

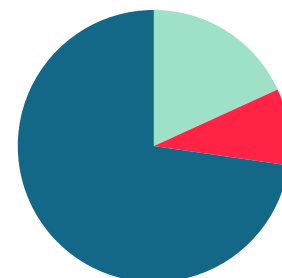
# March 2025

Area Delimited by Sub Area Of GO - Golden; Division Kootenay - Single  
Family - Detached Sub Type

## MONTHLY INVENTORY ANALYSIS

Report produced on Apr 04, 2025 for Amber Granter

Compared Metrics	2024	March 2025	+/-%
Sold Listings	4	4	0.00%
New Listings	4	6	50.00%
Average List Price	783,475	805,725	2.84%
Average Sale Price	757,500	768,750	1.49%
Average Percent of Selling Price to List Price	96.97%	95.71%	-1.30%
Average Days on Market to Sale	32.00	34.50	7.81%
End of Month Inventory	11	16	45.45%
Months Supply of Inventory	4.26	7.38	73.43%



■ Sold (18.18%)  
■ Other OffMarket (9.09%)  
■ Active (72.73%)

**Absorption:** Last 12 months, an Average of **2** Sales/Month  
**Active Inventory** as of March 31, 2025 = **16**

### Analysis Wrap-Up

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

The total housing inventory at the end of March 2025 rose **45.45%** to 16 existing homes available for sale. Over the last 12 months this area has had an average of 2 closed sales per month. This represents an unsold inventory index of **7.38** 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 **1.49%** in March 2025 to \$768,750 versus the previous year at \$757,500.

#### Average Days on Market Lengthens

The average number of **34.50** days that homes spent on the market before selling increased by 2.50 days or **7.81%** in March 2025 compared to last year's same month at **32.00** DOM.

#### Sales Success for March 2025 is Positive

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

There were 6 New Listings in March 2025, up **50.00%** from last year at 4. Furthermore, there were 4 Sold Listings this month versus last year at 4, a **0.00%** decrease.

Closed versus Listed trends yielded a **66.7%** ratio, down from previous year's, March 2024, at **100.0%**, a **33.33%** downswing. 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:** 672-648-0454

**Email:** amber@mountaintownliving.ca

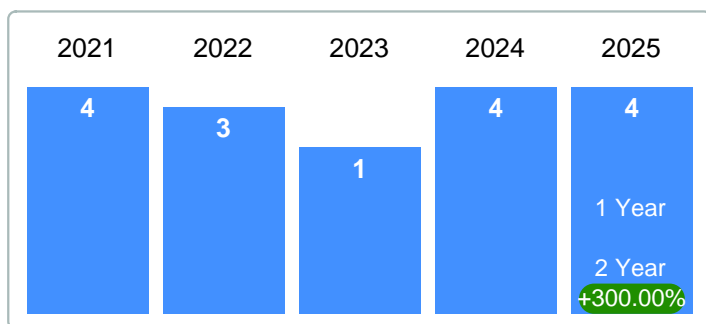
# March 2025

Area Delimited by Sub Area Of GO - Golden; Division Kootenay - Single Family - Detached Sub Type

