



Kootenay Association Residential Market Activity Report April 2021



Prepared for the Kootenay Association of REALTORS® by the Canadian Real Estate Association

Kootenay Association MLS® Residential Market Activity

Actual	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	430	246.8	77.7	44.8	61.0	108.7	136.3
Dollar Volume	\$189,804,198	365.4	141.3	116.3	147.5	242.3	301.4
New Listings	549	90.6	-5.8	5.6	-2.1	-23.9	-17.2
Active Listings	883	-44.4	-54.1	-51.6	-68.0	-71.1	-72.0
Sales to New Listings Ratio ¹	78.3	43.1	41.5	57.1	47.6	28.6	27.5
Months of Inventory ²	2.1	12.8	8.0	6.1	10.3	14.8	17.3
Average Price	\$441,405	34.2	35.8	49.4	53.7	64.0	69.9
Median Price	\$387,500	24.4	24.1	38.4	44.1	58.2	61.1
Sale to List Price Ratio	100.1	95.5	95.5	96.0	94.8	94.4	94.6
Median Days on Market	28.0	42.5	53.0	49.0	61.0	88.0	55.0

Year-to-date	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	1,315	103.2	80.9	53.3	68.2	119.9	116.6
Dollar Volume	\$566,209,623	158.9	136.3	120.4	174.0	256.3	266.1
New Listings	1,631	25.4	3.9	8.2	-12.6	-16.7	-19.4
Active Listings ³	834	-44.0	-49.4	-50.0	-66.8	-68.6	-70.7
Sales to New Listings Ratio ⁴	80.6	49.7	46.3	56.9	41.9	30.6	30.0
Months of Inventory ⁵	2.5	9.2	9.1	7.8	12.8	17.8	18.8
Average Price	\$430,578	27.4	30.6	43.8	63.0	62.0	69.0
Median Price	\$376,000	20.5	21.3	34.3	51.2	50.4	60.0
Sale to List Price Ratio	98.9	95.9	95.8	96.0	94.7	94.4	93.9
Median Days on Market	35.0	64.0	63.0	70.0	91.5	119.0	78.0

¹ Sales / new listings * 100; compared to levels from previous periods.

² Active listings at month end / monthly sales; compared to levels from previous periods.

³ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

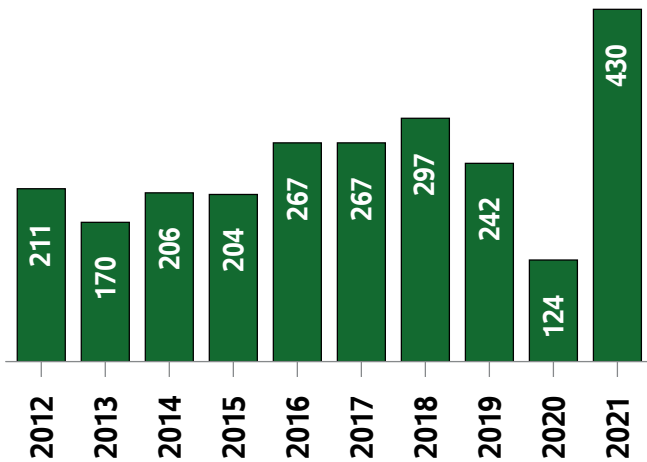
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

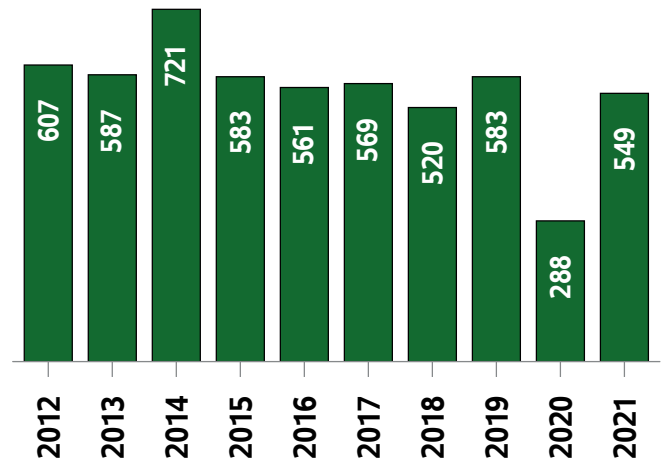
⁶ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Kootenay Association MLS® Residential Market Activity

