

**North Okanagan Monthly Statistics  
February 2019**

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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	776	742	4.58%	1,564	1,379	13.42%
2 Units Sold	292	367	-20.44%	508	730	-30.41%
3 Sales Volume	\$145,533,660	\$192,086,078	-24.24%	\$248,683,692	\$383,739,282	-35.19%
4 List/Sell Ratio	96.47%	97.71%		96.51%	97.42%	
5 Days to Sell	78	65	20.96%	80	75	7.27%
6 Active Listings	2,860	2,100	36.19%			
<b>Area = North Okanagan</b>						
1 Units Listed	265	216	22.69%	509	426	19.48%
2 Units Sold	121	131	-7.63%	227	242	-6.20%
3 Sales Volume	\$57,268,593	\$58,628,961	-2.32%	\$102,018,364	\$112,677,739	-9.46%
4 List/Sell Ratio	96.64%	97.39%		96.54%	97.01%	
5 Days to Sell	97	104	-6.51%	107	109	-1.62%
6 Active Listings	1,165	1,004	16.04%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	142	157	-9.55%	260	269	-3.35%
2 Units Sold	50	61	-18.03%	96	119	-19.33%
3 Sales Volume	\$18,300,050	\$24,563,200	-25.50%	\$33,852,580	\$44,147,418	-23.32%
4 List/Sell Ratio	96.15%	93.94%		95.61%	95.45%	
5 Days to Sell	120	199	-39.54%	141	176	-19.73%
6 Active Listings	829	773	7.24%			
<b>Area = Grand Total</b>						
1 Units Listed	1,183	1,115	6.10%	2,333	2,074	12.49%
2 Units Sold	463	559	-17.17%	831	1,091	-23.83%
3 Sales Volume	\$221,102,303	\$275,278,239	-19.68%	\$384,554,636	\$540,564,438	-28.86%
4 List/Sell Ratio	96.49%	97.29%		96.44%	97.17%	
5 Days to Sell	88	89	-0.89%	95	94	1.31%
6 Active Listings	4,854	3,877	25.20%			

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North Okanagan Statistics -- February 2019

**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>	121	\$57,268,593	54	\$26,774,985
<b>Last Month</b>	106	\$44,749,771	52	\$25,119,061
<b>This Month Last Year</b>	131	\$58,628,961	60	\$29,353,006

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	265	1,165
<b>Last Month</b>	244	1,108
<b>This Month Last Year</b>	216	1,004

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North Okanagan Statistics -- February 2019

## Quick Summary Part 2

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### Condo/Apt

Sales	15
New Listings	26
Current Inventory	71
Sell/Inv. Ratio	21.13%
Days to Sell	55
Average Price	\$221,707
Median Price	\$200,000

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### Condo/Townhouse

Sales	21
New Listings	46
Current Inventory	133
Sell/Inv. Ratio	15.79%
Days to Sell	76
Average Price	\$395,629
Median Price	\$389,000

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### Lots

Sales	7
New Listings	23
Current Inventory	268
Sell/Inv. Ratio	2.61%
Days to Sell	159
Average Price	\$400,571
Median Price	\$205,000

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### Residential

Sales	54
New Listings	110
Current Inventory	313
Sell/Inv. Ratio	17.25%
Days to Sell	94
Average Price	\$495,833
Median Price	\$455,000
Ratio of Sales vs Inventory	15.85%

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North Okanagan Statistics -- February 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%
<b>Zone = North Okanagan</b>									
Acreage/House	19	13	46.15%	35	31	12.90	119	105	13.33
Duplex	4	11	-63.64%	16	16	0.00	23	28	-17.86
Mobile Home	10	9	11.11%	16	15	6.67	36	36	0.00
Recreational	0	0	0.00%	2	1	100.00	4	6	-33.33
Residential	110	86	27.91%	186	172	8.14	313	238	31.51
Residential WF	4	0	0.00%	6	5	20.00	23	21	9.52
3/4-Plex	0	0	0.00%	0	0	0.00	2	4	-50.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	26	23	13.04%	47	42	11.90	71	62	14.52
Townhouse	46	25	84.00%	84	55	52.73	133	73	82.19
RES TOTAL	219	167.00	31.14%	392	337	16.32%	724	573	26.35
FARMS	2	0	0.00%	4	7	-42.86	20	24	-16.67
MULTIFAMILY	0	0	0.00%	1	0	0.00	3	3	0.00
Acreage	7	2	250.00%	14	12	16.67	95	108	-12.04
Acreage WF	0	1	-100.00%	2	1	100.00	14	13	7.69
Lots	12	20	-40.00%	40	28	42.86	145	151	-3.97
Lots WF	4	4	0.00%	4	7	-42.86	14	13	7.69
LOTS TOTAL	23	27.00	-14.81%	60	48	25.00%	268	285	-5.96
Business	3	5	-40.00%	6	9	-33.33	25	23	8.70
Commercial	17	12	41.67%	41	20	105.00	106	74	43.24
Land	1	5	-80.00%	5	5	0.00	19	22	-13.64
COMM TOTAL	21	22.00	-4.55%	52	34	52.94%	150	119	26.05
<b>GRAND TOTAL</b>	<b>265</b>	<b>216</b>	<b>22.69%</b>	<b>509</b>	<b>426</b>	<b>19.48%</b>	<b>1,165</b>	<b>1,004</b>	<b>16.04</b>

