

**North Okanagan Monthly Statistics
May 2017**

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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	1,181	1,139	3.69%	4,578	4,838	-5.37%
2 Units Sold	807	879	-8.19%	2,735	2,998	-8.77%
3 Sales Volume	\$447,582,931	\$448,548,810	-0.22%	\$1,415,956,293	\$1,434,848,432	-1.32%
4 List/Sell Ratio	97.71%	97.81%		97.84%	97.43%	
5 Days to Sell	55	62	-12.00%	61	70	-13.46%
6 Active Listings	2,478	2,854	-13.17%			
Area = North Okanagan						
1 Units Listed	472	444	6.31%	1,692	1,890	-10.48%
2 Units Sold	326	283	15.19%	993	990	0.30%
3 Sales Volume	\$131,184,545	\$117,131,576	12.00%	\$391,139,024	\$390,474,797	0.17%
4 List/Sell Ratio	97.31%	96.85%		96.91%	96.26%	
5 Days to Sell	102	101	1.42%	106	110	-3.46%
6 Active Listings	1,429	1,850	-22.76%			
Area = Shuswap / Revels						
1 Units Listed	318	306	3.92%	1,058	1,237	-14.47%
2 Units Sold	169	165	2.42%	490	472	3.81%
3 Sales Volume	\$63,317,986	\$59,494,550	6.43%	\$172,288,566	\$155,734,968	10.63%
4 List/Sell Ratio	97.37%	95.78%		96.26%	95.63%	
5 Days to Sell	102	117	-12.39%	123	146	-15.69%
6 Active Listings	1,102	1,370	-19.56%			
Area = Grand Total						
1 Units Listed	1,971	1,889	4.34%	7,328	7,965	-8.00%
2 Units Sold	1,302	1,327	-1.88%	4,218	4,460	-5.43%
3 Sales Volume	\$642,085,462	\$625,174,937	2.70%	\$1,979,383,882	\$1,981,058,196	-0.08%
4 List/Sell Ratio	97.59%	97.43%		97.52%	97.05%	
5 Days to Sell	73	77	-5.71%	79	87	-9.61%
6 Active Listings	5,009	6,074	-17.53%			

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

North Okanagan Statistics -- May 2017

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	326	\$131,184,545	155	\$70,990,955
Last Month	222	\$83,699,747	104	\$45,935,576
This Month Last Year	283	\$117,131,576	152	\$64,755,929

Description	Total Listings Taken	Inventory
This Month	472	1,429
Last Month	392	1,391
This Month Last Year	444	1,850

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North Okanagan Statistics -- May 2017

Quick Summary Part 2

Condo/Apt	
Sales	23
New Listings	30
Current Inventory	104
Sell/Inv. Ratio	22.12%
Days to Sell	53
Average Price	\$205,064
Median Price	\$179,900

Condo/Townhouse	
Sales	41
New Listings	46
Current Inventory	101
Sell/Inv. Ratio	40.59%
Days to Sell	49
Average Price	\$298,440
Median Price	\$290,000

Lots	
Sales	41
New Listings	61
Current Inventory	354
Sell/Inv. Ratio	11.58%
Days to Sell	277
Average Price	\$223,793
Median Price	\$210,000

Residential	
Sales	155
New Listings	191
Current Inventory	379
Sell/Inv. Ratio	40.90%
Days to Sell	57
Average Price	\$458,006
Median Price	\$405,000
Ratio of Sales vs Inventory	31.98%

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North Okanagan Statistics -- May 2017

