

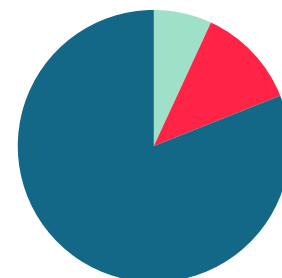
# December 2023

Area Delimited by Areas Golden, Golden Rural

## MONTHLY INVENTORY ANALYSIS

Report produced on Jan 16, 2024 for Amber Granter

Compared Metrics	December		
	2022	2023	+/-%
Sold Listings	4	4	0.00%
New Listings	12	7	-41.67%
Average List Price	629,225	1,179,750	87.49%
Average Sale Price	579,625	919,281	58.60%
Average Percent of Selling Price to List Price	84.24%	90.47%	7.39%
Average Days on Market to Sale	70.00	81.75	16.79%
End of Month Inventory	42	47	11.90%
Months Supply of Inventory	3.85	6.13	59.34%



■ Sold (6.90%)  
■ Other OffMarket (12.07%)  
■ Active (81.03%)

**Absorption:** Last 12 months, an Average of **8** Sales/Month  
**Active Inventory** as of December 31, 2023 = **47**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2023 rose **11.90%** to 47 existing homes available for sale. Over the last 12 months this area has had an average of 8 closed sales per month. This represents an unsold inventory index of **6.13** MSI for this period.

#### Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **58.60%** in December 2023 to \$919,281 versus the previous year at \$579,625.

#### Average Days on Market Lengthens

The average number of **81.75** days that homes spent on the market before selling increased by 11.75 days or **16.79%** in December 2023 compared to last year's same month at **70.00** DOM.

#### Sales Success for December 2023 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 7 New Listings in December 2023, down **41.67%** from last year at 12. Furthermore, there were 4 Sold Listings this month versus last year at 4, a **0.00%** decrease.

Closed versus Listed trends yielded a **57.1%** ratio, up from previous year's, December 2022, at **33.3%**, a **71.43%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

<b>Sold Listings</b>	<b>2</b>
<b>New Listings</b>	<b>3</b>
<b>Inventory</b>	<b>4</b>
<b>Months Supply of Inventory</b>	<b>5</b>
<b>Average Days on Market to Sale</b>	<b>6</b>
<b>Average List Price at Closing</b>	<b>7</b>
<b>Average Sale Price at Closing</b>	<b>8</b>
<b>Average Percent of Selling Price to List Price</b>	<b>9</b>
<b>Market Summary</b>	<b>10</b>

### Real Estate is Local

#### Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

#### Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

#### Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

**Amber Granter -**

**Phone:** 250-939-8605

**Email:** amber@mountaintownliving.ca

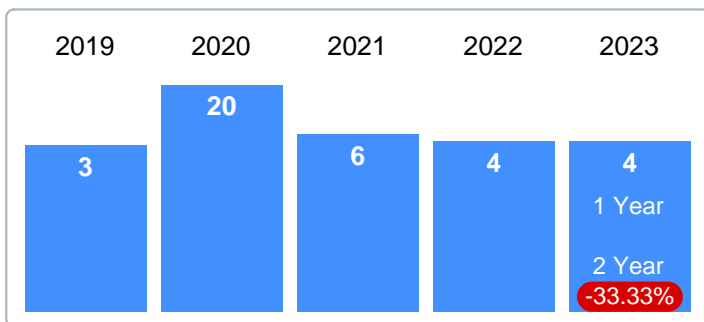
# December 2023

Area Delimited by Areas Golden, Golden Rural

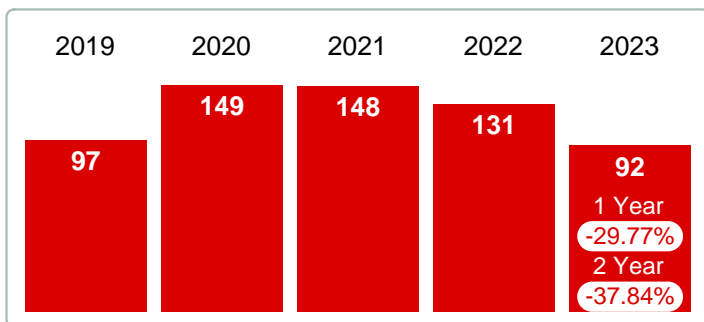
## SOLD LISTINGS

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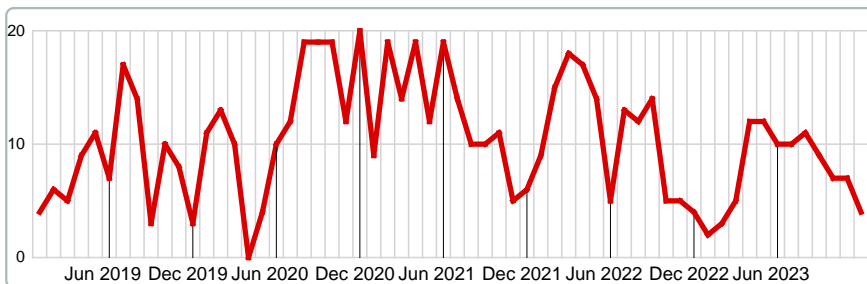
### DECEMBER



