

Analysis of ALR sale transactions in the RDCK, 2006 - 2018

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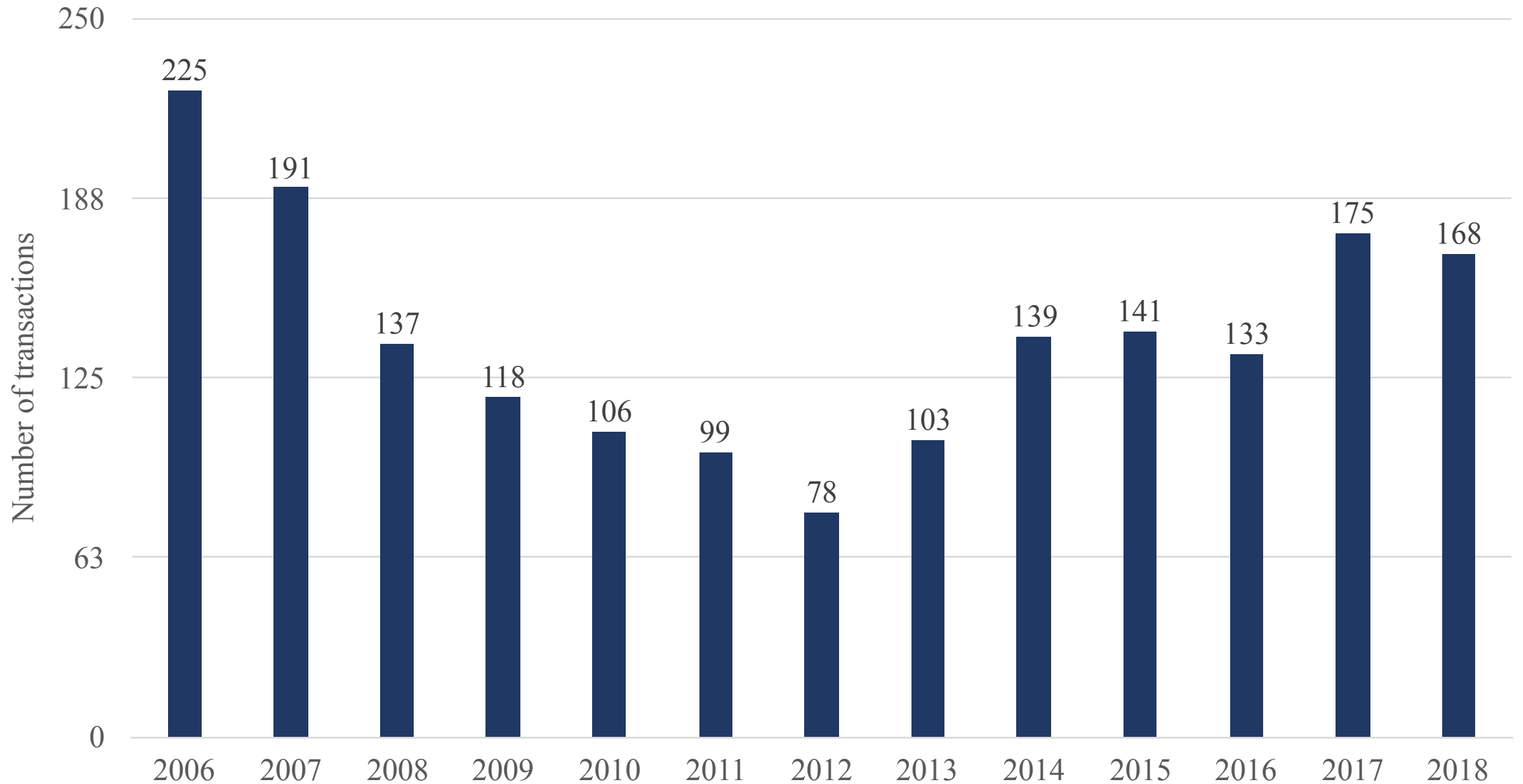


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About the study

- To present descriptive statistics on ALR land sale transactions
- Using secondary data from BC Assessment from 2006 - 2018
- Only single property transactions and arm-length sale transactions are included in the analysis (1,813 transactions)

