

South Okanagan Monthly Statistics
April 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	1,280	947	35.16%	4,390	3,526	24.50%
2 Units Sold	447	457	-2.19%	1,267	1,388	-8.72%
3 Sales Volume	\$351,899,950	\$351,455,430	0.13%	\$965,194,860	\$1,082,729,958	-10.86%
4 List/Sell Ratio	95.62%	96.95%		95.98%	96.54%	
5 Days to Sell	59	54	8.85%	66	62	6.47%
6 Active Listings	3,706	2,557	44.94%			
Area = North Okanagan						
1 Units Listed	471	354	33.05%	1,319	1,136	16.11%
2 Units Sold	164	168	-2.38%	450	487	-7.60%
3 Sales Volume	\$114,427,522	\$115,415,075	-0.86%	\$293,353,387	\$323,351,361	-9.28%
4 List/Sell Ratio	89.41%	97.53%		92.61%	96.29%	
5 Days to Sell	83	59	41.39%	86	68	26.45%
6 Active Listings	1,414	1,036	36.49%			
Area = Shuswap / Revel						
1 Units Listed	381	214	78.04%	968	652	48.47%
2 Units Sold	99	100	-1.00%	283	286	-1.05%
3 Sales Volume	\$59,742,546	\$62,196,225	-3.95%	\$178,092,125	\$171,543,752	3.82%
4 List/Sell Ratio	95.06%	97.12%		93.90%	96.16%	
5 Days to Sell	70	68	2.36%	90	92	-3.15%
6 Active Listings	1,000	672	48.81%			
Area = South Okanagan						
1 Units Listed	534	439	21.64%	1,684	1,419	18.68%
2 Units Sold	163	166	-1.81%	471	512	-8.01%
3 Sales Volume	\$107,729,892	\$107,216,588	0.48%	\$293,547,886	\$316,164,608	-7.15%
4 List/Sell Ratio	96.64%	96.10%		95.81%	96.18%	
5 Days to Sell	86	70	23.62%	91	74	22.75%
6 Active Listings	1,857	1,315	41.22%			
Area = South Peace Riv						
1 Units Listed	94	68	38.24%	266	252	5.56%
2 Units Sold	34	29	17.24%	113	110	2.73%
3 Sales Volume	\$8,602,200	\$7,856,350	9.49%	\$30,629,798	\$30,202,200	1.42%
4 List/Sell Ratio	97.08%	94.77%		95.38%	95.63%	
5 Days to Sell	68	81	-15.07%	123	109	13.49%
6 Active Listings	384	407	-5.65%			
Area = Grand Total						
1 Units Listed	2,760	2,022	36.50%	8,627	6,985	23.51%
2 Units Sold	907	920	-1.41%	2,584	2,783	-7.15%
3 Sales Volume	\$642,402,110	\$644,139,668	-0.27%	\$1,760,818,056	\$1,923,991,879	-8.48%
4 List/Sell Ratio	94.59%	96.90%		95.15%	96.39%	
5 Days to Sell	70	60	15.93%	79	70	12.64%
6 Active Listings	8,361	5,987	39.65%			

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

South Okanagan Statistics -- April 2024

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	163	\$107,729,892	66	\$52,479,399
Last Month	123	\$70,573,745	49	\$35,724,900
This Month Last Year	166	\$107,216,588	65	\$47,635,300

Description	Total Listings Taken	Inventory
This Month	534	1,857
Last Month	505	1,694
This Month Last Year	439	1,315

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South Okanagan Statistics -- April 2024

Quick Summary Part 2

Condo/Apt

Sales	30
New Listings	64
Current Inventory	243
Sell/Inv. Ratio	12.35%
Days to Sell	153
Average Price	\$419,710
Median Price	\$355,000

Condo/Townhouse

Sales	23
New Listings	55
Current Inventory	154
Sell/Inv. Ratio	14.94%
Days to Sell	60
Average Price	\$546,750
Median Price	\$525,000

Lots

Sales	6
New Listings	62
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	104
Average Price	\$343,333
Median Price	\$205,000

Residential

Sales	66
New Listings	209
Current Inventory	612
Sell/Inv. Ratio	10.78%
Days to Sell	51
Average Price	\$795,142
Median Price	\$734,950

