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***North Shuswap  
2016 Second Quarter Report – July 2016***

Continued market stability is the message to you now. Buyer motivation continues.

Second Quarter 2016 Solds Reported for North Shuswap:

- 1 Commercial
- 0 Farms
- 12 bare lots
- 27 residences

Of the 12 lots sold one was lakeshore.

Of the 27 residences sold, 10 were lakeshore. Improved numbers.

Prices range from \$14,000 for a bare Anglemont Lot to two lakeshore homes that sold over a million dollars each.

While I have written several times about market stability, this year it's not until the buyers come to that opinion on their own, that they will act with conviction. I think it's safe to say at this point that we have renewed buyer interest and motivation.

Prices remain stable but there are signs of upward movement in pricing. I have noticed the difference between asking price and sold price is narrowing in a number of cases.

The number of buyers asking about listings is up. My phone bill seems to confirm more activity. A year ago I reported that North Shuswap inventory was low at 256, yet today it's sitting at 233 total listings for sale. Many sellers are sitting back waiting for prices to improve before they list for sale.

The Vancouver affect is Greater Vancouver residence wondering if now is the time to leave greater Vancouver.

The Alberta affect is residence wondering if now is the time to leave Alberta.

Those two demographics are driving the entire Shuswap/Okanagan Real Estate Market.

If you are planning a trip to the lake and want to see me please let me know with some notice so I can set some time aside for you.

Al Christopherson – Realtor  
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Century 21 Lakeside Realty Ltd.