

**South Okanagan Monthly Statistics
February 2023**

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Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	767	791	-3.03%	1,486	1,429	3.99%
2 Units Sold	288	608	-52.63%	477	1,050	-54.57%
3 Sales Volume	\$220,101,003	\$561,657,707	-60.81%	\$362,786,304	\$932,328,933	-61.09%
4 List/Sell Ratio	96.23%	102.00%		95.95%	101.22%	
5 Days to Sell	67	37	82.07%	72	40	77.63%
6 Active Listings	2,246	1,123	100.00%			
Area = North Okanagan						
1 Units Listed	209	283	-26.15%	412	467	-11.78%
2 Units Sold	106	193	-45.08%	170	343	-50.44%
3 Sales Volume	\$65,590,909	\$133,502,356	-50.87%	\$109,796,743	\$237,244,956	-53.72%
4 List/Sell Ratio	95.77%	101.43%		95.29%	99.93%	
5 Days to Sell	72	70	2.07%	72	70	2.56%
6 Active Listings	853	547	55.94%			
Area = Shuswap / Revel						
1 Units Listed	145	150	-3.33%	227	268	-15.30%
2 Units Sold	40	108	-62.96%	92	184	-50.00%
3 Sales Volume	\$21,597,003	\$67,567,000	-68.04%	\$52,305,766	\$108,458,310	-51.77%
4 List/Sell Ratio	95.76%	98.91%		96.78%	98.62%	
5 Days to Sell	109	63	72.94%	114	70	63.21%
6 Active Listings	551	357	54.34%			
Area = South Okanagan						
1 Units Listed	208	172	20.93%	392	314	24.84%
2 Units Sold	117	198	-40.91%	183	349	-47.56%
3 Sales Volume	\$76,289,971	\$136,990,372	-44.31%	\$107,472,071	\$243,876,862	-55.93%
4 List/Sell Ratio	95.97%	99.60%		95.84%	98.28%	
5 Days to Sell	75	63	19.87%	79	73	8.22%
6 Active Listings	1,206	693	74.03%			
Area = South Peace Riv						
1 Units Listed	19	15	26.67%	22	31	-29.03%
2 Units Sold	27	39	-30.77%	49	74	-33.78%
3 Sales Volume	\$9,261,900	\$8,842,450	4.74%	\$14,298,350	\$18,087,950	-20.95%
4 List/Sell Ratio	94.99%	95.56%		95.75%	95.58%	
5 Days to Sell	150	111	35.28%	138	127	8.36%
6 Active Listings	383	414	-7.49%			
Area = Grand Total						
1 Units Listed	1,348	1,411	-4.46%	2,539	2,509	1.20%
2 Units Sold	578	1,146	-49.56%	971	2,000	-51.45%
3 Sales Volume	\$392,840,786	\$908,559,884	-56.76%	\$646,659,235	\$1,539,997,010	-58.01%
4 List/Sell Ratio	96.05%	101.25%		95.88%	100.29%	
5 Days to Sell	76	52	47.01%	80	57	40.94%
6 Active Listings	5,239	3,134	67.17%			

Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings. e & oe

South Okanagan Statistics -- February 2023

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	117	\$76,289,971	46	\$36,883,486
Last Month	66	\$31,182,100	24	\$14,531,600
This Month Last Year	198	\$136,990,372	85	\$69,481,550

Description	Total Listings Taken	Inventory
This Month	208	1,206
Last Month	184	1,124
This Month Last Year	172	693

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South Okanagan Statistics -- February 2023

Quick Summary Part 2

Condo/Apt

Sales	20
New Listings	32
Current Inventory	194
Sell/Inv. Ratio	10.31%
Days to Sell	69
Average Price	\$463,340
Median Price	\$387,400

Condo/Townhouse

Sales	10
New Listings	22
Current Inventory	78
Sell/Inv. Ratio	12.82%
Days to Sell	39
Average Price	\$583,060
Median Price	\$400,000

Lots

Sales	8
New Listings	20
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	103
Average Price	\$407,600
Median Price	\$239,000

Residential

Sales	46
New Listings	79
Current Inventory	313
Sell/Inv. Ratio	14.70%
Days to Sell	69
Average Price	\$801,815
Median Price	\$750,000

Ratio of Sales vs Inventory	13.21%
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South Okanagan Statistics -- February 2023

