

**North Okanagan Monthly Statistics
November 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	658	587	12.10%	9,761	10,298	-5.21%
2 Units Sold	698	405	72.35%	5,791	4,651	24.51%
3 Sales Volume	\$473,873,690	\$243,400,747	94.69%	\$3,679,126,380	\$2,599,379,022	41.54%
4 List/Sell Ratio	97.35%	96.01%		96.98%	96.47%	
5 Days to Sell	74	83	-10.57%	77	74	3.97%
6 Active Listings	2,151	2,808	-23.40%			
Area = North Okanagan						
1 Units Listed	194	211	-8.06%	3,354	3,615	-7.22%
2 Units Sold	216	118	83.05%	2,228	1,910	16.65%
3 Sales Volume	\$114,879,142	\$67,952,912	69.06%	\$1,171,782,412	\$916,996,221	27.78%
4 List/Sell Ratio	97.03%	95.94%		96.77%	96.63%	
5 Days to Sell	102	110	-7.59%	97	87	11.98%
6 Active Listings	978	1,250	-21.76%			
Area = Shuswap / Revels						
1 Units Listed	106	122	-13.11%	1,878	2,098	-10.49%
2 Units Sold	123	73	68.49%	1,210	1,055	14.69%
3 Sales Volume	\$56,777,510	\$34,021,038	66.89%	\$527,243,791	\$430,925,886	22.35%
4 List/Sell Ratio	95.43%	95.67%		96.14%	95.59%	
5 Days to Sell	142	120	17.72%	125	108	15.66%
6 Active Listings	622	860	-27.67%			
Area = Grand Total						
1 Units Listed	958	920	4.13%	14,993	16,011	-6.36%
2 Units Sold	1,037	596	73.99%	9,229	7,616	21.18%
3 Sales Volume	\$645,530,342	\$345,374,697	86.91%	\$5,378,152,584	\$3,947,301,128	36.25%
4 List/Sell Ratio	97.12%	95.96%		96.85%	96.41%	
5 Days to Sell	88	93	-5.37%	88	82	7.57%
6 Active Listings	3,751	4,918	-23.73%			

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

North Okanagan Statistics -- November 2020

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	216	\$114,879,142	97	\$58,753,647
Last Month	296	\$171,132,888	142	\$88,721,528
This Month Last Year	118	\$67,952,912	58	\$31,733,619

Description	Total Listings Taken	Inventory
This Month	194	978
Last Month	302	1,131
This Month Last Year	211	1,250

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North Okanagan Statistics -- November 2020

Quick Summary Part 2

Condo/Apt

Sales	15
New Listings	27
Current Inventory	87
Sell/Inv. Ratio	17.24%
Days to Sell	79
Average Price	\$229,617
Median Price	\$206,000

Condo/Townhouse

Sales	38
New Listings	33
Current Inventory	82
Sell/Inv. Ratio	46.34%
Days to Sell	74
Average Price	\$413,157
Median Price	\$387,500

Lots

Sales	19
New Listings	18
Current Inventory	224
Sell/Inv. Ratio	8.48%
Days to Sell	295
Average Price	\$388,517
Median Price	\$275,000

Residential

Sales	97
New Listings	64
Current Inventory	227
Sell/Inv. Ratio	42.73%
Days to Sell	77
Average Price	\$605,708
Median Price	\$572,500
Ratio of Sales vs Inventory	31.53%

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North Okanagan Statistics -- November 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	24	-33.33%	290	355	-18.31	86	130	-33.85
Duplex	4	8	-50.00%	83	99	-16.16	12	24	-50.00
Mobile Home	8	8	0.00%	126	120	5.00	36	33	9.09
Recreational	0	0	0.00%	23	39	-41.03	7	10	-30.00
Residential	64	81	-20.99%	1,417	1,533	-7.57	227	375	-39.47
Residential WF	5	4	25.00%	65	70	-7.14	20	34	-41.18
3/4-Plex	1	1	0.00%	10	7	42.86	5	3	66.67
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	27	17	58.82%	252	236	6.78	87	71	22.54
Townhouse	33	25	32.00%	458	505	-9.31	82	117	-29.91
RES TOTAL	158	168.00	-5.95%	2,724	2,964	-8.10%	562	797	-29.49
FARMS	4	3	33.33%	34	41	-17.07	17	20	-15.00
MULTIFAMILY	1	0	0.00%	15	9	66.67	9	3	200.00
Acreage	6	4	50.00%	93	97	-4.12	65	78	-16.67
Acreage WF	1	1	0.00%	20	9	122.22	14	10	40.00
Lots	11	11	0.00%	221	214	3.27	140	155	-9.68
Lots WF	0	0	0.00%	12	25	-52.00	5	16	-68.75
LOTS TOTAL	18	16.00	12.50%	346	345	0.29%	224	259	-13.51
Business	1	2	-50.00%	25	49	-48.98	18	33	-45.45
Commercial	12	14	-14.29%	150	160	-6.25	91	97	-6.19
Land	0	8	-100.00%	60	47	27.66	57	41	39.02
COMM TOTAL	13	24.00	-45.83%	235	256	-8.20%	166	171	-2.92
GRAND TOTAL	194	211	-8.06%	3,354	3,615	-7.22%	978	1,250	-21.76

