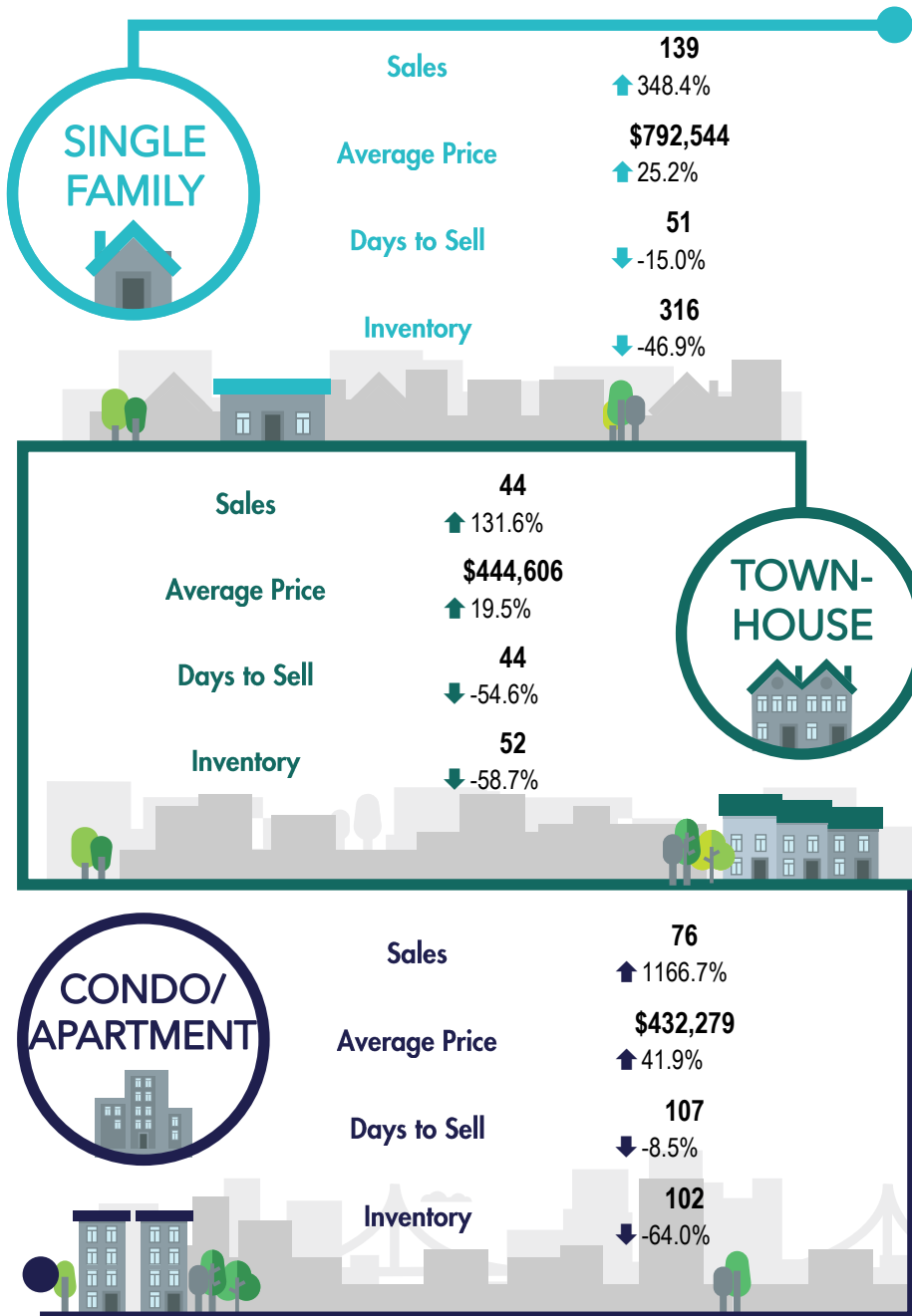




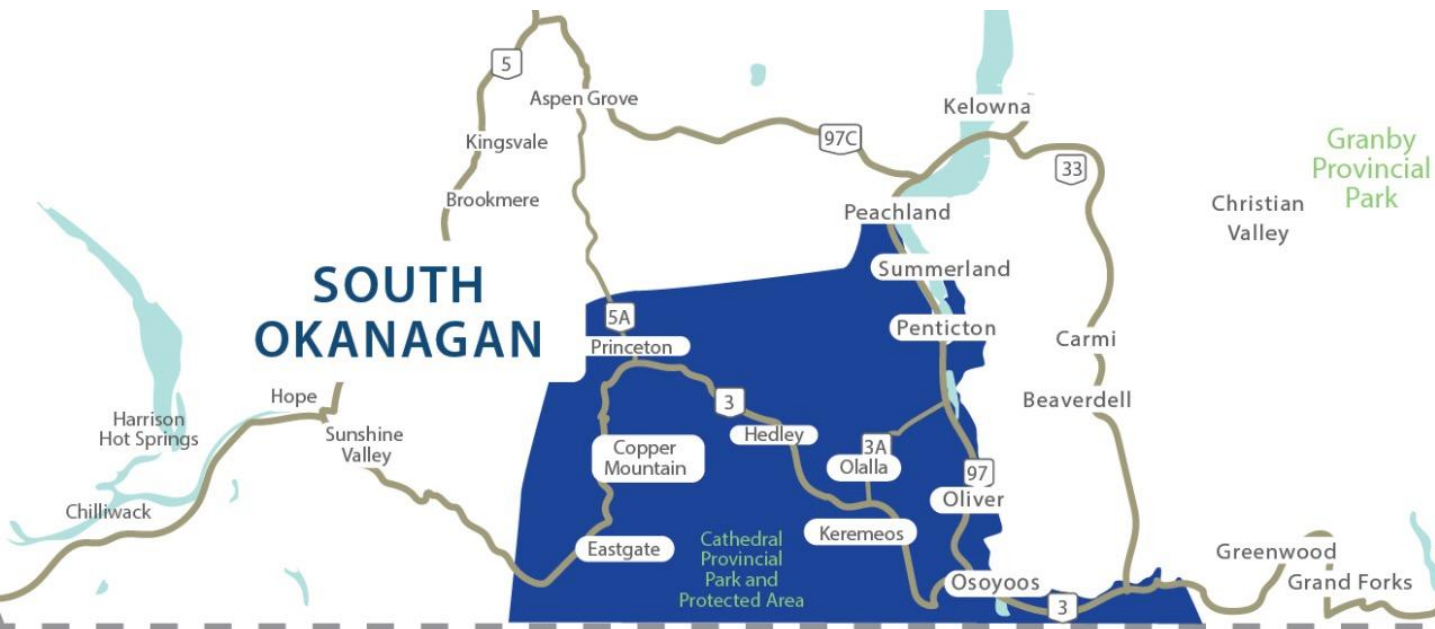
## SOUTH OKANAGAN REGION



\*Percentage indicate change from the same period last year



## South Okanagan Region



This map is for informational purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

\*The Benchmark Price is a better representation of value compared to the average or medium price, as it represents a dwelling with “typical attributes” to those traded in the area. Averages can be misleading due to atypical transactions.

MLS® HPI model uses statistical techniques to calculate the value of a home taking into consideration 48 quantitative and qualitative housing features which impact the home price.