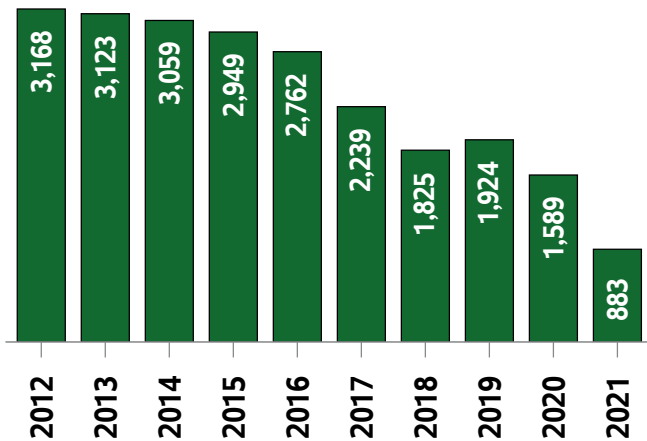
Sales Activity (April only)



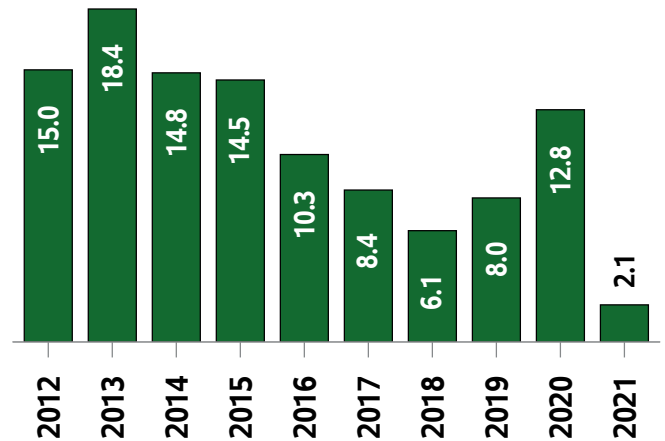
New Listings (April only)



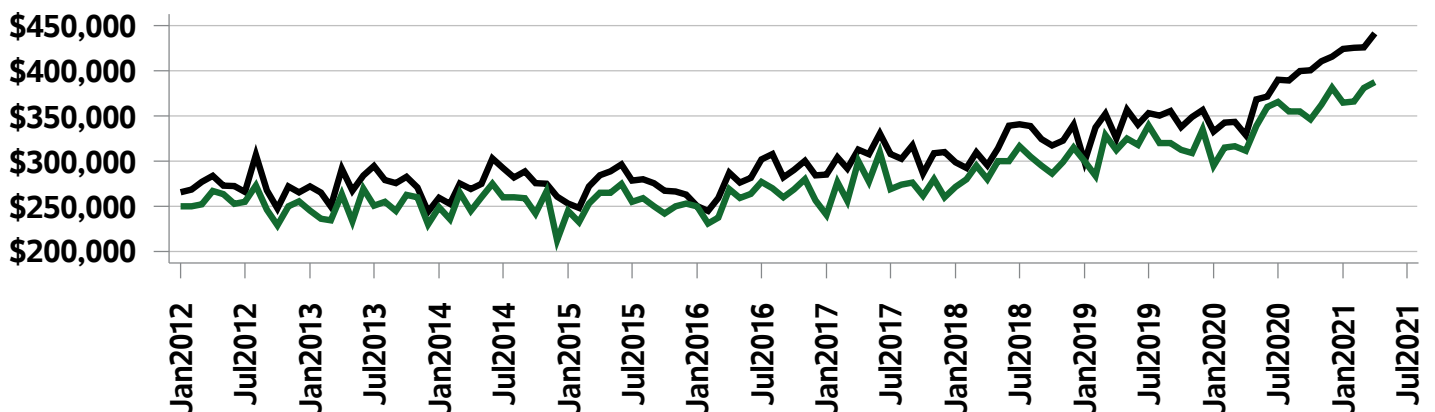
Active Listings (April only)