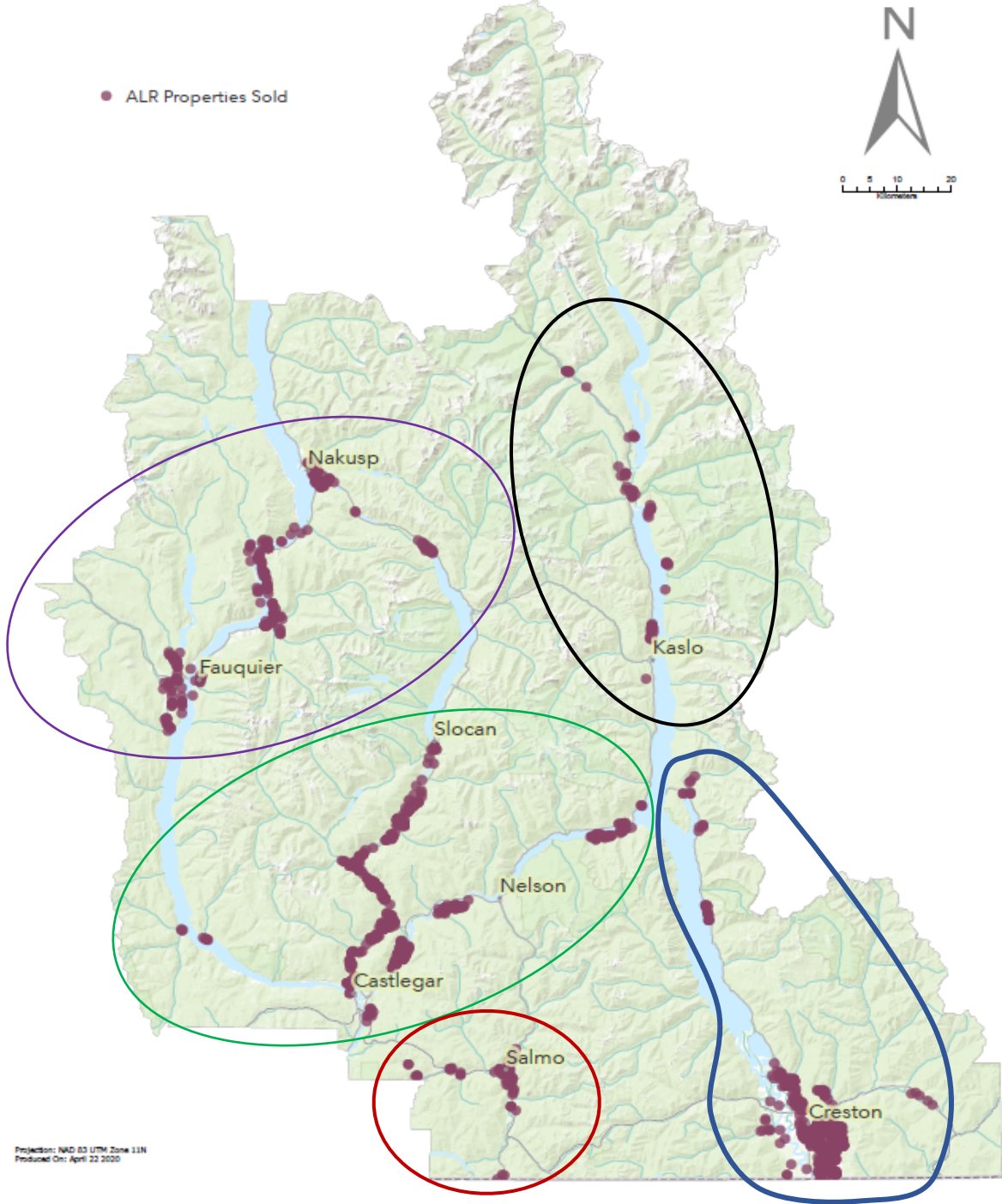
Number of ALR single property sale transactions in the RDCK, 2006 - 2018



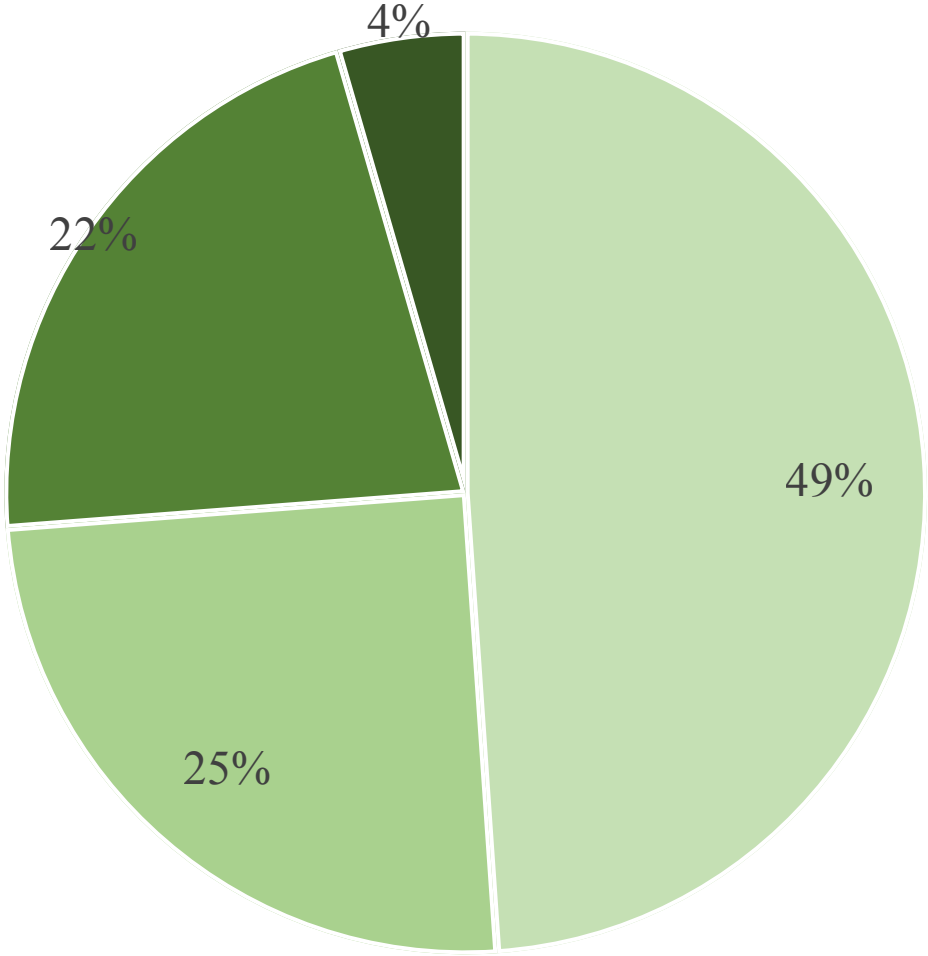
Year	Number of sale transactions				
	Creston	Nelson	Nakusp	Kaslo	Salmo
2006	107	60	39	10	9
2007	82	67	27	6	9
2008	48	58	18	8	5
2009	41	47	16	8	6
2010	42	38	17	4	5
2011	39	37	15	5	3
2012	33	27	11	3	4
2013	45	36	13	2	7
2014	68	38	19	6	8
2015	65	45	20	6	5
2016	40	52	27	7	7
2017	62	62	33	13	5
2018	62	48	40	8	10
Total	734	615	295	86	83