**FIGURE 1: VARIABLES USED IN HPI MODEL**

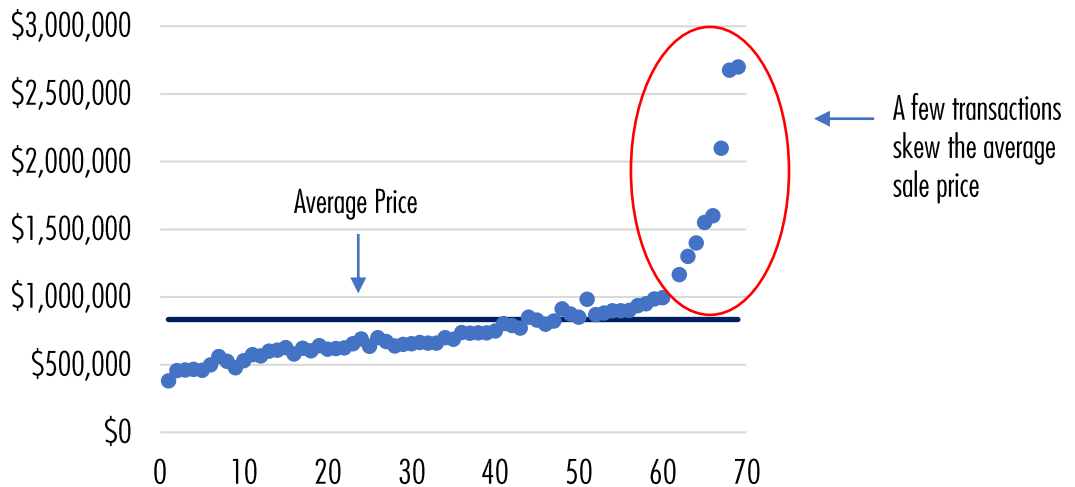
Parking access	Parking lot has a shelter or carport	Proximity to a railroad
Serviced by municipal aqueduct	Garage is located below main floor	Proximity to a hospital
Near a shopping mall	Roofing material	Proximity to a police station
Method of heating	Crawlspace	Proximity to a prison
Source of energy for heating	View of water	Proximity to a golf course
Flooring type	Panoramic view	Proximity to a park
Foundation material	Number of bathrooms	Adjacent to a park
Equipped with a fireplace	Number of half-bathrooms	Basement living area in square feet
Garage has two parking spaces	Proximity to an elementary school or a high school	Time dummy variable month and year
Equipped with geothermal energy	Hydro line neighbours property lot	Number of rooms above basement level
Property building is semi-detached	View of power lines	Main living area in square feet
Land size in square feet	Proximity to a train station	Number of rooms at basement level
Property siding material	Proximity to a church	Age of property
Undergone major renovations	Proximity to an airport	
Only a part of renovated	Proximity to a boulevard	
Equipped with a roughed-in fireplace	Adjacent to a boulevard	
Basement is finished	Property in proximity to a sports center	