Months of Inventory (April only)

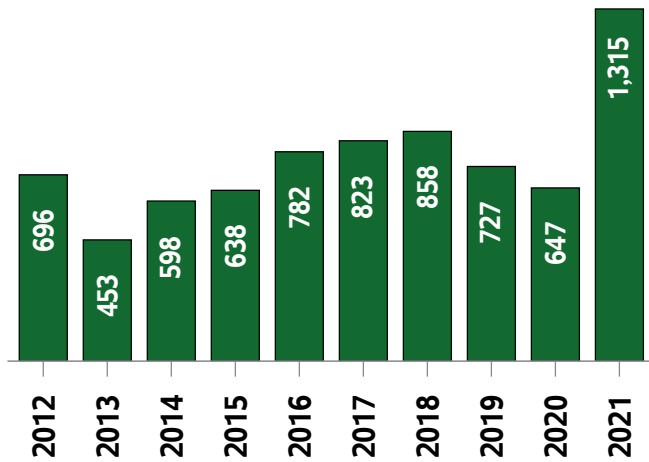


Average Price and Median Price

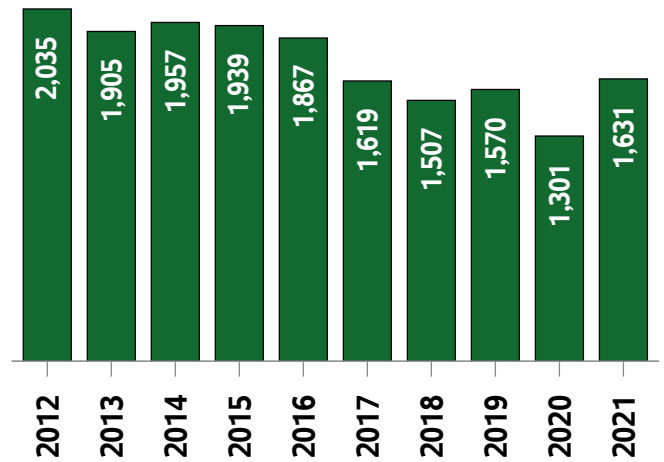


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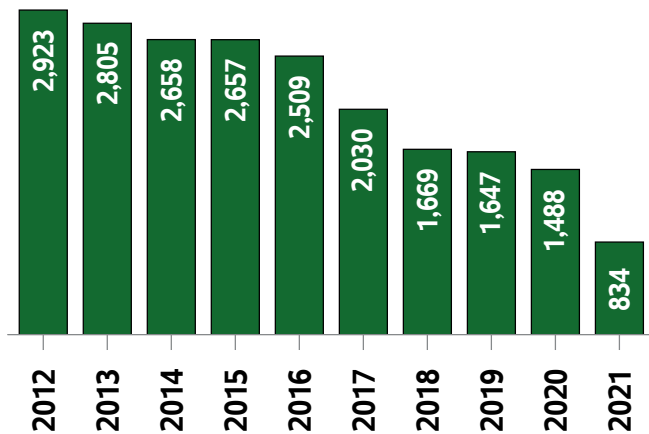
Sales Activity (April Year-to-date)



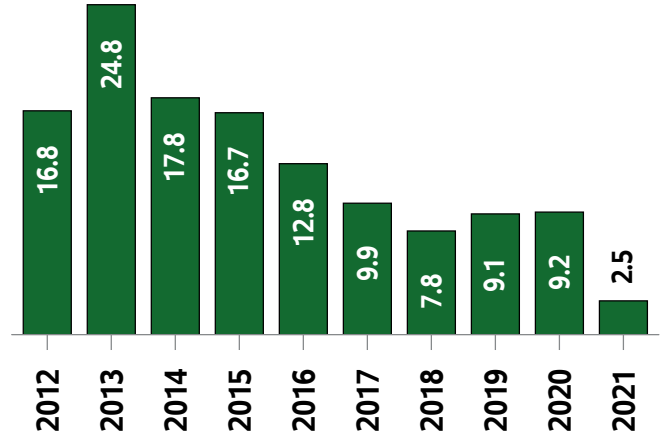
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April Year-to-date)



¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

² Average active listings January to the current month / average sales January to the current month.

