

**North Okanagan Monthly Statistics
April 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	1,200	1,168	2.74%	3,817	3,643	4.78%
2 Units Sold	456	520	-12.31%	1,334	1,690	-21.07%
3 Sales Volume	\$263,836,686	\$303,390,721	-13.04%	\$712,692,387	\$929,824,134	-23.35%
4 List/Sell Ratio	96.18%	97.05%		96.51%	97.44%	
5 Days to Sell	74	56	33.64%	77	65	19.99%
6 Active Listings	3,453	2,727	26.62%			
Area = North Okanagan						
1 Units Listed	443	393	12.72%	1,299	1,200	8.25%
2 Units Sold	208	190	9.47%	592	610	-2.95%
3 Sales Volume	\$104,424,015	\$75,486,093	38.34%	\$282,147,633	\$260,756,016	8.20%
4 List/Sell Ratio	97.68%	98.06%		96.55%	97.53%	
5 Days to Sell	76	71	6.17%	95	92	3.10%
6 Active Listings	1,378	1,261	9.28%			
Area = Shuswap / Revels						
1 Units Listed	288	298	-3.36%	757	763	-0.79%
2 Units Sold	108	116	-6.90%	281	320	-12.19%
3 Sales Volume	\$46,353,050	\$39,372,029	17.73%	\$111,135,994	\$115,354,706	-3.66%
4 List/Sell Ratio	97.13%	97.15%		96.57%	96.24%	
5 Days to Sell	101	95	6.55%	125	142	-11.97%
6 Active Listings	1,033	964	7.16%			
Area = Grand Total						
1 Units Listed	1,931	1,859	3.87%	5,873	5,606	4.76%
2 Units Sold	772	826	-6.54%	2,207	2,620	-15.76%
3 Sales Volume	\$414,613,750	\$418,248,843	-0.87%	\$1,105,976,014	\$1,305,934,857	-15.31%
4 List/Sell Ratio	96.66%	97.24%		96.52%	97.35%	
5 Days to Sell	78	65	21.18%	88	80	9.68%
6 Active Listings	5,864	4,952	18.42%			

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

North Okanagan Statistics -- April 2019

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	208	\$104,424,015	102	\$54,396,648
Last Month	157	\$75,705,254	65	\$35,491,400
This Month Last Year	190	\$75,486,093	92	\$46,954,244

Description	Total Listings Taken	Inventory
This Month	443	1,378
Last Month	347	1,237
This Month Last Year	393	1,261

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North Okanagan Statistics -- April 2019

Quick Summary Part 2

Condo/Apt

Sales	16
New Listings	18
Current Inventory	62
Sell/Inv. Ratio	25.81%
Days to Sell	61
Average Price	\$239,144
Median Price	\$221,450

Condo/Townhouse

Sales	37
New Listings	70
Current Inventory	161
Sell/Inv. Ratio	22.98%
Days to Sell	66
Average Price	\$344,237
Median Price	\$348,000

Lots

Sales	8
New Listings	40
Current Inventory	276
Sell/Inv. Ratio	2.90%
Days to Sell	233
Average Price	\$231,563
Median Price	\$216,250

Residential

Sales	102
New Listings	190
Current Inventory	447
Sell/Inv. Ratio	22.82%
Days to Sell	57
Average Price	\$533,300
Median Price	\$503,500

Ratio of Sales vs Inventory	21.25%
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North Okanagan Statistics -- April 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	53	43	23.26%	122	105	16.19	154	139	10.79
Duplex	13	13	0.00%	37	42	-11.90	28	33	-15.15
Mobile Home	13	16	-18.75%	39	44	-11.36	36	38	-5.26
Recreational	10	3	233.33%	13	11	18.18	15	14	7.14
Residential	190	167	13.77%	548	482	13.69	447	346	29.19
Residential WF	13	8	62.50%	24	21	14.29	32	32	0.00
3/4-Plex	1	1	0.00%	2	3	-33.33	3	5	-40.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	18	24	-25.00%	86	106	-18.87	62	63	-1.59
Townhouse	70	45	55.56%	209	153	36.60	161	107	50.47
RES TOTAL	381	320.00	19.06%	1,080	967	11.69%	938	777	20.72
FARMS	3	4	-25.00%	9	15	-40.00	21	27	-22.22
MULTIFAMILY	0	1	-100.00%	1	4	-75.00	3	7	-57.14
Acreage	14	17	-17.65%	31	35	-11.43	97	107	-9.35
Acreage WF	0	2	-100.00%	5	3	66.67	14	14	0.00
Lots	22	25	-12.00%	73	78	-6.41	152	168	-9.52
Lots WF	4	2	100.00%	9	15	-40.00	13	18	-27.78
LOTS TOTAL	40	46.00	-13.04%	118	131	-9.92%	276	307	-10.10
Business	2	3	-33.33%	13	14	-7.14	24	23	4.35
Commercial	13	16	-18.75%	65	57	14.04	95	95	0.00
Land	4	3	33.33%	13	12	8.33	21	25	-16.00
COMM TOTAL	19	22.00	-13.64%	91	83	9.64%	140	143	-2.10
GRAND TOTAL	443	393	12.72%	1,299	1,200	8.25%	1,378	1,261	9.28