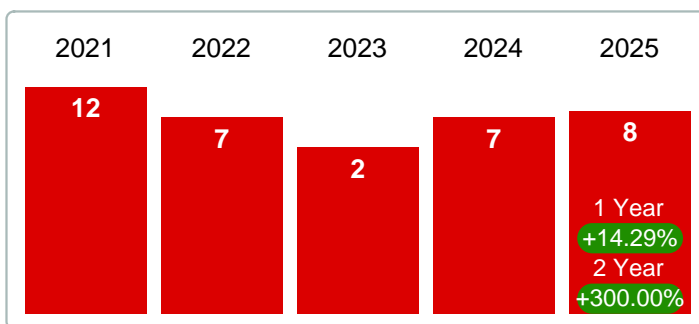
## SOLD LISTINGS

Report produced on Apr 04, 2025 for Amber Granter

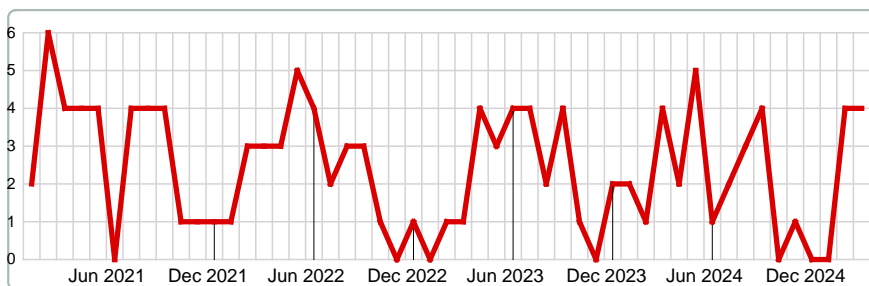
### MARCH



### YEAR TO DATE (YTD)

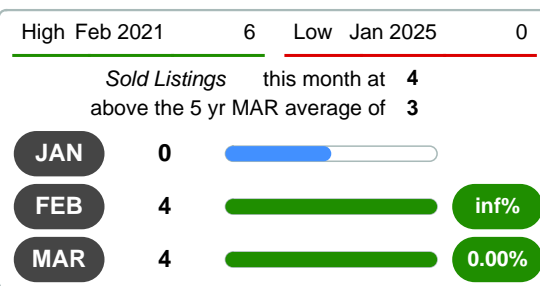


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 3



### SOLD LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$600,000 and less	0	0.00%	0.0	0	0	0	0
\$600,001 - \$600,000	0	0.00%	0.0	0	0	0	0
\$600,001 - \$675,000	2	50.00%	43.5	0	1	1	0
\$675,001 - \$700,000	0	0.00%	0.0	0	0	0	0
\$700,001 - \$1,075,000	2	50.00%	25.5	0	1	1	0
\$1,075,001 - \$1,075,000	0	0.00%	0.0	0	0	0	0
\$1,075,001 and up	0	0.00%	0.0	0	0	0	0
<b>Total Closed Units</b>	<b>4</b>			<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>3,075,000</b>	<b>100%</b>	<b>34.5</b>	<b>0.00B</b>	<b>1.33M</b>	<b>1.75M</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$768,750</b>			<b>\$0</b>	<b>\$662,500</b>	<b>\$875,000</b>	<b>\$0</b>

Contact: Amber Granter

Phone: 672-648-0454

Email: amber@mountaintownliving.ca

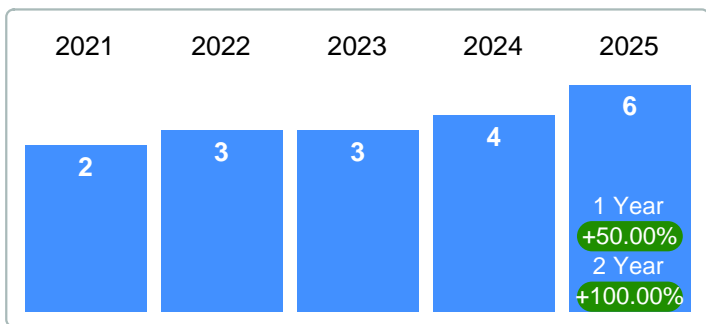
# March 2025

Area Delimited by Sub Area Of GO - Golden; Division Kootenay - Single Family - Detached Sub Type