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	56	57	-1.75%	144	226	-36.28	154	207	-25.60
Duplex	20	12	66.67%	52	55	-5.45	34	36	-5.56
Mobile Home	21	15	40.00%	95	60	58.33	58	56	3.57
Recreational	3	4	-25.00%	12	13	-7.69	57	70	-18.57
Residential	191	203	-5.91%	697	814	-14.37	379	520	-27.12
Residential WF	9	10	-10.00%	24	40	-40.00	30	41	-26.83
3/4-Plex	3	0	0.00%	7	3	133.33	5	5	0.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	30	14	114.29%	141	98	43.88	104	119	-12.61
Townhouse	46	44	4.55%	181	202	-10.40	101	142	-28.87
RES TOTAL	379	359.00	5.57%	1,353	1,511	-10.46%	922	1,196	-22.91
FARMS	7	7	0.00%	25	27	-7.41	28	41	-31.71
MULTIFAMILY	1	1	0.00%	3	5	-40.00	5	6	-16.67
Acreage	19	16	18.75%	65	66	-1.52	105	141	-25.53
Acreage WF	1	1	0.00%	5	6	-16.67	6	12	-50.00
Lots	41	40	2.50%	144	158	-8.86	229	260	-11.92
Lots WF	0	4	-100.00%	6	9	-33.33	14	14	0.00
LOTS TOTAL	61	61.00	0.00%	220	239	-7.95%	354	427	-17.10
Business	4	4	0.00%	17	23	-26.09	21	35	-40.00
Commercial	17	6	183.33%	52	69	-24.64	63	113	-44.25
Land	3	6	-50.00%	22	15	46.67	36	32	12.50
COMM TOTAL	24	16.00	50.00%	91	107	-14.95%	120	180	-33.33
GRAND TOTAL	472	444	6.31%	1,692	1,889	-10.43%	1,429	1,850	-22.76

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North Okanagan Statistics -- May 2017

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	23	33	-30.30%	\$18,490,000	\$21,232,799	-12.92%	94.09%	96.56%
Duplex	15	10	50.00%	\$6,153,901	\$3,308,388	86.01%	100.32%	99.58%
Mobile Home	14	6	133.33%	\$1,880,300	\$774,000	142.93%	96.86%	94.25%
Recreational	2	1	100.00%	\$159,400	\$400,000	-60.15%	76.12%	96.39%
Residential	155	152	1.97%	\$70,990,955	\$64,755,929	9.63%	98.88%	98.32%
Residential WF	2	2	0.00%	\$1,845,000	\$3,249,900	-43.23%	100.28%	94.23%
3/4-Plex	1	0	0.00%	\$249,900	\$0	0.00%	100.00%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	23	17	35.29%	\$4,716,471	\$3,852,700	22.42%	97.06%	95.53%
Townhouse	41	31	32.26%	\$12,236,060	\$8,792,650	39.16%	98.37%	97.41%
RES TOTAL	276	252	9.52%	\$116,721,987	\$106,366,366	9.74%	97.99%	97.66%
FARMS	1	2	-50.00%	\$1,450,000	\$3,465,000	-58.15%	90.91%	83.49%
MULTIFAMILY	2	0	0.00%	\$1,286,900	\$0	0.00%	96.05%	0.00%
Acreage	8	2	300.00%	\$2,122,500	\$344,000	517.01%	91.82%	89.58%
Acreage WF	0	1	-100.00%	\$0	\$750,000	-100.00%	0.00%	90.91%
Lots	33	16	106.25%	\$7,053,000	\$2,772,700	154.37%	93.21%	94.62%
Lots WF	0	3	-100.00%	\$0	\$630,000	-100.00%	0.00%	91.45%
LOTS TOTAL	41	22	86.36%	\$9,175,500	\$4,496,700	104.05%	92.89%	93.13%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	6	6	0.00%	\$2,550,158	\$2,328,510	9.52%	88.82%	91.54%
Land	0	1	-100.00%	\$0	\$475,000	-100.00%	0.00%	95.96%
COMM TOTAL	6	7	-14.29%	\$2,550,158	\$2,803,510	-9.04%	88.82%	92.26%
GRAND TOTAL	326	283	15.19%	\$131,184,545	\$117,131,576	12.00%	97.31%	96.85%

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North Okanagan Statistics -- May 2017