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North Okanagan Statistics -- November 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	14	14	0.00%	\$12,439,500	\$9,673,800	28.59%	97.35%	95.92%
Duplex	8	4	100.00%	\$3,240,999	\$1,725,400	87.84%	98.64%	98.61%
Mobile Home	10	2	400.00%	\$2,266,900	\$140,000	1,519.21%	97.01%	89.86%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	97	58	67.24%	\$58,753,647	\$31,733,619	85.15%	98.20%	97.36%
Residential WF	0	2	-100.00%	\$0	\$1,964,000	-100.00%	0.00%	94.11%
3/4-Plex	0	1	-100.00%	\$0	\$735,000	-100.00%	0.00%	98.00%
Apartment	15	7	114.29%	\$3,444,250	\$1,441,400	138.95%	97.47%	97.27%
Townhouse	38	14	171.43%	\$15,699,975	\$5,137,639	205.59%	98.20%	97.67%
RES TOTAL	182	102	78.43%	\$95,845,271	\$52,550,858	82.39%	98.05%	97.02%
FARMS	2	1	100.00%	\$5,424,000	\$2,000,000	171.20%	89.65%	86.02%
MULTIFAMILY	1	2	-50.00%	\$775,000	\$9,835,000	-92.12%	96.88%	94.75%
Acreage	8	5	60.00%	\$3,671,330	\$1,362,000	169.55%	93.02%	89.68%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	8	4	100.00%	\$1,742,500	\$1,278,600	36.28%	92.31%	88.83%
Lots WF	3	0	0.00%	\$1,968,000	\$0	0.00%	96.57%	0.00%
LOTS TOTAL	19	9	111.11%	\$7,381,830	\$2,640,600	179.55%	93.77%	89.27%
Business	2	1	100.00%	\$293,000	\$925,000	-68.32%	87.99%	92.59%
Commercial	8	3	166.67%	\$1,160,041	\$1,454	79,690.45%	93.62%	0.00%
Land	2	0	0.00%	\$4,000,000	\$0	0.00%	91.98%	0.00%
COMM TOTAL	12	4	200.00%	\$5,453,041	\$926,454	488.59%	92.10%	92.61%
GRAND TOTAL	216	118	83.05%	\$114,879,142	\$67,952,912	69.06%	97.03%	95.94%

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North Okanagan Statistics -- November 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	186	150	24.00%	\$145,723,815	\$106,852,729	36.38%	96.83%	95.88%
Duplex	65	52	25.00%	\$33,904,493	\$23,899,050	41.87%	98.38%	98.21%
Mobile Home	84	91	-7.69%	\$14,591,450	\$15,923,650	-8.37%	95.05%	95.75%
Recreational	12	11	9.09%	\$1,366,675	\$2,250,000	-39.26%	93.74%	94.32%
Residential	1,066	914	16.63%	\$615,955,816	\$480,445,360	28.21%	97.89%	97.52%
Residential WF	39	26	50.00%	\$64,895,300	\$33,557,275	93.39%	90.09%	93.11%
3/4-Plex	2	4	-50.00%	\$950,000	\$1,687,500	-43.70%	95.97%	97.33%
Apartment	172	148	16.22%	\$43,229,671	\$34,317,322	25.97%	96.88%	97.16%
Townhouse	340	328	3.66%	\$130,643,493	\$115,146,110	13.46%	98.21%	97.76%
RES TOTAL	1,966	1,724	14.04%	\$1,051,260,713	\$814,078,996	29.13%	97.19%	97.10%
FARMS	7	9	-22.22%	\$21,394,000	\$21,222,000	0.81%	95.87%	98.57%
MULTIFAMILY	3	5	-40.00%	\$5,085,000	\$16,464,000	-69.11%	103.78%	94.20%
Acreage	52	40	30.00%	\$20,977,620	\$13,936,860	50.52%	93.21%	92.33%
Acreage WF	4	1	300.00%	\$1,895,000	\$804,000	135.70%	88.80%	89.43%
Lots	112	67	67.16%	\$27,526,050	\$13,845,000	98.82%	94.21%	93.50%
Lots WF	9	4	125.00%	\$6,995,500	\$2,544,900	174.88%	92.06%	86.96%
LOTS TOTAL	177	112	58.04%	\$57,394,170	\$31,130,760	84.36%	93.39%	92.30%
Business	8	9	-11.11%	\$9,263,000	\$4,016,500	130.62%	88.15%	90.69%
Commercial	58	47	23.40%	\$19,135,628	\$23,678,965	-19.19%	92.22%	92.43%
Land	9	4	125.00%	\$8,249,900	\$6,405,000	28.80%	89.22%	81.60%
COMM TOTAL	75	60	25.00%	\$36,648,528	\$34,100,465	7.47%	90.48%	89.98%
GRAND TOTAL	2,228	1,910	16.65%	\$1,171,782,412	\$916,996,221	27.78%	96.77%	96.63%

