

**South Okanagan Monthly Statistics
February 2024**

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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	997	771	29.31%	1,709	1,503	13.71%
2 Units Sold	268	285	-5.96%	486	448	8.48%
3 Sales Volume	\$187,910,921	\$218,479,086	-13.99%	\$356,721,955	\$346,742,720	2.88%
4 List/Sell Ratio	96.56%	96.22%		95.60%	95.94%	
5 Days to Sell	74	67	11.30%	74	72	3.37%
6 Active Listings	2,880	2,246	28.23%			
Area = North Okanagan						
1 Units Listed	258	210	22.86%	478	413	15.74%
2 Units Sold	104	106	-1.89%	181	164	10.37%
3 Sales Volume	\$63,333,984	\$65,590,909	-3.44%	\$109,601,586	\$101,612,843	7.86%
4 List/Sell Ratio	91.90%	95.77%		93.49%	95.65%	
5 Days to Sell	92	72	28.70%	91	72	26.31%
6 Active Listings	1,070	853	25.44%			
Area = Shuswap / Revel						
1 Units Listed	181	144	25.69%	284	226	25.66%
2 Units Sold	50	39	28.21%	110	84	30.95%
3 Sales Volume	\$36,994,412	\$21,076,900	75.52%	\$69,540,716	\$47,885,863	45.22%
4 List/Sell Ratio	91.85%	95.54%		94.22%	96.70%	
5 Days to Sell	112	92	22.73%	118	98	20.28%
6 Active Listings	652	551	18.33%			
Area = South Okanagan						
1 Units Listed	386	305	26.56%	642	587	9.37%
2 Units Sold	113	117	-3.42%	185	180	2.78%
3 Sales Volume	\$68,211,800	\$76,289,971	-10.59%	\$115,244,250	\$106,114,071	8.60%
4 List/Sell Ratio	95.90%	95.97%		94.97%	95.82%	
5 Days to Sell	82	75	9.66%	101	79	27.89%
6 Active Listings	1,457	1,111	31.14%			
Area = South Peace Riv						
1 Units Listed	56	53	5.66%	120	107	12.15%
2 Units Sold	31	27	14.81%	53	47	12.77%
3 Sales Volume	\$9,236,777	\$9,261,900	-0.27%	\$13,984,698	\$13,983,350	0.01%
4 List/Sell Ratio	93.07%	94.99%		94.08%	95.77%	
5 Days to Sell	212	150	40.98%	165	140	17.73%
6 Active Listings	358	383	-6.53%			
Area = Grand Total						
1 Units Listed	1,878	1,483	26.64%	3,233	2,836	14.00%
2 Units Sold	566	574	-1.39%	1,015	923	9.97%
3 Sales Volume	\$365,687,894	\$390,698,766	-6.40%	\$665,093,206	\$616,338,846	7.91%
4 List/Sell Ratio	95.02%	96.03%		94.96%	95.92%	
5 Days to Sell	90	75	20.18%	92	79	15.75%
6 Active Listings	6,417	5,144	24.75%			

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

South Okanagan Statistics -- February 2024

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	113	\$68,211,800	51	\$36,212,700
Last Month	72	\$47,032,450	26	\$17,509,550
This Month Last Year	117	\$76,289,971	46	\$36,170,486

Description	Total Listings Taken	Inventory
This Month	386	1,457
Last Month	256	1,263
This Month Last Year	305	1,111

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South Okanagan Statistics -- February 2024

Quick Summary Part 2

Condo/Apt

Sales	19
New Listings	52
Current Inventory	217
Sell/Inv. Ratio	8.76%
Days to Sell	86
Average Price	\$417,026
Median Price	\$400,000

Condo/Townhouse

Sales	15
New Listings	45
Current Inventory	126
Sell/Inv. Ratio	11.90%
Days to Sell	66
Average Price	\$496,667
Median Price	\$480,000

Lots

Sales	3
New Listings	32
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	97
Average Price	\$218,333
Median Price	\$235,000

Residential

Sales	51
New Listings	140
Current Inventory	415
Sell/Inv. Ratio	12.29%
Days to Sell	73
Average Price	\$710,053
Median Price	\$688,200

Ratio of Sales vs Inventory	10.90%
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South Okanagan Statistics -- February 2024