Number of sale transactions by region, 2006 - 2018

	Number of transactions	%
Creston	761	40%
Nelson	639	34%
Nakusp	298	16%
Salmo	89	5%
Kaslo	86	5%
Total	1,813	100%

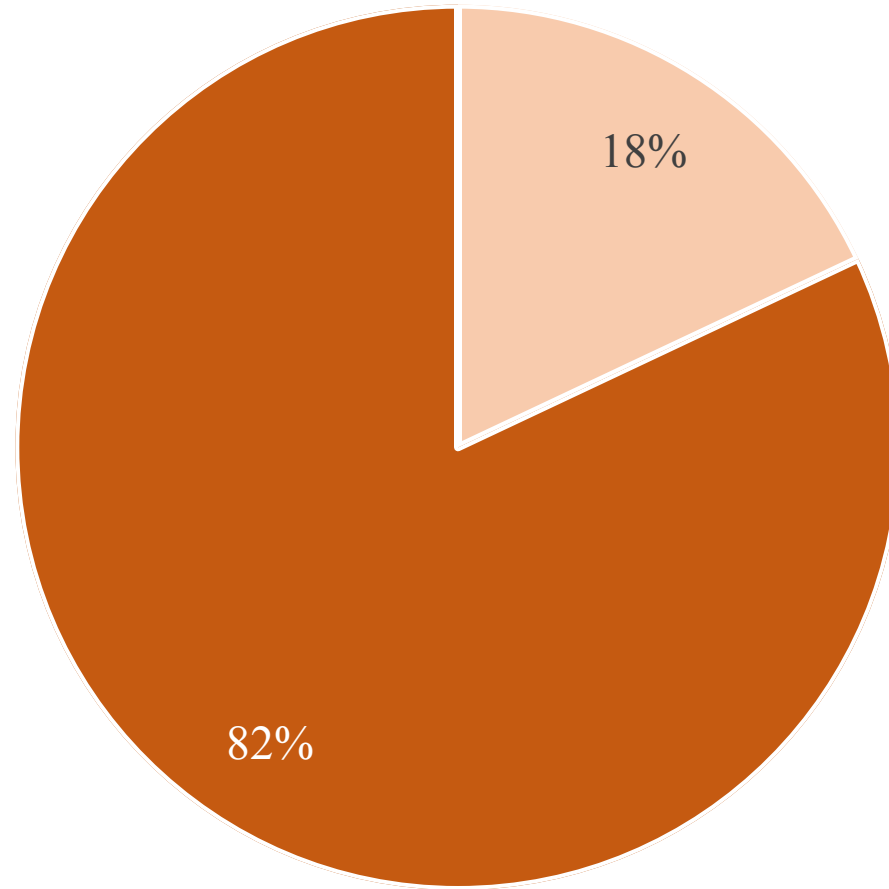


Number of sale transactions by parcel size category, 2006 - 2018



- 5 acres or less
