



## May Home Sales Volumes in Sharp Contrast to Recent Years

**KELOWNA, B.C. – June 5, 2018.** The volume of May home sales across the region of Revelstoke to Peachland contrasted sharply with this time last year, with 817 homes sold, a slight uptick from April but down 28% over this time last year, reports the Okanagan Mainline Real Estate Board (OMREB).

“Not surprisingly, the residential home market continues to slow after a particularly heady market that peaked in 2016. Supply is starting to catch up with new units coming on stream, while demand is dampening as a result of government regulations,” said OMREB President Marv Beer noting that May is the third consecutive month where sales volumes were down from the same period last year.

“Market peaks and valleys could be significantly softened if government were to address the root cause of BC’s continued chronic shortage of affordable housing,” Beer contends.

“When demand for housing increases, home builders typically respond by building new homes,” Beer notes. “But, as we’ve seen here and across BC in general, prices increase when supply doesn’t ramp up fast enough, making homes less affordable in general.”

Adequate housing supply is critical for long-term generalized housing affordability. Rather than targeting specific groups, government could make a lasting, more significant impact on housing affordability by addressing the regulatory hurdles that constrain housing supply in general. This, in turn, would impact a much larger population of renters and buyers who would not qualify for social housing. In fact, a new UBC study concerning Metro Vancouver provides evidence that the focus governments have placed on demand-side policies are unlikely to lead to housing affordability. The concepts are applicable elsewhere.

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

	Residential	Condo
Total active listings	1069	509
Compared to same time last year	788	353
Average List Price YTD	\$730,008	\$356,562
Average Days on Market YTD	46	43
Compared to same time last year	46	44
List vs. Sale Ratio YTD	45.49%	57.86%
List Price vs. Sale Price Ratio YTD	98.07%	98.05%
Compared to same time last year	98.51%	98.16%
Number of sales YTD	929	626
Average Sale Price YTD	\$715,919	\$349,609
Compared to same time last year	\$661,605	\$338,030
Overall Depreciation - Appreciation	8,21%	5,47%