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***North Shuswap  
2017 Third Quarter Report – October 2017***

The 3<sup>rd</sup> Quarter of 2016 Sales for North Shuswap  
\*15 bare lots  
\*36 residences

3<sup>rd</sup> Quarter of 2017 sales North Shuswap  
\*29 bare lots  
\*38 residences

We thought 2016 was the best year in years then 2017 stats show improvement over 2016. The spring and summer were very busy and the fall market has been very good as well.

As you can see bare lots and homes sales volume are both up over 2016 third quarter. There is also good evidence that sales prices are up in some property types like bare land building lots that are low-slope under \$30,000 and homes under \$350,000.

An area of concern is acreages above 2 acres have subdued buyer interest as does the lakeshore. In a normal year we should see about 15 to 20 free standing true lakeshore homes in the North Shuswap sell. So far this year at the beginning of October we find 12 lakeshore homes sold so a bit low of average. As for acreage, many buyers see a small acreage as extra work and that's not what they are looking for.

The Greater Vancouver buyer is driving our market with the Albertan buyer a distant second place. The good point here is these two buyers often look at different property types and so one buyer is seldom influencing the market of the other.

I see our market continuing active for the next year.

Al Christopherson – Realtor  
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