

**North Okanagan Monthly Statistics
August 2017**

Table of Contents

Table of Contents	2
Zone Totals	3
Quick Summary Part 1	4
Quick Summary Part 2	5
Listing Information	6
Sales Information (Month)	7
Sales Information (YTD)	8
Average/Median Price, Days to Sell (Month)	9
Average/Median Price, Days to Sell (YTD)	10

Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	954	971	-1.75%	7,803	7,848	-0.57%
2 Units Sold	590	754	-21.75%	4,681	5,387	-13.11%
3 Sales Volume	\$306,214,426	\$369,731,307	-17.18%	\$2,465,160,837	\$2,630,629,301	-6.29%
4 List/Sell Ratio	97.62%	97.40%		97.84%	97.53%	
5 Days to Sell	56	65	-13.04%	59	67	-12.94%
6 Active Listings	2,712	2,595	4.51%			
Area = North Okanagan						
1 Units Listed	385	328	17.38%	2,880	3,034	-5.08%
2 Units Sold	257	248	3.63%	1,805	1,857	-2.80%
3 Sales Volume	\$105,929,849	\$97,479,595	8.67%	\$749,347,366	\$741,122,417	1.11%
4 List/Sell Ratio	97.69%	97.45%		97.13%	96.74%	
5 Days to Sell	82	102	-19.99%	95	107	-11.33%
6 Active Listings	1,468	1,712	-14.25%			
Area = Shuswap / Revels						
1 Units Listed	212	217	-2.30%	1,801	1,898	-5.11%
2 Units Sold	161	172	-6.40%	987	981	0.61%
3 Sales Volume	\$57,854,088	\$54,498,055	6.16%	\$344,155,997	\$320,099,149	7.52%
4 List/Sell Ratio	95.50%	95.25%		96.46%	95.73%	
5 Days to Sell	98	149	-34.14%	110	136	-19.51%
6 Active Listings	1,092	1,315	-16.96%			
Area = Grand Total						
1 Units Listed	1,551	1,516	2.31%	12,484	12,780	-2.32%
2 Units Sold	1,008	1,174	-14.14%	7,473	8,225	-9.14%
3 Sales Volume	\$469,998,363	\$521,708,957	-9.91%	\$3,558,664,200	\$3,691,850,867	-3.61%
4 List/Sell Ratio	97.37%	97.18%		97.55%	97.21%	
5 Days to Sell	70	85	-18.25%	74	85	-12.30%
6 Active Listings	5,272	5,622	-6.23%			

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

North Okanagan Statistics -- August 2017

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	257	\$105,929,849	131	\$61,108,254
Last Month	254	\$114,581,939	142	\$72,992,463
This Month Last Year	248	\$97,479,595	122	\$53,001,006

Description	Total Listings Taken	Inventory
This Month	385	1,468
Last Month	334	1,468
This Month Last Year	328	1,712

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North Okanagan Statistics -- August 2017

Quick Summary Part 2

Condo/Apt

Sales	23
New Listings	21
Current Inventory	84
Sell/Inv. Ratio	27.38%
Days to Sell	57
Average Price	\$214,655
Median Price	\$212,000

Condo/Townhouse

Sales	34
New Listings	43
Current Inventory	94
Sell/Inv. Ratio	36.17%
Days to Sell	92
Average Price	\$323,760
Median Price	\$289,500

Lots

Sales	14
New Listings	48
Current Inventory	368
Sell/Inv. Ratio	3.80%
Days to Sell	297
Average Price	\$220,950
Median Price	\$190,000

Residential

Sales	131
New Listings	148
Current Inventory	362
Sell/Inv. Ratio	36.19%
Days to Sell	52
Average Price	\$466,475
Median Price	\$437,750
Ratio of Sales vs Inventory	26.68%