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North Okanagan Statistics -- February 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
<b>Zone = North Okanagan</b>								
Acreage/House	9	16	-43.75%	\$7,314,800	\$12,031,500	-39.20%	97.55%	97.46%
Duplex	2	5	-60.00%	\$749,500	\$2,241,500	-66.56%	98.01%	97.55%
Mobile Home	1	5	-80.00%	\$64,900	\$524,488	-87.63%	84.40%	93.78%
Recreational	0	1	-100.00%	\$0	\$72,000	-100.00%	0.00%	90.57%
Residential	54	60	-10.00%	\$26,774,985	\$29,353,006	-8.78%	97.91%	97.97%
Residential WF	1	1	0.00%	\$1,640,000	\$875,000	87.43%	99.39%	99.44%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	15	15	0.00%	\$3,325,600	\$3,253,305	2.22%	97.32%	96.80%
Townhouse	21	17	23.53%	\$8,308,200	\$4,964,802	67.34%	97.17%	99.88%
RES TOTAL	103	120	-14.17%	\$48,177,985	\$53,315,601	-9.64%	97.72%	97.91%
FARMS	1	0	0.00%	\$2,370,000	\$0	0.00%	94.84%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	2	4	-50.00%	\$2,030,000	\$1,769,000	14.75%	86.38%	96.57%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	5	3	66.67%	\$774,000	\$807,850	-4.19%	92.27%	94.06%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	7	7	0.00%	\$2,804,000	\$2,576,850	8.82%	87.93%	95.77%
Business	1	2	-50.00%	\$365,000	\$686,500	-46.83%	93.61%	85.39%
Commercial	9	2	350.00%	\$3,551,608	\$2,050,010	73.25%	91.62%	91.11%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	10	4	150.00%	\$3,916,608	\$2,736,510	43.12%	91.80%	89.60%
<b>GRAND TOTAL</b>	<b>121</b>	<b>131</b>	<b>-7.63%</b>	<b>\$57,268,593</b>	<b>\$58,628,961</b>	<b>-2.32%</b>	<b>96.64%</b>	<b>97.39%</b>

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North Okanagan Statistics -- February 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
<b>Zone = North Okanagan</b>								
Acreage/House	16	24	-33.33%	\$12,645,300	\$17,305,400	-26.93%	97.06%	97.52%
Duplex	5	9	-44.44%	\$2,187,400	\$4,086,500	-46.47%	98.55%	97.15%
Mobile Home	5	8	-37.50%	\$597,900	\$1,140,488	-47.58%	93.04%	94.72%
Recreational	1	2	-50.00%	\$295,000	\$144,000	104.86%	98.37%	95.05%
Residential	106	102	3.92%	\$51,894,046	\$54,215,281	-4.28%	97.52%	97.66%
Residential WF	3	3	0.00%	\$3,010,000	\$4,225,000	-28.76%	97.96%	93.39%
3/4-Plex	0	1	-100.00%	\$0	\$665,000	-100.00%	0.00%	95.00%
Apartment	23	28	-17.86%	\$5,231,600	\$6,207,805	-15.73%	96.88%	96.94%
Townhouse	37	37	0.00%	\$12,969,000	\$10,871,107	19.30%	96.89%	98.94%
RES TOTAL	196	214	-8.41%	\$88,830,246	\$98,860,581	-10.15%	97.34%	97.46%
FARMS	1	1	0.00%	\$2,370,000	\$2,300,000	3.04%	94.84%	92.04%
MULTIFAMILY	1	0	0.00%	\$640,000	\$0	0.00%	91.56%	0.00%
Acreage	4	7	-42.86%	\$2,495,000	\$2,658,400	-6.15%	84.90%	95.91%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	12	11	9.09%	\$2,950,500	\$1,818,350	62.26%	93.38%	94.48%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	16	18	-11.11%	\$5,445,500	\$4,476,750	21.64%	89.29%	95.33%
Business	2	2	0.00%	\$423,000	\$686,500	-38.38%	96.60%	85.39%
Commercial	11	6	83.33%	\$4,309,618	\$4,423,907	-2.58%	92.15%	93.67%
Land	0	1	-100.00%	\$0	\$1,930,000	-100.00%	0.00%	96.98%
COMM TOTAL	13	9	44.44%	\$4,732,618	\$7,040,407	-32.78%	92.53%	93.66%
<b>GRAND TOTAL</b>	<b>227</b>	<b>242</b>	<b>-6.20%</b>	<b>\$102,018,364</b>	<b>\$112,677,739</b>	<b>-9.46%</b>	<b>96.54%</b>	<b>97.01%</b>