- 6-10 acres
- 11-50 acres
- larger than 50 acres

Number of sale transactions by farm class, 2006 - 2018

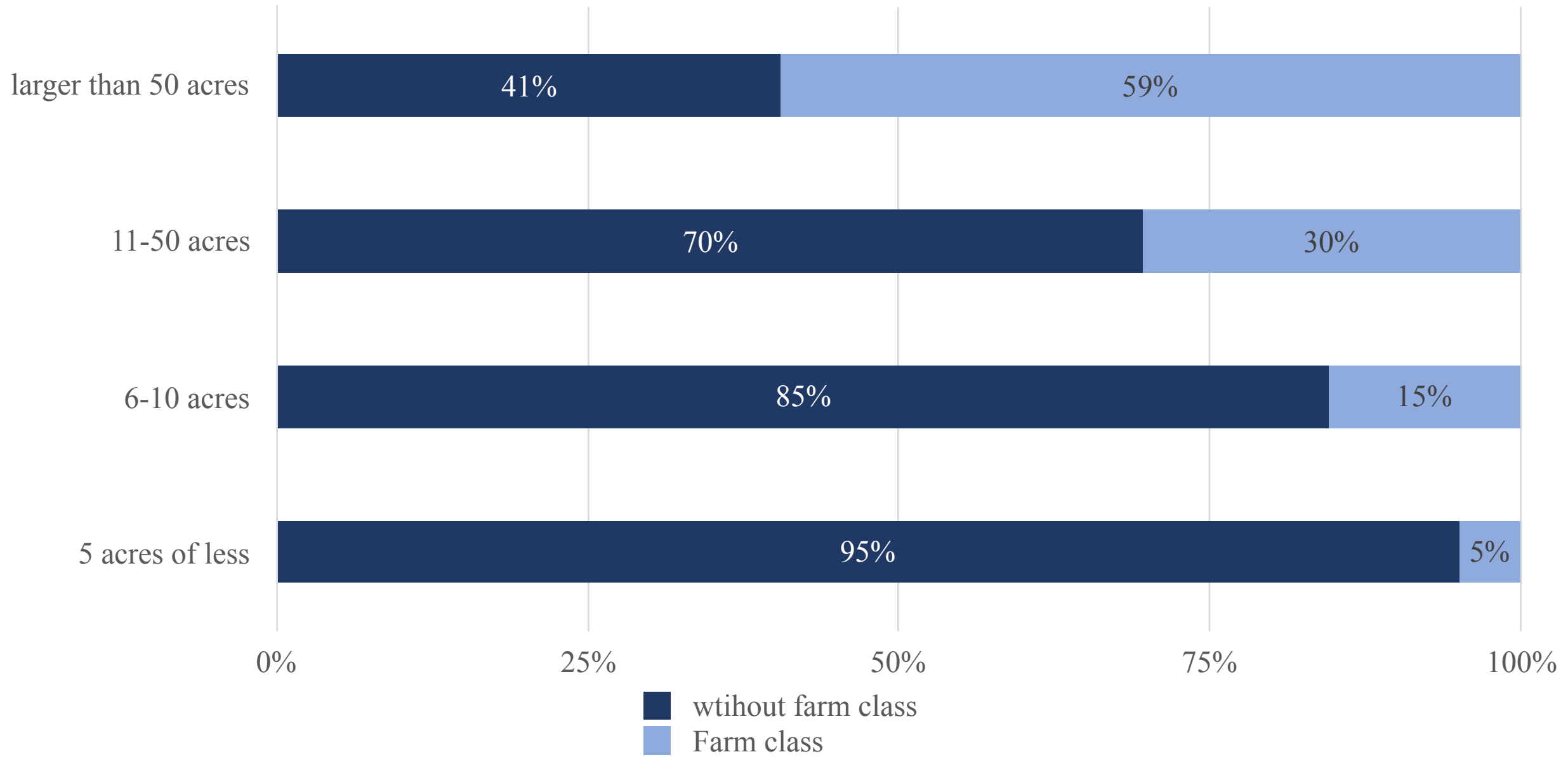


- Farm class
- without farm class

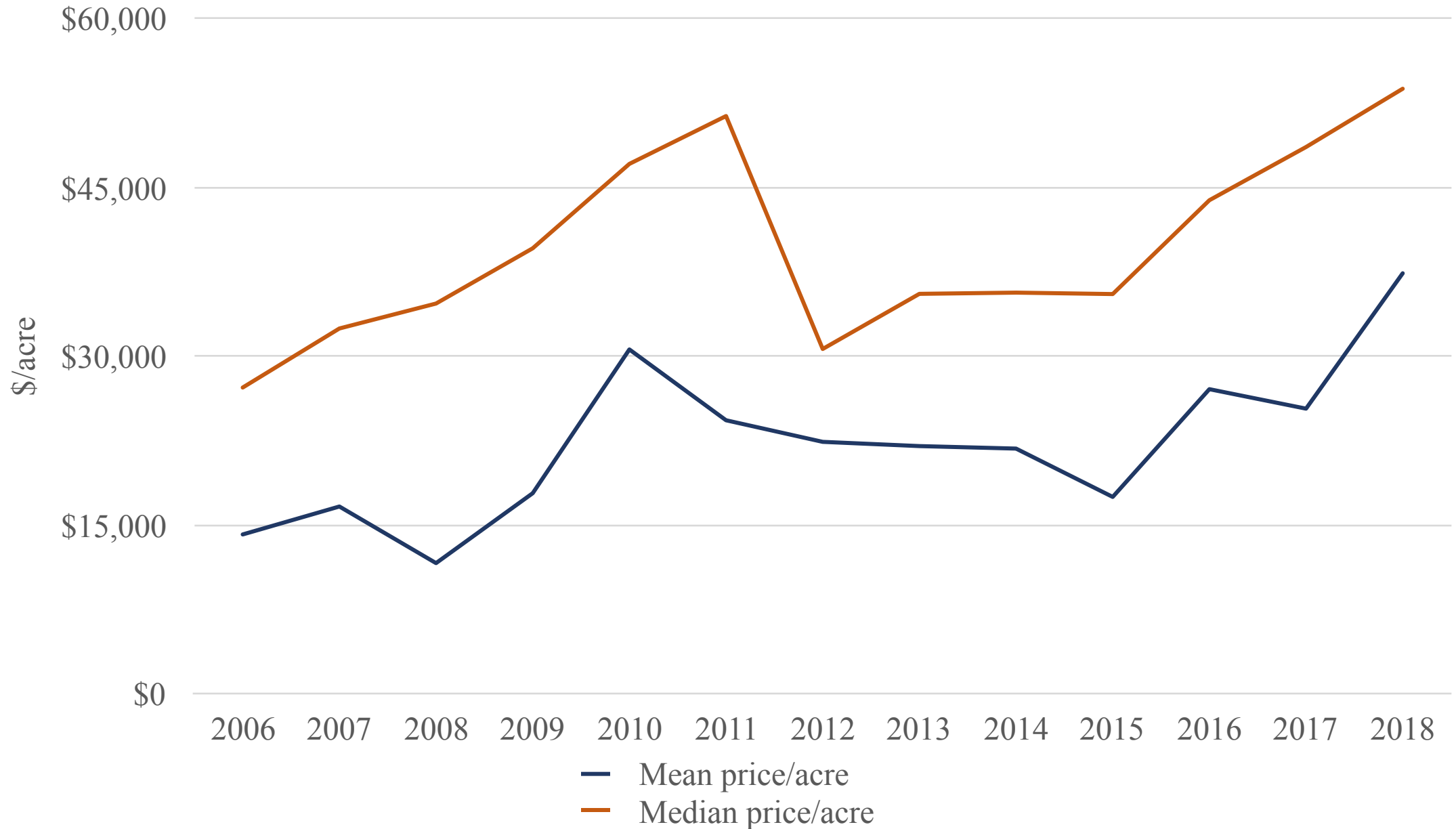
Number of sale transactions by farm class, 2006 - 2018



