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North Shuswap
2010 First Quarter Report – April 2010

Statistics gathered from the Okanagan Mainline Real Estate Board (OMREB) show the North Shuswap sales as 3 Residential; 4 Lots; 1 Commercial and 1 Farm sold in the first quarter of 2010. OMREB stats also show that the Shuswap Division March numbers are improved 44% over March of 2009. We show one Lakeshore sale so far this year at \$725,000 and I predict few Buyers interested in the very nice Lakeshore over a million this year in the North Shuswap.

Listing inventory is a bit higher in the North Shuswap than average with 113 residential listings and 138 lots listed for sale at the end of the quarter.

We see a few Anglemont Lots sold just under \$40,000. There are 30 Anglemont Lots for sale priced under \$50,000 and another 21 Lots priced between \$50,000 and \$60,000. We should see 2 or 3 dozen Anglemont Lots sell in 2010. We should expect most of the sale prices to be between \$40,000 and \$50,000.

There has been a good amount of interest in high-end non-Anglemont Lots in the over \$200,000 category. These Lots are typically very close to the lake. Residential sales under \$330,000 will continue to be the bright spot for North Shuswap real estate.

Easter weekend was a very busy weekend with many Buyers out for a look. Web site activity continues very high with so many Buyers searching online before making a trip up to the Shuswap. If you are planning a trip to see the Shuswap and are in need of my assistance, please be sure to call ahead and I'll book an appointment time for you.

Al Christopherson – Realtor
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