

**North Okanagan Monthly Statistics
April 2020**

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	633	1,200	-47.25%	3,108	3,815	-18.53%
2 Units Sold	221	456	-51.54%	1,227	1,334	-8.02%
3 Sales Volume	\$122,298,076	\$263,836,686	-53.65%	\$686,575,972	\$712,692,387	-3.66%
4 List/Sell Ratio	96.28%	96.18%		96.71%	96.51%	
5 Days to Sell	70	74	-6.30%	82	77	5.67%
6 Active Listings	3,005	3,453	-12.97%			
Area = North Okanagan						
1 Units Listed	222	443	-49.89%	1,009	1,300	-22.38%
2 Units Sold	83	208	-60.10%	439	591	-25.72%
3 Sales Volume	\$35,856,814	\$104,404,015	-65.66%	\$195,756,256	\$281,812,633	-30.54%
4 List/Sell Ratio	95.63%	97.66%		96.56%	96.54%	
5 Days to Sell	117	76	54.06%	100	95	4.97%
6 Active Listings	1,257	1,378	-8.78%			
Area = Shuswap / Revels						
1 Units Listed	122	285	-57.19%	530	754	-29.71%
2 Units Sold	30	108	-72.22%	187	281	-33.45%
3 Sales Volume	\$10,642,000	\$46,353,050	-77.04%	\$77,421,182	\$111,135,994	-30.34%
4 List/Sell Ratio	96.23%	97.13%		98.05%	96.57%	
5 Days to Sell	89	101	-11.32%	136	125	9.08%
6 Active Listings	834	1,033	-19.26%			
Area = Grand Total						
1 Units Listed	977	1,928	-49.33%	4,647	5,869	-20.82%
2 Units Sold	334	772	-56.74%	1,853	2,206	-16.00%
3 Sales Volume	\$168,796,890	\$414,593,750	-59.29%	\$959,753,410	\$1,105,641,014	-13.19%
4 List/Sell Ratio	96.14%	96.66%		96.78%	96.52%	
5 Days to Sell	83	78	6.01%	92	88	3.82%
6 Active Listings	5,096	5,864	-13.10%			

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

North Okanagan Statistics -- April 2020

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	83	\$35,856,814	40	\$20,363,300
Last Month	138	\$61,215,255	67	\$34,134,000
This Month Last Year	208	\$104,404,015	102	\$54,396,648

Description	Total Listings Taken	Inventory
This Month	222	1,257
Last Month	372	1,220
This Month Last Year	443	1,378

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North Okanagan Statistics -- April 2020

Quick Summary Part 2

Condo/Apt

Sales	7
New Listings	20
Current Inventory	73
Sell/Inv. Ratio	9.59%
Days to Sell	102
Average Price	\$251,022
Median Price	\$210,000

Condo/Townhouse

Sales	8
New Listings	26
Current Inventory	132
Sell/Inv. Ratio	6.06%
Days to Sell	52
Average Price	\$294,831
Median Price	\$328,450

Lots

Sales	6
New Listings	33
Current Inventory	247
Sell/Inv. Ratio	2.43%
Days to Sell	320
Average Price	\$125,250
Median Price	\$86,250

Residential

Sales	40
New Listings	91
Current Inventory	407
Sell/Inv. Ratio	9.83%
Days to Sell	105
Average Price	\$509,083
Median Price	\$481,500
Ratio of Sales vs Inventory	8.87%

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North Okanagan Statistics -- April 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	14	53	-73.58%	81	122	-33.61	127	154	-17.53
Duplex	7	12	-41.67%	26	36	-27.78	29	28	3.57
Mobile Home	6	13	-53.85%	35	39	-10.26	37	36	2.78
Recreational	2	9	-77.78%	6	12	-50.00	6	15	-60.00
Residential	91	192	-52.60%	454	552	-17.75	407	447	-8.95
Residential WF	7	13	-46.15%	17	24	-29.17	32	32	0.00
3/4-Plex	0	1	-100.00%	1	2	-50.00	1	3	-66.67
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	20	18	11.11%	69	85	-18.82	73	62	17.74
Townhouse	26	70	-62.86%	151	209	-27.75	132	161	-18.01
RES TOTAL	173	381.00	-54.59%	840	1,081	-22.29%	844	938	-10.02
FARMS	3	3	0.00%	5	9	-44.44	19	21	-9.52
MULTIFAMILY	1	0	0.00%	3	1	200.00	3	3	0.00
Acreage	11	14	-21.43%	28	30	-6.67	76	97	-21.65
Acreage WF	2	0	0.00%	8	5	60.00	14	14	0.00
Lots	18	22	-18.18%	58	73	-20.55	147	152	-3.29
Lots WF	2	4	-50.00%	4	9	-55.56	10	13	-23.08
LOTS TOTAL	33	40.00	-17.50%	98	117	-16.24%	247	276	-10.51
Business	0	2	-100.00%	8	14	-42.86	15	24	-37.50
Commercial	7	13	-46.15%	42	65	-35.38	86	95	-9.47
Land	5	4	25.00%	13	13	0.00	43	21	104.76
COMM TOTAL	12	19.00	-36.84%	63	92	-31.52%	144	140	2.86
GRAND TOTAL	222	443	-49.89%	1,009	1,300	-22.38%	1,257	1,378	-8.78