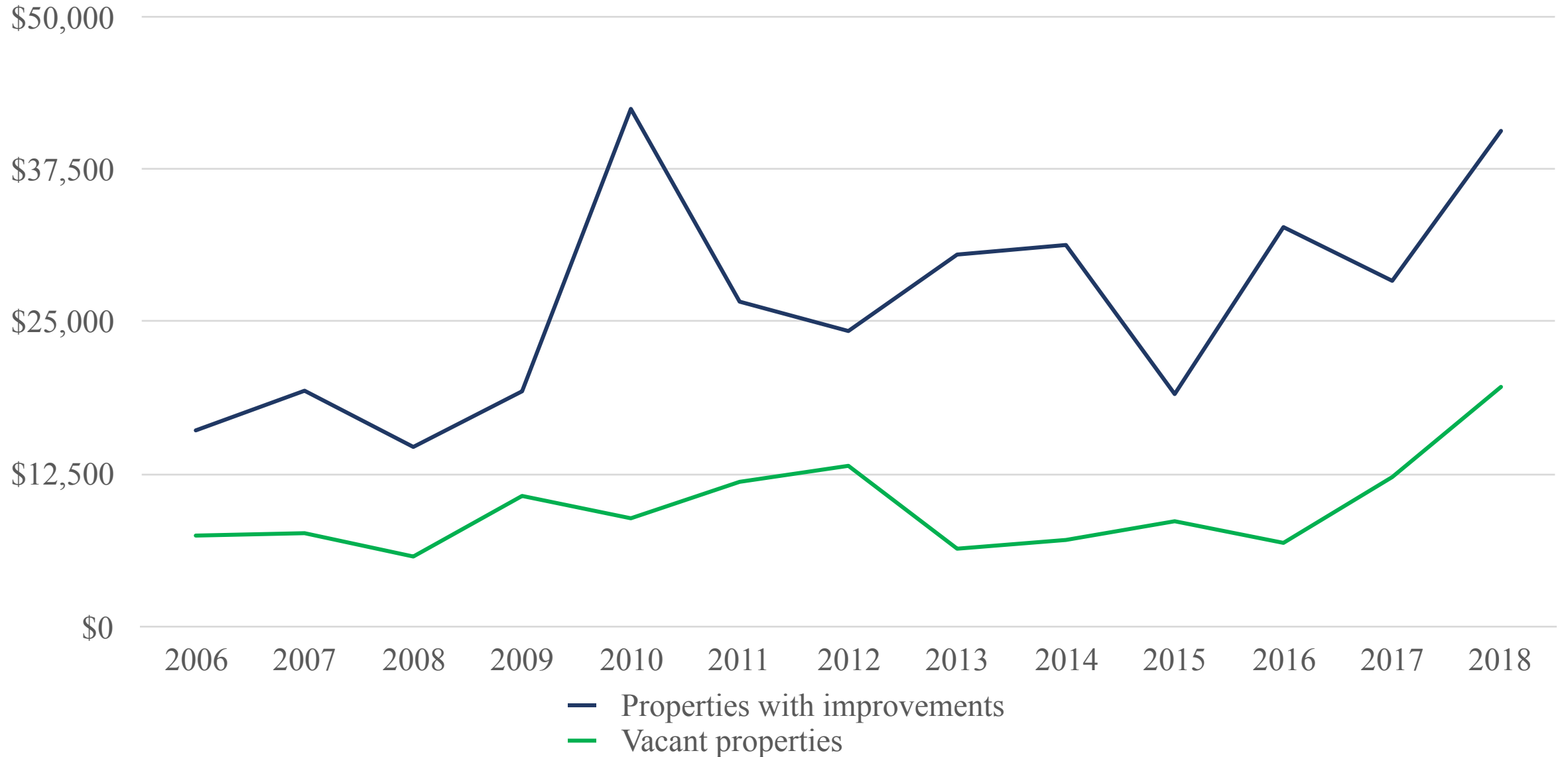
Percentage of sale transactions by farm class and parcel size category in RDCK, 2006-2018