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	69	97	-28.87%	\$53,150,500	\$59,111,486	-10.08%	95.25%	95.67%
Duplex	34	35	-2.86%	\$13,800,751	\$11,814,938	16.81%	99.55%	98.71%
Mobile Home	49	32	53.13%	\$6,305,800	\$3,715,750	69.70%	96.40%	93.59%
Recreational	4	2	100.00%	\$429,400	\$619,900	-30.73%	87.92%	97.64%
Residential	458	521	-12.09%	\$206,861,743	\$217,281,223	-4.80%	98.34%	97.59%
Residential WF	6	7	-14.29%	\$4,195,000	\$9,994,900	-58.03%	97.42%	94.59%
3/4-Plex	2	1	100.00%	\$719,900	\$510,000	41.16%	96.13%	96.24%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	91	61	49.18%	\$18,181,414	\$11,782,725	54.31%	97.08%	95.79%
Townhouse	134	127	5.51%	\$39,816,995	\$36,171,151	10.08%	97.90%	97.73%
RES TOTAL	847	883	-4.08%	\$343,461,503	\$351,002,073	-2.15%	97.71%	97.12%
FARMS	6	5	20.00%	\$8,885,000	\$12,800,000	-30.59%	84.40%	84.32%
MULTIFAMILY	3	1	200.00%	\$2,186,900	\$885,000	147.11%	93.43%	98.44%
Acreage	35	23	52.17%	\$9,325,900	\$6,023,400	54.83%	93.28%	90.33%
Acreage WF	1	3	-66.67%	\$625,000	\$1,276,000	-51.02%	75.76%	92.87%
Lots	75	38	97.37%	\$16,117,030	\$5,822,101	176.82%	94.32%	93.42%
Lots WF	2	4	-50.00%	\$1,280,000	\$970,000	31.96%	91.44%	92.57%
LOTS TOTAL	113	68	66.18%	\$27,347,930	\$14,091,501	94.07%	93.30%	91.97%
Business	1	3	-66.67%	\$40,000	\$108,000	-62.96%	67.80%	80.12%
Commercial	21	28	-25.00%	\$8,037,691	\$10,880,723	-26.13%	93.11%	90.89%
Land	2	1	100.00%	\$1,180,000	\$475,000	148.42%	95.55%	95.96%
COMM TOTAL	24	32	-25.00%	\$9,257,691	\$11,463,723	-19.24%	93.26%	90.97%
GRAND TOTAL	993	989	0.40%	\$391,139,024	\$390,242,297	0.23%	96.91%	96.26%

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North Okanagan Statistics -- May 2017

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	\$803,913	\$643,418	24.94%	\$649,000	\$579,000	12.09%	140	131	6.45%
Duplex	\$410,260	\$330,839	24.01%	\$369,000	\$346,000	6.65%	37	72	-48.70%
Mobile Home	\$134,307	\$129,000	4.11%	\$125,500	\$112,000	12.05%	102	136	-25.26%
Recreational	\$79,700	\$400,000	-80.08%	\$79,700	\$400,000	-80.08%	703	67	948.51%
Residential	\$458,006	\$426,026	7.51%	\$405,000	\$400,000	1.25%	57	71	-20.00%
Residential WF	\$922,500	\$1,624,950	-43.23%	\$922,500	\$1,624,950	-43.23%	23	57	-60.53%
3/4-Plex	\$249,900			\$249,900			18		
Timeshare									
Apartment	\$205,064	\$226,629	-9.52%	\$179,900	\$185,000	-2.76%	53	103	-48.39%
Townhouse	\$298,440	\$283,634	5.22%	\$290,000	\$284,000	2.11%	49	52	-5.27%
RES TOTAL	\$422,906	\$422,089	0.19%	\$369,500	\$378,200	-2.30%	68	80	-15.44%
FARMS	\$1,450,000	\$1,732,500	-16.31%	\$1,450,000	\$1,732,500	-16.31%	255	750	-65.98%
MULTIFAMILY	\$643,450			\$643,450			349		
Acreage	\$265,313	\$172,000	54.25%	\$251,250	\$172,000	46.08%	346	257	34.73%
Acreage WF		\$750,000			\$750,000			33	
Lots	\$213,727	\$173,294	23.33%	\$200,000	\$152,000	31.58%	260	257	1.10%
Lots WF		\$210,000			\$275,000			192	
LOTS TOTAL	\$223,793	\$204,395	9.49%	\$210,000	\$155,750	34.83%	277	238	16.28%
Business									
Commercial	\$425,026	\$388,085	9.52%	\$272,500	\$405,500	-32.80%	400	244	63.62%
Land		\$475,000			\$475,000			201	
COMM TOTAL	\$425,026	\$400,501	6.12%	\$272,500	\$466,000	-41.52%	400	238	67.86%
GRAND TOTAL	\$402,407	\$413,892	-2.78%	\$354,000	\$365,000	-3.01%	102	101	1.42%