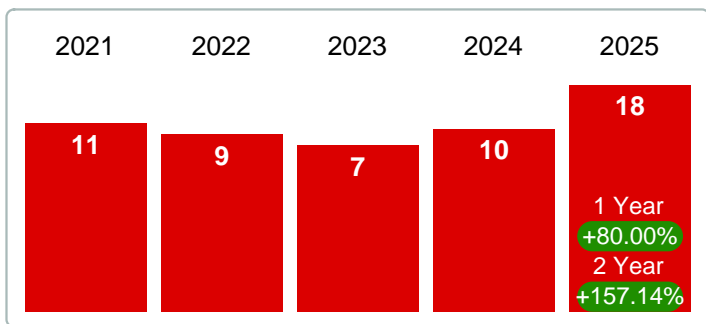
## NEW LISTINGS

Report produced on Apr 04, 2025 for Amber Granter

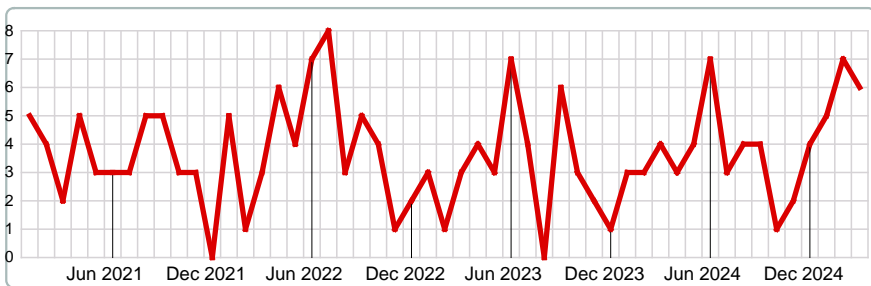
### MARCH



### YEAR TO DATE (YTD)

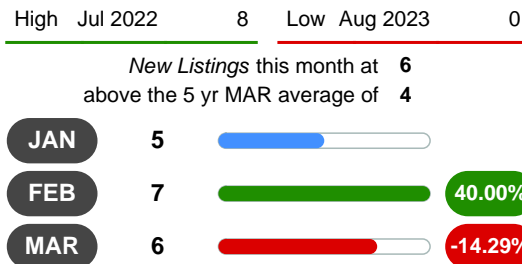


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 4



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$325,000 and less	0	0.00%	0	0	0	0
\$325,001 - \$525,000	1	16.67%	1	0	0	0
\$525,001 - \$725,000	1	16.67%	0	0	1	0
\$725,001 - \$775,000	0	0.00%	0	0	0	0
\$775,001 - \$875,000	3	50.00%	0	3	0	0
\$875,001 - \$1,275,000	0	0.00%	0	0	0	0
\$1,275,001 and up	1	16.67%	0	0	0	1
<b>Total New Listed Units</b>	<b>6</b>		<b>1</b>	<b>3</b>	<b>1</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>4,526,000</b>	<b>100%</b>	<b>349.00K</b>	<b>2.34M</b>	<b>539.00K</b>	<b>1.30M</b>
<b>Average New Listed Listing Price</b>	<b>\$735,000</b>		<b>\$349,000</b>	<b>\$779,667</b>	<b>\$539,000</b>	<b>\$1,299,000</b>

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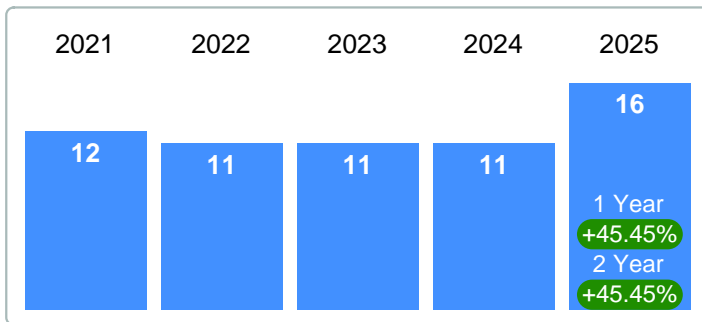
# March 2025

Area Delimited by Sub Area Of GO - Golden; Division Kootenay - Single Family - Detached Sub Type