Ratio of Sales vs Inventory	11.65%
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South Okanagan Statistics -- April 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	43	32	34.38%	115	97	18.56	139	114	21.93
Duplex	13	19	-31.58%	73	39	87.18	73	32	128.13
Mobile Home	19	16	18.75%	51	66	-22.73	51	48	6.25
Recreational	20	22	-9.09%	50	52	-3.85	89	5	1,680.00
Residential	209	172	21.51%	673	529	27.22	612	391	56.52
Residential WF	12	9	33.33%	28	22	27.27	30	22	36.36
3/4-Plex	1	6	-83.33%	5	7	-28.57	8	10	-20.00
Timeshare	0	0	0.00%	0	0	0.00	3		
Apartment	64	47	36.17%	206	194	6.19	243	205	18.54
Townhouse	55	32	71.88%	179	131	36.64	154	86	79.07
RES TOTAL	436	355	22.82%	1,380	1,137	21.37%	1,402	913	53.56
FARMS	8	14	-42.86%	35	47	-25.53	55	66	-16.67
MULTIFAMILY	1	3	-66.67%	7	7	0.00	13	9	44.44
Acreage	24	19	26.32%	48	53	-9.43	64	68	-5.88
Acreage WF	0	0	0.00%	0	1	-100.00		1	
Lots	36	22	63.64%	96	77	24.68	145	131	10.69
Lots WF	2	0	0.00%	5	8	-37.50	7		
LOTS TOTAL	62	41	51.22%	149	139	7.19%	216	200	8.00
Business	3	6	-50.00%	14	22	-36.36	24	24	0.00
Commercial	24	18	33.33%	91	64	42.19	132	101	30.69
Land	0	2	-100.00%	8	4	100.00	15	2	650.00
COMM TOTAL	27	26	3.85%	113	90	25.56%	171	127	34.65
GRAND TOTAL	534	439	21.64%	1,684	1,420	18.59%	1,857	1,315	41.22

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South Okanagan Statistics -- April 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	13	4	225.00%	\$14,037,000	\$11,319,000	24.01%	94.57%	93.21%
Duplex	4	3	33.33%	\$2,559,000	\$1,899,000	34.76%	97.60%	99.74%
Mobile Home	7	14	-50.00%	\$1,937,500	\$2,842,400	-31.84%	97.53%	95.08%
Recreational	3	7	-57.14%	\$650,500	\$1,538,000	-57.70%	95.82%	95.62%
Residential	66	65	1.54%	\$52,479,399	\$47,635,300	10.17%	97.44%	96.92%
Residential WF	1	0	0.00%	\$1,375,900	\$0	0.00%	98.28%	0.00%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare								
Apartment	30	38	-21.05%	\$12,591,300	\$16,403,000	-23.24%	97.36%	97.69%
Townhouse	23	18	27.78%	\$12,575,250	\$10,922,874	15.13%	97.71%	97.37%
RES TOTAL	147	149	-1.34%	\$98,205,849	\$92,559,574	6.10%	97.05%	96.61%
FARMS	2	1	100.00%	\$3,445,000	\$660,000	421.97%	90.80%	91.03%
MULTIFAMILY	0	1	-100.00%	\$0	\$7,550,000	-100.00%	0.00%	94.43%
Acreage	1	2	-50.00%	\$980,000	\$1,360,000	-27.94%	98.20%	87.83%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	5	6	-16.67%	\$1,080,000	\$1,624,000	-33.50%	90.08%	92.84%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	6	8	-25.00%	\$2,060,000	\$2,984,000	-30.97%	93.77%	90.48%
Business	1	3	-66.67%	\$528,000	\$216,000	144.44%	96.00%	78.29%
Commercial	7	4	75.00%	\$3,491,043	\$3,247,014	7.52%	93.38%	93.47%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	8	7	14.29%	\$4,019,043	\$3,463,014	16.06%	93.72%	92.35%
GRAND TOTAL	163	166	-1.81%	\$107,729,892	\$107,216,588	0.48%	96.64%	96.10%

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South Okanagan Statistics -- April 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	24	20	20.00%	\$27,446,000	\$34,582,900	-20.64%	93.64%	93.60%
Duplex	22	11	100.00%	\$14,630,500	\$6,889,000	112.37%	97.39%	99.51%
Mobile Home	30	41	-26.83%	\$7,114,800	\$8,158,900	-12.80%	95.87%	94.27%
Recreational	7	19	-63.16%	\$1,160,000	\$3,208,727	-63.85%	93.35%	95.23%
Residential	192	205	-6.34%	\$141,926,549	\$154,637,856	-8.22%	96.91%	96.85%
Residential WF	3	3	0.00%	\$6,188,400	\$3,085,000	100.60%	91.71%	92.17%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare								
Apartment	84	106	-20.75%	\$35,485,600	\$46,367,311	-23.47%	96.91%	96.96%
Townhouse	62	59	5.08%	\$30,853,550	\$32,960,874	-6.39%	97.53%	97.44%
RES TOTAL	424	464	-8.62%	\$264,805,399	\$289,890,568	-8.65%	96.48%	96.45%
FARMS	5	3	66.67%	\$10,342,500	\$3,510,000	194.66%	94.13%	94.26%
MULTIFAMILY	0	1	-100.00%	\$0	\$7,550,000	-100.00%	0.00%	94.43%
Acreage	7	9	-22.22%	\$2,974,500	\$4,881,619	-39.07%	90.05%	90.99%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	12	15	-20.00%	\$2,462,000	\$3,957,300	-37.79%	92.26%	94.77%
Lots WF	1	0	0.00%	\$170,000	\$0	0.00%	89.52%	0.00%
LOTS TOTAL	20	24	-16.67%	\$5,606,500	\$8,838,919	-36.57%	90.99%	92.64%
Business	6	5	20.00%	\$1,893,000	\$377,800	401.06%	85.20%	84.96%
Commercial	15	15	0.00%	\$9,635,487	\$5,997,321	60.66%	90.74%	92.82%
Land	1	0	0.00%	\$1,265,000	\$0	0.00%	64.87%	0.00%
COMM TOTAL	22	20	10.00%	\$12,793,487	\$6,375,121	100.68%	86.50%	92.32%
GRAND TOTAL	471	512	-8.01%	\$293,547,886	\$316,164,608	-7.15%	95.81%	96.18%

