

South Okanagan Monthly Statistics
May 2023

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Central Okanagan Statistics -- May 2023

Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	1,151	1,294	-11.05%	4,652	5,287	-12.01%
2 Units Sold	599	588	1.87%	1,988	2,948	-32.56%
3 Sales Volume	\$511,090,753	\$513,437,431	-0.46%	\$1,594,415,711	\$2,667,980,810	-40.24%
4 List/Sell Ratio	97.32%	98.92%		96.79%	100.86%	
5 Days to Sell	54	30	79.12%	59	34	74.88%
6 Active Listings	2,631	2,095	25.58%			
Area = North Okanagan						
1 Units Listed	452	442	2.26%	1,585	1,733	-8.54%
2 Units Sold	196	229	-14.41%	682	1,106	-38.34%
3 Sales Volume	\$128,588,283	\$162,494,264	-20.87%	\$451,539,644	\$772,778,243	-41.57%
4 List/Sell Ratio	97.13%	99.48%		96.53%	100.47%	
5 Days to Sell	60	35	71.26%	66	48	37.65%
6 Active Listings	1,142	794	43.83%			
Area = Shuswap / Revel						
1 Units Listed	309	329	-6.08%	963	1,056	-8.81%
2 Units Sold	122	148	-17.57%	410	584	-29.79%
3 Sales Volume	\$80,526,057	\$87,977,288	-8.47%	\$252,989,913	\$356,275,803	-28.99%
4 List/Sell Ratio	96.68%	98.52%		96.34%	99.01%	
5 Days to Sell	68	47	44.00%	87	59	48.01%
6 Active Listings	809	629	28.62%			
Area = South Okanagan						
1 Units Listed	305	328	-7.01%	1,291	1,214	6.34%
2 Units Sold	215	219	-1.83%	727	1,057	-31.22%
3 Sales Volume	\$172,353,909	\$158,747,259	8.57%	\$488,518,517	\$739,940,714	-33.98%
4 List/Sell Ratio	95.66%	98.97%		96.00%	99.18%	
5 Days to Sell	72	46	56.54%	74	58	26.85%
6 Active Listings	1,445	1,080	33.80%			
Area = South Peace Riv						
1 Units Listed	23	14	64.29%	80	90	-11.11%
2 Units Sold	36	76	-52.63%	146	285	-48.77%
3 Sales Volume	\$10,659,000	\$21,086,300	-49.45%	\$40,861,200	\$73,220,870	-44.19%
4 List/Sell Ratio	95.14%	97.13%		95.50%	96.48%	
5 Days to Sell	108	117	-7.63%	109	116	-6.13%
6 Active Listings	458	408	12.25%			
Area = Grand Total						
1 Units Listed	2,240	2,407	-6.94%	8,571	9,380	-8.62%
2 Units Sold	1,168	1,260	-7.30%	3,953	5,980	-33.90%
3 Sales Volume	\$903,218,002	\$943,742,542	-4.29%	\$2,828,324,985	\$4,610,196,440	-38.65%
4 List/Sell Ratio	96.89%	98.95%		96.55%	100.31%	
5 Days to Sell	61	41	49.59%	68	47	43.95%
6 Active Listings	6,485	5,006	29.54%			

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

South Okanagan Statistics -- May 2023

Quick Summary Part 1**Residential**

Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	215	\$172,353,909	88	\$70,923,650
Last Month	166	\$107,216,588	65	\$47,635,300
This Month Last Year	219	\$158,747,259	98	\$81,048,319

Description	Total Listings Taken	Inventory
This Month	305	1,445
Last Month	318	1,401
This Month Last Year	328	1,080

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South Okanagan Statistics -- May 2023

Quick Summary Part 2

Condo/Apt

Sales	36
New Listings	38
Current Inventory	205
Sell/Inv. Ratio	17.56%
Days to Sell	85
Average Price	\$451,372
Median Price	\$394,500

Condo/Townhouse

Sales	28
New Listings	24
Current Inventory	91
Sell/Inv. Ratio	30.77%
Days to Sell	53
Average Price	\$531,761
Median Price	\$464,500

Lots

Sales	8
New Listings	35
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	115
Average Price	\$462,488
Median Price	\$467,500

Residential

Sales	88
New Listings	110
Current Inventory	404
Sell/Inv. Ratio	21.78%
Days to Sell	50
Average Price	\$805,951
Median Price	\$705,500