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	28	19	47.37%	39	36	8.33	107	79	35.44
Duplex	21	8	162.50%	45	11	309.09	74	18	311.11
Mobile Home	15	15	0.00%	19	31	-38.71	43	42	2.38
Recreational	8	1	700.00%	14	2	600.00	67	4	1,575.00
Residential	140	118	18.64%	232	218	6.42	415	313	32.59
Residential WF	4	5	-20.00%	6	13	-53.85	17	13	30.77
3/4-Plex	1	1	0.00%	3	1	200.00	6	7	-14.29
Apartment	52	59	-11.86%	94	100	-6.00	217	194	11.86
Townhouse	45	27	66.67%	69	53	30.19	126	78	61.54
RES TOTAL	314	253	24.11%	521	465	12.04%	1,072	748	43.32
FARMS	7	11	-36.36%	11	22	-50.00	51	55	-7.27
MULTIFAMILY	1	2	-50.00%	5	2	150.00	12	7	71.43
Acreage	10	7	42.86%	15	20	-25.00	49	51	-3.92
Acreage WF	0	0	0.00%	0	0	0.00		1	
Lots	21	18	16.67%	32	38	-15.79	116	134	-13.43
Lots WF	1	2	-50.00%	1	7	-85.71	4		
LOTS TOTAL	32	27	18.52%	48	65	-26.15%	169	186	-9.14
Business	2	3	-33.33%	7	8	-12.50	21	24	-12.50
Commercial	27	9	200.00%	46	23	100.00	120	87	37.93
Land	3	0	0.00%	4	2	100.00	12	4	200.00
COMM TOTAL	32	12	166.67%	57	33	72.73%	153	115	33.04
GRAND TOTAL	386	305	26.56%	642	587	9.37%	1,457	1,111	31.14

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South Okanagan Statistics -- February 2024

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	2	9	-77.78%	\$1,188,000	\$13,115,000	-90.94%	98.18%	95.17%
Duplex	9	3	200.00%	\$5,949,000	\$1,590,000	274.15%	98.92%	98.15%
Mobile Home	6	12	-50.00%	\$1,275,600	\$2,278,000	-44.00%	93.95%	94.24%
Recreational	1	0	0.00%	\$173,000	\$0	0.00%	91.10%	0.00%
Residential	51	46	10.87%	\$36,212,700	\$36,170,486	0.12%	97.12%	96.42%
Residential WF	1	3	-66.67%	\$1,550,000	\$2,794,000	-44.52%	94.00%	91.67%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	19	20	-5.00%	\$7,923,500	\$9,266,800	-14.50%	95.96%	96.41%
Townhouse	15	11	36.36%	\$7,450,000	\$6,579,600	13.23%	97.03%	97.48%
RES TOTAL	104	104	0.00%	\$61,721,800	\$71,793,886	-14.03%	96.98%	96.06%
FARMS	1	0	0.00%	\$3,650,000	\$0	0.00%	96.05%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	0	3	-100.00%	\$0	\$1,914,000	-100.00%	0.00%	96.52%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	3	5	-40.00%	\$655,000	\$1,346,800	-51.37%	95.62%	95.67%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	3	8	-62.50%	\$655,000	\$3,260,800	-79.91%	95.62%	96.17%
Business	2	0	0.00%	\$280,000	\$0	0.00%	82.60%	0.00%
Commercial	2	5	-60.00%	\$640,000	\$1,235,285	-48.19%	89.64%	90.49%
Land	1	0	0.00%	\$1,265,000	\$0	0.00%	64.87%	0.00%
COMM TOTAL	5	5	0.00%	\$2,185,000	\$1,235,285	76.88%	72.76%	90.49%
GRAND TOTAL	113	117	-3.42%	\$68,211,800	\$76,289,971	-10.59%	95.90%	95.97%

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South Okanagan Statistics -- February 2024

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	7	11	-36.36%	\$9,271,000	\$14,424,000	-35.73%	94.67%	94.99%
Duplex	12	3	300.00%	\$7,774,000	\$1,590,000	388.93%	98.28%	98.15%
Mobile Home	10	20	-50.00%	\$2,105,100	\$3,854,000	-45.38%	94.38%	93.68%
Recreational	2	0	0.00%	\$225,500	\$0	0.00%	90.60%	0.00%
Residential	77	70	10.00%	\$53,722,250	\$50,434,086	6.52%	96.71%	96.46%
Residential WF	2	4	-50.00%	\$4,812,500	\$3,039,000	58.36%	89.99%	91.90%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	30	35	-14.29%	\$12,466,500	\$15,146,200	-17.69%	96.93%	95.67%
Townhouse	24	23	4.35%	\$10,824,900	\$12,293,700	-11.95%	97.04%	96.85%
RES TOTAL	164	166	-1.20%	\$101,201,750	\$100,780,986	0.42%	96.29%	95.95%
FARMS	1	1	0.00%	\$3,650,000	\$950,000	284.21%	96.05%	95.10%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	4	5	-20.00%	\$1,339,500	\$2,574,000	-47.96%	82.33%	94.19%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	5	5	0.00%	\$923,000	\$1,346,800	-31.47%	95.08%	95.67%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	9	10	-10.00%	\$2,262,500	\$3,920,800	-42.29%	87.09%	94.69%
Business	5	0	0.00%	\$1,365,000	\$0	0.00%	81.64%	0.00%
Commercial	5	6	-16.67%	\$5,500,000	\$1,820,285	202.15%	88.28%	92.68%
Land	1	0	0.00%	\$1,265,000	\$0	0.00%	64.87%	0.00%
COMM TOTAL	11	6	83.33%	\$8,130,000	\$1,820,285	346.63%	82.52%	92.68%
GRAND TOTAL	185	183	1.09%	\$115,244,250	\$107,472,071	7.23%	94.97%	95.84%