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North Okanagan Statistics -- November 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	\$888,536	\$690,986	28.59%	\$820,000	\$619,400	32.39%	85	152	-44.37%
Duplex	\$405,125	\$431,350	-6.08%	\$379,000	\$370,500	2.29%	40	54	-25.35%
Mobile Home	\$226,690	\$70,000	223.84%	\$230,000	\$70,000	228.57%	89	27	235.47%
Recreational									
Residential	\$605,708	\$547,131	10.71%	\$572,500	\$481,450	18.91%	77	92	-16.04%
Residential WF		\$982,000			\$982,000			120	
3/4-Plex		\$735,000			\$735,000			56	
Apartment	\$229,617	\$205,914	11.51%	\$206,000	\$210,000	-1.90%	79	39	101.54%
Townhouse	\$413,157	\$366,974	12.58%	\$387,500	\$358,500	8.09%	74	99	-24.87%
RES TOTAL	\$526,622	\$515,204	2.22%	\$488,700	\$475,000	2.88%	76	95	-19.66%
FARMS	\$2,712,000	\$2,000,000	35.60%	\$2,712,000	\$2,000,000	35.60%	259	35	640.00%
MULTIFAMILY	\$775,000	\$4,917,500	-84.24%	\$775,000	\$4,917,500	-84.24%	63	108	-41.67%
Acreage	\$458,916	\$272,400	68.47%	\$440,000	\$315,000	39.68%	196	158	23.97%
Acreage WF									
Lots	\$217,813	\$319,650	-31.86%	\$235,000	\$279,300	-15.86%	348	366	-4.98%
Lots WF	\$656,000			\$868,000			422		
LOTS TOTAL	\$388,517	\$293,400	32.42%	\$275,000	\$300,000	-8.33%	295	250	17.98%
Business	\$146,500	\$925,000	-84.16%	\$146,500	\$925,000	-84.16%	188	65	189.23%
Commercial	\$145,005	\$485	29,821.42%	\$11	\$11	-4.55%	151	242	-37.65%
Land	\$2,000,000			\$2,000,000			149		
COMM TOTAL	\$454,420	\$231,613	96.20%	\$146,500	\$724	20,141.24%	157	198	-20.78%
GRAND TOTAL	\$531,848	\$575,872	-7.64%	\$466,500	\$466,000	0.11%	102	110	-7.59%

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North Okanagan Statistics -- November 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	\$783,461	\$712,352	9.98%	\$737,500	\$656,250	12.38%	119	119	-0.14%
Duplex	\$521,608	\$459,597	13.49%	\$529,000	\$430,150	22.98%	86	68	25.92%
Mobile Home	\$173,708	\$174,985	-0.73%	\$168,800	\$167,000	1.08%	81	79	2.90%
Recreational	\$113,890	\$204,545	-44.32%	\$89,750	\$152,000	-40.95%	169	187	-9.41%
Residential	\$577,820	\$525,651	9.92%	\$525,000	\$483,700	8.54%	73	70	4.65%
Residential WF	\$1,663,982	\$1,290,664	28.92%	\$1,450,000	\$1,185,000	22.36%	153	135	13.47%
3/4-Plex	\$475,000	\$421,875	12.59%	\$475,000	\$355,750	33.52%	160	36	346.15%
Apartment	\$251,335	\$231,874	8.39%	\$215,000	\$216,000	-0.46%	81	68	18.91%
Townhouse	\$384,246	\$351,055	9.45%	\$365,000	\$345,000	5.80%	82	71	15.05%
RES TOTAL	\$534,721	\$472,204	13.24%	\$475,000	\$429,721	10.54%	83	76	8.33%
FARMS	\$3,056,286	\$2,358,000	29.61%	\$910,000	\$2,250,000	-59.56%	166	185	-9.95%
MULTIFAMILY	\$1,695,000	\$3,292,800	-48.52%	\$1,400,000	\$640,000	118.75%	65	88	-26.14%
Acreage	\$403,416	\$348,422	15.78%	\$337,500	\$315,000	7.14%	225	211	6.59%
Acreage WF	\$473,750	\$804,000	-41.08%	\$515,000	\$804,000	-35.95%	59	46	28.80%
Lots	\$245,768	\$206,642	18.93%	\$212,500	\$181,500	17.08%	212	212	0.12%
Lots WF	\$777,278	\$636,225	22.17%	\$868,000	\$487,500	78.05%	248	34	634.49%
LOTS TOTAL	\$324,261	\$277,953	16.66%	\$249,500	\$215,000	16.05%	214	204	5.15%
Business	\$1,157,875	\$446,278	159.45%	\$632,500	\$260,000	143.27%	197	130	51.35%
Commercial	\$329,925	\$503,808	-34.51%	\$12	\$140,000	-99.99%	153	165	-7.39%
Land	\$916,656	\$1,601,250	-42.75%	\$400,000	\$900,000	-55.56%	539	197	173.73%
COMM TOTAL	\$488,647	\$568,341	-14.02%	\$69,900	\$315,000	-77.81%	204	162	25.85%
GRAND TOTAL	\$525,935	\$480,103	9.55%	\$455,000	\$420,000	8.33%	97	87	11.98%

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