### YEAR TO DATE (YTD)

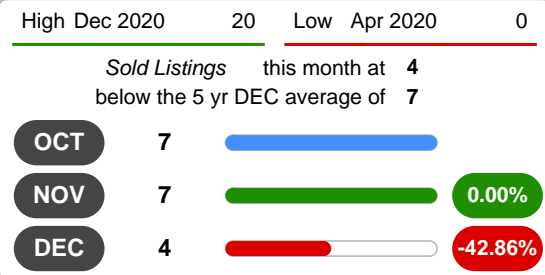


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 7



### SOLD LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$325,000 and less	0	0.00%	0.0	0	0	0	0
\$325,001 - \$325,000	0	0.00%	0.0	0	0	0	0
\$325,001 - \$550,000	1	25.00%	25.0	1	0	0	0
\$550,001 - \$775,000	1	25.00%	53.0	1	0	0	0
\$775,001 - \$1,975,000	1	25.00%	74.0	0	0	0	1
\$1,975,001 - \$1,975,000	0	0.00%	0.0	0	0	0	0
\$1,975,001 and up	1	25.00%	175.0	0	0	1	0
<b>Total Closed Units</b>	<b>4</b>			<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>3,677,125</b>	<b>100%</b>	<b>81.8</b>	<b>885.00K</b>	<b>0.00B</b>	<b>2.00M</b>	<b>797.13K</b>
<b>Average Closed Price</b>	<b>\$919,281</b>			<b>\$442,500</b>	<b>\$0\$1,995,000</b>	<b>\$797,125</b>	

Contact: Amber Granter

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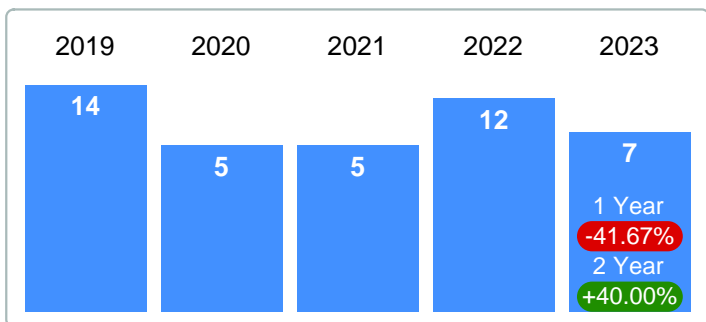
# December 2023