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North Okanagan Statistics -- April 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	19	8	137.50%	\$12,676,138	\$4,784,000	164.97%	96.82%	93.68%
Duplex	6	9	-33.33%	\$2,802,400	\$3,721,800	-24.70%	97.56%	100.52%
Mobile Home	12	9	33.33%	\$2,388,250	\$1,563,500	52.75%	95.26%	97.65%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	102	92	10.87%	\$54,396,648	\$46,954,244	15.85%	97.75%	98.62%
Residential WF	3	1	200.00%	\$6,225,000	\$1,365,000	356.04%	89.78%	99.27%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	16	28	-42.86%	\$3,826,300	\$5,541,500	-30.95%	98.79%	98.18%
Townhouse	37	28	32.14%	\$12,736,766	\$9,039,527	40.90%	98.06%	97.35%
RES TOTAL	195	175	11.43%	\$95,051,502	\$72,969,571	30.26%	97.07%	98.17%
FARMS	1	0	0.00%	\$5,850,000	\$0	0.00%	110.38%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	2	2	0.00%	\$477,500	\$369,000	29.40%	92.74%	98.69%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	6	8	-25.00%	\$1,375,000	\$1,595,500	-13.82%	95.18%	94.86%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	8	10	-20.00%	\$1,852,500	\$1,964,500	-5.70%	94.54%	95.56%
Business	0	1	-100.00%	\$0	\$58,000	-100.00%	0.00%	77.33%
Commercial	3	3	0.00%	\$1,020,013	\$335,022	204.46%	99.46%	93.18%
Land	1	1	0.00%	\$650,000	\$159,000	308.81%	92.88%	96.48%
COMM TOTAL	4	5	-20.00%	\$1,670,013	\$552,022	202.53%	96.79%	92.11%
GRAND TOTAL	208	190	9.47%	\$104,424,015	\$75,486,093	38.34%	97.68%	98.06%

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North Okanagan Statistics -- April 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	44	46	-4.35%	\$32,373,838	\$33,225,400	-2.56%	97.07%	96.75%
Duplex	16	27	-40.74%	\$7,552,300	\$11,611,200	-34.96%	97.66%	99.70%
Mobile Home	25	31	-19.35%	\$4,529,650	\$5,315,239	-14.78%	95.44%	96.31%
Recreational	2	2	0.00%	\$465,000	\$144,000	222.92%	97.40%	95.05%
Residential	273	265	3.02%	\$141,782,094	\$135,169,555	4.89%	97.44%	98.13%
Residential WF	9	4	125.00%	\$12,179,900	\$5,590,000	117.89%	92.57%	94.76%
3/4-Plex	0	2	-100.00%	\$0	\$1,170,000	-100.00%	0.00%	97.58%
Apartment	56	81	-30.86%	\$12,400,650	\$17,285,684	-28.26%	97.06%	97.75%
Townhouse	107	88	21.59%	\$37,526,107	\$27,019,059	38.89%	97.67%	98.07%
RES TOTAL	532	546	-2.56%	\$248,809,540	\$236,530,137	5.19%	97.13%	97.85%
FARMS	2	2	0.00%	\$8,220,000	\$3,735,000	120.08%	105.40%	93.45%
MULTIFAMILY	1	0	0.00%	\$640,000	\$0	0.00%	91.56%	0.00%
Acreage	11	13	-15.38%	\$4,731,500	\$3,924,900	20.55%	89.64%	94.81%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	22	29	-24.14%	\$5,110,950	\$4,776,850	6.99%	94.12%	94.50%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	33	42	-21.43%	\$9,842,450	\$8,701,750	13.11%	91.91%	94.64%
Business	4	4	0.00%	\$2,463,000	\$1,174,500	109.71%	90.19%	87.78%
Commercial	18	12	50.00%	\$7,272,643	\$7,685,629	-5.37%	91.64%	95.21%
Land	2	4	-50.00%	\$4,900,000	\$2,929,000	67.29%	79.03%	96.55%
COMM TOTAL	24	20	20.00%	\$14,635,643	\$11,789,129	24.15%	86.77%	94.74%
GRAND TOTAL	592	610	-2.95%	\$282,147,633	\$260,756,016	8.20%	96.55%	97.53%

