

**North Okanagan Monthly Statistics
February 2020**

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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	782	775	0.90%	1,437	1,562	-8.00%
2 Units Sold	316	290	8.97%	589	506	16.40%
3 Sales Volume	\$169,762,938	\$145,193,660	16.92%	\$323,588,322	\$248,343,692	30.30%
4 List/Sell Ratio	96.95%	96.47%		96.61%	96.51%	
5 Days to Sell	90	78	15.64%	89	80	11.66%
6 Active Listings	2,743	2,860	-4.09%			
Area = North Okanagan						
1 Units Listed	231	266	-13.16%	414	510	-18.82%
2 Units Sold	121	121		218	226	-3.54%
3 Sales Volume	\$53,805,767	\$57,268,593	-6.05%	\$98,684,186	\$101,703,364	-2.97%
4 List/Sell Ratio	97.26%	96.64%		96.45%	96.54%	
5 Days to Sell	99	97	1.71%	100	107	-6.57%
6 Active Listings	1,136	1,165	-2.49%			
Area = Shuswap / Revels						
1 Units Listed	92	142	-35.21%	227	260	-12.69%
2 Units Sold	56	50	12.00%	105	96	9.38%
3 Sales Volume	\$24,433,930	\$18,300,050	33.52%	\$47,148,332	\$33,852,580	39.28%
4 List/Sell Ratio	100.34%	96.15%		99.20%	95.61%	
5 Days to Sell	136	120	13.02%	137	141	-3.28%
6 Active Listings	727	829	-12.30%			
Area = Grand Total						
1 Units Listed	1,105	1,183	-6.59%	2,078	2,332	-10.89%
2 Units Sold	493	461	6.94%	912	828	10.14%
3 Sales Volume	\$248,002,635	\$220,762,303	12.34%	\$469,420,840	\$383,899,636	22.28%
4 List/Sell Ratio	97.34%	96.49%		96.83%	96.44%	
5 Days to Sell	97	87	11.28%	97	95	2.98%
6 Active Listings	4,606	4,854	-5.11%			

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

North Okanagan Statistics -- February 2020

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	121	\$53,805,767	56	\$29,096,625
Last Month	97	\$44,878,419	40	\$20,102,600
This Month Last Year	121	\$57,268,593	54	\$26,774,985

Description	Total Listings Taken	Inventory
This Month	231	1,136
Last Month	183	1,095
This Month Last Year	266	1,165

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North Okanagan Statistics -- February 2020

Quick Summary Part 2

Condo/Apt

Sales	15
New Listings	15
Current Inventory	55
Sell/Inv. Ratio	27.27%
Days to Sell	109
Average Price	\$237,927
Median Price	\$205,500

Condo/Townhouse

Sales	22
New Listings	38
Current Inventory	105
Sell/Inv. Ratio	20.95%
Days to Sell	68
Average Price	\$360,547
Median Price	\$365,250

Lots

Sales	8
New Listings	19
Current Inventory	233
Sell/Inv. Ratio	3.43%
Days to Sell	127
Average Price	\$318,824
Median Price	\$248,000

Residential

Sales	56
New Listings	103
Current Inventory	340
Sell/Inv. Ratio	16.47%
Days to Sell	80
Average Price	\$519,583
Median Price	\$475,000

Ratio of Sales vs Inventory	15.63%
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North Okanagan Statistics -- February 2020

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	16	20	-20.00%	30	36	-16.67	117	119	-1.68
Duplex	6	4	50.00%	10	16	-37.50	27	23	17.39
Mobile Home	16	10	60.00%	20	16	25.00	36	36	0.00
Recreational	1	0	0.00%	1	2	-50.00	8	4	100.00
Residential	103	110	-6.36%	184	186	-1.08	340	313	8.63
Residential WF	3	4	-25.00%	4	6	-33.33	27	23	17.39
3/4-Plex	0	0	0.00%	0	0	0.00	2	2	0.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	15	25	-40.00%	26	46	-43.48	55	71	-22.54
Townhouse	38	47	-19.15%	60	85	-29.41	105	133	-21.05
RES TOTAL	198	220.00	-10.00%	335	393	-14.76%	717	724	-0.97
FARMS	0	2	-100.00%	0	4	-100.00	16	20	-20.00
MULTIFAMILY	1	0	0.00%	1	1	0.00	3	3	0.00
Acreage	4	7	-42.86%	8	13	-38.46	66	95	-30.53
Acreage WF	1	0	0.00%	4	2	100.00	12	14	-14.29
Lots	14	12	16.67%	29	40	-27.50	146	145	0.69
Lots WF	0	4	-100.00%	1	4	-75.00	9	14	-35.71
LOTS TOTAL	19	23.00	-17.39%	42	59	-28.81%	233	268	-13.06
Business	1	3	-66.67%	5	7	-28.57	23	25	-8.00
Commercial	11	17	-35.29%	24	41	-41.46	102	106	-3.77
Land	1	1	0.00%	7	5	40.00	42	19	121.05
COMM TOTAL	13	21.00	-38.10%	36	53	-32.08%	167	150	11.33
GRAND TOTAL	231	266	-13.16%	414	510	-18.82%	1,136	1,165	-2.49