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North Okanagan Statistics -- May 2017

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	\$770,297	\$609,397	26.40%	\$632,000	\$575,000	9.91%	162	135	19.56%
Duplex	\$405,904	\$337,570	20.24%	\$384,500	\$329,900	16.55%	74	74	0.48%
Mobile Home	\$128,690	\$116,117	10.83%	\$100,000	\$80,750	23.84%	80	95	-15.51%
Recreational	\$107,350	\$309,950	-65.37%	\$89,950	\$309,950	-70.98%	514	45	1,055.06%
Residential	\$451,663	\$417,046	8.30%	\$408,000	\$385,000	5.97%	62	90	-31.16%
Residential WF	\$699,167	\$1,427,843	-51.03%	\$677,500	\$1,395,000	-51.43%	92	221	-58.55%
3/4-Plex	\$359,950	\$510,000	-29.42%	\$359,950	\$510,000	-29.42%	15	38	-60.53%
Timeshare									
Apartment	\$199,796	\$193,159	3.44%	\$185,000	\$165,000	12.12%	122	108	13.08%
Townhouse	\$297,142	\$284,812	4.33%	\$291,250	\$275,000	5.91%	70	85	-17.65%
RES TOTAL	\$405,504	\$397,511	2.01%	\$365,000	\$360,000	1.39%	82	96	-14.97%
FARMS	\$1,480,833	\$2,560,000	-42.15%	\$1,375,000	\$2,315,000	-40.60%	441	423	4.21%
MULTIFAMILY	\$728,967	\$885,000	-17.63%	\$720,000	\$885,000	-18.64%	355	65	445.64%
Acreage	\$266,454	\$261,887	1.74%	\$235,000	\$190,000	23.68%	280	235	18.92%
Acreage WF	\$625,000	\$425,333	46.94%	\$625,000	\$340,000	83.82%	236	433	-45.54%
Lots	\$214,894	\$153,213	40.26%	\$200,000	\$139,950	42.91%	217	244	-10.76%
Lots WF	\$640,000	\$242,500	163.92%	\$640,000	\$282,500	126.55%	384	169	126.92%
LOTS TOTAL	\$242,017	\$207,228	16.79%	\$210,000	\$169,875	23.62%	240	245	-2.02%
Business	\$40,000	\$36,000	11.11%	\$40,000	\$35,000	14.29%	136	163	-16.56%
Commercial	\$382,747	\$388,597	-1.51%	\$330,000	\$230,005	43.48%	263	172	53.30%
Land	\$590,000	\$475,000	24.21%	\$590,000	\$475,000	24.21%	25	201	-87.81%
COMM TOTAL	\$385,737	\$358,241	7.68%	\$330,000	\$222,505	48.31%	238	172	38.55%
GRAND TOTAL	\$393,896	\$394,583	-0.17%	\$349,900	\$353,500	-1.02%	106	110	-3.54%

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