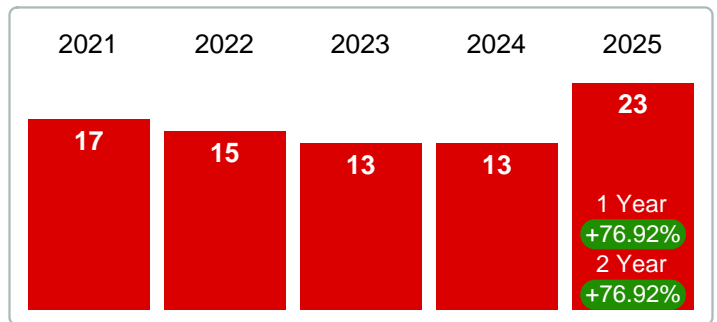
## ACTIVE INVENTORY

Report produced on Apr 04, 2025 for Amber Granter

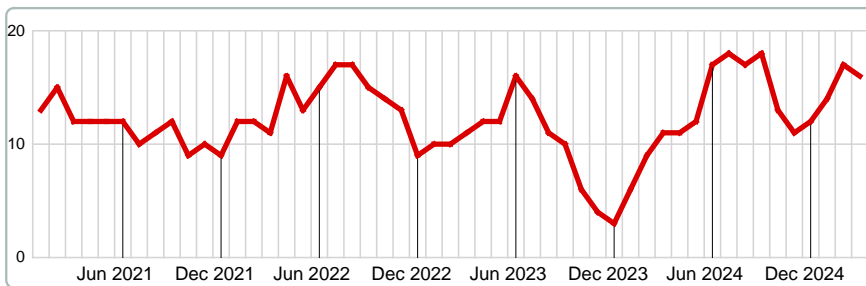
### END OF MARCH



### ACTIVE DURING MARCH

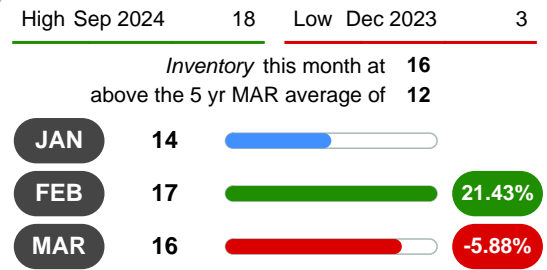


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 12



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$475,000 and less	1	6.25%	7.0	1	0	0	0
\$475,001 - \$550,000	2	12.50%	63.0	0	1	1	0
\$550,001 - \$825,000	3	18.75%	33.0	0	2	0	1
\$825,001 - \$875,000	3	18.75%	44.0	0	1	1	1
\$875,001 - \$1,100,000	3	18.75%	52.3	0	1	0	2
\$1,100,001 - \$1,550,000	2	12.50%	61.5	0	0	0	2
\$1,550,001 and up	2	12.50%	183.0	0	0	0	2
<b>Total Active Inventory by Units</b>	16			1	5	2	8
<b>Total Active Inventory by Volume</b>	14,548,800		100%	349.00K	3.56M	1.41M	9.23M
<b>Average Active Inventory Listing Price</b>	\$909,300			\$349,000	\$711,200	\$707,000	\$1,153,725

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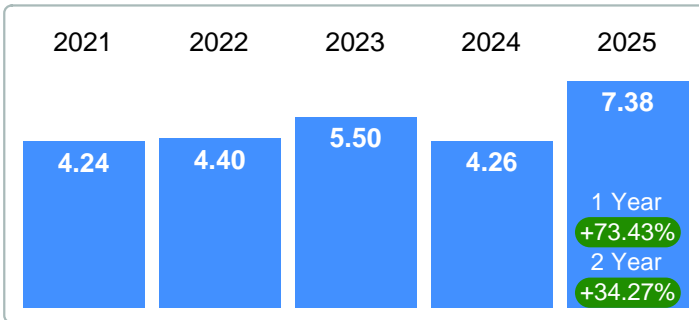
# March 2025

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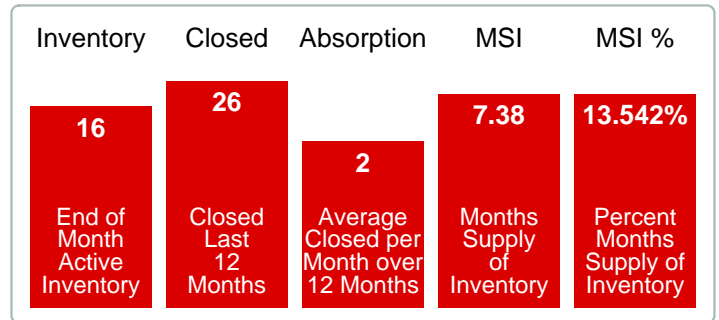
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Apr 04, 2025 for Amber Granter

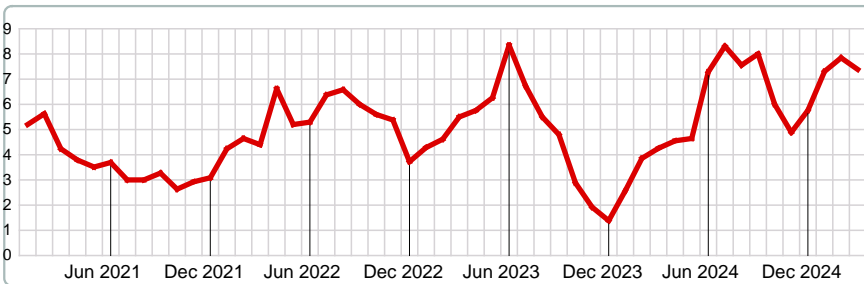
### MSI FOR MARCH



### INDICATORS FOR MARCH 2025



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 5.16

High Jun 2023 8.35 Low Dec 2023 1.38

Months Supply this month at 7.38 above the 5 yr MAR average of 5.16



### 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
\$475,000 and less	6.25%	12.00	0.00	0.00	0.00	0.00
\$475,001 - \$550,000	12.50%	12.00	0.00	12.00	12.00	0.00
\$550,001 - \$825,000	18.75%	2.57	0.00	4.80	0.00	2.40
\$825,001 - \$875,000	18.75%	18.00	0.00	12.00	12.00	0.00
\$875,001 - \$1,100,000	18.75%	6.00	0.00	6.00	0.00	8.00
\$1,100,001 - \$1,550,000	12.50%	24.00	0.00	0.00	0.00	24.00
\$1,550,001 and up	12.50%	inf	0.00	0.00	0.00	0.00
Market Supply of Inventory (MSI)		7.38	6.00	6.00	4.80	10.67
Total Active Inventory by Units	100%	7.38	1	5	2	8