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North Okanagan Statistics -- April 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	4	19	-78.95%	\$2,065,000	\$12,656,138	-83.68%	95.74%	96.67%
Duplex	3	6	-50.00%	\$1,082,256	\$2,802,400	-61.38%	100.13%	97.56%
Mobile Home	3	12	-75.00%	\$424,900	\$2,388,250	-82.21%	93.86%	95.26%
Recreational	1	0	0.00%	\$96,000	\$0	0.00%	91.43%	0.00%
Residential	40	102	-60.78%	\$20,363,300	\$54,396,648	-62.57%	96.29%	97.75%
Residential WF	2	3	-33.33%	\$1,338,000	\$6,225,000	-78.51%	93.89%	89.78%
3/4-Plex	1	0	0.00%	\$230,000	\$0	0.00%	92.00%	0.00%
Apartment	7	16	-56.25%	\$1,757,155	\$3,826,300	-54.08%	94.95%	98.79%
Townhouse	8	37	-78.38%	\$2,358,650	\$12,736,766	-81.48%	96.52%	98.06%
RES TOTAL	69	195	-64.62%	\$29,715,261	\$95,031,502	-68.73%	96.13%	97.05%
FARMS	0	1	-100.00%	\$0	\$5,850,000	-100.00%	0.00%	110.38%
MULTIFAMILY	1	0	0.00%	\$1,400,000	\$0	0.00%	103.70%	0.00%
Acreage	2	2	0.00%	\$405,000	\$477,500	-15.18%	84.57%	92.74%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	4	6	-33.33%	\$346,500	\$1,375,000	-74.80%	92.70%	95.18%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	6	8	-25.00%	\$751,500	\$1,852,500	-59.43%	88.13%	94.54%
Business	1	0	0.00%	\$2,600,000	\$0	0.00%	90.28%	0.00%
Commercial	6	3	100.00%	\$1,390,053	\$1,020,013	36.28%	92.67%	99.46%
Land	0	1	-100.00%	\$0	\$650,000	-100.00%	0.00%	92.88%
COMM TOTAL	7	4	75.00%	\$3,990,053	\$1,670,013	138.92%	91.10%	96.79%
GRAND TOTAL	83	208	-60.10%	\$35,856,814	\$104,404,015	-65.66%	95.63%	97.66%

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North Okanagan Statistics -- April 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	25	44	-43.18%	\$18,552,500	\$32,353,838	-42.66%	96.61%	97.01%
Duplex	12	16	-25.00%	\$6,437,256	\$7,552,300	-14.76%	97.61%	97.66%
Mobile Home	18	25	-28.00%	\$2,434,000	\$4,529,650	-46.27%	92.79%	95.44%
Recreational	3	2	50.00%	\$282,000	\$465,000	-39.35%	85.58%	97.40%
Residential	203	273	-25.64%	\$103,696,525	\$141,782,094	-26.86%	97.35%	97.44%
Residential WF	2	9	-77.78%	\$1,338,000	\$12,179,900	-89.01%	93.89%	92.57%
3/4-Plex	1	0	0.00%	\$230,000	\$0	0.00%	92.00%	0.00%
Apartment	46	56	-17.86%	\$11,683,483	\$12,400,650	-5.78%	96.70%	97.06%
Townhouse	81	107	-24.30%	\$27,936,185	\$37,526,107	-25.56%	98.26%	97.67%
RES TOTAL	391	532	-26.50%	\$172,589,949	\$248,789,540	-30.63%	97.26%	97.12%
FARMS	0	2	-100.00%	\$0	\$8,220,000	-100.00%	0.00%	105.40%
MULTIFAMILY	1	1	0.00%	\$1,400,000	\$640,000	118.75%	103.70%	91.56%
Acreage	6	10	-40.00%	\$2,364,190	\$4,416,500	-46.47%	83.11%	89.23%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	19	22	-13.64%	\$3,967,000	\$5,110,950	-22.38%	95.04%	94.12%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	25	32	-21.88%	\$6,331,190	\$9,527,450	-33.55%	90.21%	91.79%
Business	3	4	-25.00%	\$3,195,000	\$2,463,000	29.72%	90.51%	90.19%
Commercial	18	18	0.00%	\$11,675,116	\$7,272,643	60.53%	91.38%	91.64%
Land	1	2	-50.00%	\$565,000	\$4,900,000	-88.47%	94.96%	79.03%
COMM TOTAL	22	24	-8.33%	\$15,435,116	\$14,635,643	5.46%	91.32%	86.77%
GRAND TOTAL	439	591	-25.72%	\$195,756,256	\$281,812,633	-30.54%	96.56%	96.54%

