

**South Okanagan Monthly Statistics
May 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	1,404	1,163	20.72%	5,799	4,689	23.67%
2 Units Sold	473	596	-20.64%	1,740	1,984	-12.30%
3 Sales Volume	\$360,287,516	\$506,565,853	-28.88%	\$1,325,459,896	\$1,589,295,811	-16.60%
4 List/Sell Ratio	96.89%	97.35%		96.23%	96.80%	
5 Days to Sell	52	54	-3.80%	62	59	4.38%
6 Active Listings	4,001	2,631	52.07%			
Area = North Okanagan						
1 Units Listed	474	457	3.72%	1,797	1,593	12.81%
2 Units Sold	209	196	6.63%	658	683	-3.66%
3 Sales Volume	\$148,865,011	\$128,588,283	15.77%	\$441,618,398	\$451,939,644	-2.28%
4 List/Sell Ratio	95.61%	97.13%		93.63%	96.53%	
5 Days to Sell	69	60	14.44%	80	66	21.88%
6 Active Listings	1,485	1,142	30.04%			
Area = Shuswap / Revel						
1 Units Listed	334	308	8.44%	1,303	960	35.73%
2 Units Sold	136	122	11.48%	419	408	2.70%
3 Sales Volume	\$91,064,245	\$80,526,057	13.09%	\$269,156,370	\$252,069,809	6.78%
4 List/Sell Ratio	96.18%	96.68%		94.66%	96.33%	
5 Days to Sell	56	68	-17.20%	79	85	-7.50%
6 Active Listings	1,110	809	37.21%			
Area = South Okanagan						
1 Units Listed	538	451	19.29%	2,229	1,871	19.13%
2 Units Sold	212	214	-0.93%	683	726	-5.92%
3 Sales Volume	\$132,467,103	\$171,103,909	-22.58%	\$426,014,989	\$487,268,517	-12.57%
4 List/Sell Ratio	95.56%	95.63%		95.73%	95.99%	
5 Days to Sell	83	72	15.02%	89	74	20.35%
6 Active Listings	1,984	1,364	45.45%			
Area = South Peace Riv						
1 Units Listed	76	102	-25.49%	342	354	-3.39%
2 Units Sold	51	36	41.67%	164	146	12.33%
3 Sales Volume	\$15,600,800	\$10,659,000	46.36%	\$46,230,598	\$40,861,200	13.14%
4 List/Sell Ratio	95.74%	95.14%		95.50%	95.50%	
5 Days to Sell	80	108	-26.05%	110	109	1.20%
6 Active Listings	389	458	-15.07%			
Area = Grand Total						
1 Units Listed	2,826	2,481	13.91%	11,470	9,467	21.16%
2 Units Sold	1,081	1,164	-7.13%	3,664	3,947	-7.17%
3 Sales Volume	\$748,284,675	\$897,443,102	-16.62%	\$2,508,480,252	\$2,821,434,981	-11.09%
4 List/Sell Ratio	96.29%	96.90%		95.49%	96.55%	
5 Days to Sell	63	61	2.75%	74	68	9.88%
6 Active Listings	8,969	6,404	40.05%			

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

South Okanagan Statistics -- May 2024

Quick Summary Part 1**Residential**

Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	212	\$132,467,103	91	\$64,340,300
Last Month	163	\$107,729,892	66	\$52,479,399
This Month Last Year	214	\$171,103,909	88	\$70,278,650

Description	Total Listings Taken	Inventory
This Month	538	1,984
Last Month	536	1,857
This Month Last Year	451	1,364

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South Okanagan Statistics -- May 2024

Quick Summary Part 2

Condo/Apt

Sales	39
New Listings	87
Current Inventory	341
Sell/Inv. Ratio	11.44%
Days to Sell	120
Average Price	\$393,331
Median Price	\$371,000

Condo/Townhouse

Sales	27
New Listings	52
Current Inventory	162
Sell/Inv. Ratio	16.67%
Days to Sell	66
Average Price	\$474,567
Median Price	\$475,000