Comparative Activity -- Listing Information

Description	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Inventory		
							Cur Mo	Lst Yr Mo	Incr/Decr%
Zone = South Okanagan									
Acreage/House	10	10	0.00%	19	17	11.76	79	64	23.44
Duplex	6	4	50.00%	7	8	-12.50	18	13	38.46
Mobile Home	9	5	80.00%	18	9	100.00	42	24	75.00
Recreational	0	0	0.00%	0	0	0.00	4		
Residential	79	63	25.40%	139	109	27.52	313	137	128.47
Residential WF	1	2	-50.00%	5	2	150.00	13	5	160.00
3/4-Plex	1	0	0.00%	1	0	0.00	7	1	600.00
Apartment	32	29	10.34%	54	55	-1.82	194	83	133.73
Townhouse	22	11	100.00%	43	22	95.45	78	31	151.61
RES TOTAL	160	124.00	29.03%	286	222	28.83%	748	358	108.94
FARMS	6	7	-14.29%	14	17	-17.65	55	47	17.02
MULTIFAMILY	2	2	0.00%	2	3	-33.33	7	9	-22.22
Acreage	4	5	-20.00%	15	8	87.50	51	46	10.87
Acreage WF	0	0	0.00%	0	0	0.00	1		
Lots	16	12	33.33%	32	27	18.52	134	71	88.73
Lots WF	0	0	0.00%	0	0	0.00			
LOTS TOTAL	20	17.00	17.65%	47	35	34.29%	186	117	58.97
Business	3	2	50.00%	7	3	133.33	24	17	41.18
Commercial	9	12	-25.00%	21	22	-4.55	87	76	14.47
Land	0	1	-100.00%	1	1	0.00	4	7	-42.86
COMM TOTAL	12	15.00	-20.00%	29	26	11.54%	115	100	15.00
GRAND TOTAL	200	165	21.21%	378	303	24.75%	1,111	631	76.07

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South Okanagan Statistics -- February 2023

Comparative Activity -- Sales Information (Month)

Description	Unit Sales			Sales Volume			List/Sale Ratio	
	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo
Zone = South Okanagan								
Acreage/House	9	5	80.00%	\$13,115,000	\$4,009,000	227.14%	95.17%	98.32%
Duplex	3	7	-57.14%	\$1,590,000	\$4,325,900	-63.24%	98.15%	101.34%
Mobile Home	12	6	100.00%	\$2,278,000	\$1,179,500	93.13%	94.24%	94.91%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	46	85	-45.88%	\$36,883,486	\$69,481,550	-46.92%	96.50%	101.17%
Residential WF	2	3	-33.33%	\$2,405,000	\$3,559,000	-32.42%	90.82%	94.49%
3/4-Plex	0	2	-100.00%	\$0	\$1,581,500	-100.00%	0.00%	88.40%
Apartment	20	32	-37.50%	\$9,266,800	\$14,772,550	-37.27%	96.41%	99.74%
Townhouse	10	20	-50.00%	\$5,830,600	\$11,621,800	-49.83%	97.16%	99.96%
RES TOTAL	102	160	-36.25%	\$71,368,886	\$110,530,800	-35.43%	96.05%	100.24%
FARMS	0	5	-100.00%	\$0	\$10,705,000	-100.00%	0.00%	94.78%
MULTIFAMILY	0	3	-100.00%	\$0	\$2,605,000	-100.00%	0.00%	94.80%
Acreage	3	7	-57.14%	\$1,914,000	\$5,489,000	-65.13%	96.52%	100.70%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	5	13	-61.54%	\$1,346,800	\$5,543,000	-75.70%	95.67%	98.41%
Business	0	3	-100.00%	\$0	\$841,500	-100.00%	0.00%	89.62%
Commercial	5	2	150.00%	\$1,235,285	\$565,072	118.61%	90.49%	129.90%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	5	5	0.00%	\$1,235,285	\$1,406,572	-12.18%	90.49%	102.37%
GRAND TOTAL	115	193	-40.41%	\$75,864,971	\$136,279,372	-44.33%	95.96%	99.65%

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South Okanagan Statistics -- February 2023

Comparative Activity -- Sales Information (YTD)

Description	Unit Sales			Sales Volume			List/Sale Ratio	
	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD
Zone = South Okanagan								
Acreage/House	11	14	-21.43%	\$14,424,000	\$16,624,000	-13.23%	94.99%	93.72%
Duplex	3	11	-72.73%	\$1,590,000	\$8,775,900	-81.88%	98.15%	99.43%
Mobile Home	20	15	33.33%	\$3,854,000	\$3,056,000	26.11%	93.68%	94.99%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	70	142	-50.70%	\$51,415,086	\$114,116,050	-54.94%	96.51%	99.62%
Residential WF	2	3	-33.33%	\$2,405,000	\$3,559,000	-32.42%	90.82%	94.49%
3/4-Plex	0	2	-100.00%	\$0	\$1,581,500	-100.00%	0.00%	88.40%
Apartment	35	57	-38.60%	\$15,146,200	\$23,754,940	-36.24%	95.67%	99.60%
Townhouse	21	36	-41.67%	\$11,194,700	\$23,745,000	-52.85%	96.72%	100.26%
RES TOTAL	162	280	-42.14%	\$100,028,986	\$195,212,390	-48.76%	95.96%	98.88%
FARMS	1	10	-90.00%	\$950,000	\$21,715,000	-95.63%	95.10%	95.00%
MULTIFAMILY	0	4	-100.00%	\$0	\$3,455,000	-100.00%	0.00%	94.97%
Acreage	4	13	-69.23%	\$2,094,000	\$9,083,000	-76.95%	93.78%	97.22%
Acreage WF	1	0	0.00%	\$480,000	\$0	0.00%	96.02%	0.00%
Lots	5	25	-80.00%	\$1,346,800	\$8,854,400	-84.79%	95.67%	96.73%
Business	0	4	-100.00%	\$0	\$1,191,500	-100.00%	0.00%	100.29%
Commercial	6	6	0.00%	\$1,820,285	\$3,102,572	-41.33%	92.68%	97.91%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	6	10	-40.00%	\$1,820,285	\$4,294,072	-57.61%	92.68%	98.56%
GRAND TOTAL	179	342	-47.66%	\$106,720,071	\$242,613,862	-56.01%	95.84%	98.31%

