

SOUTH OKANAGAN REGION



*Percentage indicate change from the same period last year



APRIL 2021 SUMMARY STATISTICS

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.

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APRIL 2021 SUMMARY STATISTICS

*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 | Time dummy variable month and year Number of rooms above basement level Main living area in square feet Number of rooms at basement level Age of property | | |
| Equipped with geothermal energy | high school | | | |
| Property building is semi-detached | Hydro line neighbours property lot | | | |
| Land size in square feet | View of power lines | | | |
| Property siding material | Proximity to a train station | | | |
| Undergone major renovations | Proximity to a church | | | |
| Only a part of renovated | Proximity to an airport | | | |
| Equipped with a roughed-in fireplace | Proximity to a boulevard | | | |
| Basement is finished | Adjacent to a boulevard | | | |
| | Property in proximity to a sports center | | | |



CASE STUDY PENTICTON SINGLE FAMILY HOME SALES – APRIL 2021



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



Monthly Market Statistics

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

| Atached Spurification (not applicable) (not applica | Comparison table | | | | | | |
|--|---|----------------------|---------------------|----------------------|----------------------|----------------------|----------------------|
| Atached Spurification (not applicable) (not applica | | | Bench / Sage Mesa - | | | Redlands – 1 Storey | |
| Article <t< th=""><th>Above Ground Bedrooms</th><th>2</th><th>2</th><th>2</th><th>2</th><th>3</th><th>3</th></t<> | Above Ground Bedrooms | 2 | 2 | 2 | 2 | 3 | 3 |
| Initial of the initi | Attached Specification | (not applicable) | (not applicable) | (not applicable) | (not applicable) | (not applicable) | (not applicable) |
| Betor Ground Backorn 1 0 0 0 0 1 1 Benchmark Price 5628.000 5524.200 5458.800 5543.800 5607.000 5713.000 Exterior Walts Stiding Municipal waterwork Municipal w | Basement Finish | (not applicable) | (not applicable) | (not applicable) | (not applicable) | (not applicable) | (not applicable) |
| Benchmark Price S5282.000 S5524.200 S458.400 S543.800 S667.500 S713.000 Exterior Walts Siding Sidin | Bedrooms | 3 | 2 | 2 | 2 | 4 | 4 |
| Exterior WalkNoticipal waterworkNickingSidingNickingNickingNickingFreetwater SupplyMunicipal waterworkPrivate supplyMunicipal waterworkMunicipal waterworkMunicipal waterworkMunicipal waterworkMunicipal waterworkFull Bathrooms221222Garage DescriptionAttached, SinghMunicipal waterworkMunicipal waterworkMunicipal waterworkMunicipal waterworkGrown, Hing Ares (AboverAttached, SinghMunicipal waterworkMunicipal waterworkMunicipal waterworkMunicipal waterworkHard BathroomsOOOOOOOHeating Municipal water (Municipal water (Mu | Below Ground Bedrooms | 1 | 0 | 0 | 0 | 1 | 1 |
| Indication Indicat | Benchmark Price | \$628,000 | \$524,200 | \$458,400 | \$543,800 | \$667,500 | \$713,000 |
| Full Bathrooms221222Garage DescriptionAttached, Single widthAttached, Single widthAttached, Single widthAttached, Single width(not applicable) widthAttached, Single widthAttached, Single widthAttached, Single width(not applicable) widthAttached, Single widthAttached, Single width(not applicable) widthAttached, Single widthAttached, Single midthAttached, Single | Exterior Walls | Siding | Siding | Siding | Siding | Siding | Siding |
| Garage DescriptionAttached, Single widthAttached, Single attachedAttached, Single attached< | Freshwater Supply | Municipal waterworks | Private supply | Municipal waterworks | Municipal waterworks | Municipal waterworks | Municipal waterworks |
| Garage beschptionwidthwi | Full Bathrooms | 2 | 2 | 1 | 2 | 2 | 2 |
| Ground: in sig. t.)I. 1313I. 1333I. 1333I. 1333I. 1333I. 1333I. 1333I. 1333I. 1333I. 1433Half Bathrooms000000000HeatingForced airForced airForc | Garage Description | | | | | (not applicable) | |
| HeatingImage: biological set in the set i | Gross Living Area (Above Ground; in sq. ft.) | 1,313 | 1,585 | 1,090 | 1,328 | 1,404 | 1,473 |
