



## New Regulatory and Tax Implications Yet to Be Felt in a Seemingly Typical February Residential Market

**KELOWNA, B.C.** – March 6, 2018. Across the region of Revelstoke to Peachland, residential sales tallied 503 in February, up 12% over January, yet consistent with this time last year, reports the Okanagan Mainline Real Estate Board (OMREB). “The market typically picks up this time of year and this year is no exception despite recent new federal mortgage tightening rules and an interest rate increase,” comments OMREB President Tanis Read.

“While indicators suggest we are in a typical point in the market cycle, we have yet to see impacts arising from the BC Government’s recent announcement of an impending array of residential property related taxes,” says Read, adding “While we appreciate that the intent of these new taxes is to cool the BC housing market and curb perceived speculation, we are concerned about the unintended consequences that are likely to arise.”

Read points to the legions of non BC residents, primarily Albertans, who own properties in Kelowna and West Kelowna who are now going to be potentially subject to a new speculation tax. “This would force out-of-province owners to either contribute dramatically more to BC government coffers or rent out their homes to avoid the levy - effectively taking away the owner’s ability to use their own home.”

“In the long run, I can’t see how curbing sales of recreational, student or non-primary housing options to people from provinces next door and beyond will address the Lower Mainland’s issues with housing affordability,” says Read, noting that, at this point, the speculation tax only affects properties in Kelowna and West Kelowna, and not elsewhere in the region served by OMREB.

Read suggests that, more to the point, is the need to address a generalized lack of supply of available housing. “We have been lagging in housing supply for months and, when supply is limited, prices rise, housing becomes less affordable and fewer people have the opportunity to own their own home.”

Particularly in light of the volume of recent regulatory change affecting the housing market, both buyers and sellers are advised to engage a local real estate professional whose job it is to stay abreast of conditions and who has the knowledge to analyze and accurately interpret the market implications.

Have questions about the market and all the recent changes? I would love to meet with you and discuss them.

Sincerely,

Amy

*“Looking after the details from A to Z”*

## Important Stats for Kelowna, West Kelowna and Lake Country

	<b>Residential</b>	<b>Condo</b>
Total active listings	<u>680</u>	<u>305</u>
Compared to same time last year	<u>557</u>	<u>301</u>
Average List Price YTD	<u>\$702,143</u>	<u>\$345,777</u>
Average Days on Market YTD	<u>59</u>	<u>54</u>
Compared to same time last year	<u>61</u>	<u>55</u>
List vs. Sale Ratio YTD	<u>52.62%</u>	<u>68.42%</u>
List Price vs. Sale Price Ratio YTD	<u>98.12%</u>	<u>97.95%</u>
Compared to same time last year	<u>97.96%</u>	<u>97.51%</u>
Number of sales YTD	<u>281</u>	<u>221</u>
Average Sale Price YTD	<u>\$688,943</u>	<u>\$338,689</u>
Compared to same time last year	<u>\$626,934</u>	<u>\$314,999</u>
Overall Depreciation - Appreciation	<u>9.89%</u>	<u>7.52%</u>