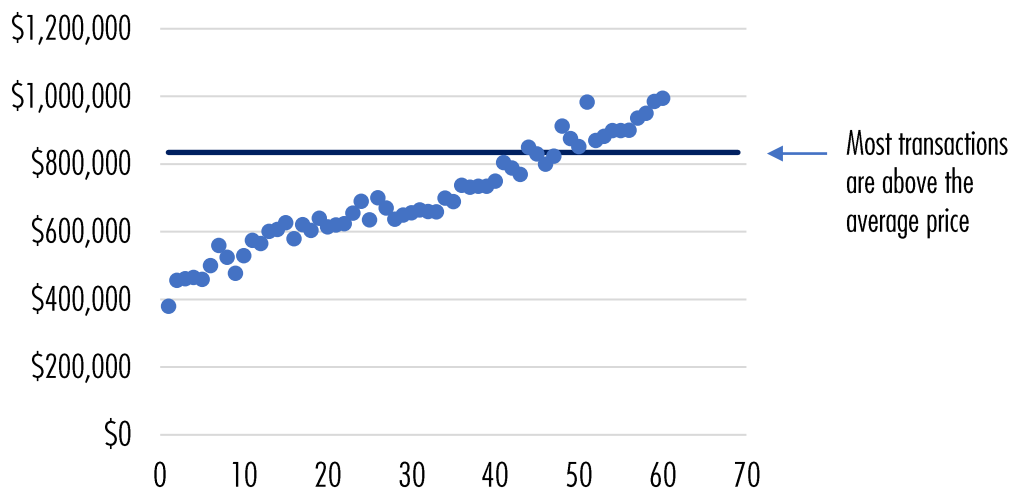
## CASE STUDY

### PENTICTON SINGLE FAMILY HOME SALES – APRIL 2021

**FIGURE 2: APRIL 2021 SINGLE FAMILY HOME SALES SORT BY PRICE**



**FIGURE 3: APRIL 2021 SINGLE FAMILY HOME SALES SORT BY PRICE EXCLUDING \$1M+ SALES**





**FIGURE 4 –APRIL 2021 DEFINITION OF A TYPICAL HOME PENTICTON BY NEIGHBOURHOOD**

	Comparison table					
	PE Columbia / Duncan – 1 Storey SF	PE Husula / West Bench / Sage Mesa – 1 Storey SF	PE Main North – 1 Storey SF	PE Main South – 1 Storey SF	PE Uplands / Redlands – 1 Storey SF	PE Wiltse / Valleyview – 1 Storey SF
<b>Above Ground Bedrooms</b>	2	2	2	2	3	3
<b>Attached Specification</b>	(not applicable)	(not applicable)	(not applicable)	(not applicable)	(not applicable)	(not applicable)
<b>Basement Finish</b>	(not applicable)	(not applicable)	(not applicable)	(not applicable)	(not applicable)	(not applicable)
<b>Bedrooms</b>	3	2	2	2	4	4
<b>Below Ground Bedrooms</b>	1	0	0	0	1	1
<b>Benchmark Price</b>	\$628,000	\$524,200	\$458,400	\$543,800	\$667,500	\$713,000
<b>Exterior Walls</b>	Siding	Siding	Siding	Siding	Siding	Siding
<b>Freshwater Supply</b>	Municipal waterworks	Private supply	Municipal waterworks	Municipal waterworks	Municipal waterworks	Municipal waterworks
<b>Full Bathrooms</b>	2	2	1	2	2	2
<b>Garage Description</b>	Attached, Single width	Attached, Double width	Attached, Single width	Attached, Single width	(not applicable)	Attached, Double width
<b>Gross Living Area (Above Ground; in sq. ft.)</b>	1,313	1,585	1,090	1,328	1,404	1,473
<b>Half Bathrooms</b>	0	0	0	0	0	0
<b>Heating</b>	Forced air	Forced air	Forced air	Forced air	Forced air	Forced air
<b>Heating Fuel</b>	Natural Gas	Natural Gas	Natural Gas	Natural Gas	Natural Gas	Natural Gas
<b>HPI</b>	258.3	231.2	246.5	237.4	269.1	249.3
<b>Lot Size</b>	6,970	12,197	5,512	4,922	9,779	7,906
<b>Number of Fireplaces</b>	1	1	0	1	1	1
<b>Price / sq. ft.*</b>	\$478	\$331	\$421	\$409	\$475	\$484
<b>Total Number Of Rooms</b>	8	7	6	6	8	8
<b>Type Of Covered Parking</b>	(not applicable)	(not applicable)	(not applicable)	(not applicable)	(not applicable)	(not applicable)
<b>Type Of Foundation</b>	Basement, Poured concrete	(not applicable)	(not applicable)	Crawl space	Basement, Poured concrete	Basement, Poured concrete
<b>Type Of Pool</b>	(not applicable)	(not applicable)	(not applicable)	(not applicable)	(not applicable)	(not applicable)
<b>Type of Property</b>	Detached	Detached	Detached	Detached	Detached	Detached
<b>View</b>	(not applicable)	(not applicable)	(not applicable)	(not applicable)	(not applicable)	(not applicable)
<b>Wastewater Disposal</b>	Municipal sewers	Municipal sewers	Municipal sewers	Municipal sewers	Municipal sewers	Municipal sewers
<b>Waterfront</b>	(not applicable)	(not applicable)	(not applicable)	(not applicable)	(not applicable)	(not applicable)
<b>Year Built</b>	1979	1995	1973	1990	1974	1990