,355	1,435	-5.57%	\$574,857,554	\$587,247,444	-2.11%	97.72%	97.26%
FARMS	7	6	16.67%	\$10,035,000	\$14,410,000	-30.36%	85.21%	85.37%
MULTIFAMILY	4	1	300.00%	\$2,349,900	\$885,000	165.53%	94.38%	98.44%
Acreage	48	43	11.63%	\$15,398,400	\$11,076,800	39.01%	92.02%	92.32%
Acreage WF	1	4	-75.00%	\$625,000	\$1,495,000	-58.19%	75.76%	93.22%
Lots	96	71	35.21%	\$19,611,642	\$12,274,211	59.78%	94.46%	93.86%
Lots WF	3	5	-40.00%	\$1,879,900	\$1,932,500	-2.72%	94.00%	94.37%
LOTS TOTAL	148	123	20.33%	\$37,514,942	\$26,778,511	40.09%	93.04%	93.22%
Business	3	6	-50.00%	\$315,000	\$953,000	-66.95%	83.33%	92.54%
Commercial	31	35	-11.43%	\$19,105,022	\$11,986,367	59.39%	92.88%	91.22%
Land	2	2	0.00%	\$1,180,000	\$1,150,000	2.61%	95.55%	85.50%
COMM TOTAL	36	43	-16.28%	\$20,600,022	\$14,089,367	46.21%	92.86%	90.81%
GRAND TOTAL	1,550	1,608	-3.61%	\$645,357,417	\$643,410,322	0.30%	97.04%	96.63%

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North Okanagan Statistics -- July 2017

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	\$703,462	\$684,457	2.78%	\$650,000	\$593,000	9.61%	41	97	-57.34%
Duplex	\$394,900	\$353,507	11.71%	\$379,000	\$372,000	1.88%	133	107	24.65%
Mobile Home	\$129,041	\$140,014	-7.84%	\$130,000	\$86,500	50.29%	114	114	-0.47%
Recreational	\$158,000	\$173,500	-8.93%	\$158,000	\$173,500	-8.93%	353	305	15.74%
Residential	\$514,031	\$471,743	8.96%	\$462,250	\$410,000	12.74%	49	66	-25.51%
Residential WF	\$1,130,000	\$949,563	19.00%	\$1,130,000	\$1,092,000	3.48%	25	65	-62.38%
3/4-Plex	\$648,500	\$519,000	24.95%	\$648,500	\$519,000	24.95%	130	20	550.00%
Timeshare									
Apartment	\$210,609	\$174,200	20.90%	\$180,000	\$137,500	30.91%	67	149	-55.37%
Townhouse	\$316,774	\$303,796	4.27%	\$315,000	\$288,950	9.02%	46	77	-39.96%
RES TOTAL	\$449,307	\$420,002	6.98%	\$404,000	\$368,750	9.56%	56	82	-31.63%
FARMS	\$1,300,000			\$1,300,000			180		
MULTIFAMILY									
Acreage	\$250,700	\$199,063	25.94%	\$200,000	\$157,500	26.98%	250	155	61.42%
Acreage WF		\$219,000			\$219,000			186	
Lots	\$160,353	\$222,444	-27.91%	\$140,000	\$180,000	-22.22%	172	338	-49.16%
Lots WF		\$962,500			\$962,500			74	
LOTS TOTAL	\$197,997	\$251,368	-21.23%	\$194,375	\$180,000	7.99%	205	239	-14.44%
Business	\$20,000			\$20,000			45		
Commercial	\$999,690	\$140,004	614.04%	\$834,380	\$113,500	635.14%	281	170	65.68%
Land		\$675,000			\$675,000			772	
COMM TOTAL	\$803,752	\$229,170	250.72%	\$733,760	\$202,500	262.35%	234	270	-13.41%
GRAND TOTAL	\$451,110	\$404,187	11.61%	\$399,950	\$358,000	11.72%	67	97	-30.33%

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North Okanagan Statistics -- July 2017

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	\$818,361	\$634,853	28.91%	\$649,000	\$579,000	12.09%	134	129	3.80%
Duplex	\$404,717	\$356,647	13.48%	\$379,000	\$357,000	6.16%	78	78	0.95%
Mobile Home	\$128,962	\$123,922	4.07%	\$117,200	\$90,250	29.86%	79	102	-22.82%
Recreational	\$110,317	\$210,380	-47.56%	\$89,950	\$188,000	-52.15%	520	212	144.66%
Residential	\$472,678	\$429,120	10.15%	\$425,000	\$387,000	9.82%	58	82	-28.72%
Residential WF	\$833,778	\$1,192,770	-30.10%	\$820,000	\$1,285,000	-36.19%	85	154	-44.48%
3/4-Plex	\$456,133	\$574,333	-20.58%	\$470,000	\$519,000	-9.44%	53	58	-7.51%
Timeshare									
Apartment	\$200,475	\$189,915	5.56%	\$182,500	\$172,000	6.10%	103	121	-15.13%
Townhouse	\$301,991	\$297,395	1.55%	\$295,050	\$282,650	4.39%	62	89	-30.81%
RES TOTAL	\$424,249	\$409,232	3.67%	\$379,000	\$365,000	3.84%	73	92	-20.68%
FARMS	\$1,433,571	\$2,401,667	-40.31%	\$1,300,000	\$1,962,500	-33.76%	393	360	9.23%
MULTIFAMILY	\$587,475	\$885,000	-33.62%	\$643,450	\$885,000	-27.29%	268	65	312.69%
Acreage	\$320,800	\$257,600	24.53%	\$235,000	\$190,000	23.68%	303	203	49.56%
Acreage WF	\$625,000	\$373,750	67.22%	\$625,000	\$279,500	123.61%	236	372	-36.47%
Lots	\$204,288	\$172,876	18.17%	\$197,875	\$150,000	31.92%	227	284	-20.06%
Lots WF	\$626,633	\$386,500	62.13%	\$599,900	\$290,000	106.86%	379	150	152.44%
LOTS TOTAL	\$253,479	\$217,711	16.43%	\$210,000	\$170,000	23.53%	255	253	0.75%
Business	\$105,000	\$158,833	-33.89%	\$40,000	\$58,000	-31.03%	117	181	-35.06%
Commercial	\$616,291	\$342,468	79.96%	\$464,000	\$225,009	106.21%	310	170	81.96%
Land	\$590,000	\$575,000	2.61%	\$590,000	\$575,000	2.61%	25	487	-94.96%
COMM TOTAL	\$572,223	\$327,660	74.64%	\$360,000	\$220,000	63.64%	278	187	49.10%
GRAND TOTAL	\$416,360	\$400,131	4.06%	\$366,875	\$354,000	3.64%	97	108	-10.00%

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