Ratio of Sales vs Inventory	19.58%
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South Okanagan Statistics -- May 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	25	29	-13.79%	84	101	-16.83	130	107	21.50
Duplex	6	12	-50.00%	32	39	-17.95	32	15	113.33
Mobile Home	19	12	58.33%	65	52	25.00	49	38	28.95
Recreational	2	3	-33.33%	6	4	50.00	9	1	800.00
Residential	110	113	-2.65%	474	437	8.47	404	316	27.85
Residential WF	8	9	-11.11%	23	16	43.75	23	20	15.00
3/4-Plex	1	3	-66.67%	7	5	40.00	9	8	12.50
Apartment	38	39	-2.56%	152	162	-6.17	205	108	89.81
Townhouse	24	28	-14.29%	124	98	26.53	91	77	18.18
RES TOTAL	233	248.00	-6.05%	967	914	5.80%	952	690	37.97
FARMS	5	11	-54.55%	38	49	-22.45	69	53	30.19
MULTIFAMILY	4	0	0.00%	10	9	11.11	14	12	16.67
Acreage	14	13	7.69%	58	40	45.00	82	54	51.85
Acreage WF	0	0	0.00%	0	1	-100.00	1	1	0.00
Lots	21	18	16.67%	87	73	19.18	117	77	51.95
Lots WF	0	0	0.00%	0	1	-100.00		1	
LOTS TOTAL	35	31.00	12.90%	145	115	26.09%	200	133	50.38
Business	6	3	100.00%	21	13	61.54	29	24	20.83
Commercial	14	18	-22.22%	69	68	1.47	98	87	12.64
Land	0	1	-100.00%	1	3	-66.67	2	1	100.00
COMM TOTAL	20	22.00	-9.09%	91	84	8.33%	129	112	15.18
GRAND TOTAL	297	312	-4.81%	1,251	1,171	6.83%	1,364	1,000	36.40

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South Okanagan Statistics -- May 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	8	7	14.29%	\$8,095,000	\$8,013,000	1.02%	95.11%	97.14%
Duplex	9	7	28.57%	\$5,855,238	\$4,343,000	34.82%	98.38%	101.97%
Mobile Home	19	11	72.73%	\$4,232,800	\$2,328,000	81.82%	94.47%	96.55%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	88	98	-10.20%	\$70,923,650	\$81,048,319	-12.49%	97.43%	99.61%
Residential WF	3	1	200.00%	\$5,562,500	\$1,450,000	283.62%	88.31%	96.73%
3/4-Plex	1	0	0.00%	\$506,000	\$0	0.00%	94.60%	0.00%
Apartment	36	39	-7.69%	\$16,249,400	\$17,361,900	-6.41%	97.30%	99.75%
Townhouse	28	22	27.27%	\$14,889,300	\$12,712,590	17.12%	98.11%	100.44%
RES TOTAL	192	185	3.78%	\$126,313,888	\$127,256,809	-0.74%	96.83%	99.54%
FARMS	2	9	-77.78%	\$2,750,000	\$12,060,000	-77.20%	86.10%	95.40%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	1	7	-85.71%	\$375,000	\$3,237,000	-88.42%	96.18%	98.39%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	7	9	-22.22%	\$3,324,900	\$3,532,950	-5.89%	101.50%	98.55%
Business	1	1	0.00%	\$13,900,000	\$4,450,000	212.36%	82.03%	100.00%
Commercial	7	6	16.67%	\$25,242,458	\$8,055,000	213.38%	99.18%	95.56%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	8	7	14.29%	\$39,142,458	\$12,505,000	213.01%	92.32%	97.10%
GRAND TOTAL	210	217	-3.23%	\$171,906,246	\$158,591,759	8.40%	95.66%	98.97%

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South Okanagan Statistics -- May 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	28	41	-31.71%	\$42,677,900	\$52,012,000	-17.95%	93.89%	96.56%
Duplex	20	44	-54.55%	\$12,744,238	\$29,248,400	-56.43%	98.99%	103.53%
Mobile Home	60	65	-7.69%	\$12,391,700	\$15,092,300	-17.89%	94.34%	97.85%
Recreational	1	0	0.00%	\$330,000	\$0	0.00%	97.09%	0.00%
Residential	294	427	-31.15%	\$226,310,506	\$353,081,031	-35.90%	97.04%	100.05%
Residential WF	6	7	-14.29%	\$8,647,500	\$9,559,000	-9.54%	89.65%	99.64%
3/4-Plex	1	4	-75.00%	\$506,000	\$2,395,500	-78.88%	94.60%	91.50%
Apartment	142	184	-22.83%	\$62,616,711	\$77,598,701	-19.31%	97.05%	99.94%
Townhouse	86	106	-18.87%	\$47,101,174	\$63,218,663	-25.49%	97.61%	101.23%
RES TOTAL	638	878	-27.33%	\$413,325,729	\$602,205,595	-31.36%	96.58%	99.91%
FARMS	5	26	-80.77%	\$6,260,000	\$42,839,500	-85.39%	90.49%	94.98%
MULTIFAMILY	1	8	-87.50%	\$7,550,000	\$14,179,900	-46.76%	94.43%	93.06%
Acreage	9	32	-71.88%	\$4,776,619	\$17,773,000	-73.12%	90.89%	96.65%
Acreage WF	1	0	0.00%	\$480,000	\$0	0.00%	96.02%	0.00%
Lots	22	65	-66.15%	\$7,282,200	\$24,886,238	-70.74%	97.73%	97.93%
Business	6	5	20.00%	\$14,277,800	\$5,641,500	153.09%	82.10%	100.06%
Commercial	22	24	-8.33%	\$31,239,779	\$26,776,581	16.67%	97.89%	96.64%
Land	0	1	-100.00%	\$0	\$3,290,000	-100.00%	0.00%	100.00%
COMM TOTAL	28	30	-6.67%	\$45,517,579	\$35,708,081	27.47%	92.32%	97.47%
GRAND TOTAL	704	1,039	-32.24%	\$485,192,127	\$737,592,314	-34.22%	96.00%	99.20%