Lots

Sales	8
New Listings	55
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	67
Average Price	\$398,887
Median Price	\$320,000

Residential

Sales	91
New Listings	206
Current Inventory	658
Sell/Inv. Ratio	13.83%
Days to Sell	62
Average Price	\$707,036
Median Price	\$680,000

Ratio of Sales vs Inventory	13.41%
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South Okanagan Statistics -- May 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	44	41	7.32%	158	138	14.49	159	130	22.31
Duplex	14	12	16.67%	88	51	72.55	71	32	121.88
Mobile Home	23	24	-4.17%	75	90	-16.67	57	49	16.33
Recreational	0	9	-100.00%	17	57	-70.18	13	9	44.44
Residential	206	161	27.95%	878	690	27.25	658	404	62.87
Residential WF	15	10	50.00%	43	32	34.38	30	23	30.43
3/4-Plex	2	1	100.00%	7	8	-12.50	8	9	-11.11
Timeshare	1	0	0.00%	1	0	0.00	1		
Apartment	87	59	47.46%	329	258	27.52	341	205	66.34
Townhouse	52	43	20.93%	231	174	32.76	162	91	78.02
RES TOTAL	444	360	23.33%	1,827	1,498	21.96%	1,500	952	57.56
FARMS	13	13	0.00%	48	60	-20.00	58	69	-15.94
MULTIFAMILY	1	7	-85.71%	8	14	-42.86	12	14	-14.29
Acreage	15	16	-6.25%	63	69	-8.70	69	82	-15.85
Acreage WF	0	1	-100.00%	0	2	-100.00		1	
Lots	38	25	52.00%	137	102	34.31	167	117	42.74
Lots WF	2	2	0.00%	8	10	-20.00	7		
LOTS TOTAL	55	44	25.00%	208	183	13.66%	243	200	21.50
Business	2	7	-71.43%	16	29	-44.83	19	29	-34.48
Commercial	18	19	-5.26%	109	83	31.33	135	98	37.76
Land	5	1	400.00%	13	5	160.00	17	2	750.00
COMM TOTAL	25	27	-7.41%	138	117	17.95%	171	129	32.56
GRAND TOTAL	538	451	19.29%	2,229	1,872	19.07%	1,984	1,364	45.45

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South Okanagan Statistics -- May 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	6	7	-14.29%	\$7,529,000	\$7,490,000	0.52%	95.21%	94.07%
Duplex	5	9	-44.44%	\$2,860,000	\$5,855,238	-51.15%	94.77%	98.38%
Mobile Home	13	19	-31.58%	\$3,204,800	\$4,232,800	-24.29%	96.29%	94.47%
Recreational	3	5	-40.00%	\$509,900	\$447,663	13.90%	91.64%	95.37%
Residential	91	88	3.41%	\$64,340,300	\$70,278,650	-8.45%	96.55%	97.48%
Residential WF	5	3	66.67%	\$8,694,000	\$5,562,500	56.30%	95.79%	88.31%
3/4-Plex	1	1	0.00%	\$234,000	\$506,000	-53.75%	97.91%	94.60%
Timeshare	1	0	0.00%	\$431,500	\$0	0.00%	96.10%	0.00%
Apartment	39	36	8.33%	\$15,339,892	\$16,249,400	-5.60%	96.29%	97.30%
Townhouse	27	28	-3.57%	\$12,813,300	\$14,889,300	-13.94%	97.64%	98.11%
RES TOTAL	191	196	-2.55%	\$115,956,692	\$125,511,551	-7.61%	96.42%	96.80%
FARMS	2	2	0.00%	\$3,340,000	\$2,750,000	21.45%	89.42%	86.10%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	2	1	100.00%	\$1,550,000	\$375,000	313.33%	91.18%	96.18%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	6	6	0.00%	\$1,641,095	\$2,713,900	-39.53%	92.68%	102.85%
Lots WF	0	1	-100.00%	\$0	\$611,000	-100.00%	0.00%	95.92%
LOTS TOTAL	8	8	0.00%	\$3,191,095	\$3,699,900	-13.75%	91.95%	100.93%
Business	1	0	0.00%	\$2,050,000	\$0	0.00%	97.62%	0.00%
Commercial	9	8	12.50%	\$6,779,316	\$39,142,458	-82.68%	86.91%	92.32%
Land	1	0	0.00%	\$1,150,000	\$0	0.00%	92.00%	0.00%
COMM TOTAL	11	8	37.50%	\$9,979,316	\$39,142,458	-74.51%	89.50%	92.32%
GRAND TOTAL	212	214	-0.93%	\$132,467,103	\$171,103,909	-22.58%	95.56%	95.63%