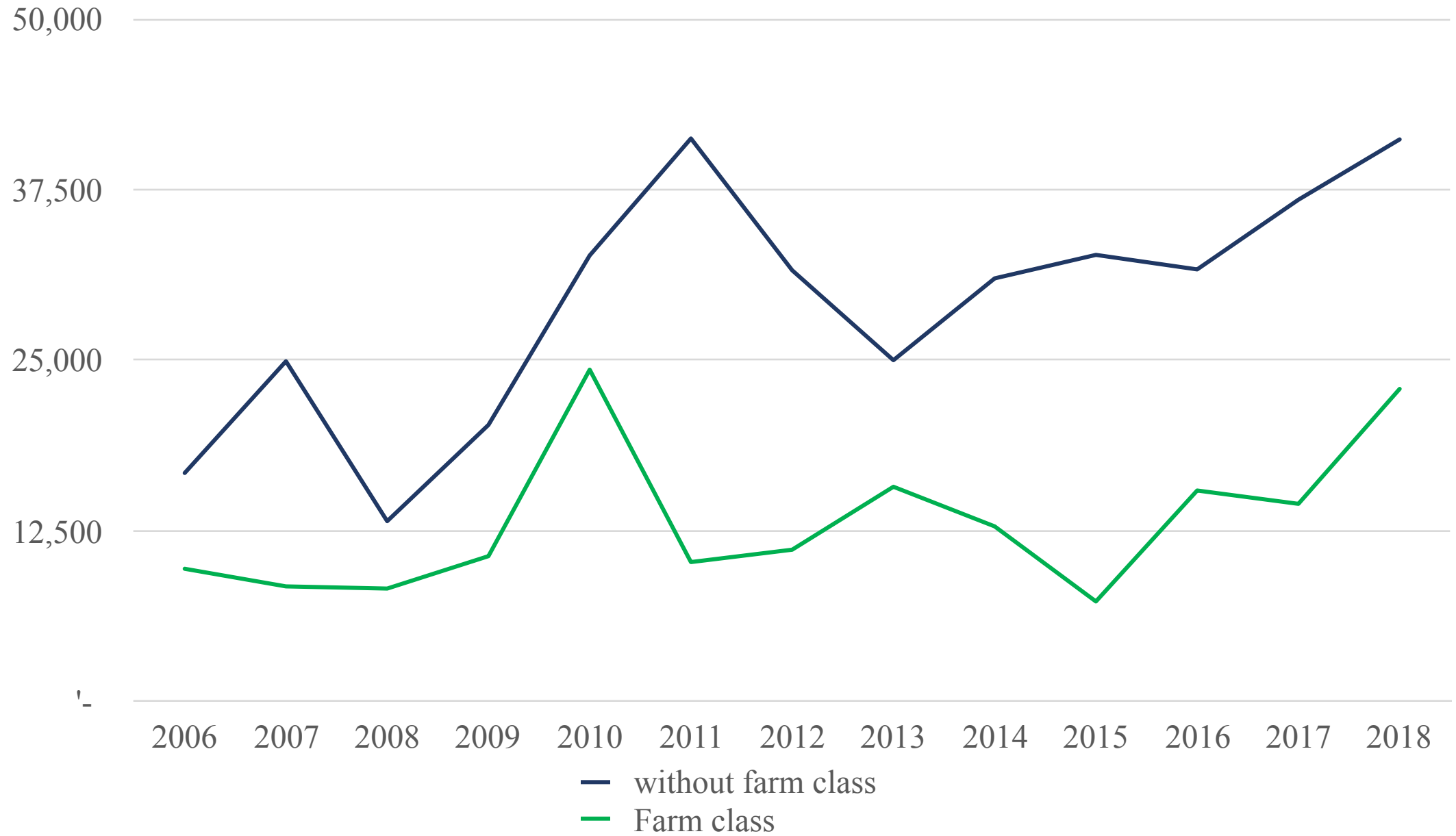
Mean and median price per acre of sold parcel in RDCK (2018 value)



Mean price per acre by improvements class (2018 value)



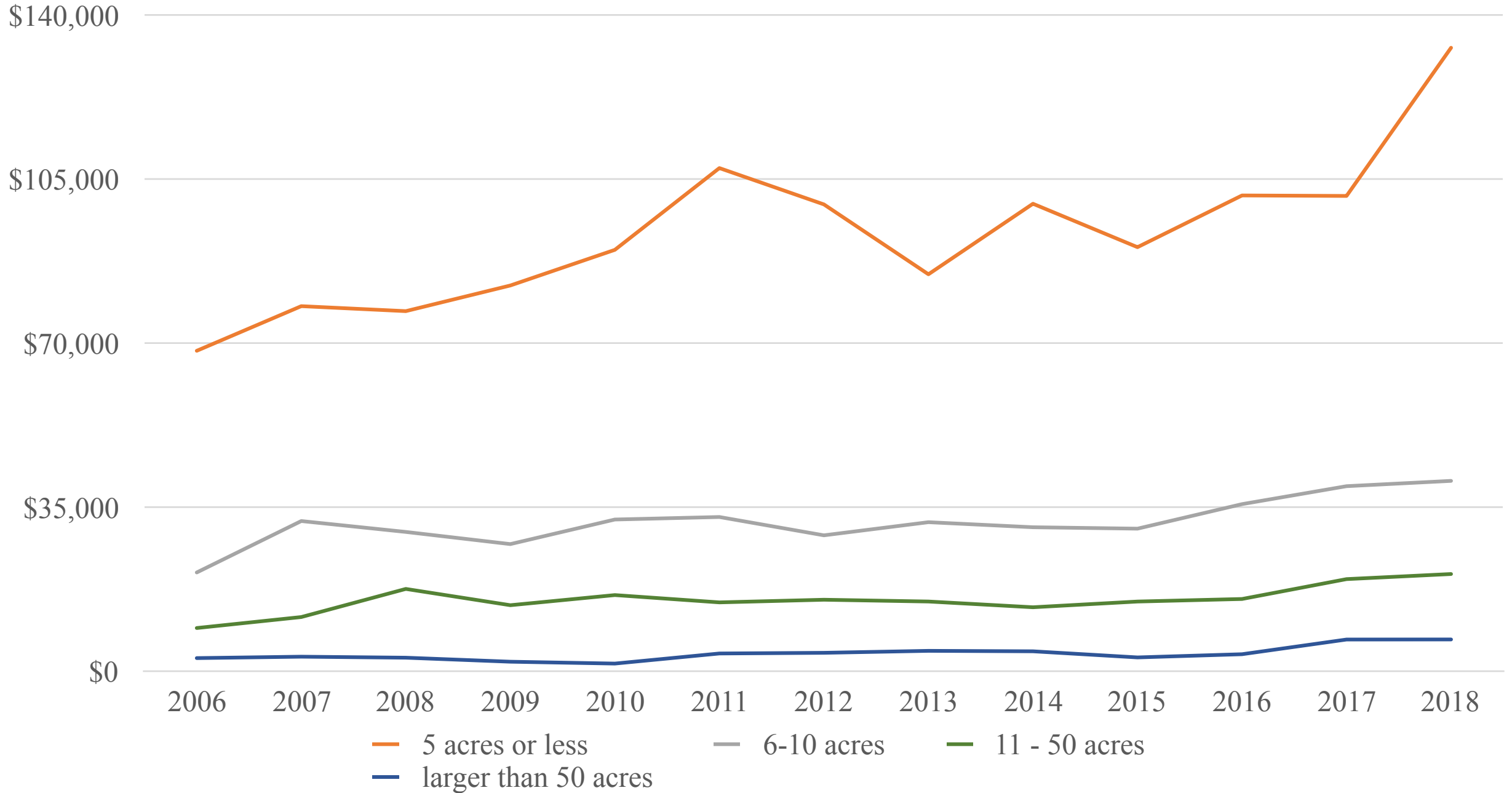
Mean price per acre by farm class (2018 value)