Area Delimited by Areas Golden, Golden Rural

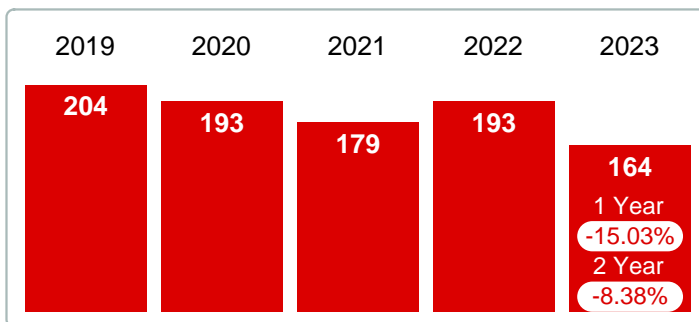
## NEW LISTINGS

Report produced on Jan 16, 2024 for Amber Granter

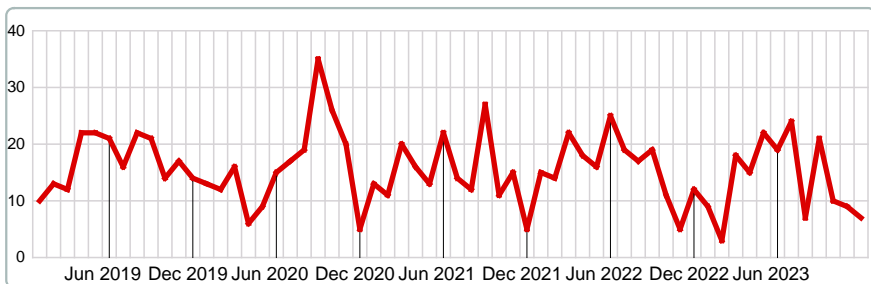
### DECEMBER



### YEAR TO DATE (YTD)

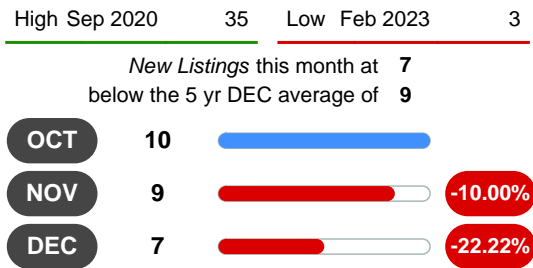


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 9



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$330,000 and less	0	0.00%	0	0	0	0
\$330,001 - \$570,000	1	14.29%	1	0	0	0
\$570,001 - \$620,000	1	14.29%	1	0	0	0
\$620,001 - \$930,000	2	28.57%	1	0	1	0
\$930,001 - \$1,170,000	1	14.29%	0	1	0	0
\$1,170,001 - \$1,790,000	1	14.29%	0	0	1	0
\$1,790,001 and up	1	14.29%	0	0	0	1
<b>Total New Listed Units</b>	<b>7</b>		<b>3</b>	<b>1</b>	<b>2</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>6,183,000</b>	<b>100%</b>	<b>1.54M</b>	<b>939.00K</b>	<b>1.91M</b>	<b>1.80M</b>
<b>Average New Listed Listing Price</b>	<b>\$0</b>		<b>\$511,667</b>	<b>\$939,000</b>	<b>\$957,000</b>	<b>\$1,795,000</b>

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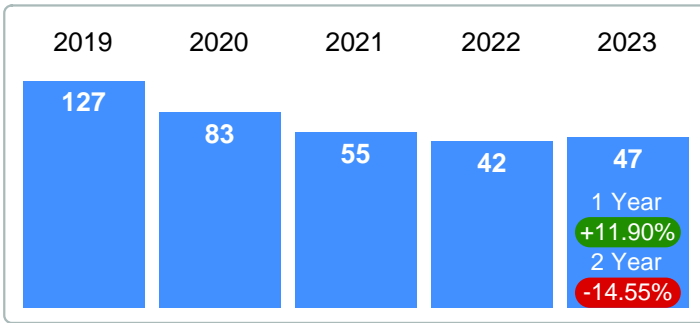
# December 2023

Area Delimited by Areas Golden, Golden Rural

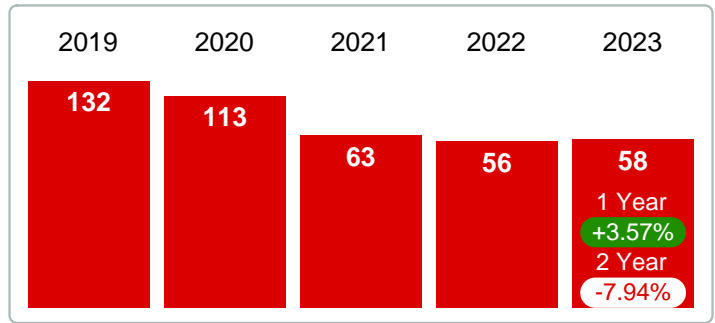
## ACTIVE INVENTORY

Report produced on Jan 16, 2024 for Amber Granter

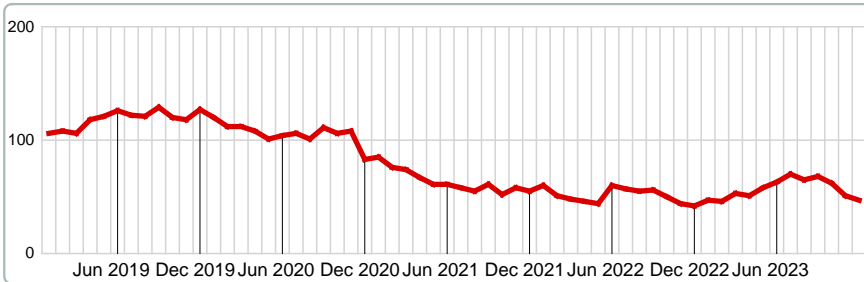
### END OF DECEMBER



### ACTIVE DURING DECEMBER

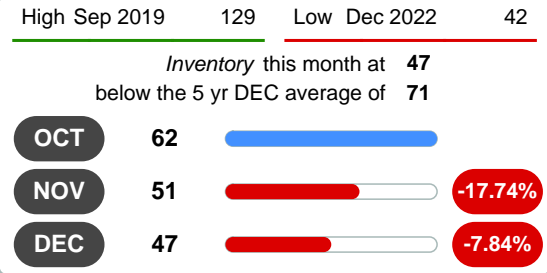


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 71



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$250,000 and less	2	4.26%	43.0	1	1	0	0
\$250,001 - \$375,000	9	19.15%	202.1	9	0	0	0
\$375,001 - \$575,000	6	12.77%	103.0	4	1	1	0
\$575,001 - \$1,150,000	13	27.66%	72.0	4	1	5	3
\$1,150,001 - \$1,475,000	6	12.77%	231.2	0	0	6	0
\$1,475,001 - \$2,500,000	7	14.89%	168.4	1	1	1	4
\$2,500,001 and up	4	8.51%	173.0	1	1	2	0
<b>Total Active Inventory by Units</b>	<b>47</b>			<b>20</b>	<b>5</b>	<b>15</b>	<b>7</b>
<b>Total Active Inventory by Volume</b>	<b>66,008,300</b>	<b>100%</b>	<b>142.9</b>	<b>12.98M</b>	<b>20.99M</b>	<b>22.05M</b>	<b>9.99M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$1,404,432</b>			<b>\$649,035</b>	<b>\$4,197,360</b>	<b>\$1,470,120</b>	<b>\$1,427,000</b>