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South Okanagan Statistics -- April 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	\$1,079,769	\$2,829,750	-61.84%	\$940,000	\$1,460,000	-35.62%	102	86	18.95%
Duplex	\$639,750	\$633,000	1.07%	\$667,000	\$520,000	28.27%	103	23	341.43%
Mobile Home	\$276,786	\$203,029	36.33%	\$299,000	\$202,450	47.69%	64	82	-22.37%
Recreational	\$216,833	\$219,714	-1.31%	\$201,000	\$220,000	-8.64%	52	156	-66.94%
Residential	\$795,142	\$732,851	8.50%	\$734,950	\$705,000	4.25%	51	52	-2.80%
Residential WF	\$1,375,900			\$1,375,900			10		
3/4-Plex									
Timeshare									
Apartment	\$419,710	\$431,658	-2.77%	\$355,000	\$365,000	-2.74%	153	69	121.71%
Townhouse	\$546,750	\$606,826	-9.90%	\$525,000	\$521,437	0.68%	60	51	18.60%
RES TOTAL	\$668,067	\$621,205	7.54%	\$600,000	\$530,000	13.21%	79	64	23.49%
FARMS	\$1,722,500	\$660,000	160.98%	\$1,722,500	\$660,000	160.98%	169	121	39.26%
MULTIFAMILY		\$7,550,000			\$7,550,000			22	
Acreage	\$980,000	\$680,000	44.12%	\$980,000	\$680,000	44.12%	28	200	-85.96%
Acreage WF									
Lots	\$216,000	\$270,667	-20.20%	\$200,000	\$212,500	-5.88%	119	135	-11.23%
Lots WF									
LOTS TOTAL	\$343,333	\$373,000	-7.95%	\$205,000	\$319,250	-35.79%	104	151	-30.90%
Business	\$528,000	\$72,000	633.33%	\$528,000	\$55,000	860.00%	49	122	-59.73%
Commercial	\$498,720	\$811,754	-38.56%	\$1,500	\$1,010,000	-99.85%	200	77	159.93%
Land									
COMM TOTAL	\$502,380	\$494,716	1.55%	\$264,750	\$119,000	122.48%	181	96	88.52%
GRAND TOTAL	\$660,920	\$645,883	2.33%	\$574,000	\$525,437	9.24%	86	70	23.62%

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South Okanagan Statistics -- April 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	\$1,143,583	\$1,729,145	-33.86%	\$907,500	\$1,254,950	-27.69%	108	85	27.00%
Duplex	\$665,023	\$626,273	6.19%	\$649,000	\$585,000	10.94%	76	42	82.31%
Mobile Home	\$237,160	\$198,998	19.18%	\$220,500	\$184,000	19.84%	81	79	2.44%
Recreational	\$165,714	\$168,880	-1.87%	\$173,000	\$145,000	19.31%	161	156	3.25%
Residential	\$739,201	\$754,331	-2.01%	\$716,000	\$700,000	2.29%	66	63	5.15%
Residential WF	\$2,062,800	\$1,028,333	100.60%	\$1,550,000	\$905,000	71.27%	143	51	179.22%
3/4-Plex									
Timeshare									
Apartment	\$422,448	\$437,427	-3.42%	\$355,000	\$365,000	-2.74%	127	78	63.49%
Townhouse	\$497,638	\$558,659	-10.92%	\$482,500	\$495,000	-2.53%	84	55	52.34%
RES TOTAL	\$624,541	\$624,764	-0.04%	\$570,000	\$535,000	6.54%	87	71	22.51%
FARMS	\$2,068,500	\$1,170,000	76.79%	\$1,995,000	\$950,000	110.00%	87	92	-5.78%
MULTIFAMILY		\$7,550,000			\$7,550,000			22	
Acreage	\$424,929	\$542,402	-21.66%	\$312,500	\$410,000	-23.78%	74	156	-52.76%
Acreage WF									
Lots	\$205,167	\$263,820	-22.23%	\$192,500	\$230,000	-16.30%	132	93	41.49%
Lots WF	\$170,000			\$170,000			128		
LOTS TOTAL	\$280,325	\$368,288	-23.88%	\$222,500	\$279,500	-20.39%	111	117	-4.75%
Business	\$315,500	\$75,560	317.55%	\$255,000	\$78,800	223.60%	125	95	31.75%
Commercial	\$642,366	\$399,821	60.66%	\$180,000	\$400,000	-55.00%	171	111	54.12%
Land	\$1,265,000			\$1,265,000			264		
COMM TOTAL	\$581,522	\$318,756	82.43%	\$255,000	\$80,900	215.20%	163	107	52.15%
GRAND TOTAL	\$623,244	\$617,509	0.93%	\$552,000	\$525,437	5.06%	91	74	22.75%

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