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North Okanagan Statistics -- February 2020

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	5	9	-44.44%	\$4,905,000	\$7,314,800	-32.94%	98.22%	97.55%
Duplex	3	2	50.00%	\$1,667,000	\$749,500	122.41%	96.92%	98.01%
Mobile Home	7	1	600.00%	\$950,600	\$64,900	1,364.71%	94.61%	84.40%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	56	54	3.70%	\$29,096,625	\$26,774,985	8.67%	98.02%	97.91%
Residential WF	0	1	-100.00%	\$0	\$1,640,000	-100.00%	0.00%	99.39%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	15	15	0.00%	\$3,568,900	\$3,325,600	7.32%	96.13%	97.32%
Townhouse	22	21	4.76%	\$7,932,035	\$8,308,200	-4.53%	98.44%	97.17%
RES TOTAL	108	103	4.85%	\$48,120,160	\$48,177,985	-0.12%	97.86%	97.72%
FARMS	0	1	-100.00%	\$0	\$2,370,000	-100.00%	0.00%	94.84%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	2	2	0.00%	\$1,196,190	\$2,030,000	-41.07%	79.85%	86.38%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	6	5	20.00%	\$1,354,400	\$774,000	74.99%	95.47%	92.27%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	8	7	14.29%	\$2,550,590	\$2,804,000	-9.04%	87.45%	87.93%
Business	0	1	-100.00%	\$0	\$365,000	-100.00%	0.00%	93.61%
Commercial	5	9	-44.44%	\$3,135,017	\$3,551,608	-11.73%	97.00%	91.62%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	5	10	-50.00%	\$3,135,017	\$3,916,608	-19.96%	97.00%	91.80%
GRAND TOTAL	121	121	0.00%	\$53,805,767	\$57,268,593	-6.05%	97.26%	96.64%

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North Okanagan Statistics -- February 2020

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	10	16	-37.50%	\$8,300,000	\$12,645,300	-34.36%	96.31%	97.06%
Duplex	4	5	-20.00%	\$2,239,000	\$2,187,400	2.36%	97.69%	98.55%
Mobile Home	11	5	120.00%	\$1,488,100	\$597,900	148.89%	92.33%	93.04%
Recreational	0	1	-100.00%	\$0	\$295,000	-100.00%	0.00%	98.37%
Residential	96	106	-9.43%	\$49,199,225	\$51,894,046	-5.19%	97.68%	97.52%
Residential WF	0	3	-100.00%	\$0	\$3,010,000	-100.00%	0.00%	97.96%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	27	23	17.39%	\$6,582,020	\$5,231,600	25.81%	97.30%	96.88%
Townhouse	45	37	21.62%	\$15,600,110	\$12,969,000	20.29%	98.57%	96.89%
RES TOTAL	193	196	-1.53%	\$83,408,455	\$88,830,246	-6.10%	97.58%	97.34%
FARMS	0	1	-100.00%	\$0	\$2,370,000	-100.00%	0.00%	94.84%
MULTIFAMILY	0	1	-100.00%	\$0	\$640,000	-100.00%	0.00%	91.56%
Acreage	4	3	33.33%	\$1,959,190	\$2,180,000	-10.13%	82.81%	83.53%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	10	12	-16.67%	\$2,466,500	\$2,950,500	-16.40%	94.79%	93.38%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	14	15	-6.67%	\$4,425,690	\$5,130,500	-13.74%	89.09%	88.92%
Business	0	2	-100.00%	\$0	\$423,000	-100.00%	0.00%	96.60%
Commercial	10	11	-9.09%	\$10,285,041	\$4,309,618	138.65%	91.20%	92.15%
Land	1	0	0.00%	\$565,000	\$0	0.00%	94.96%	0.00%
COMM TOTAL	11	13	-15.38%	\$10,850,041	\$4,732,618	129.26%	91.39%	92.53%
GRAND TOTAL	218	226	-3.54%	\$98,684,186	\$101,703,364	-2.97%	96.45%	96.54%