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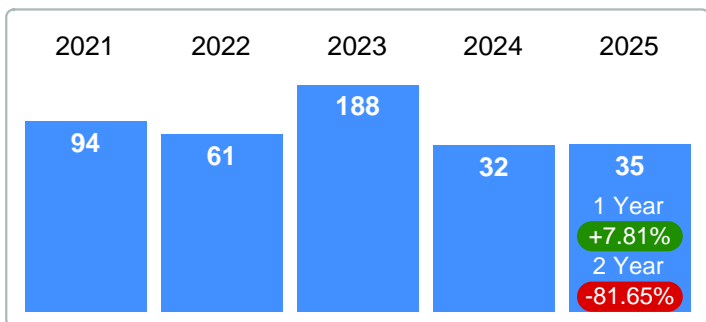
# March 2025

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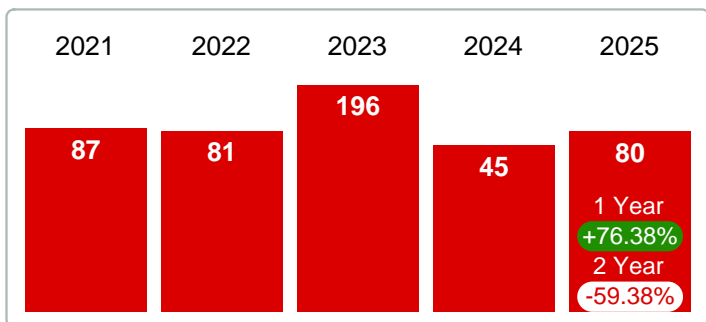
## AVERAGE DAYS ON MARKET TO SALE

Report produced on Apr 04, 2025 for Amber Granter

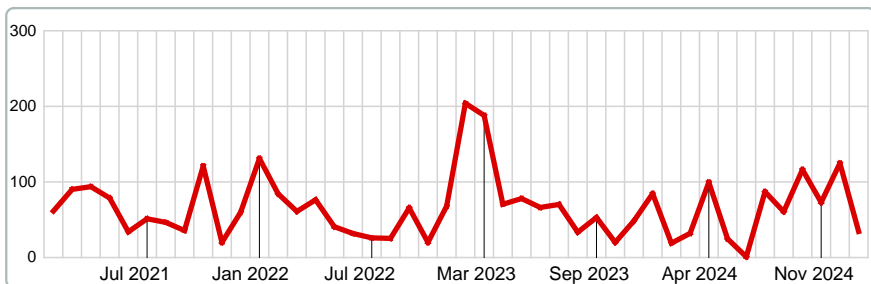
### MARCH



### YEAR TO DATE (YTD)

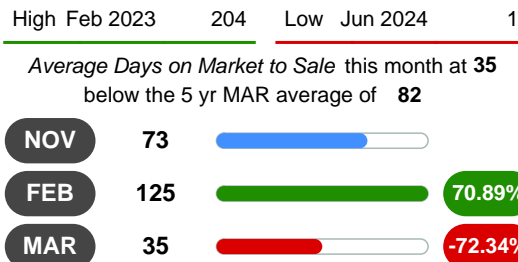


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 82



### 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
\$600,000 and less	0.00%	0	0	0	0	0
\$600,001 - \$600,000	0.00%	0	0	0	0	0
\$600,001 - \$675,000	50.00%	44	0	71	16	0
\$675,001 - \$700,000	0.00%	0	0	0	0	0
\$700,001 - \$1,075,000	50.00%	26	0	4	47	0
\$1,075,001 - \$1,075,000	0.00%	0	0	0	0	0
\$1,075,001 and up	0.00%	0	0	0	0	0
<b>Average Closed DOM</b>		<b>35</b>	<b>0</b>	<b>38</b>	<b>32</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>35</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>3,075,000</b>	<b>0.00B</b>	<b>1.33M</b>	<b>1.75M</b>	<b>0.00B</b>

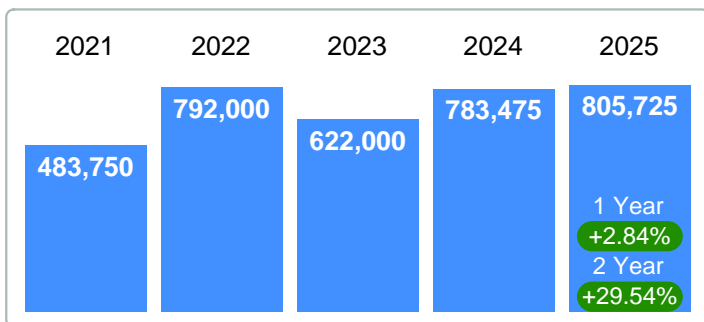
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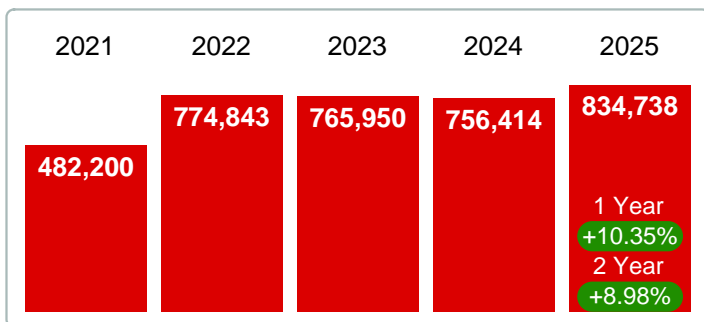
## AVERAGE LIST PRICE AT CLOSING