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North Okanagan Statistics -- August 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	44	39	12.82%	275	351	-21.65	201	202	-0.50
Duplex	23	10	130.00%	93	84	10.71	42	35	20.00
Mobile Home	15	8	87.50%	135	97	39.18	50	43	16.28
Recreational	1	2	-50.00%	14	21	-33.33	49	66	-25.76
Residential	148	135	9.63%	1,227	1,323	-7.26	362	451	-19.73
Residential WF	5	2	150.00%	38	53	-28.30	31	31	0.00
3/4-Plex	8	0	0.00%	20	7	185.71	14	3	366.67
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	21	17	23.53%	212	164	29.27	84	105	-20.00
Townhouse	43	43	0.00%	307	331	-7.25	94	128	-26.56
RES TOTAL	308	256.00	20.31%	2,321	2,431	-4.52%	927	1,064	-12.88
FARMS	7	5	40.00%	44	48	-8.33	27	52	-48.08
MULTIFAMILY	0	2	-100.00%	7	8	-12.50	5	7	-28.57
Acreage	30	28	7.14%	125	118	5.93	128	145	-11.72
Acreage WF	2	1	100.00%	10	10	0.00	10	11	-9.09
Lots	16	27	-40.74%	202	250	-19.20	217	251	-13.55
Lots WF	0	0	0.00%	11	13	-15.38	13	17	-23.53
LOTS TOTAL	48	56.00	-14.29%	348	391	-11.00%	368	424	-13.21
Business	4	2	100.00%	33	32	3.13	29	29	0.00
Commercial	17	4	325.00%	98	95	3.16	79	99	-20.20
Land	1	3	-66.67%	29	28	3.57	33	37	-10.81
COMM TOTAL	22	9.00	144.44%	160	155	3.23%	141	165	-14.55
GRAND TOTAL	385	328	17.38%	2,880	3,033	-5.04%	1,468	1,712	-14.25

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North Okanagan Statistics -- August 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	18	24	-25.00%	\$11,643,400	\$12,167,100	-4.30%	96.13%	97.90%
Duplex	10	6	66.67%	\$5,070,480	\$2,045,400	147.90%	102.81%	93.97%
Mobile Home	8	12	-33.33%	\$1,189,452	\$1,654,800	-28.12%	94.01%	95.20%
Recreational	5	2	150.00%	\$1,155,000	\$248,000	365.73%	90.31%	90.51%
Residential	131	122	7.38%	\$61,108,254	\$53,001,006	15.30%	98.35%	97.94%
Residential WF	4	7	-42.86%	\$3,065,000	\$7,645,000	-59.91%	93.38%	96.05%
3/4-Plex	3	3	0.00%	\$1,014,700	\$1,642,960	-38.24%	100.00%	96.76%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	23	18	27.78%	\$4,937,055	\$3,354,008	47.20%	95.62%	97.88%
Townhouse	34	34	0.00%	\$11,007,850	\$10,405,278	5.79%	97.91%	97.97%
RES TOTAL	236	228	3.51%	\$100,191,191	\$92,163,552	8.71%	97.82%	97.59%
FARMS	1	0	0.00%	\$790,000	\$0	0.00%	96.93%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	3	6	-50.00%	\$1,213,000	\$1,850,900	-34.46%	97.52%	97.75%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	11	9	22.22%	\$1,880,300	\$1,409,143	33.44%	94.31%	96.36%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	14	15	-6.67%	\$3,093,300	\$3,260,043	-5.11%	95.54%	97.14%
Business	1	1	0.00%	\$300,000	\$675,000	-55.56%	91.19%	91.22%
Commercial	4	2	100.00%	\$1,050,358	\$976,000	7.62%	94.94%	97.60%
Land	1	2	-50.00%	\$505,000	\$405,000	24.69%	95.46%	82.69%
COMM TOTAL	6	5	20.00%	\$1,855,358	\$2,056,000	-9.76%	94.45%	92.21%
GRAND TOTAL	257	248	3.63%	\$105,929,849	\$97,479,595	8.67%	97.69%	97.45%

