

**North Okanagan Monthly Statistics  
October 2018**

# Table of Contents

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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
<b>Area = Central Okanagan</b>						
1 Units Listed	872	819	6.47%	10,030	9,499	5.59%
2 Units Sold	403	561	-28.16%	4,485	5,728	-21.70%
3 Sales Volume	\$210,614,217	\$303,453,411	-30.59%	\$2,532,244,012	\$3,046,704,911	-16.89%
4 List/Sell Ratio	96.73%	95.90%		97.19%	97.53%	
5 Days to Sell	67	68	-1.10%	62	60	4.27%
6 Active Listings	3,197	2,457	30.12%			
<b>Area = North Okanagan</b>						
1 Units Listed	259	221	17.19%	3,464	3,391	2.15%
2 Units Sold	186	224	-16.96%	1,819	2,242	-18.87%
3 Sales Volume	\$94,401,719	\$94,878,451	-0.50%	\$845,391,770	\$930,773,300	-9.17%
4 List/Sell Ratio	94.96%	96.61%		96.61%	97.13%	
5 Days to Sell	96	104	-8.01%	85	95	-10.53%
6 Active Listings	1,424	1,242	14.65%			
<b>Area = Shuswap / Revels</b>						
1 Units Listed	124	123	0.81%	2,129	2,116	0.61%
2 Units Sold	114	109	4.59%	1,120	1,238	-9.53%
3 Sales Volume	\$44,122,082	\$38,099,779	15.81%	\$414,130,727	\$428,355,275	-3.32%
4 List/Sell Ratio	96.72%	95.76%		96.14%	96.31%	
5 Days to Sell	105	117	-9.92%	113	113	0.32%
6 Active Listings	988	933	5.89%			
<b>Area = Grand Total</b>						
1 Units Listed	1,255	1,163	7.91%	15,623	15,006	4.11%
2 Units Sold	703	894	-21.36%	7,424	9,208	-19.37%
3 Sales Volume	\$349,138,018	\$436,431,641	-20.00%	\$3,791,766,509	\$4,405,833,486	-13.94%
4 List/Sell Ratio	96.24%	96.04%		96.95%	97.32%	
5 Days to Sell	81	83	-2.44%	76	75	0.09%
6 Active Listings	5,609	4,632	21.09%			

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North Okanagan Statistics -- October 2018

**Quick Summary Part 1**

			<b>Residential</b>	
<b>Description</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>
<b>This Month</b>	186	\$94,401,719	65	\$32,357,050
<b>Last Month</b>	166	\$79,097,251	73	\$38,148,700
<b>This Month Last Year</b>	224	\$94,878,451	106	\$51,134,422

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	259	1,424
<b>Last Month</b>	303	1,575
<b>This Month Last Year</b>	221	1,242

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North Okanagan Statistics -- October 2018

## Quick Summary Part 2

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### Condo/Apt

Sales	24
New Listings	21
Current Inventory	58
Sell/Inv. Ratio	41.38%
Days to Sell	60
Average Price	\$228,497
Median Price	\$187,013

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### Condo/Townhouse

Sales	36
New Listings	41
Current Inventory	126
Sell/Inv. Ratio	28.57%
Days to Sell	58
Average Price	\$354,258
Median Price	\$337,000

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### Lots

Sales	9
New Listings	20
Current Inventory	301
Sell/Inv. Ratio	2.99%
Days to Sell	360
Average Price	\$557,231
Median Price	\$308,000

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### Residential

Sales	65
New Listings	106
Current Inventory	451
Sell/Inv. Ratio	14.41%
Days to Sell	72
Average Price	\$497,801
Median Price	\$470,000
Ratio of Sales vs Inventory	16.42%

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North Okanagan Statistics -- October 2018