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North Okanagan Statistics -- April 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	\$516,250	\$666,113	-22.50%	\$565,000	\$622,500	-9.24%	60	125	-51.88%
Duplex	\$360,752	\$467,067	-22.76%	\$374,999	\$467,500	-19.79%	47	102	-54.10%
Mobile Home	\$141,633	\$199,021	-28.83%	\$149,900	\$205,250	-26.97%	105	99	5.90%
Recreational	\$96,000			\$96,000			37		
Residential	\$509,083	\$533,300	-4.54%	\$481,500	\$503,500	-4.37%	105	57	85.49%
Residential WF	\$669,000	\$2,075,000	-67.76%	\$669,000	\$1,485,000	-54.95%	293	69	325.97%
3/4-Plex	\$230,000			\$230,000			268		
Apartment	\$251,022	\$239,144	4.97%	\$210,000	\$221,450	-5.17%	102	61	67.38%
Townhouse	\$294,831	\$344,237	-14.35%	\$328,450	\$348,000	-5.62%	52	66	-21.18%
RES TOTAL	\$430,656	\$487,341	-11.63%	\$415,000	\$450,000	-7.78%	100	70	44.15%
FARMS		\$5,850,000			\$5,850,000			65	
MULTIFAMILY	\$1,400,000			\$1,400,000			83		
Acreage	\$202,500	\$238,750	-15.18%	\$202,500	\$238,750	-15.18%	536	245	118.78%
Acreage WF									
Lots	\$86,625	\$229,167	-62.20%	\$63,750	\$207,500	-69.28%	212	229	-7.31%
Lots WF									
LOTS TOTAL	\$125,250	\$231,563	-45.91%	\$86,250	\$216,250	-60.12%	320	233	37.41%
Business	\$2,600,000			\$2,600,000			72		
Commercial	\$231,675	\$340,004	-31.86%	\$11	\$115,000	-99.99%	119	48	147.22%
Land		\$650,000			\$650,000			153	
COMM TOTAL	\$570,008	\$417,503	36.53%	\$12	\$382,500	-100.00%	112	74	50.84%
GRAND TOTAL	\$432,010	\$501,942	-13.93%	\$374,999	\$445,833	-15.89%	117	76	54.06%

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North Okanagan Statistics -- April 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	\$742,100	\$735,315	0.92%	\$685,000	\$722,150	-5.14%	113	138	-18.07%
Duplex	\$536,438	\$472,019	13.65%	\$548,500	\$467,500	17.33%	77	91	-15.37%
Mobile Home	\$135,222	\$181,186	-25.37%	\$137,250	\$174,000	-21.12%	78	90	-14.25%
Recreational	\$94,000	\$232,500	-59.57%	\$96,000	\$232,500	-58.71%	185	118	57.06%
Residential	\$510,820	\$519,348	-1.64%	\$485,000	\$480,000	1.04%	85	77	9.44%
Residential WF	\$669,000	\$1,353,322	-50.57%	\$669,000	\$1,250,000	-46.48%	293	120	143.30%
3/4-Plex	\$230,000			\$230,000			268		
Apartment	\$253,989	\$221,440	14.70%	\$220,000	\$210,000	4.76%	92	60	52.46%
Townhouse	\$344,891	\$350,711	-1.66%	\$345,000	\$340,000	1.47%	88	70	25.50%
RES TOTAL	\$441,407	\$467,650	-5.61%	\$415,150	\$425,000	-2.32%	90	81	10.82%
FARMS		\$4,110,000			\$4,110,000			201	
MULTIFAMILY	\$1,400,000	\$640,000	118.75%	\$1,400,000	\$640,000	118.75%	83	46	80.43%
Acreage	\$394,032	\$441,650	-10.78%	\$381,500	\$312,000	22.28%	318	357	-10.82%
Acreage WF									
Lots	\$208,789	\$232,316	-10.13%	\$185,000	\$197,500	-6.33%	137	247	-44.39%
Lots WF									
LOTS TOTAL	\$253,248	\$297,733	-14.94%	\$217,000	\$213,750	1.52%	181	281	-35.74%
Business	\$1,065,000	\$615,750	72.96%	\$365,000	\$312,500	16.80%	199	144	38.20%
Commercial	\$648,618	\$404,036	60.53%	\$16	\$232,500	-99.99%	191	148	29.42%
Land	\$565,000	\$2,450,000	-76.94%	\$565,000	\$2,450,000	-76.94%	154	258	-40.19%
COMM TOTAL	\$701,596	\$609,818	15.05%	\$255,000	\$357,500	-28.67%	190	156	21.94%
GRAND TOTAL	\$445,914	\$476,840	-6.49%	\$404,000	\$419,000	-3.58%	100	95	4.97%

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