

KNEW

REALTY
RESEARCH INC.

SINGLE FAMILY LOT REPORT – JUNE 2017

SAMPLE

1317 Ethel St. Kelowna BC V1Y 2X1

+1 (250) 899-2407

+1 (250) 433-1358

info@knewrealtyresearch.ca

knewrealtyresearch.ca

[f](#) [t](#) [in](#)

| | |
|--------------------------------|-----------|
| Introduction | ii |
| Section 1: Kelowna | |
| Kelowna Summary | 1 |
| Kelowna Total Lots | 2 |
| Kelowna Walkout Lots | 3 |
| Kelowna Level Lots | 4 |
| Section 2: West Kelowna | |
| West Kelowna Summary | 5 |
| West Kelowna Total Lots | 6 |
| West Kelowna Walkout Lots | 7 |
| West Kelowna Level Lots | 8 |
| Section 3: Lake Country | |
| Lake Country Summary | 9 |
| Lake Country Total Lots | 10 |
| Lake Country Walkout Lots | 11 |
| Lake Country Level Lots | 12 |
| Section 4: Vernon | |
| Vernon Summary | 13 |
| Vernon Total Lots | 14 |
| Vernon Walkout Lots | 15 |
| Vernon Level Lots | 16 |
| Disclaimer | 17 |

SAMPLE

Report Methodology

As of 2017, Knew Realty Research Inc. (Knew) now conducts semi-annual onsite surveys of all serviced and servicing single family lots within every communal phase of all developing communities across the district of West Kelowna, the city of Kelowna, the district of Lake Country, and the city of Vernon.

From these surveys, Knew databases longitudinal statistics for every lot observed, specifically noting when new lots are introduced to the market and whether or not a given lot is empty, and if it is currently for sale by a land developer to the public at the time of the survey.

The following report is based on survey and sales-center visits performed between mid May 2017, and first week of June 2017.

In addition to this process, Knew adds classification columns to their databases so that this information can be organized and summarized in order to produce the following report. These additional classifications are as follows:

Definitions

Walkout Lots: Sloped lots

Level Lots: All other lots not identified as “Walkout Lots”.

SAMPLE

| Kelowna Single Family Lots | (A) Lots For Sale by Developer | (B) ADDED: Empty Lots Owned by Builders or the Private Public | (C) Empty Lots Total (A + B) | (D) Lots Under Service Available from Developer | (E) ADDED: Lots Under Service But Pre-Sold by Developer (Owned by Builders or Private Public) | (F) Total Lots Underservice Marketing (SOLD and AVAILABLE, or C + D) | (G) ADDED: Serviced Lots Owned by Builders or Private Public | Lots Under Service Not For Sale | Status of Development (May 2017) |
|---|---|--|------------------------------|--|---|--|--|--|------------------------------------|
| Explanations | These will be the total number of lots the <u>developer</u> has available for sale, including lots that are serviced or that are servicing. | These will be the total number of lots we found empty but that were not available for sale from the <u>developer</u> , including lots that are serviced or that are servicing. | This is the total of A and B | These are lots that are being serviced but are still available from the developer on pre-sale. | These are lots that are being serviced but have already been sold by the developer on pre-sale. | This is the total of D and E. | This is B minus E | These are lots underservicing that we saw but are not yet priced or marketing. | Notes on the status of development |
| Bridges | | | | | | | | | |
| Highpointe Terraces | | | | | | | | | |
| Highpointe | | | | | | | | | |
| Selkirk | | | | | | | | | |
| Quail Ridge | | | | | | | | | |
| Modern | | | | | | | | | |
| McKinley Beach | | | | | | | | | |
| Wilden | | | | | | | | | |
| University Heights | | | | | | | | | |
| Tower Ranch | | | | | | | | | |
| Solstice at Tower Ranch | | | | | | | | | |
| Blue Sky | | | | | | | | | |
| Prospect | | | | | | | | | |
| Kirshner Mountain | | | | | | | | | |
| Gallagher Canyon | | | | | | | | | |
| Hobson Area | | | | | | | | | |
| Westpoint Area | | | | | | | | | |
| Crawford Point | | | | | | | | | |
| The Ponds | | | | | | | | | |
| Stonebridge Pointe | | | | | | | | | |
| Trestle Ridge | | | | | | | | | |
| Edge at Trestle Ridge | | | | | | | | | |
| The Vistas | | | | | | | | | |
| The Creeks | | | | | | | | | |
| Fawn Run at the Ponds | | | | | | | | | |
| The Highlands | | | | | | | | | |
| Trumpeter | | | | | | | | | |
| Hawes Court | | | | | | | | | |
| Modern | | | | | | | | | |
| Broadview | | | | | | | | | |
| Lots Marketing in Mature Areas as of May 15 2017 (All Lots on MLS Not Included in Areas We Counted) | | | | | | | | | |

