

Townhouse sales experienced increased activity in all regions. Apartment sales on the other hand were mixed as the number of sales increased a marginal 1% across the region.

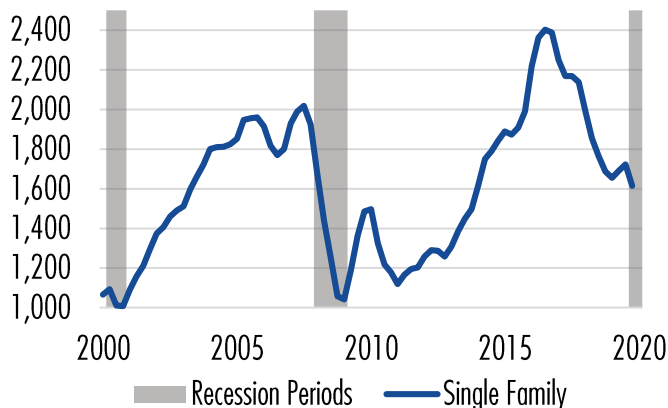
Overall prices continue to see healthy increases across all property types and regions. It is interesting to note apartment prices saw the strongest year-over-year increase with the benchmark price rising 8.5% between March 2019 and 2020. However, this might be partially a reflection of new construction inventory transacting in the market.

The Okanagan is entering its worst economic slump in recent memory. Mandatory closures of all non-essential businesses combined with government backed social distancing regulations has consequently impacted most businesses in the region.

Recent reports from the Business Council of British Columbia estimate that in 2020 the provincial economy will decline between 7%, under the most optimistic scenario, and up to 12% under the most pessimistic scenario. The unemployment rates shot up 1.9% between March 2019 and March 2020. Things are only expected to worsen, as the loss of jobs in April will likely be the highest number on record.

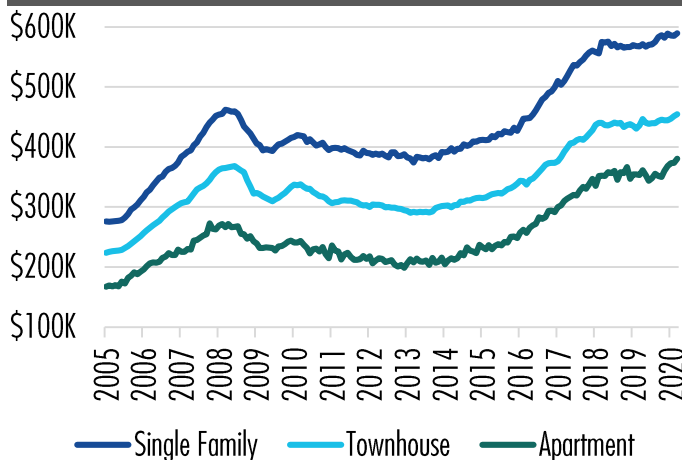
While the impact from COVID-19 is still too unknown, sales volume slowed down at the end of the quarter. Banks allowing mortgage payments to be deferred for up to six months has certainly helped stabilize the market.

FIGURE 3: HISTORICAL MONTHLY SINGLE FAMILY SALES 12 MONTH MOVING AVERAGE



Source: Okanagan Mainline Real Estate Board

FIGURE 4: OKANAGAN BENCHMARK PRICES



Source: CREA STATISTICS