## 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%
<b>Zone = North Okanagan</b>									
Acreage/House	18	22	-18.18%	350	333	5.11	173	163	6.13
Duplex	9	12	-25.00%	114	110	3.64	34	30	13.33
Mobile Home	9	10	-10.00%	117	162	-27.78	34	39	-12.82
Recreational	1	1	0.00%	56	16	250.00	40	42	-4.76
Residential	106	85	24.71%	1,458	1,452	0.41	451	296	52.36
Residential WF	6	2	200.00%	58	40	45.00	37	25	48.00
3/4-Plex	1	2	-50.00%	12	25	-52.00	6	7	-14.29
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	21	20	5.00%	258	247	4.45	58	71	-18.31
Townhouse	41	21	95.24%	453	353	28.33	126	70	80.00
RES TOTAL	212	175.00	21.14%	2,876	2,738	5.04%	959	743	29.07
FARMS	3	5	-40.00%	59	55	7.27	32	28	14.29
MULTIFAMILY	0	2	-100.00%	5	10	-50.00	2	5	-60.00
Acreage	7	5	40.00%	100	147	-31.97	90	132	-31.82
Acreage WF	0	0	0.00%	15	11	36.36	12	10	20.00
Lots	13	11	18.18%	194	218	-11.01	181	177	2.26
Lots WF	0	0	0.00%	20	13	53.85	18	13	38.46
LOTS TOTAL	20	16.00	25.00%	329	389	-15.42%	301	332	-9.34
Business	4	3	33.33%	44	40	10.00	28	27	3.70
Commercial	18	19	-5.26%	127	128	-0.78	85	80	6.25
Land	2	1	100.00%	24	31	-22.58	17	27	-37.04
COMM TOTAL	24	23.00	4.35%	195	199	-2.01%	130	134	-2.99
<b>GRAND TOTAL</b>	<b>259</b>	<b>221</b>	<b>17.19%</b>	<b>3,464</b>	<b>3,391</b>	<b>2.15%</b>	<b>1,424</b>	<b>1,242</b>	<b>14.65</b>

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North Okanagan Statistics -- October 2018

## 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
<b>Zone = North Okanagan</b>								
Acreage/House	23	19	21.05%	\$18,937,000	\$14,007,500	35.19%	94.53%	93.79%
Duplex	7	11	-36.36%	\$3,209,375	\$5,008,800	-35.93%	96.33%	98.91%
Mobile Home	11	10	10.00%	\$1,218,200	\$1,635,438	-25.51%	94.53%	95.27%
Recreational	1	3	-66.67%	\$101,000	\$268,500	-62.38%	95.46%	89.65%
Residential	65	106	-38.68%	\$32,357,050	\$51,134,422	-36.72%	97.88%	98.00%
Residential WF	2	1	100.00%	\$5,365,000	\$775,000	592.26%	86.56%	97.12%
3/4-Plex	0	6	-100.00%	\$0	\$1,142,000	-100.00%	0.00%	92.10%
Apartment	24	18	33.33%	\$5,483,925	\$3,958,778	38.53%	97.59%	97.08%
Townhouse	36	25	44.00%	\$12,753,288	\$7,587,000	68.09%	97.35%	97.96%
RES TOTAL	169	199	-15.08%	\$79,424,838	\$85,517,438	-7.12%	96.00%	97.12%
FARMS	4	0	0.00%	\$7,014,000	\$0	0.00%	88.64%	0.00%
MULTIFAMILY	0	1	-100.00%	\$0	\$250,000	-100.00%	0.00%	94.38%
Acreage	3	5	-40.00%	\$3,690,580	\$1,455,000	153.65%	94.90%	93.94%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	5	12	-58.33%	\$1,016,500	\$2,769,500	-63.30%	87.48%	93.51%
Lots WF	1	0	0.00%	\$308,000	\$0	0.00%	96.86%	0.00%
LOTS TOTAL	9	17	-47.06%	\$5,015,080	\$4,224,500	18.71%	93.41%	93.66%
Business	0	2	-100.00%	\$0	\$3,047,500	-100.00%	0.00%	88.14%
Commercial	3	4	-25.00%	\$366,521	\$1,069,013	-65.71%	91.86%	95.46%
Land	1	1	0.00%	\$2,581,280	\$770,000	235.23%	86.19%	96.37%
COMM TOTAL	4	7	-42.86%	\$2,947,801	\$4,886,513	-39.67%	86.85%	90.89%
<b>GRAND TOTAL</b>	<b>186</b>	<b>224</b>	<b>-16.96%</b>	<b>\$94,401,719</b>	<b>\$94,878,451</b>	<b>-0.50%</b>	<b>94.96%</b>	<b>96.61%</b>

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North Okanagan Statistics -- October 2018