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South Okanagan Statistics -- May 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	30	27	11.11%	\$34,975,000	\$42,072,900	-16.87%	93.97%	93.69%
Duplex	27	20	35.00%	\$17,490,500	\$12,744,238	37.24%	96.95%	98.99%
Mobile Home	43	60	-28.33%	\$10,319,600	\$12,391,700	-16.72%	96.00%	94.34%
Recreational	10	24	-58.33%	\$1,669,900	\$3,656,390	-54.33%	92.82%	95.25%
Residential	283	293	-3.41%	\$206,266,849	\$224,916,506	-8.29%	96.80%	97.05%
Residential WF	8	6	33.33%	\$14,882,400	\$8,647,500	72.10%	94.05%	89.65%
3/4-Plex	1	1	0.00%	\$234,000	\$506,000	-53.75%	97.91%	94.60%
Timeshare	1	0	0.00%	\$431,500	\$0	0.00%	96.10%	0.00%
Apartment	123	142	-13.38%	\$50,825,492	\$62,616,711	-18.83%	96.72%	97.05%
Townhouse	89	87	2.30%	\$43,666,850	\$47,850,174	-8.74%	97.57%	97.65%
RES TOTAL	615	660	-6.82%	\$380,762,091	\$415,402,119	-8.34%	96.46%	96.56%
FARMS	7	5	40.00%	\$13,682,500	\$6,260,000	118.57%	92.93%	90.49%
MULTIFAMILY	0	1	-100.00%	\$0	\$7,550,000	-100.00%	0.00%	94.43%
Acreage	9	10	-10.00%	\$4,524,500	\$5,256,619	-13.93%	90.44%	91.34%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	18	21	-14.29%	\$4,103,095	\$6,671,200	-38.50%	92.43%	97.90%
Lots WF	1	1	0.00%	\$170,000	\$611,000	-72.18%	89.52%	95.92%
LOTS TOTAL	28	32	-12.50%	\$8,797,595	\$12,538,819	-29.84%	91.34%	94.94%
Business	7	5	40.00%	\$3,943,000	\$377,800	943.67%	91.23%	84.96%
Commercial	24	23	4.35%	\$16,414,803	\$45,139,779	-63.64%	89.12%	92.39%
Land	2	0	0.00%	\$2,415,000	\$0	0.00%	75.47%	0.00%
COMM TOTAL	33	28	17.86%	\$22,772,803	\$45,517,579	-49.97%	87.79%	92.32%
GRAND TOTAL	683	726	-5.92%	\$426,014,989	\$487,268,517	-12.57%	95.73%	95.99%