SAMPLE



| DEVELOPER SINGLE FAMILY LOT INVENTORY REPORT Kelowna (Total Lots) | | Lot Inventory Summary | | | | | | | Lot Inventories by Size Range (Acres) | | | | | | | | | | | | | | |
|--|-------|-----------------------|-----------------------|---------------|----------------|---------------|---------|--------------|---------------------------------------|---------|--------------|---------------|---------|--------------|---------------|---------|--------------|---------------|---------|--------------|------------------|---------|--------------|
| Community | Phase | Lot Size Low (Acres) | Lot Size High (Acres) | Lot Price Low | Lot Price High | Lots for Sale | Avg. \$ | Avg. \$/SQFT | 0.00 to 0.24 | | | 0.25 to 0.49 | | | 0.50 to 0.74 | | | 0.75 to 0.99 | | | 1 Acre and Above | | |
| | | | | | | | | | Lots for Sale | Avg. \$ | Avg. \$/SQFT | Lots for Sale | Avg. \$ | Avg. \$/SQFT | Lots for Sale | Avg. \$ | Avg. \$/SQFT | Lots for Sale | Avg. \$ | Avg. \$/SQFT | Lots for Sale | Avg. \$ | Avg. \$/SQFT |
| BlueSky | | | | | | | | | | | | | | | | | | | | | | | |
| Hawes Court | | | | | | | | | | | | | | | | | | | | | | | |
| Highpointe Terraces | | | | | | | | | | | | | | | | | | | | | | | |
| McKinley Beach | | | | | | | | | | | | | | | | | | | | | | | |
| Prospect At Black Mountain | | | | | | | | | | | | | | | | | | | | | | | |
| The Highlands | | | | | | | | | | | | | | | | | | | | | | | |
| The Ponds | | | | | | | | | | | | | | | | | | | | | | | |
| Tower Ranch | | | | | | | | | | | | | | | | | | | | | | | |
| Trumpeter | | | | | | | | | | | | | | | | | | | | | | | |
| University Heights | | | | | | | | | | | | | | | | | | | | | | | |
| Wilden | | | | | | | | | | | | | | | | | | | | | | | |
| Kelowna Total | | | | | | | | | | | | | | | | | | | | | | | |

SAMPLE

| DEVELOPER SINGLE FAMILY LOT INVENTORY REPORT Kelowna (Walkout Lots) | | Lot Inventory Summary | | | | | | | Lot Inventories by Size Range (Acres) | | | | | | | | | | | | | | |
|--|-------|-----------------------|-----------------------|---------------|----------------|---------------|---------|--------------|---------------------------------------|---------|--------------|---------------|---------|--------------|---------------|---------|--------------|---------------|---------|--------------|------------------|---------|--------------|
| Community | Phase | Lot Size Low (Acres) | Lot Size High (Acres) | Lot Price Low | Lot Price High | Lots for Sale | Avg. \$ | Avg. \$/SQFT | 0.00 to 0.24 | | | 0.25 to 0.49 | | | 0.50 to 0.74 | | | 0.75 to 0.99 | | | 1 Acre and Above | | |
| | | | | | | | | | Lots for Sale | Avg. \$ | Avg. \$/SQFT | Lots for Sale | Avg. \$ | Avg. \$/SQFT | Lots for Sale | Avg. \$ | Avg. \$/SQFT | Lots for Sale | Avg. \$ | Avg. \$/SQFT | Lots for Sale | Avg. \$ | Avg. \$/SQFT |
| BlueSky | | | | | | | | | | | | | | | | | | | | | | | |
| Highpoint Terraces | | | | | | | | | | | | | | | | | | | | | | | |
| McKinley Beach | | | | | | | | | | | | | | | | | | | | | | | |
| Prospect At Black Mountain | | | | | | | | | | | | | | | | | | | | | | | |
| The Highlands | | | | | | | | | | | | | | | | | | | | | | | |
| Tower Ranch | | | | | | | | | | | | | | | | | | | | | | | |
| Trumpeter | | | | | | | | | | | | | | | | | | | | | | | |
| Wilden | | | | | | | | | | | | | | | | | | | | | | | |
| Kelowna Total | | | | | | | | | | | | | | | | | | | | | | | |

SAMPLE



| DEVELOPER SINGLE FAMILY LOT INVENTORY REPORT Kelowna (Level Lots) | | Lot Inventory Summary | | | | | | | Lot Inventories by Size Range (Acres) | | | | | | | | | | | | | | |
|--|-------|-----------------------|-----------------------|---------------|----------------|---------------|---------|--------------|---------------------------------------|---------|--------------|---------------|---------|--------------|---------------|---------|--------------|---------------|---------|--------------|------------------|---------|--------------|
| | | | | | | | | | 0.00 to 0.24 | | | 0.25 to 0.49 | | | 0.50 to 0.74 | | | 0.75 to 0.99 | | | 1 Acre and Above | | |
| Community | Phase | Lot Size Low (Acres) | Lot Size High (Acres) | Lot Price Low | Lot Price High | Lots for Sale | Avg. \$ | Avg. \$/SQFT | Lots for Sale | Avg. \$ | Avg. \$/SQFT | Lots for Sale | Avg. \$ | Avg. \$/SQFT | Lots for Sale | Avg. \$ | Avg. \$/SQFT | Lots for Sale | Avg. \$ | Avg. \$/SQFT | Lots for Sale | Avg. \$ | Avg. \$/SQFT |
| BlueSky | | | | | | | | | | | | | | | | | | | | | | | |
| Hawes Court | | | | | | | | | | | | | | | | | | | | | | | |
| Highpointe Terraces | | | | | | | | | | | | | | | | | | | | | | | |
| McKinley Beach | | | | | | | | | | | | | | | | | | | | | | | |
| The Ponds | | | | | | | | | | | | | | | | | | | | | | | |
| Tower Ranch | | | | | | | | | | | | | | | | | | | | | | | |
| University Heights | | | | | | | | | | | | | | | | | | | | | | | |
| Wilden | | | | | | | | | | | | | | | | | | | | | | | |
| Kelowna Total | | | | | | | | | | | | | | | | | | | | | | | |