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North Okanagan Statistics -- August 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	123	167	-26.35%	\$97,571,350	\$102,951,136	-5.23%	95.71%	96.25%
Duplex	59	57	3.51%	\$24,901,631	\$20,234,388	23.07%	99.93%	98.29%
Mobile Home	88	70	25.71%	\$11,506,402	\$8,842,251	30.13%	95.63%	94.88%
Recreational	11	7	57.14%	\$1,816,900	\$1,299,900	39.77%	89.25%	95.83%
Residential	888	966	-8.07%	\$417,930,864	\$415,178,504	0.66%	98.32%	97.79%
Residential WF	13	27	-51.85%	\$10,569,000	\$31,500,400	-66.45%	94.12%	94.12%
3/4-Plex	6	6	0.00%	\$2,383,100	\$3,365,960	-29.20%	96.77%	97.68%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	155	113	37.17%	\$31,399,742	\$21,395,933	46.76%	96.91%	96.26%
Townhouse	246	250	-1.60%	\$75,029,855	\$74,642,524	0.52%	97.94%	97.79%
RES TOTAL	1,589	1,663	-4.45%	\$673,108,845	\$679,410,996	-0.93%	97.74%	97.30%
FARMS	8	6	33.33%	\$10,825,000	\$14,410,000	-24.88%	85.97%	85.37%
MULTIFAMILY	4	1	300.00%	\$2,349,900	\$885,000	165.53%	94.38%	98.44%
Acreage	51	49	4.08%	\$16,611,400	\$12,927,700	28.49%	92.40%	93.06%
Acreage WF	1	4	-75.00%	\$625,000	\$1,495,000	-58.19%	75.76%	93.22%
Lots	107	80	33.75%	\$21,491,942	\$13,683,354	57.07%	94.45%	94.11%
Lots WF	3	5	-40.00%	\$1,879,900	\$1,932,500	-2.72%	94.00%	94.37%
LOTS TOTAL	162	138	17.39%	\$40,608,242	\$30,038,554	35.19%	93.23%	93.63%
Business	4	7	-42.86%	\$615,000	\$1,628,000	-62.22%	86.99%	91.99%
Commercial	35	37	-5.41%	\$20,155,379	\$12,962,367	55.49%	92.98%	91.67%
Land	3	4	-25.00%	\$1,685,000	\$1,555,000	8.36%	95.52%	84.75%
COMM TOTAL	42	48	-12.50%	\$22,455,379	\$16,145,367	39.08%	92.99%	90.99%
GRAND TOTAL	1,805	1,856	-2.75%	\$749,347,366	\$740,889,917	1.14%	97.13%	96.74%

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North Okanagan Statistics -- August 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	\$646,856	\$506,963	27.59%	\$565,000	\$498,500	13.34%	126	77	63.68%
Duplex	\$507,048	\$340,900	48.74%	\$534,450	\$317,500	68.33%	31	87	-64.16%
Mobile Home	\$148,682	\$137,900	7.82%	\$160,000	\$128,450	24.56%	55	273	-79.98%
Recreational	\$231,000	\$124,000	86.29%	\$92,500	\$124,000	-25.40%	204	160	27.38%
Residential	\$466,475	\$434,434	7.38%	\$437,750	\$385,000	13.70%	52	67	-22.57%
Residential WF	\$766,250	\$1,092,143	-29.84%	\$710,000	\$1,100,000	-35.45%	84	153	-45.00%
3/4-Plex	\$338,233	\$547,653	-38.24%	\$314,900	\$591,015	-46.72%	18	57	-68.02%
Timeshare									
Apartment	\$214,655	\$186,334	15.20%	\$212,000	\$168,000	26.19%	57	122	-53.44%
Townhouse	\$323,760	\$306,038	5.79%	\$289,500	\$298,750	-3.10%	92	58	58.80%
RES TOTAL	\$424,539	\$404,226	5.03%	\$391,450	\$358,250	9.27%	66	86	-22.57%
FARMS	\$790,000			\$790,000			128		
MULTIFAMILY									
Acreage	\$404,333	\$308,483	31.07%	\$210,000	\$222,450	-5.60%	391	456	-14.39%
Acreage WF									
Lots	\$170,936	\$156,571	9.17%	\$185,000	\$120,000	54.17%	271	165	64.41%
Lots WF									
LOTS TOTAL	\$220,950	\$217,336	1.66%	\$190,000	\$174,900	8.63%	297	282	5.44%
Business	\$300,000	\$675,000	-55.56%	\$300,000	\$675,000	-55.56%	32	908	-96.48%
Commercial	\$262,589	\$488,000	-46.19%	\$165,175	\$488,000	-66.15%	223	175	27.65%
Land	\$505,000	\$202,500	149.38%	\$505,000	\$202,500	149.38%	226	210	7.62%
COMM TOTAL	\$309,226	\$411,200	-24.80%	\$314,500	\$270,000	16.48%	192	335	-42.90%
GRAND TOTAL	\$412,178	\$393,063	4.86%	\$386,000	\$345,000	11.88%	82	102	-19.99%