## 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
<b>Zone = North Okanagan</b>								
Acreage/House	146	161	-9.32%	\$114,777,800	\$124,232,500	-7.61%	95.92%	95.57%
Duplex	70	78	-10.26%	\$31,716,135	\$33,246,831	-4.60%	99.01%	99.62%
Mobile Home	90	113	-20.35%	\$14,370,008	\$15,219,111	-5.58%	96.16%	95.68%
Recreational	9	15	-40.00%	\$1,238,300	\$2,728,825	-54.62%	91.58%	90.23%
Residential	812	1,097	-25.98%	\$413,553,791	\$516,525,418	-19.94%	97.83%	98.28%
Residential WF	17	15	13.33%	\$27,165,000	\$11,653,000	133.12%	91.87%	94.23%
3/4-Plex	8	16	-50.00%	\$3,514,400	\$5,164,780	-31.95%	97.93%	96.79%
Apartment	188	188	0.00%	\$40,865,494	\$38,244,020	6.85%	97.32%	96.90%
Townhouse	285	301	-5.32%	\$96,113,697	\$93,898,855	2.36%	97.78%	97.97%
RES TOTAL	1,625	1,984	-18.09%	\$743,314,625	\$840,913,341	-11.61%	97.27%	97.68%
FARMS	15	8	87.50%	\$26,764,000	\$10,825,000	147.24%	91.54%	85.97%
MULTIFAMILY	2	5	-60.00%	\$2,317,000	\$2,599,900	-10.88%	103.58%	94.38%
Acreage	38	59	-35.59%	\$23,496,005	\$18,963,800	23.90%	93.16%	92.73%
Acreage WF	4	1	300.00%	\$1,417,500	\$625,000	126.80%	93.69%	75.76%
Lots	79	127	-37.80%	\$15,858,350	\$26,181,442	-39.43%	94.14%	94.43%
Lots WF	3	3	0.00%	\$1,951,000	\$1,879,900	3.78%	98.26%	94.00%
LOTS TOTAL	124	190	-34.74%	\$42,722,855	\$47,650,142	-10.34%	93.76%	93.43%
Business	8	7	14.29%	\$2,383,400	\$3,736,500	-36.21%	91.71%	88.05%
Commercial	35	44	-20.45%	\$17,442,610	\$22,593,417	-22.80%	91.65%	92.96%
Land	10	4	150.00%	\$10,447,280	\$2,455,000	325.55%	85.67%	95.79%
COMM TOTAL	53	55	-3.64%	\$30,273,290	\$28,784,917	5.17%	89.50%	92.52%
<b>GRAND TOTAL</b>	<b>1,819</b>	<b>2,242</b>	<b>-18.87%</b>	<b>\$845,391,770</b>	<b>\$930,773,300</b>	<b>-9.17%</b>	<b>96.61%</b>	<b>97.13%</b>

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North Okanagan Statistics -- October 2018

## 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%
<b>Zone = North Okanagan</b>									
Acreage/House	\$823,348	\$737,237	11.68%	\$795,000	\$692,000	14.88%	146	105	39.30%
Duplex	\$458,482	\$455,345	0.69%	\$471,000	\$475,000	-0.84%	58	40	45.36%
Mobile Home	\$110,745	\$163,544	-32.28%	\$87,000	\$170,119	-48.86%	42	104	-59.94%
Recreational	\$101,000	\$89,500	12.85%	\$101,000	\$99,500	1.51%	173	505	-65.72%
Residential	\$497,801	\$482,400	3.19%	\$470,000	\$432,500	8.67%	72	69	4.88%
Residential WF	\$2,682,500	\$775,000	246.13%	\$2,682,500	\$775,000	246.13%	111	1,174	-90.59%
3/4-Plex		\$190,333			\$147,000			57	
Apartment	\$228,497	\$219,932	3.89%	\$187,013	\$177,000	5.66%	60	127	-52.97%
Townhouse	\$354,258	\$303,480	16.73%	\$337,000	\$290,000	16.21%	58	62	-6.48%
RES TOTAL	\$469,969	\$429,736	9.36%	\$389,000	\$395,000	-1.52%	76	88	-14.35%
FARMS	\$1,753,500			\$1,502,000			145		
MULTIFAMILY		\$250,000			\$250,000			148	
Acreage	\$1,230,193	\$291,000	322.75%	\$715,000	\$240,000	197.92%	306	257	19.16%
Acreage WF									
Lots	\$203,300	\$230,792	-11.91%	\$182,500	\$191,500	-4.70%	431	235	83.40%
Lots WF	\$308,000			\$308,000			163		
LOTS TOTAL	\$557,231	\$248,500	124.24%	\$308,000	\$210,000	46.67%	360	241	48.94%
Business		\$1,523,750			\$1,523,750			129	
Commercial	\$122,174	\$267,253	-54.29%	\$11	\$322,000	-100.00%	182	277	-34.30%
Land	\$2,581,280	\$770,000	235.23%	\$2,581,280	\$770,000	235.23%	693	159	335.85%
COMM TOTAL	\$736,950	\$698,073	5.57%	\$183,256	\$340,000	-46.10%	310	217	42.35%
<b>GRAND TOTAL</b>	<b>\$507,536</b>	<b>\$423,565</b>	<b>19.82%</b>	<b>\$387,000</b>	<b>\$385,500</b>	<b>0.39%</b>	<b>96</b>	<b>104</b>	<b>-8.01%</b>