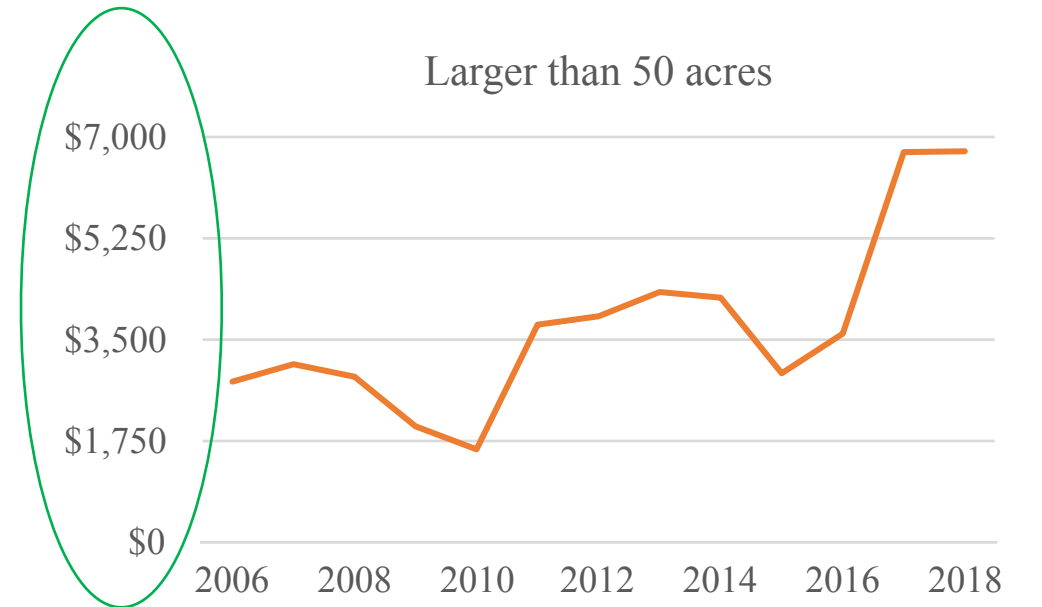
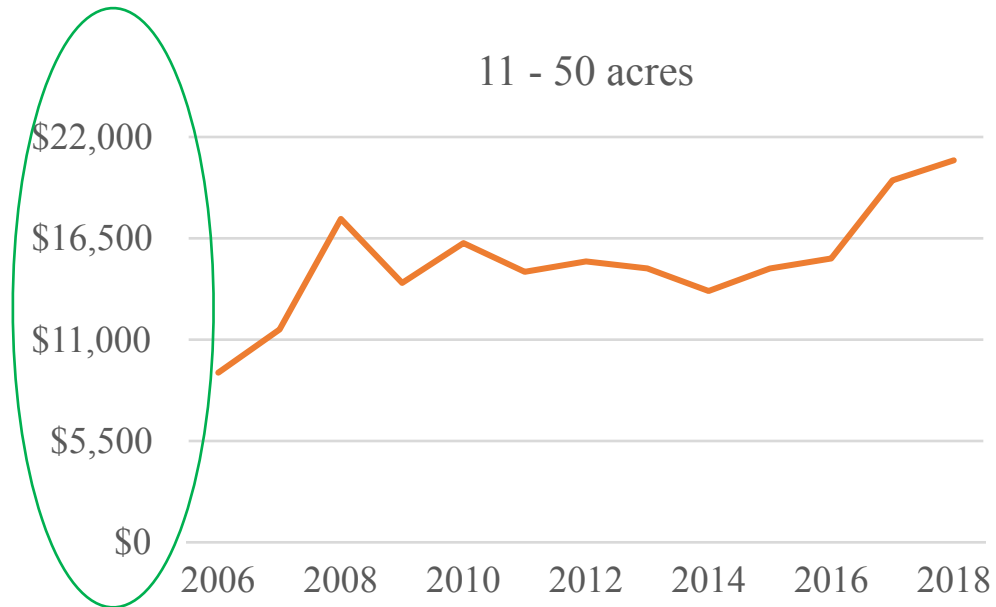
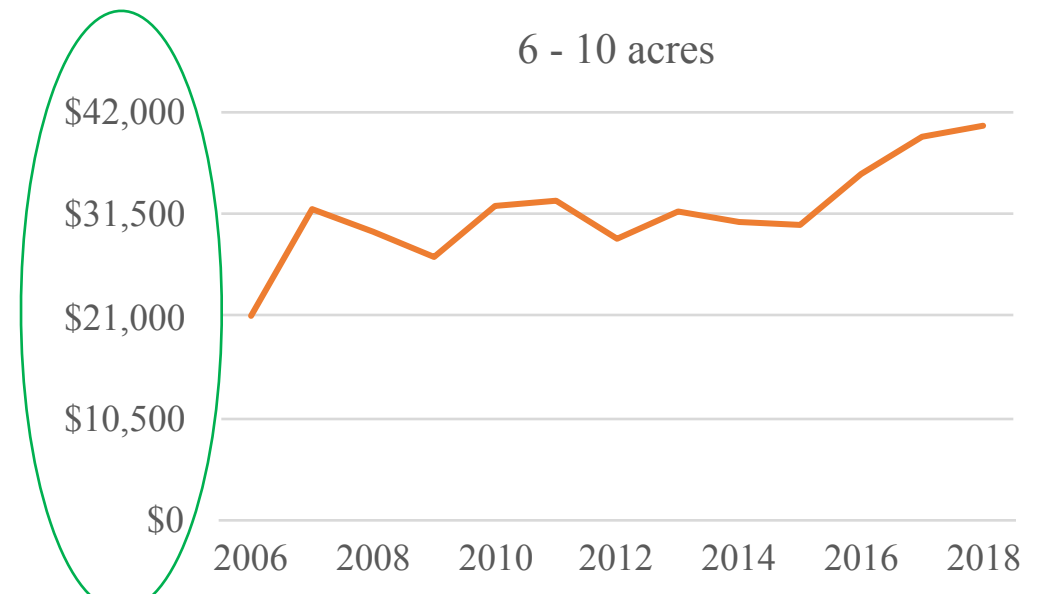
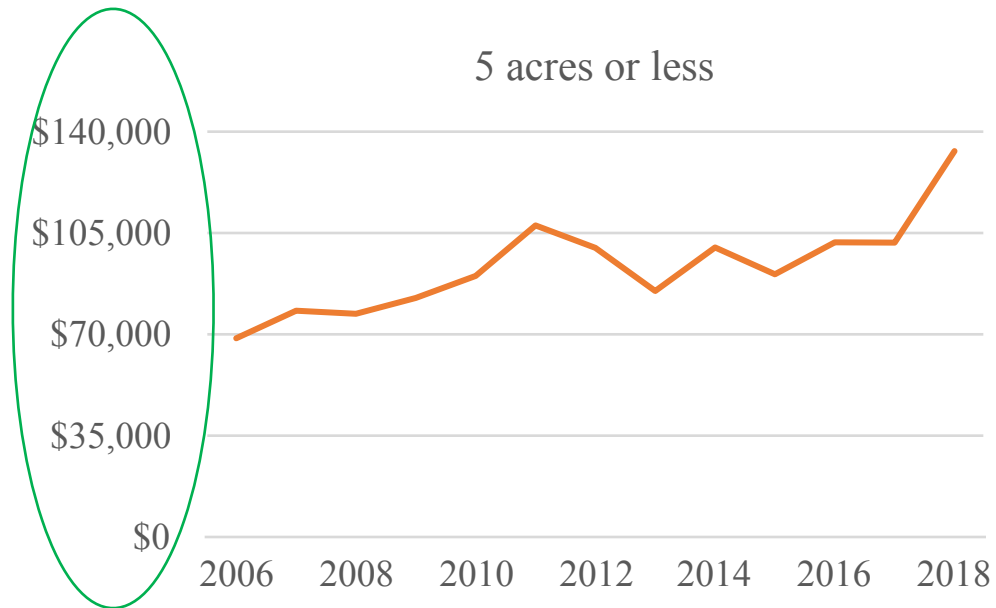
Year	Mean price per acre (\$/acre)				
	Creston	Kaslo	Nakusp	Nelson	Salmo
2006	17,613	3,454	14,182	16,460	11,084
2007	13,013	22,367	14,482	31,431	9,282
2008	13,522	4,745	7,219	20,165	7,876
2009	12,365	5,162	29,673	45,234	8,632
2010	36,315	29,398	24,714	30,139	17,017
2011	17,820	8,118	25,674	51,590	31,566
2012	20,893	20,376	18,637	26,396	35,948
2013	28,772	28,453	7,422	34,313	10,224
2014	18,689	24,251	19,390	38,102	17,750
2015	13,658	12,963	15,193	38,512	20,447
2016	38,143	30,756	20,011	27,707	10,831
2017	23,422	21,518	15,851	40,540	24,871
2018	54,815	30,583	23,766	42,160	18,245

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Mean price per acre by parcel size, 2006 - 2020



Mean price per acre by parcel size (2018 value)



Key takeaways

- An increasing trend in ALR price
- BC Assessment data is easy to request and easy to maintain
- There are many ways to conduct further analyses on ALR price trends



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