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North Okanagan Statistics -- August 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	\$793,263	\$616,474	28.68%	\$642,000	\$574,000	11.85%	133	122	9.23%
Duplex	\$422,062	\$354,989	18.89%	\$415,000	\$336,000	23.51%	70	79	-10.51%
Mobile Home	\$130,755	\$126,318	3.51%	\$124,000	\$103,200	20.16%	77	132	-41.65%
Recreational	\$165,173	\$185,700	-11.05%	\$92,500	\$180,000	-48.61%	376	197	90.49%
Residential	\$470,643	\$429,791	9.50%	\$426,500	\$386,250	10.42%	57	80	-28.26%
Residential WF	\$813,000	\$1,166,681	-30.32%	\$820,000	\$1,235,000	-33.60%	85	153	-44.65%
3/4-Plex	\$397,183	\$560,993	-29.20%	\$357,400	\$555,008	-35.60%	36	58	-37.68%
Timeshare									
Apartment	\$202,579	\$189,345	6.99%	\$190,000	\$172,000	10.47%	96	121	-20.84%
Townhouse	\$304,999	\$298,570	2.15%	\$295,050	\$285,000	3.53%	66	85	-22.37%
RES TOTAL	\$423,605	\$408,545	3.69%	\$380,000	\$364,900	4.14%	72	91	-21.00%
FARMS	\$1,353,125	\$2,401,667	-43.66%	\$1,295,000	\$1,962,500	-34.01%	360	360	0.02%
MULTIFAMILY	\$587,475	\$885,000	-33.62%	\$643,450	\$885,000	-27.29%	268	65	312.69%
Acreage	\$325,714	\$263,831	23.46%	\$235,000	\$190,000	23.68%	309	234	31.91%
Acreage WF	\$625,000	\$373,750	67.22%	\$625,000	\$279,500	123.61%	236	372	-36.47%
Lots	\$200,859	\$171,042	17.43%	\$195,000	\$145,000	34.48%	232	271	-14.43%
Lots WF	\$626,633	\$386,500	62.13%	\$599,900	\$290,000	106.86%	379	150	152.44%
LOTS TOTAL	\$250,668	\$217,671	15.16%	\$207,500	\$172,450	20.32%	259	256	0.94%
Business	\$153,750	\$232,571	-33.89%	\$147,500	\$70,000	110.71%	96	285	-66.27%
Commercial	\$575,868	\$350,334	64.38%	\$390,000	\$225,009	73.33%	300	171	75.87%
Land	\$561,667	\$388,750	44.48%	\$505,000	\$372,500	35.57%	92	348	-73.68%
COMM TOTAL	\$534,652	\$336,362	58.95%	\$330,000	\$222,505	48.31%	266	202	31.53%
GRAND TOTAL	\$415,151	\$399,186	4.00%	\$369,000	\$353,250	4.46%	95	107	-11.37%

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