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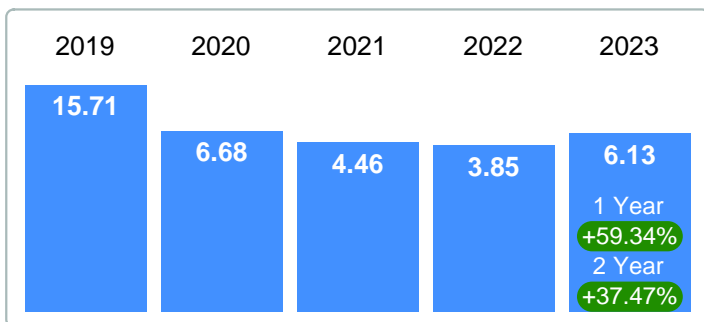
# December 2023

Area Delimited by Areas Golden, Golden Rural

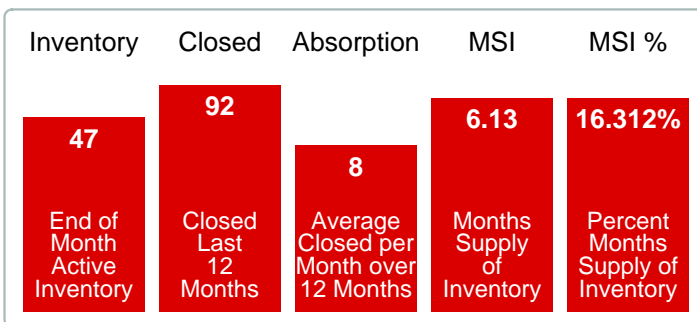
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Jan 16, 2024 for Amber Granter

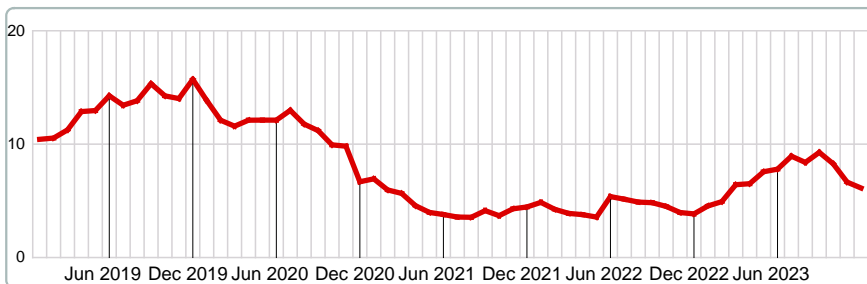
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2023

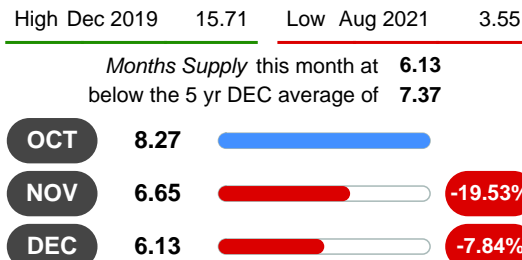


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 7.37



### MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI	%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$250,000 and less	4.26%	2.40	1.71	4.00	0.00	0.00
\$250,001 - \$375,000	19.15%	9.00	10.80	0.00	0.00	0.00
\$375,001 - \$575,000	12.77%	2.25	3.00	1.50	2.00	0.00
\$575,001 - \$1,150,000	27.66%	4.59	48.00	0.86	4.62	6.00
\$1,150,001 - \$1,475,000	12.77%	24.00	0.00	0.00	24.00	0.00
\$1,475,001 - \$2,500,000	14.89%	84.00	0.00	0.00	12.00	0.00
\$2,500,001 and up	8.51%	inf	0.00	0.00	0.00	0.00
Market Supply of Inventory (MSI)		6.13	7.06	2.22	7.83	10.50
Total Active Inventory by Units		47	20	5	15	7