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North Okanagan Statistics -- April 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	\$667,165	\$598,000	11.57%	\$622,500	\$527,500	18.01%	125	220	-43.42%
Duplex	\$467,067	\$413,533	12.95%	\$467,500	\$367,500	27.21%	102	56	81.91%
Mobile Home	\$199,021	\$173,722	14.56%	\$205,250	\$181,000	13.40%	99	112	-11.40%
Recreational									
Residential	\$533,300	\$510,372	4.49%	\$503,500	\$460,250	9.40%	57	55	3.84%
Residential WF	\$2,075,000	\$1,365,000	52.01%	\$1,485,000	\$1,365,000	8.79%	69	21	226.98%
3/4-Plex									
Apartment	\$239,144	\$197,911	20.83%	\$221,450	\$157,000	41.05%	61	54	12.03%
Townhouse	\$344,237	\$322,840	6.63%	\$348,000	\$327,500	6.26%	66	42	58.17%
RES TOTAL	\$487,444	\$416,969	16.90%	\$450,000	\$395,000	13.92%	70	63	10.64%
FARMS	\$5,850,000			\$5,850,000			65		
MULTIFAMILY									
Acreage	\$238,750	\$184,500	29.40%	\$238,750	\$184,500	29.40%	245	272	-9.93%
Acreage WF									
Lots	\$229,167	\$199,438	14.91%	\$207,500	\$221,000	-6.11%	229	220	4.33%
Lots WF									
LOTS TOTAL	\$231,563	\$196,450	17.87%	\$216,250	\$211,000	2.49%	233	230	1.30%
Business		\$58,000			\$58,000			85	
Commercial	\$340,004	\$111,674	204.46%	\$115,000	\$13	884,515.38%	48	57	-16.28%
Land	\$650,000	\$159,000	308.81%	\$650,000	\$159,000	308.81%	153	26	488.46%
COMM TOTAL	\$417,503	\$110,404	278.16%	\$382,500	\$58,000	559.48%	74	57	31.18%
GRAND TOTAL	\$502,039	\$397,295	26.36%	\$445,833	\$376,003	18.57%	76	71	6.17%

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North Okanagan Statistics -- April 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	\$735,769	\$722,291	1.87%	\$722,150	\$693,000	4.21%	138	149	-7.54%
Duplex	\$472,019	\$430,044	9.76%	\$467,500	\$399,000	17.17%	91	88	4.10%
Mobile Home	\$181,186	\$171,459	5.67%	\$174,000	\$146,000	19.18%	90	102	-11.53%
Recreational	\$232,500	\$72,000	222.92%	\$232,500	\$72,000	222.92%	118	75	58.39%
Residential	\$519,348	\$510,074	1.82%	\$480,000	\$465,000	3.23%	77	67	15.07%
Residential WF	\$1,353,322	\$1,397,500	-3.16%	\$1,250,000	\$1,482,500	-15.68%	120	223	-46.09%
3/4-Plex		\$585,000			\$585,000			43	
Apartment	\$221,440	\$213,404	3.77%	\$210,000	\$175,000	20.00%	60	79	-23.62%
Townhouse	\$350,711	\$307,035	14.23%	\$340,000	\$302,500	12.40%	70	48	47.82%
RES TOTAL	\$467,687	\$433,205	7.96%	\$425,000	\$398,500	6.65%	81	77	5.56%
FARMS	\$4,110,000	\$1,867,500	120.08%	\$4,110,000	\$1,867,500	120.08%	201	362	-44.54%
MULTIFAMILY	\$640,000			\$640,000			46		
Acreage	\$430,136	\$301,915	42.47%	\$315,000	\$240,000	31.25%	326	190	71.35%
Acreage WF									
Lots	\$232,316	\$164,719	41.04%	\$197,500	\$142,500	38.60%	247	220	12.28%
Lots WF									
LOTS TOTAL	\$298,256	\$207,185	43.96%	\$215,000	\$221,000	-2.71%	273	211	29.72%
Business	\$615,750	\$293,625	109.71%	\$312,500	\$245,750	27.16%	144	199	-27.76%
Commercial	\$404,036	\$640,469	-36.92%	\$232,500	\$391,944	-40.68%	148	286	-48.34%
Land	\$2,450,000	\$732,250	234.59%	\$2,450,000	\$420,000	483.33%	258	146	76.67%
COMM TOTAL	\$609,818	\$589,456	3.45%	\$357,500	\$382,500	-6.54%	156	240	-35.05%
GRAND TOTAL	\$476,601	\$427,469	11.49%	\$418,500	\$380,500	9.99%	95	92	3.10%

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