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*North Shuswap
2018 First Quarter Report – April 2018*

First Quarter 2017 North Shuswap

6 lots sold
9 homes sold

First Quarter 2018 North Shuswap

12 lots sold – 1 was Lakeshore
15 homes sold – 6 were Lakeshore

The number of winter sales continues to grow. Inventory remains low while buyer motivation is rising. A decade or two ago buyers would not travel in winter so it was common to see no sales between December to February. Today many people own 4X4's and look forward to winter trips. We are much less a seasonal market then we once were.

North Shuswap MLS inventory today stands at 100 Active Listings and that is very low for this time of year. July 15th inventory should be about 330. This year it will not hit that number.

Limited Dual Agency:

As the end of LDA nears it is still unclear how rural Realtors are expected to serve clients under the proposed rules. As it stands now, we are neither urban nor rural but somewhere in between, and few answers have been forthcoming. If you are buying or selling after June 15 you can expect some confusion and uncertainty. Realtors' will do their best to follow the guidelines once we know what they are.

Speculation Tax:

In an effort to improve the number of homes available for rent the BC government has decided a tax is the solution. I believe if the Rentalsman Act Legislation was perceived by homeowners as fair and equitable, giving both renters and landlord's rights, then many rentals would come back on the market. Many homeowners see the legislation heavily in favour of the renter even though that is not true. Many homeowners who have a rental suite have locked the door and leave their basement suite or carriage house vacant rather than put themselves in jeopardy. If landlords knew they had a reasonable level of protection such as renters enjoy, I think many homeowners with suites would put them out as available for rent with a licensed property manager. To get to that point may require a government review and tune up of the legislation and the effort to let homeowners know that being a landlord is not the liability they imagine now. That is a solution at little cost to taxpayers or government. It would happen soon after people with a suite in their basement knew they had respect just like the renters do.

If you are planning a trip to the lake and want to see me please give me a call. Weekends are our busy time and it's great to have so many appointments booking for future weekends this early in the season.

Al Christopherson – Realtor
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Century 21 Lakeside Realty Ltd.