Report produced on Apr 04, 2025 for Amber Granter

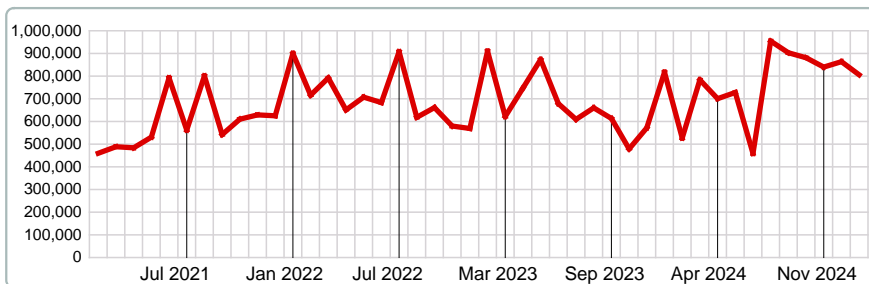
### MARCH



### YEAR TO DATE (YTD)

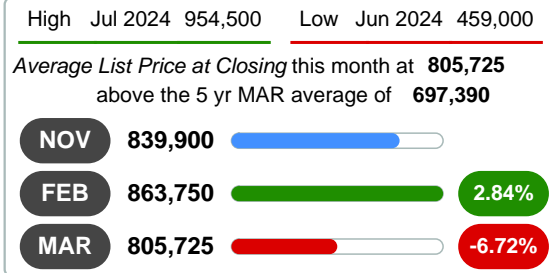


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 697,390



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

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$600,000 and less	0.00%	0	0	0	0	0
\$600,001 - \$600,000	0.00%	0	0	0	0	0
\$600,001 - \$675,000	25.00%	639,900	0	639,900	699,000	0
\$675,001 - \$700,000	25.00%	699,000	0	0	0	0
\$700,001 - \$1,075,000	25.00%	735,000	0	735,000	1,149,000	0
\$1,075,001 - \$1,075,000	0.00%	0	0	0	0	0
\$1,075,001 and up	25.00%	1,149,000	0	0	0	0
<b>Average List Price</b>		<b>805,725</b>	0	687,450	924,000	0
<b>Total Closed Units</b>	100%	<b>805,725</b>		2	2	
<b>Total Closed Volume</b>		<b>3,222,900</b>	0.00B	1.37M	1.85M	0.00B

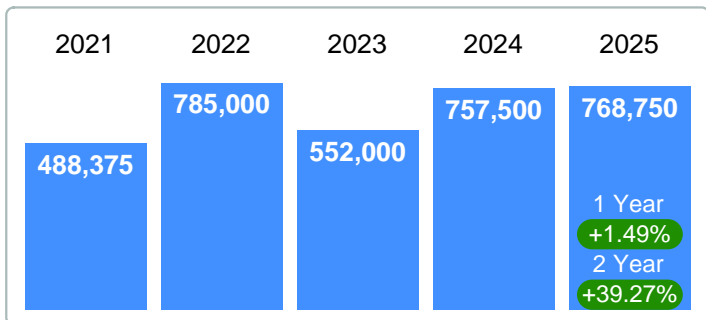
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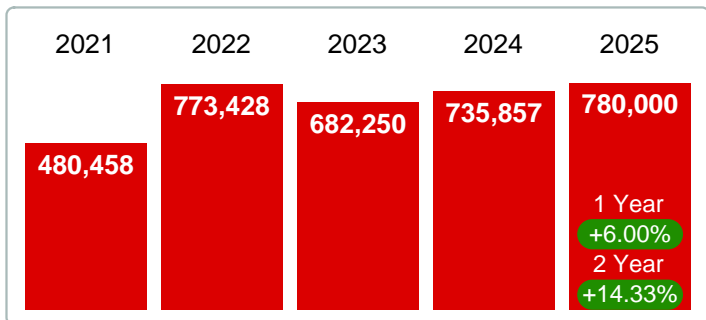
## AVERAGE SOLD PRICE AT CLOSING