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North Okanagan Statistics -- February 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%
<b>Zone = North Okanagan</b>									
Acreage/House	\$812,756	\$751,969	8.08%	\$755,000	\$778,000	-2.96%	142	149	-4.40%
Duplex	\$374,750	\$448,300	-16.41%	\$374,750	\$462,500	-18.97%	33	114	-71.39%
Mobile Home	\$64,900	\$104,898	-38.13%	\$64,900	\$97,500	-33.44%	100	106	-6.02%
Recreational		\$72,000			\$72,000			129	
Residential	\$495,833	\$489,217	1.35%	\$455,000	\$451,500	0.78%	94	92	2.29%
Residential WF	\$1,640,000	\$875,000	87.43%	\$1,640,000	\$875,000	87.43%	106	252	-57.94%
3/4-Plex									
Apartment	\$221,707	\$216,887	2.22%	\$200,000	\$220,000	-9.09%	55	63	-13.07%
Townhouse	\$395,629	\$292,047	35.47%	\$389,000	\$295,000	31.86%	76	33	134.51%
RES TOTAL	\$467,747	\$444,297	5.28%	\$427,500	\$406,500	5.17%	88	90	-3.06%
FARMS	\$2,370,000			\$2,370,000			336		
<b>MULTIFAMILY</b>									
Acreage	\$1,015,000	\$442,250	129.51%	\$1,015,000	\$309,500	227.95%	210	222	-5.63%
Acreage WF									
Lots	\$154,800	\$269,283	-42.51%	\$200,000	\$255,000	-21.57%	138	254	-45.66%
Lots WF									
LOTS TOTAL	\$400,571	\$368,121	8.82%	\$205,000	\$255,000	-19.61%	159	236	-32.77%
Business	\$365,000	\$343,250	6.34%	\$365,000	\$343,250	6.34%	109	161	-32.09%
Commercial	\$394,623	\$1,025,005	-61.50%	\$1,549	\$1,025,005	-99.85%	129	387	-66.78%
Land									
COMM TOTAL	\$391,661	\$684,128	-42.75%	\$175,775	\$343,250	-48.79%	127	274	-53.75%
<b>GRAND TOTAL</b>	<b>\$473,294</b>	<b>\$447,549</b>	<b>5.75%</b>	<b>\$415,000</b>	<b>\$400,000</b>	<b>3.75%</b>	<b>97</b>	<b>104</b>	<b>-6.51%</b>

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North Okanagan Statistics -- February 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%
<b>Zone = North Okanagan</b>									
Acreage/House	\$790,331	\$721,058	9.61%	\$783,000	\$693,000	12.99%	153	141	8.60%
Duplex	\$437,480	\$454,056	-3.65%	\$419,000	\$462,500	-9.41%	56	127	-55.75%
Mobile Home	\$119,580	\$142,561	-16.12%	\$64,900	\$140,744	-53.89%	82	87	-6.38%
Recreational	\$295,000	\$72,000	309.72%	\$295,000	\$72,000	309.72%	99	75	32.89%
Residential	\$489,566	\$531,522	-7.89%	\$459,500	\$475,000	-3.26%	97	89	9.56%
Residential WF	\$1,003,333	\$1,408,333	-28.76%	\$1,250,000	\$1,600,000	-21.88%	126	290	-56.49%
3/4-Plex		\$665,000			\$665,000			84	
Apartment	\$227,461	\$221,707	2.60%	\$215,000	\$178,000	20.79%	52	78	-33.38%
Townhouse	\$350,514	\$293,814	19.30%	\$310,000	\$295,000	5.08%	77	44	74.68%
RES TOTAL	\$453,216	\$461,965	-1.89%	\$417,500	\$400,500	4.24%	92	90	2.19%
FARMS	\$2,370,000	\$2,300,000	3.04%	\$2,370,000	\$2,300,000	3.04%	336	95	253.68%
MULTIFAMILY	\$640,000			\$640,000			46		
Acreage	\$623,750	\$379,771	64.24%	\$597,500	\$310,000	92.74%	269	176	53.07%
Acreage WF									
Lots	\$245,875	\$165,305	48.74%	\$190,000	\$137,500	38.18%	270	211	27.94%
Lots WF									
LOTS TOTAL	\$340,344	\$248,708	36.84%	\$202,500	\$226,475	-10.59%	270	197	36.75%
Business	\$211,500	\$343,250	-38.38%	\$211,500	\$343,250	-38.38%	84	161	-47.66%
Commercial	\$391,783	\$737,318	-46.86%	\$1,549	\$474,444	-99.67%	138	471	-70.80%
Land		\$1,930,000			\$1,930,000			392	
COMM TOTAL	\$364,048	\$782,267	-53.46%	\$58,000	\$500,000	-88.40%	129	393	-67.11%
<b>GRAND TOTAL</b>	<b>\$449,420</b>	<b>\$465,610</b>	<b>-3.48%</b>	<b>\$405,000</b>	<b>\$397,750</b>	<b>1.82%</b>	<b>107</b>	<b>109</b>	<b>-1.62%</b>

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