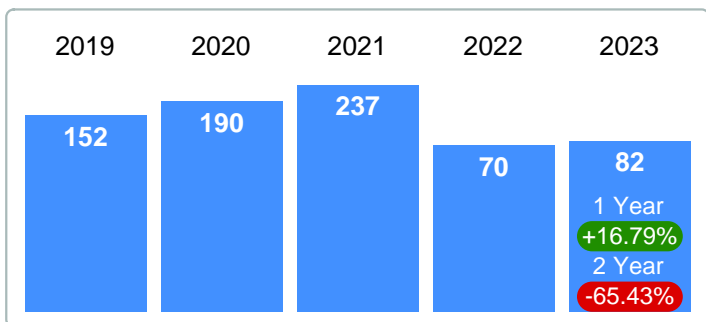
# December 2023

Area Delimited by Areas Golden, Golden Rural

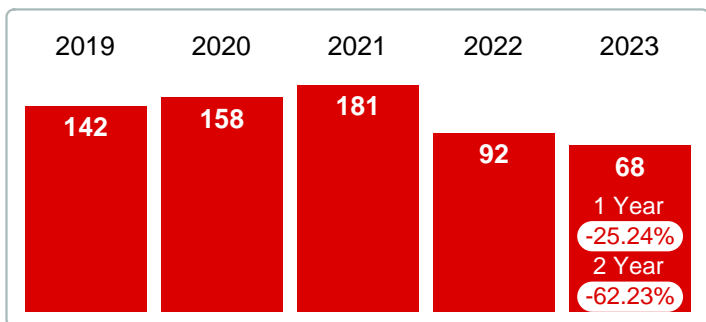
## AVERAGE DAYS ON MARKET TO SALE

Report produced on Jan 16, 2024 for Amber Granter

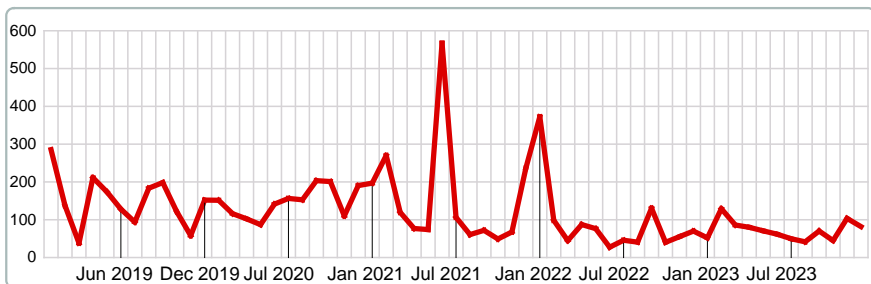
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

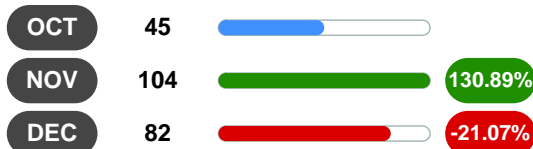


### 3 MONTHS

5 year DEC AVG = 146

High Jun 2021 567 Low Jun 2022 27

Average Days on Market to Sale this month at 82 below the 5 yr DEC average of 146



### AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$325,000 and less	0.00%	0	0	0	0	0
\$325,001 - \$325,000	0.00%	0	0	0	0	0
\$325,001 - \$550,000	25.00%	25	25	0	0	0
\$550,001 - \$775,000	25.00%	53	53	0	0	0
\$775,001 - \$1,975,000	25.00%	74	0	0	0	74
\$1,975,001 - \$1,975,000	0.00%	0	0	0	0	0
\$1,975,001 and up	25.00%	175	0	0	175	0
<b>Average Closed DOM</b>		<b>82</b>	<b>39</b>	<b>0</b>	<b>175</b>	<b>74</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>82</b>	<b>2</b>		<b>1</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>3,677,125</b>	<b>885.00K</b>	<b>0.00B</b>	<b>2.00M</b>	<b>797.13K</b>

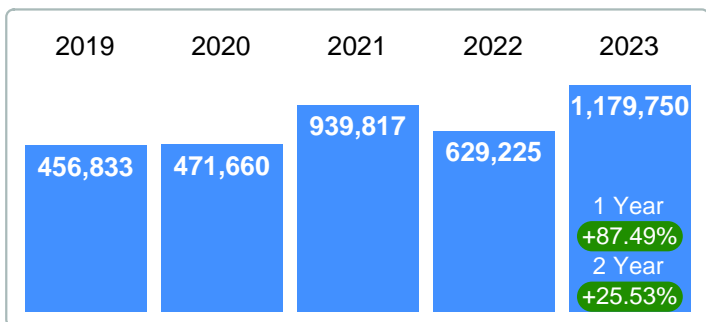
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Area Delimited by Areas Golden, Golden Rural