Report produced on Apr 04, 2025 for Amber Granter

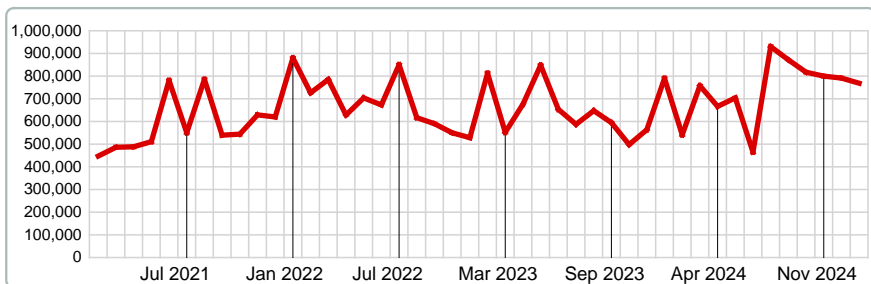
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 670,325

High Jul 2024 930,000 Low Jan 2021 447,500  
Average Sold Price at Closing this month at **768,750** above the 5 yr MAR average of **670,325**

- NOV 800,000
- FEB 791,250 (-1.09%)
- MAR 768,750 (-2.84%)

### 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
\$600,000 and less	0.00%	0	0	0	0	0
\$600,001 - \$600,000	0.00%	0	0	0	0	0
\$600,001 - \$675,000	50.00%	645,000	0	615,000	675,000	0
\$675,001 - \$700,000	0.00%	0	0	0	0	0
\$700,001 - \$1,075,000	50.00%	892,500	0	710,000	1,075,000	0
\$1,075,001 - \$1,075,000	0.00%	0	0	0	0	0
\$1,075,001 and up	0.00%	0	0	0	0	0
<b>Average Sold Price</b>		<b>768,750</b>	0	662,500	875,000	0
<b>Total Closed Units</b>	100%	<b>768,750</b>		2	2	
<b>Total Closed Volume</b>		<b>3,075,000</b>	0.00B	1.33M	1.75M	0.00B



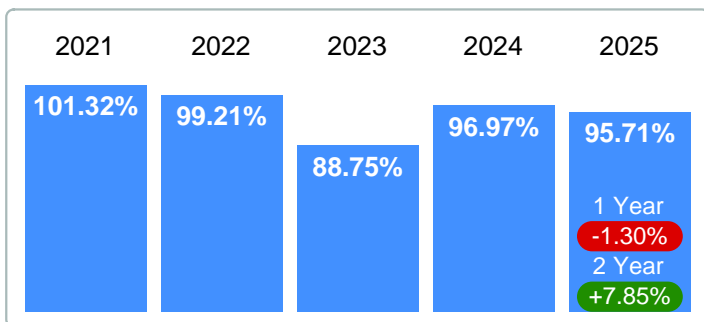
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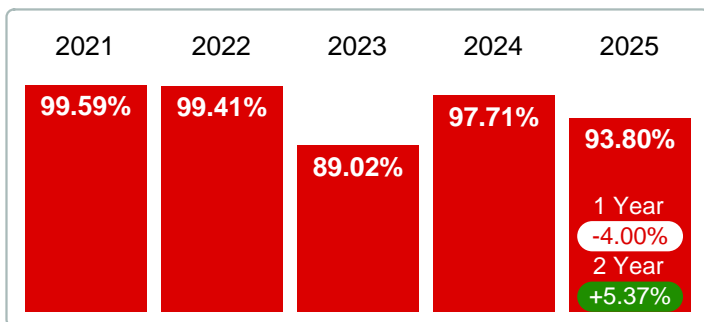
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Apr 04, 2025 for Amber Granter

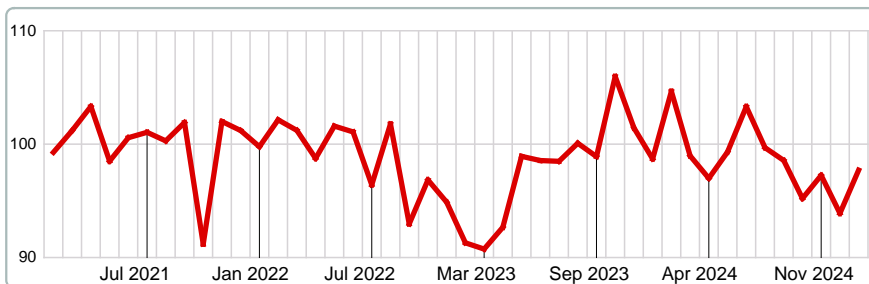
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