Kootenay Association MLS® Single Family Market Activity

Actual	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	293	215.1	69.4	39.5	38.9	75.4	109.3
Dollar Volume	\$155,080,060	360.1	139.5	114.7	134.8	214.4	281.4
New Listings	396	87.7	-17.3	-0.8	-14.5	-29.2	-28.0
Active Listings	648	-42.8	-55.9	-49.6	-66.7	-70.0	-70.9
Sales to New Listings Ratio ¹	74.0	44.1	36.1	52.6	45.6	29.9	25.5
Months of Inventory ²	2.2	12.2	8.5	6.1	9.2	12.9	15.9
Average Price	\$529,283	46.0	41.4	53.9	69.1	79.2	82.2
Median Price	\$469,000	37.9	38.0	48.5	64.6	79.7	72.1
Sale to List Price Ratio	100.5	96.1	95.9	96.5	95.2	94.8	95.6
Median Days on Market	28.0	38.0	50.0	47.5	58.0	85.0	50.0

Year-to-date	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	891	89.6	69.4	44.4	51.5	94.1	90.0
Dollar Volume	\$460,471,020	152.9	131.2	119.1	163.4	247.1	247.8
New Listings	1,142	21.4	-5.9	0.9	-20.5	-23.5	-25.5
Active Listings ³	583	-44.9	-52.3	-49.0	-66.1	-68.3	-70.5
Sales to New Listings Ratio ⁴	78.0	49.9	43.4	54.5	40.9	30.7	30.6
Months of Inventory ⁵	2.6	9.0	9.3	7.4	11.7	16.0	16.9
Average Price	\$516,802	33.4	36.5	51.7	73.8	78.8	83.1
Median Price	\$444,000	27.9	29.1	42.1	63.8	67.5	74.1
Sale to List Price Ratio	99.2	96.1	96.0	96.4	95.1	94.6	94.7
Median Days on Market	35.0	64.0	64.0	66.0	79.5	111.0	71.0

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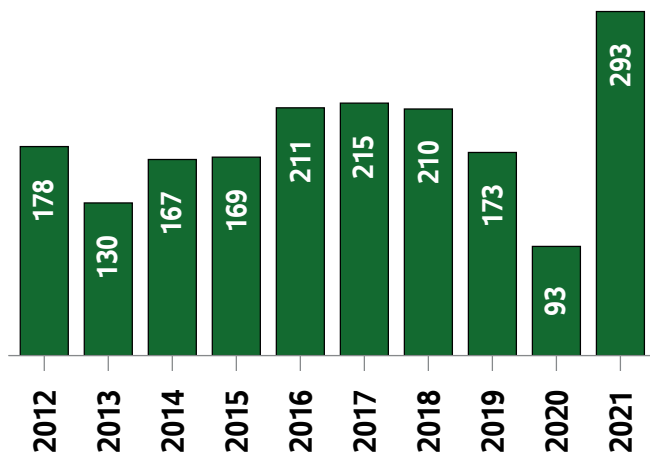
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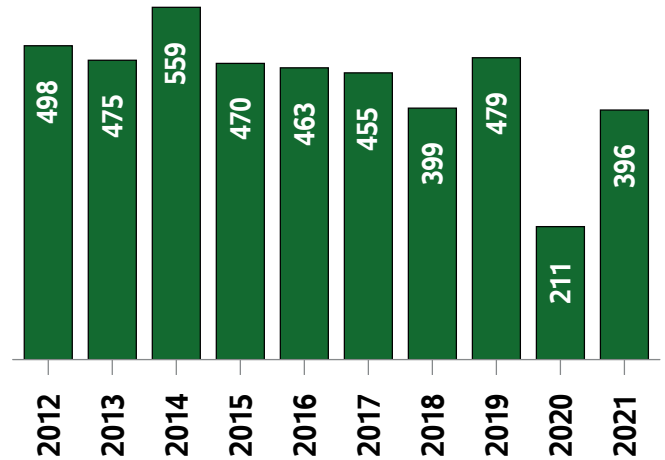
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Kootenay Association MLS® Single Family Market Activity