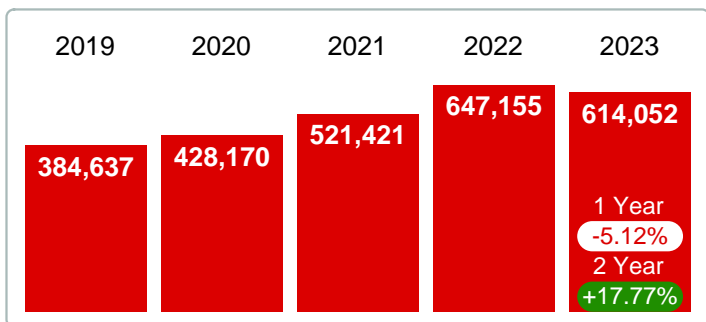
## AVERAGE LIST PRICE AT CLOSING

Report produced on Jan 16, 2024 for Amber Granter

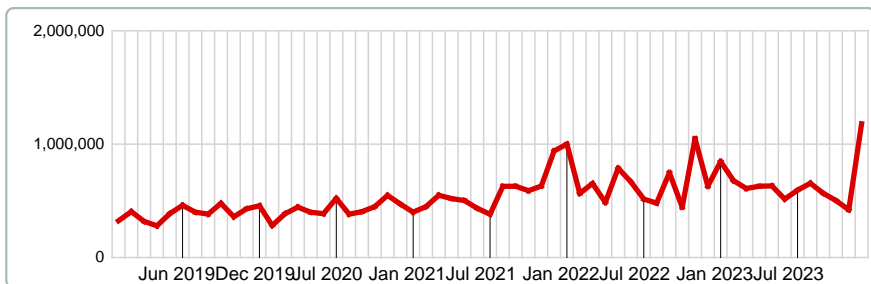
### DECEMBER



### YEAR TO DATE (YTD)

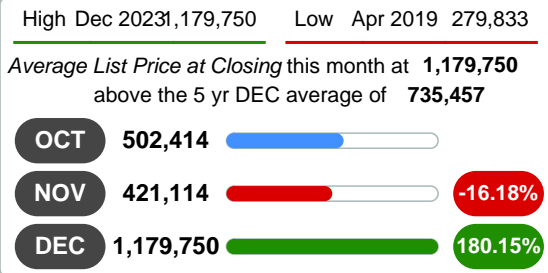


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 735,457



### AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVL Price	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$325,000 and less	25.00%	325,000	0	0	0	0
\$325,001 - \$325,000	0.00%	0	0	0	0	0
\$325,001 - \$550,000	0.00%	0	325,000	0	0	0
\$550,001 - \$775,000	25.00%	575,000	575,000	0	0	0
\$775,001 - \$1,975,000	25.00%	819,000	0	0	0	819,000
\$1,975,001 - \$1,975,000	0.00%	0	0	0	0	0
\$1,975,001 and up	25.00%	3,000,000	0	0	3,000,000	0
<b>Average List Price</b>		<b>1,179,750</b>	<b>450,000</b>	<b>0</b>	<b>3,000,000</b>	<b>819,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>1,179,750</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>4,719,000</b>	<b>900.00K</b>	<b>0.00B</b>	<b>3.00M</b>	<b>819.00K</b>

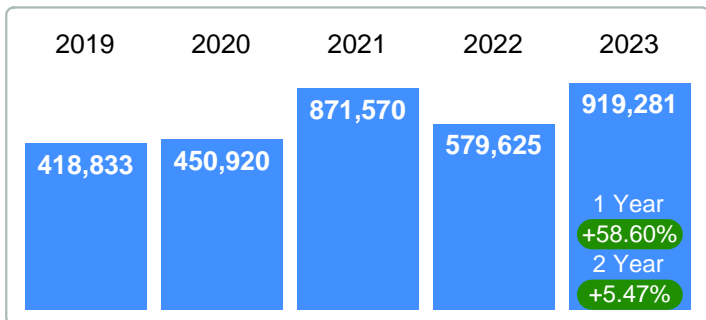
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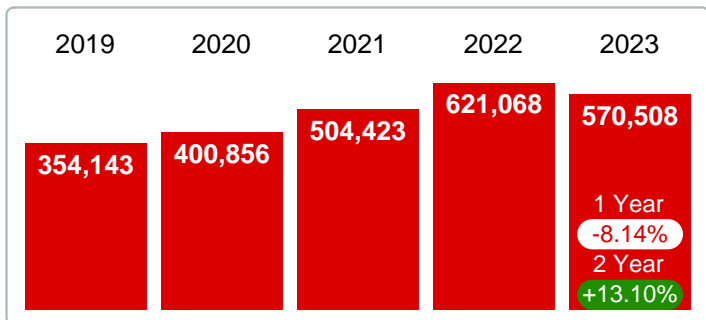
## AVERAGE SOLD PRICE AT CLOSING