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South Okanagan Statistics -- February 2024

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	\$594,000	\$1,457,222	-59.24%	\$594,000	\$1,260,000	-52.86%	99	105	-6.09%
Duplex	\$661,000	\$530,000	24.72%	\$649,000	\$585,000	10.94%	53	54	-0.83%
Mobile Home	\$212,600	\$189,833	11.99%	\$201,800	\$189,500	6.49%	85	68	24.24%
Recreational	\$173,000			\$173,000			505		
Residential	\$710,053	\$786,315	-9.70%	\$688,200	\$750,000	-8.24%	73	73	0.40%
Residential WF	\$1,550,000	\$931,333	66.43%	\$1,550,000	\$905,000	71.27%	155	50	212.08%
3/4-Plex									
Apartment	\$417,026	\$463,340	-10.00%	\$400,000	\$387,400	3.25%	86	69	23.96%
Townhouse	\$496,667	\$598,145	-16.97%	\$480,000	\$400,000	20.00%	66	37	76.36%
RES TOTAL	\$593,479	\$690,326	-14.03%	\$577,500	\$599,500	-3.67%	79	69	13.47%
FARMS	\$3,650,000			\$3,650,000			0		
MULTIFAMILY									
Acreage		\$638,000			\$249,000			185	
Acreage WF									
Lots	\$218,333	\$269,360	-18.94%	\$235,000	\$229,000	2.62%	97	54	78.92%
Lots WF									
LOTS TOTAL	\$218,333	\$407,600	-46.43%	\$235,000	\$239,000	-1.67%	97	103	-5.73%
Business	\$140,000			\$140,000			219		
Commercial	\$320,000	\$247,057	29.52%	\$320,000	\$23,380	996.25%	73	153	-52.55%
Land	\$1,265,000			\$1,265,000			264		
COMM TOTAL	\$437,000	\$247,057	76.88%	\$250,000	\$23,078	881.44%	169	153	10.86%
GRAND TOTAL	\$603,644	\$652,051	-7.42%	\$555,000	\$565,000	-1.77%	82	75	9.66%

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South Okanagan Statistics -- February 2024

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	\$1,324,429	\$1,311,273	1.00%	\$765,000	\$1,215,000	-37.04%	139	97	43.84%
Duplex	\$647,833	\$530,000	22.23%	\$649,000	\$585,000	10.94%	71	54	31.99%
Mobile Home	\$210,510	\$192,700	9.24%	\$203,000	\$171,000	18.71%	95	80	18.60%
Recreational	\$112,750			\$112,750			388		
Residential	\$697,692	\$720,487	-3.16%	\$685,000	\$670,450	2.17%	82	75	8.50%
Residential WF	\$2,406,250	\$759,750	216.72%	\$2,406,250	\$647,000	271.91%	210	76	175.41%
3/4-Plex									
Apartment	\$415,550	\$432,749	-3.97%	\$412,500	\$362,500	13.79%	119	81	46.89%
Townhouse	\$451,038	\$534,509	-15.62%	\$400,000	\$460,000	-13.04%	96	56	72.71%
RES TOTAL	\$617,084	\$607,114	1.64%	\$555,000	\$495,000	12.12%	98	75	30.54%
FARMS	\$3,650,000	\$950,000	284.21%	\$3,650,000	\$950,000	284.21%	0	128	-100.00%
MULTIFAMILY									
Acreage	\$334,875	\$514,800	-34.95%	\$292,250	\$249,000	17.37%	99	129	-23.45%
Acreage WF									
Lots	\$184,600	\$269,360	-31.47%	\$180,000	\$229,000	-21.40%	114	54	108.82%
Lots WF									
LOTS TOTAL	\$251,389	\$392,080	-35.88%	\$235,000	\$239,000	-1.67%	107	92	16.68%
Business	\$273,000			\$250,000			140		
Commercial	\$1,100,000	\$303,381	262.58%	\$380,000	\$292,512	29.91%	144	156	-7.82%
Land	\$1,265,000			\$1,265,000			264		
COMM TOTAL	\$739,091	\$303,381	143.62%	\$260,000	\$292,512	-11.11%	153	156	-1.81%
GRAND TOTAL	\$622,942	\$587,279	6.07%	\$535,000	\$480,000	11.46%	101	79	28.21%

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