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South Okanagan Statistics -- February 2023

Average/Median price, Days to Sell (Month)

Description	Average Price			Median Price			Days to Sell		
	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%
Zone = South Okanagan									
Acreage/House	\$1,457,222	\$801,800	81.74%	\$1,260,000	\$720,000	75.00%	105	90	16.03%
Duplex	\$530,000	\$617,986	-14.24%	\$585,000	\$589,000	-0.68%	54	88	-39.02%
Mobile Home	\$189,833	\$196,583	-3.43%	\$189,500	\$185,750	2.02%	68	43	59.11%
Recreational									
Residential	\$801,815	\$817,430	-1.91%	\$750,000	\$750,000	0.00%	69	53	29.96%
Residential WF	\$1,202,500	\$1,186,333	1.36%	\$1,202,500	\$989,000	21.59%	49	124	-60.48%
3/4-Plex		\$790,750			\$790,750			141	
Apartment	\$463,340	\$461,642	0.37%	\$387,400	\$372,000	4.14%	69	43	60.58%
Townhouse	\$583,060	\$581,090	0.34%	\$400,000	\$422,500	-5.33%	39	44	-10.99%
RES TOTAL	\$699,695	\$690,818	1.29%	\$601,250	\$649,500	-7.43%	68	55	24.97%
FARMS		\$2,141,000			\$1,850,000			82	
MULTIFAMILY		\$868,333			\$680,000			183	
Acreage	\$638,000	\$784,143	-18.64%	\$249,000	\$319,000	-21.94%	185	41	351.98%
Acreage WF									
Lots	\$269,360	\$426,385	-36.83%	\$229,000	\$330,000	-30.61%	54	92	-40.92%
Business		\$280,500			\$120,000			111	
Commercial	\$247,057	\$282,536	-12.56%	\$23	\$282,536	-99.99%	153	95	60.84%
Land									
COMM TOTAL	\$247,057	\$281,314	-12.18%	\$23	\$250,072	-99.99%	153	105	45.80%
GRAND TOTAL	\$659,695	\$706,111	-6.57%	\$580,000	\$620,000	-6.45%	75	61	22.65%

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South Okanagan Statistics -- February 2023

Average/Median price, Days to Sell (YTD)

Description	Average Price			Median Price			Days to Sell		
	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%
Zone = South Okanagan									
Acreage/House	\$1,311,273	\$1,187,429	10.43%	\$1,215,000	\$1,104,500	10.00%	97	95	1.57%
Duplex	\$530,000	\$797,809	-33.57%	\$585,000	\$655,000	-10.69%	54	92	-41.55%
Mobile Home	\$192,700	\$203,733	-5.42%	\$171,000	\$215,000	-20.47%	80	57	40.58%
Recreational									
Residential	\$734,501	\$803,634	-8.60%	\$682,500	\$727,500	-6.19%	70	66	6.54%
Residential WF	\$1,202,500	\$1,186,333	1.36%	\$1,202,500	\$989,000	21.59%	49	124	-60.48%
3/4-Plex		\$790,750			\$790,750			141	
Apartment	\$432,749	\$416,753	3.84%	\$362,500	\$369,000	-1.76%	81	53	54.00%
Townhouse	\$533,081	\$659,583	-19.18%	\$460,000	\$532,500	-13.62%	59	44	34.78%
RES TOTAL	\$617,463	\$697,187	-11.44%	\$509,500	\$612,500	-16.82%	73	63	15.84%
FARMS	\$950,000	\$2,171,500	-56.25%	\$950,000	\$1,850,000	-48.65%	128	78	63.27%
MULTIFAMILY		\$863,750			\$765,000			148	
Acreage	\$523,500	\$698,692	-25.07%	\$232,000	\$350,000	-33.71%	152	101	50.15%
Acreage WF	\$480,000			\$480,000			37		
Lots	\$269,360	\$354,176	-23.95%	\$229,000	\$270,000	-15.19%	54	106	-48.78%
Business		\$297,875			\$235,000			131	
Commercial	\$303,381	\$517,095	-41.33%	\$292,512	\$472,500	-38.09%	156	127	22.67%
Land									
COMM TOTAL	\$303,381	\$429,407	-29.35%	\$292,512	\$355,000	-17.60%	156	129	21.12%
GRAND TOTAL	\$596,202	\$709,397	-15.96%	\$480,000	\$587,000	-18.23%	77	71	8.71%

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