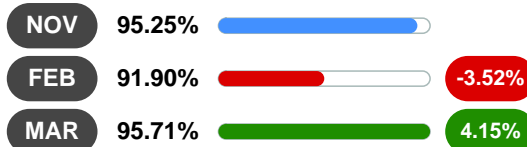


### 3 MONTHS

5 year MAR AVG = 96.39%

High Oct 2023 103.97% Low Mar 2023 88.75%

Average Sold/List Ratio this month at 95.71% equal to 5 yr MAR average of 96.39%



### 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
\$600,000 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$600,001 - \$600,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$600,001 - \$675,000	2	50.00%	96.34%	0.00%	96.11%	96.57%	0.00%
\$675,001 - \$700,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$700,001 - \$1,075,000	2	50.00%	95.08%	0.00%	96.60%	93.56%	0.00%
\$1,075,001 - \$1,075,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$1,075,001 and up	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Average Sold/List Ratio		95.70%		0.00%	96.35%	95.06%	0.00%
Total Closed Units		4	100%		2	2	
Total Closed Volume		3,075,000		0.00B	1.33M	1.75M	0.00B

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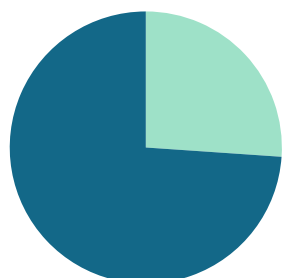
# March 2025

Area Delimited by Sub Area Of GO - Golden; Division Kootenay - Single Family - Detached Sub Type

## MARKET SUMMARY

Report produced on Apr 04, 2025 for Amber Granter

### INVENTORY



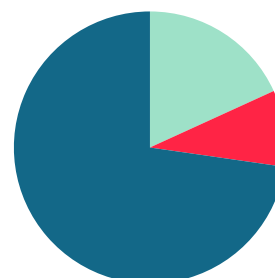
### Inventory

- New Listings  
**6 = 26.09%**
- Start Inventory  
**17**
- Total Inventory Units  
**23**
- Volume  
**\$19,896,700**

### Market Activity

- Sold Listings  
**4 = 18.18%**
- Other Off Market  
**2 = 9.09%**
- Active Inventory  
**16 = 72.73%**

### MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Sold Listings	4	4	0.00%	7	8	14.29%
New Listings	4	6	50.00%	10	18	80.00%
Average List Price	783,475	805,725	2.84%	756,414	834,738	10.35%
Average Sale Price	757,500	768,750	1.49%	735,857	780,000	6.00%
Average Percent of Selling Price to List Price	96.97%	95.71%	-1.30%	97.71%	93.80%	-4.00%
Average Days on Market to Sale	32.00	34.50	7.81%	45.14	79.63	76.38%
Monthly Inventory	11	16	45.45%	11	16	45.45%
Months Supply of Inventory	4.26	7.38	73.43%	4.26	7.38	73.43%

**Absorption:** Last 12 months, an Average of 2 Sales/Month

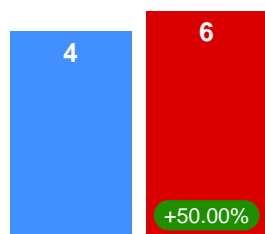
**Inventory on March 31, 2025 = 16**

2024 2025

### MARCH MARKET

### AVERAGE PRICES

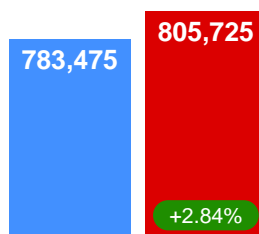
#### New Listings



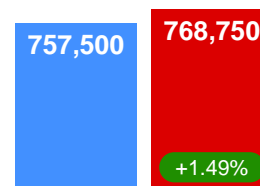
#### Pending Listings



#### List Price



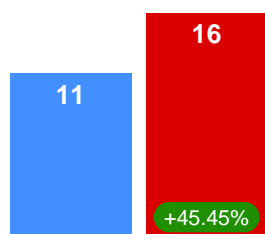
#### Sale Price



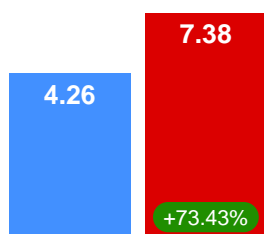
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

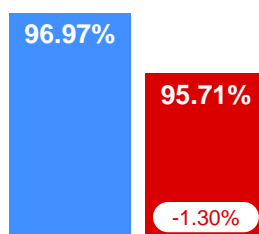
#### Active Inventory



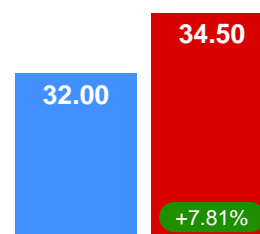
#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market



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