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North Okanagan Statistics -- February 2020

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	\$981,000	\$812,756	20.70%	\$865,000	\$755,000	14.57%	159	142	11.90%
Duplex	\$555,667	\$374,750	48.28%	\$568,000	\$374,750	51.57%	86	33	163.59%
Mobile Home	\$135,800	\$64,900	109.24%	\$130,000	\$64,900	100.31%	75	100	-25.14%
Recreational									
Residential	\$519,583	\$495,833	4.79%	\$475,000	\$455,000	4.40%	80	94	-14.45%
Residential WF		\$1,640,000			\$1,640,000			106	
3/4-Plex									
Apartment	\$237,927	\$221,707	7.32%	\$205,500	\$200,000	2.75%	109	55	99.39%
Townhouse	\$360,547	\$395,629	-8.87%	\$365,250	\$389,000	-6.11%	68	76	-11.28%
RES TOTAL	\$445,557	\$467,747	-4.74%	\$416,600	\$427,500	-2.55%	85	88	-2.99%
FARMS		\$2,370,000			\$2,370,000			336	
MULTIFAMILY									
Acreage	\$598,095	\$1,015,000	-41.07%	\$598,095	\$1,015,000	-41.07%	67	210	-68.02%
Acreage WF									
Lots	\$225,733	\$154,800	45.82%	\$206,250	\$200,000	3.13%	147	138	6.61%
Lots WF									
LOTS TOTAL	\$318,824	\$400,571	-20.41%	\$248,000	\$205,000	20.98%	127	159	-19.75%
Business		\$365,000			\$365,000			109	
Commercial	\$627,003	\$394,623	58.89%	\$855,000	\$1,549	55,096.90%	348	129	170.70%
Land									
COMM TOTAL	\$627,003	\$391,661	60.09%	\$855,000	\$175,775	386.42%	348	127	174.88%
GRAND TOTAL	\$444,676	\$473,294	-6.05%	\$415,000	\$415,000	0.00%	99	97	1.71%

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North Okanagan Statistics -- February 2020

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	\$830,000	\$790,331	5.02%	\$800,000	\$783,000	2.17%	154	153	0.70%
Duplex	\$559,750	\$437,480	27.95%	\$570,000	\$419,000	36.04%	102	56	81.25%
Mobile Home	\$135,282	\$119,580	13.13%	\$130,000	\$64,900	100.31%	77	82	-5.42%
Recreational		\$295,000			\$295,000			99	
Residential	\$512,492	\$489,566	4.68%	\$479,000	\$459,500	4.24%	87	97	-10.29%
Residential WF		\$1,003,333			\$1,250,000			126	
3/4-Plex									
Apartment	\$243,779	\$227,461	7.17%	\$210,000	\$215,000	-2.33%	91	52	75.29%
Townhouse	\$346,669	\$350,514	-1.10%	\$352,000	\$310,000	13.55%	75	77	-2.59%
RES TOTAL	\$432,168	\$453,216	-4.64%	\$398,000	\$417,500	-4.67%	88	91	-3.86%
FARMS		\$2,370,000			\$2,370,000			336	
MULTIFAMILY		\$640,000			\$640,000			46	
Acreage	\$489,798	\$726,667	-32.60%	\$474,000	\$880,000	-46.14%	209	350	-40.34%
Acreage WF									
Lots	\$246,650	\$245,875	0.32%	\$228,500	\$190,000	20.26%	130	270	-51.89%
Lots WF									
LOTS TOTAL	\$316,121	\$342,033	-7.58%	\$267,600	\$200,000	33.80%	153	286	-46.70%
Business		\$211,500			\$211,500			84	
Commercial	\$1,028,504	\$391,783	162.52%	\$907,500	\$1,549	58,486.18%	263	138	90.72%
Land	\$565,000			\$565,000			154		
COMM TOTAL	\$986,367	\$364,048	170.94%	\$855,000	\$58,000	1,374.14%	253	129	95.26%
GRAND TOTAL	\$452,680	\$450,015	0.59%	\$396,500	\$406,500	-2.46%	100	107	-6.57%

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