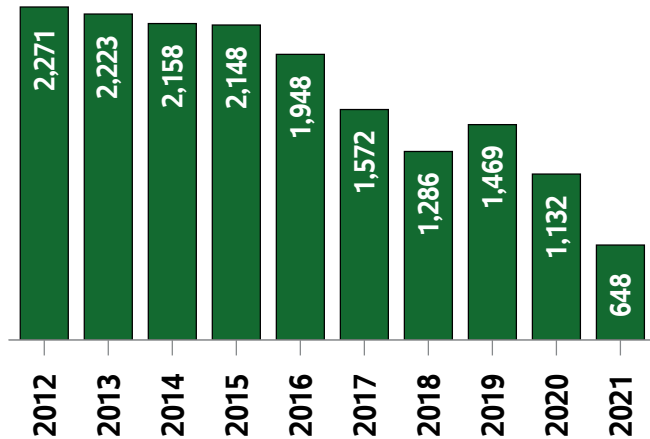
Sales Activity (April only)



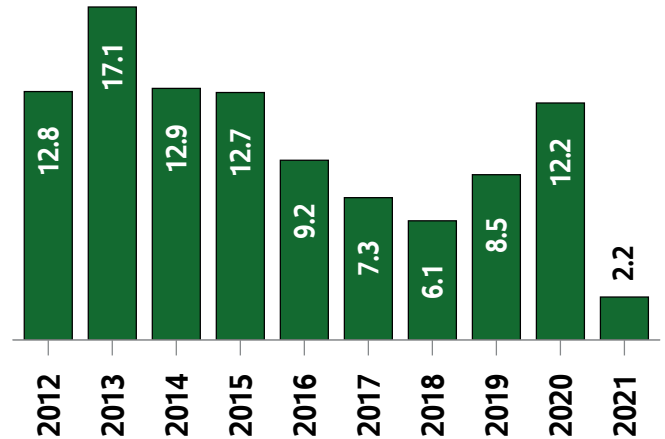
New Listings (April only)



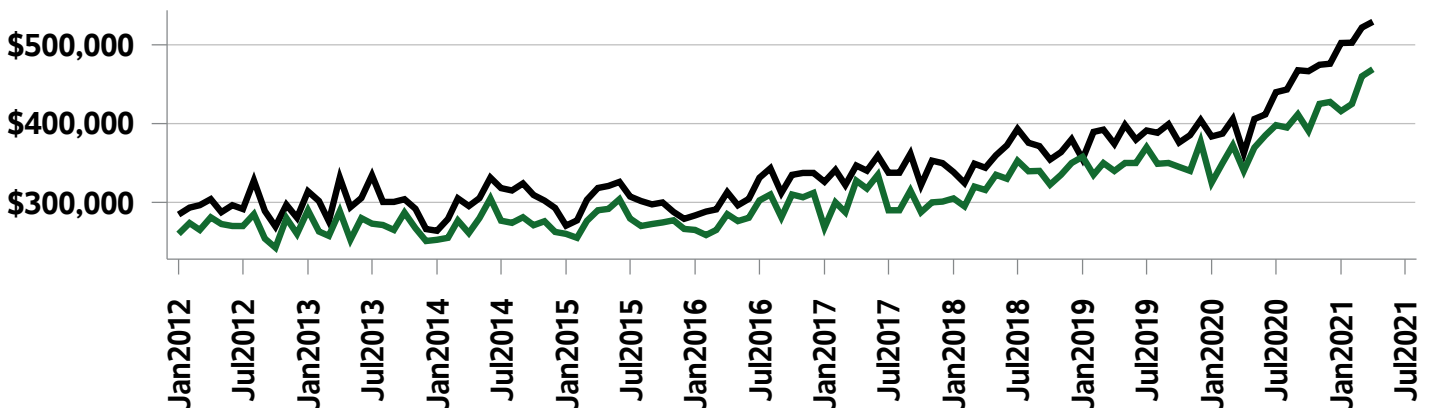
Active Listings (April only)