Report produced on Jan 16, 2024 for Amber Granter

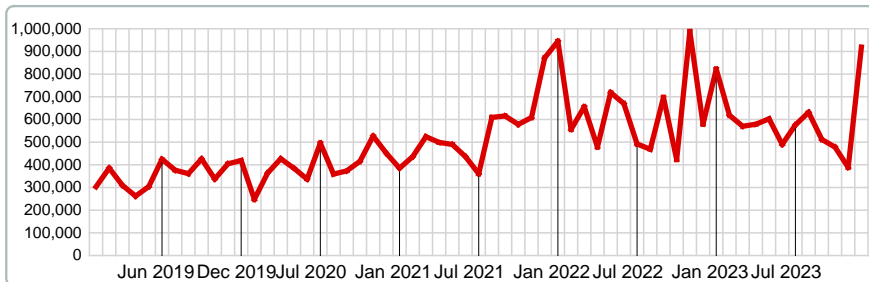
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

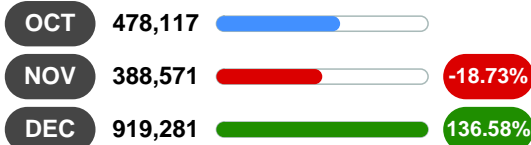


### 3 MONTHS

5 year DEC AVG = 648,046

High Nov 2022 987,800 Low Jan 2020 247,873

Average Sold Price at Closing this month at **919,281** above the 5 yr DEC average of **648,046**



### AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range	%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$325,000 and less	0.00%	0	0	0	0	0
\$325,001 - \$325,000	0.00%	0	0	0	0	0
\$325,001 - \$550,000	25.00%	330,000	330,000	0	0	0
\$550,001 - \$775,000	25.00%	555,000	555,000	0	0	0
\$775,001 - \$1,975,000	25.00%	797,125	0	0	0	797,125
\$1,975,001 - \$1,975,000	0.00%	0	0	0	0	0
\$1,975,001 and up	25.00%	1,995,000	0	0	1,995,000	0
<b>Average Sold Price</b>		<b>919,281</b>	<b>442,500</b>	<b>0</b>	<b>1,995,000</b>	<b>797,125</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>919,281</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>3,677,125</b>	<b>885.00K</b>	<b>0.00B</b>	<b>2.00M</b>	<b>797.13K</b>



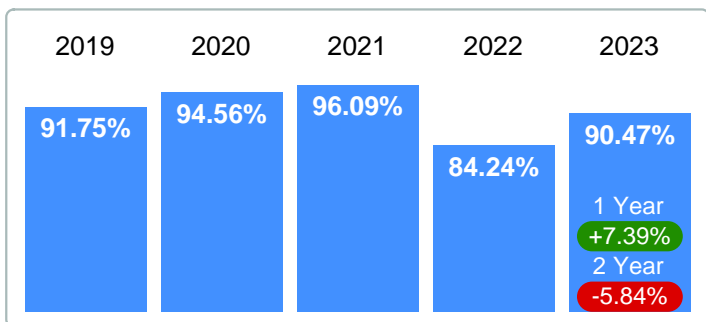
# December 2023

Area Delimited by Areas Golden, Golden Rural

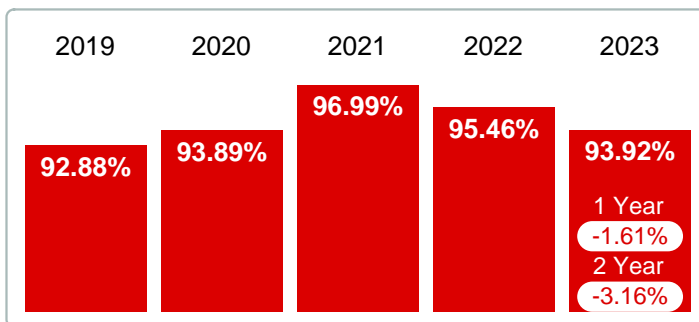
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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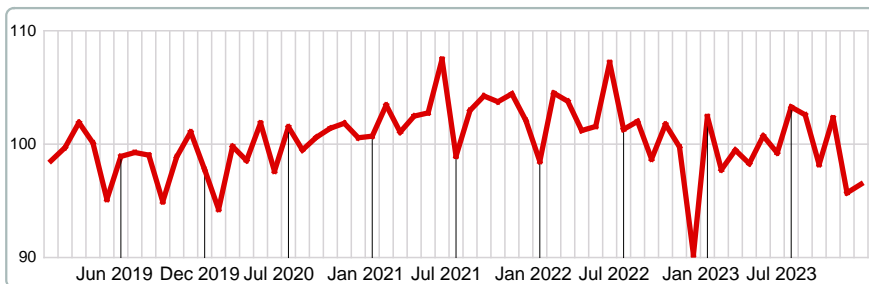
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