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North Okanagan Statistics -- October 2018

## 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%
<b>Zone = North Okanagan</b>									
Acreage/House	\$786,149	\$771,630	1.88%	\$760,500	\$645,000	17.91%	113	128	-11.39%
Duplex	\$453,088	\$426,241	6.30%	\$415,500	\$417,800	-0.55%	84	62	34.68%
Mobile Home	\$159,667	\$134,682	18.55%	\$141,250	\$130,000	8.65%	93	81	14.17%
Recreational	\$137,589	\$181,922	-24.37%	\$72,000	\$95,000	-24.21%	84	404	-79.25%
Residential	\$509,303	\$470,853	8.17%	\$465,500	\$430,000	8.26%	63	58	7.86%
Residential WF	\$1,597,941	\$776,867	105.69%	\$1,550,000	\$775,000	100.00%	125	159	-21.72%
3/4-Plex	\$439,300	\$322,799	36.09%	\$461,200	\$309,055	49.23%	126	53	139.34%
Apartment	\$217,370	\$203,426	6.85%	\$184,000	\$185,000	-0.54%	67	104	-35.72%
Townhouse	\$337,241	\$311,956	8.11%	\$330,000	\$300,000	10.00%	56	65	-13.65%
RES TOTAL	\$457,424	\$423,847	7.92%	\$409,000	\$385,000	6.23%	70	74	-5.08%
FARMS	\$1,784,267	\$1,353,125	31.86%	\$1,600,000	\$1,295,000	23.55%	176	360	-51.06%
MULTIFAMILY	\$1,158,500	\$519,980	122.80%	\$1,158,500	\$566,900	104.36%	113	244	-53.93%
Acreage	\$618,316	\$321,420	92.37%	\$337,500	\$235,000	43.62%	212	300	-29.28%
Acreage WF	\$354,375	\$625,000	-43.30%	\$320,000	\$625,000	-48.80%	175	236	-25.95%
Lots	\$200,739	\$206,153	-2.63%	\$202,000	\$200,000	1.00%	200	226	-11.57%
Lots WF	\$650,333	\$626,633	3.78%	\$308,000	\$599,900	-48.66%	112	379	-70.42%
LOTS TOTAL	\$344,539	\$250,790	37.38%	\$230,000	\$210,000	9.52%	201	252	-20.18%
Business	\$297,925	\$533,786	-44.19%	\$267,500	\$74,000	261.49%	154	110	39.48%
Commercial	\$498,360	\$513,487	-2.95%	\$1,700	\$335,000	-99.49%	223	298	-25.22%
Land	\$1,044,728	\$613,750	70.22%	\$914,500	\$637,500	43.45%	371	109	242.21%
COMM TOTAL	\$571,194	\$523,362	9.14%	\$335,000	\$330,000	1.52%	241	261	-7.68%
<b>GRAND TOTAL</b>	<b>\$464,756</b>	<b>\$415,153</b>	<b>11.95%</b>	<b>\$399,000</b>	<b>\$370,000</b>	<b>7.84%</b>	<b>85</b>	<b>95</b>	<b>-10.53%</b>

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