Months of Inventory (April only)

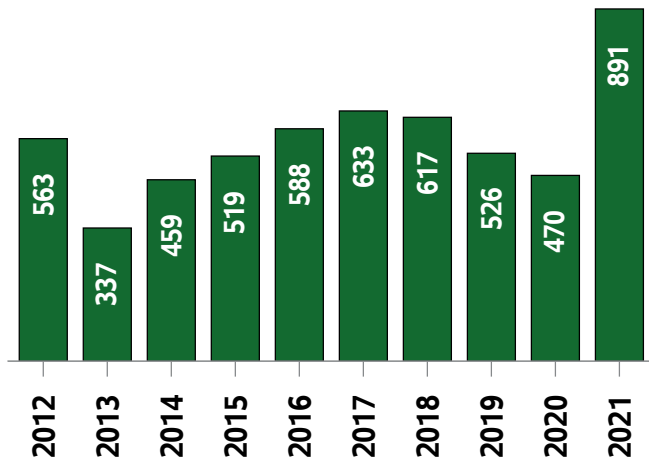


Average Price and Median Price

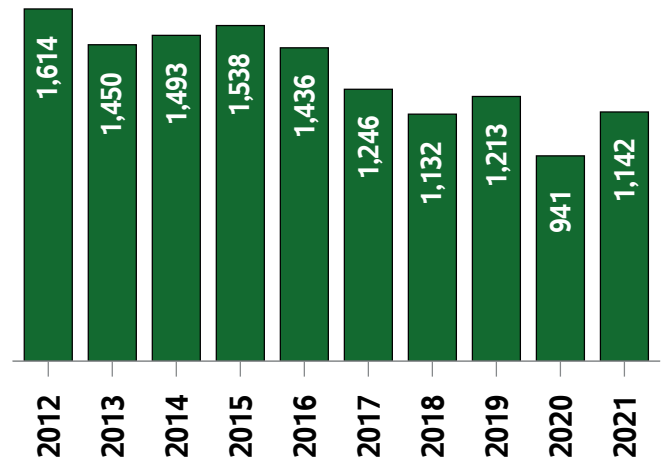


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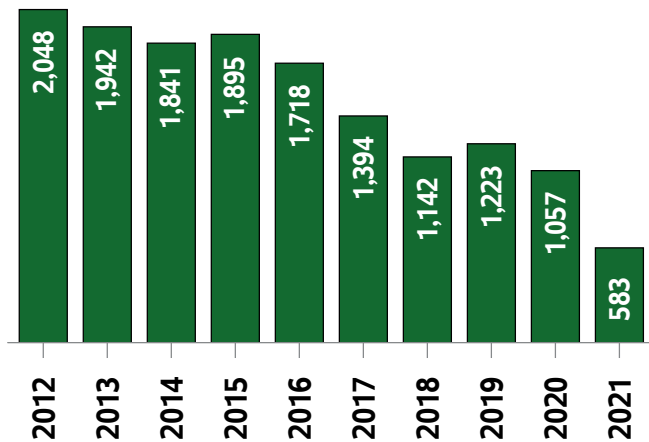
Sales Activity (April Year-to-date)



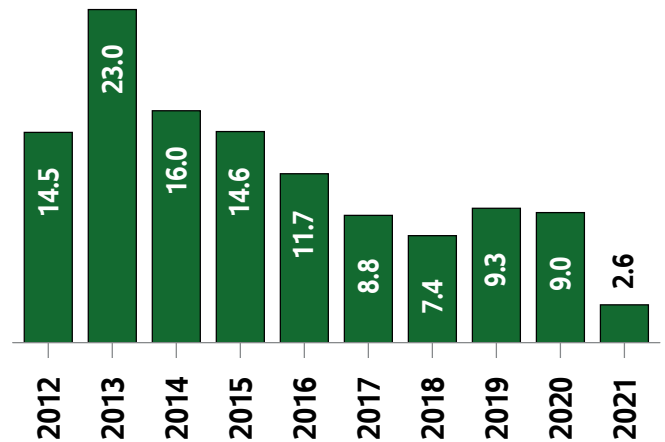
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