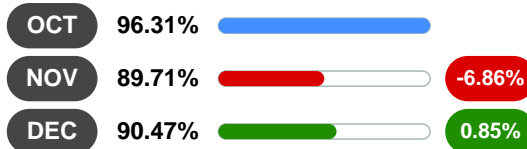


### 3 MONTHS

5 year DEC AVG = 91.42%

High Jun 2021 101.49% Low Dec 2022 84.24%

Average Sold/List Ratio this month at **90.47%**  
below the 5 yr DEC average of **91.42%**



### AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$325,000 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$325,001 - \$325,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$325,001 - \$550,000	1	25.00%	101.54%	101.54%	0.00%	0.00%	0.00%
\$550,001 - \$775,000	1	25.00%	96.52%	96.52%	0.00%	0.00%	0.00%
\$775,001 - \$1,975,000	1	25.00%	97.33%	0.00%	0.00%	0.00%	97.33%
\$1,975,001 - \$1,975,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$1,975,001 and up	1	25.00%	66.50%	0.00%	0.00%	66.50%	0.00%
Average Sold/List Ratio		90.50%		99.03%	0.00%	66.50%	97.33%
Total Closed Units		4	100%	2		1	1
Total Closed Volume		3,677,125		885.00K	0.00B	2.00M	797.13K

Contact: Amber Granter

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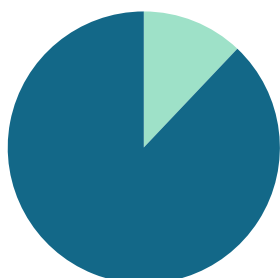
# December 2023

Area Delimited by Areas Golden, Golden Rural

## MARKET SUMMARY

Report produced on Jan 16, 2024 for Amber Granter

### INVENTORY



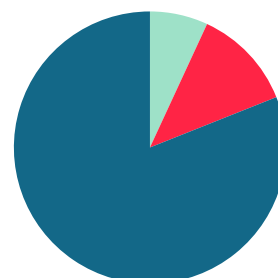
### Inventory

- New Listings  
7 = 12.07%
- Start Inventory  
51
- Total Inventory Units  
58
- Volume  
\$77,675,300

### Market Activity

- Sold Listings  
4 = 6.90%
- Other Off Market  
7 = 12.07%
- Active Inventory  
47 = 81.03%

### MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Sold Listings	4	4	0.00%	131	92	-29.77%
New Listings	12	7	-41.67%	193	164	-15.03%
Average List Price	629,225	1,179,750	87.49%	647,155	614,052	-5.12%
Average Sale Price	579,625	919,281	58.60%	621,068	570,508	-8.14%
Average Percent of Selling Price to List Price	84.24%	90.47%	7.39%	95.46%	93.92%	-1.61%
Average Days on Market to Sale	70.00	81.75	16.79%	91.52	68.42	-25.24%
Monthly Inventory	42	47	11.90%	42	47	11.90%
Months Supply of Inventory	3.85	6.13	59.34%	3.85	6.13	59.34%

**Absorption:** Last 12 months, an Average of 8 Sales/Month

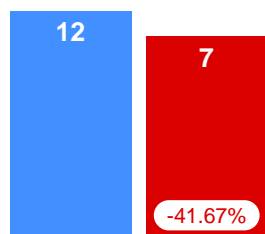
**Inventory** on December 31, 2023 = 47

2022 2023

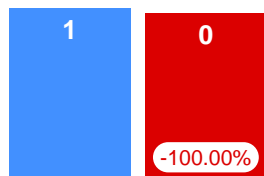
### DECEMBER MARKET

### AVERAGE PRICES

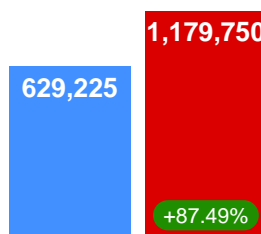
#### New Listings



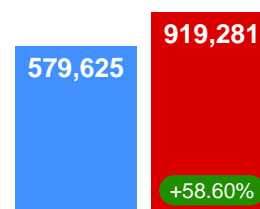
#### Pending Listings



#### List Price



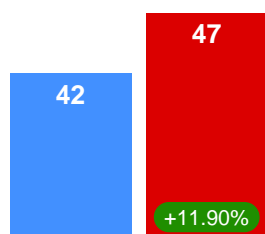
#### Sale Price



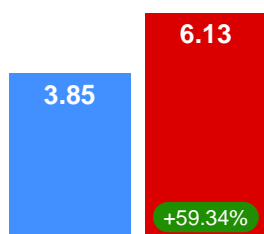
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

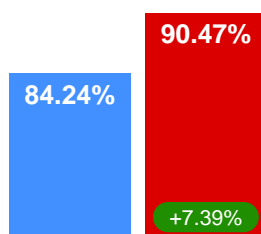
#### Active Inventory



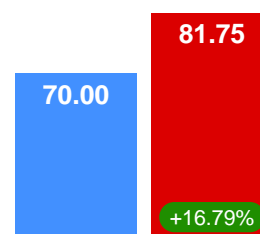
#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market



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