| Heating FuelNatural GasNatural G | Half Bathrooms | 0 | 0 | 0 | 0 | 0 | 0 |
| HPIComparison Comparison Lot SizeComparison Comparison | Heating | Forced air | Forced air | Forced air | Forced air | Forced air | Forced air |
| Lot SizeImage: Contract of the state of the s | Heating Fuel | Natural Gas | Natural Gas | Natural Gas | Natural Gas | Natural Gas | Natural Gas |
| Number of Fireplaces11011Price / sq. tt*\$478\$331\$421\$409\$475\$484Total Number Of Rooms876688Type Of Covered Parking(not applicable)(not applicable) | НРІ | 258.3 | 231.2 | 246.5 | 237.4 | 269.1 | 249.3 |
| Price / sq. ft.IndicationIndicationIndicationIndicationIndicationPrice / sq. ft.\$478\$331\$421\$409\$475\$484Total Number Of Rooms876688Type Of Covered Parking(not applicable)(not applicable)(not applicable)(not applicable)(not applicable)(not applicable)(not applicable)(not applicable)(not applicable)Sasement, Poured concreteBasement, Poured concrete(not applicable)(not applicable)Crawl spaceBasement, Poured concreteBasement, Poured concrete(not applicable)(not applicable)(not applicable)Indicapplicab | Lot Size | 6,970 | 12,197 | 5,512 | 4,922 | 9,779 | 7,906 |
| Total Number Of Rooms8Total Number Of Rooms8Total Number Of Rooms8Total Number Of Rooms88Type Of Covered Parking(not applicable)(not applicable) <th>Number of Fireplaces</th> <td>1</td> <td>1</td> <td>0</td> <td>1</td> <td>1</td> <td>1</td> | Number of Fireplaces | 1 | 1 | 0 | 1 | 1 | 1 |
| Type Of Covered Parking(not applicable)(not applicable) <t< th=""><th>Price / sq. ft.*</th><td>\$478</td><td>\$331</td><td>\$421</td><td>\$409</td><td>\$475</td><td>\$484</td></t<> | Price / sq. ft.* | \$478 | \$331 | \$421 | \$409 | \$475 | \$484 |
| Type Of Foundation Basement, Poured concrete (not applicable) (not applicable) (not applicable) Crawl space Basement, Poured concrete Basement, Poured concrete Type Of Pool (not applicable) | Total Number Of Rooms | 8 | 7 | 6 | 6 | 8 | 8 |
| Type Of Poul(not applicable)(not applicable)(not applicable)Craw spaceconcreteconcreteType Of Pool(not applicable)(not applicable)(not applicable)(not applicable)(not applicable)(not applicable)Type of PropertyDetachedDetachedDetachedDetachedDetachedDetachedDetachedView(not applicable)(not applicable)(not applicable)(not applicable)(not applicable)(not applicable)(not applicable)Wastewater Disposal(not applicable)(not applicable)(not applicable)(not applicable)(not applicable)(not applicable)(not applicable)Waterfront(not applicable)(not applicable)(not applicable)(not applicable)(not applicable)(not applicable)(not applicable) | Type Of Covered Parking | (not applicable) | (not applicable) | (not applicable) | (not applicable) | (not applicable) | (not applicable) |
| Type of Property Detached Detached Detached Detached Detached Detached Detached View (not applicable) Wastewater Disposal (not applicable) (not applicable) (not applicable) (not applicable) (not applicable) (not applicable) Waterfront | Type Of Foundation | | (not applicable) | (not applicable) | Crawl space | | |
| View (not applicable) (not applic | Type Of Pool | (not applicable) | (not applicable) | (not applicable) | (not applicable) | (not applicable) | (not applicable) |
| Wastewater Disposal Municipal sewers Waterfront (not applicable) | Type of Property | Detached | Detached | Detached | Detached | Detached | Detached |
| Waterfront (not applicable) (not applicable) (not applicable) (not applicable) (not applicable) | View | (not applicable) | (not applicable) | (not applicable) | (not applicable) | (not applicable) | (not applicable) |
| | Wastewater Disposal | Municipal sewers | Municipal sewers | Municipal sewers | Municipal sewers | Municipal sewers | Municipal sewers |
| Year Built 1979 1995 1973 1990 1974 1990 | Waterfront | (not applicable) | (not applicable) | (not applicable) | (not applicable) | (not applicable) | (not applicable) |
| | Year Built | 1979 | 1995 | 1973 | 1990 | 1974 | 1990 |

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