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South Okanagan Statistics -- May 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	\$1,011,875	\$1,144,714	-11.60%	\$877,500	\$1,275,000	-31.18%	38	53	-28.15%
Duplex	\$650,582	\$620,429	4.86%	\$630,000	\$605,000	4.13%	40	15	161.95%
Mobile Home	\$222,779	\$211,636	5.26%	\$205,000	\$176,000	16.48%	90	47	91.33%
Recreational									
Residential	\$805,951	\$827,024	-2.55%	\$705,500	\$794,500	-11.20%	50	34	50.31%
Residential WF	\$1,854,167	\$1,450,000	27.87%	\$1,850,000	\$1,450,000	27.59%	64	56	14.29%
3/4-Plex	\$506,000			\$506,000			30		
Apartment	\$451,372	\$445,177	1.39%	\$394,500	\$375,000	5.20%	85	52	63.30%
Townhouse	\$531,761	\$577,845	-7.98%	\$464,500	\$579,700	-19.87%	53	37	42.74%
RES TOTAL	\$657,885	\$687,875	-4.36%	\$585,000	\$639,000	-8.45%	60	39	55.17%
FARMS	\$1,375,000	\$1,340,000	2.61%	\$1,375,000	\$1,225,000	12.24%	51	49	3.61%
MULTIFAMILY									
Acreage	\$375,000	\$462,429	-18.91%	\$375,000	\$430,000	-12.79%	110	55	101.04%
Acreage WF									
Lots	\$474,986	\$392,550	21.00%	\$500,000	\$385,000	29.87%	116	100	15.57%
Business	\$13,900,000	\$4,450,000	212.36%	\$13,900,000	\$4,450,000	212.36%	201	262	-23.28%
Commercial	\$3,606,065	\$1,342,500	168.61%	\$450,000	\$1,290,000	-65.12%	117	65	80.46%
Land									
COMM TOTAL	\$4,892,807	\$1,786,429	173.89%	\$500,000	\$1,700,000	-70.59%	128	93	37.10%
GRAND TOTAL	\$818,601	\$730,838	12.01%	\$582,500	\$639,000	-8.84%	65	44	47.09%

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South Okanagan Statistics -- May 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	\$1,524,211	\$1,268,585	20.15%	\$1,197,500	\$1,165,000	2.79%	72	66	9.02%
Duplex	\$637,212	\$664,736	-4.14%	\$604,500	\$614,500	-1.63%	41	42	-3.45%
Mobile Home	\$206,528	\$232,189	-11.05%	\$190,000	\$225,000	-15.56%	82	52	57.91%
Recreational	\$330,000			\$330,000			49		
Residential	\$769,764	\$826,888	-6.91%	\$700,000	\$767,250	-8.77%	59	42	39.75%
Residential WF	\$1,441,250	\$1,365,571	5.54%	\$1,618,750	\$1,400,000	15.63%	58	68	-15.55%
3/4-Plex	\$506,000	\$598,875	-15.51%	\$506,000	\$565,250	-10.48%	30	79	-61.78%
Apartment	\$440,963	\$421,732	4.56%	\$372,500	\$371,450	0.28%	79	48	66.86%
Townhouse	\$547,688	\$596,402	-8.17%	\$483,750	\$571,500	-15.35%	55	34	61.36%
RES TOTAL	\$647,846	\$685,883	-5.55%	\$567,500	\$620,000	-8.47%	65	45	46.10%
FARMS	\$1,252,000	\$1,647,673	-24.01%	\$950,000	\$1,480,000	-35.81%	76	60	26.74%
MULTIFAMILY	\$7,550,000	\$1,772,488	325.96%	\$7,550,000	\$1,714,950	340.25%	22	126	-82.52%
Acreage	\$530,735	\$555,406	-4.44%	\$375,000	\$382,500	-1.96%	164	104	58.02%
Acreage WF	\$480,000			\$480,000			37		
Lots	\$331,009	\$382,865	-13.54%	\$320,750	\$319,900	0.27%	100	127	-21.25%
Business	\$2,379,633	\$1,128,300	110.90%	\$80,900	\$350,000	-76.89%	113	157	-28.42%
Commercial	\$1,419,990	\$1,115,691	27.27%	\$425,000	\$683,250	-37.80%	113	115	-2.15%
Land		\$3,290,000			\$3,290,000			244	
COMM TOTAL	\$1,625,628	\$1,190,269	36.58%	\$254,500	\$643,750	-60.47%	113	127	-10.92%
GRAND TOTAL	\$689,193	\$709,906	-2.92%	\$549,500	\$609,000	-9.77%	69	55	26.19%

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