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South Okanagan Statistics -- May 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	\$1,254,833	\$1,070,000	17.27%	\$990,000	\$945,000	4.76%	126	41	209.21%
Duplex	\$572,000	\$650,582	-12.08%	\$553,000	\$630,000	-12.22%	115	40	189.41%
Mobile Home	\$246,523	\$222,779	10.66%	\$217,000	\$205,000	5.85%	113	90	26.40%
Recreational	\$169,967	\$89,533	89.84%	\$65,000	\$54,163	20.01%	104	357	-70.76%
Residential	\$707,036	\$798,621	-11.47%	\$680,000	\$700,000	-2.86%	62	51	23.27%
Residential WF	\$1,738,800	\$1,854,167	-6.22%	\$2,015,000	\$1,850,000	8.92%	27	64	-57.81%
3/4-Plex	\$234,000	\$506,000	-53.75%	\$234,000	\$506,000	-53.75%	9	30	-70.00%
Timeshare	\$431,500			\$431,500			135		
Apartment	\$393,331	\$451,372	-12.86%	\$371,000	\$394,500	-5.96%	120	85	41.23%
Townhouse	\$474,567	\$531,761	-10.76%	\$475,000	\$464,500	2.26%	66	53	25.68%
RES TOTAL	\$607,103	\$640,365	-5.19%	\$530,000	\$575,000	-7.83%	81	68	19.57%
FARMS	\$1,670,000	\$1,375,000	21.45%	\$1,670,000	\$1,375,000	21.45%	105	51	104.90%
MULTIFAMILY									
Acreage	\$775,000	\$375,000	106.67%	\$775,000	\$375,000	106.67%	83	110	-24.55%
Acreage WF									
Lots	\$273,516	\$452,317	-39.53%	\$260,000	\$467,500	-44.39%	62	121	-48.90%
Lots WF		\$611,000			\$611,000			85	
LOTS TOTAL	\$398,887	\$462,488	-13.75%	\$320,000	\$467,500	-31.55%	67	115	-41.68%
Business	\$2,050,000			\$2,050,000			119		
Commercial	\$753,257	\$4,892,807	-84.60%	\$2,500	\$500,000	-99.50%	113	128	-11.72%
Land	\$1,150,000			\$1,150,000			105		
COMM TOTAL	\$907,211	\$4,892,807	-81.46%	\$650,000	\$500,000	30.00%	112	128	-11.80%
GRAND TOTAL	\$624,845	\$799,551	-21.85%	\$527,000	\$572,750	-7.99%	83	72	15.02%

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South Okanagan Statistics -- May 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	\$1,165,833	\$1,558,256	-25.18%	\$907,500	\$1,215,000	-25.31%	112	74	51.70%
Duplex	\$647,796	\$637,212	1.66%	\$649,000	\$604,500	7.36%	83	41	103.95%
Mobile Home	\$239,991	\$206,528	16.20%	\$217,000	\$190,000	14.21%	91	82	10.13%
Recreational	\$166,990	\$152,350	9.61%	\$128,500	\$107,500	19.53%	144	198	-27.17%
Residential	\$728,858	\$767,633	-5.05%	\$688,200	\$700,000	-1.69%	65	59	9.68%
Residential WF	\$1,860,300	\$1,441,250	29.08%	\$1,782,500	\$1,618,750	10.12%	71	58	22.47%
3/4-Plex	\$234,000	\$506,000	-53.75%	\$234,000	\$506,000	-53.75%	9	30	-70.00%
Timeshare	\$431,500			\$431,500			135		
Apartment	\$413,215	\$440,963	-6.29%	\$360,000	\$372,500	-3.36%	125	79	56.92%
Townhouse	\$490,639	\$550,002	-10.79%	\$480,000	\$485,000	-1.03%	79	54	44.63%
RES TOTAL	\$619,125	\$629,397	-1.63%	\$555,000	\$545,000	1.83%	85	70	21.56%
FARMS	\$1,954,643	\$1,252,000	56.12%	\$1,995,000	\$950,000	110.00%	92	76	21.37%
MULTIFAMILY		\$7,550,000			\$7,550,000			22	
Acreage	\$502,722	\$525,662	-4.36%	\$365,000	\$392,500	-7.01%	76	152	-49.97%
Acreage WF									
Lots	\$227,950	\$317,676	-28.24%	\$205,000	\$309,000	-33.66%	108	101	7.31%
Lots WF	\$170,000	\$611,000	-72.18%	\$170,000	\$611,000	-72.18%	128	85	50.59%
LOTS TOTAL	\$314,200	\$391,838	-19.81%	\$237,500	\$341,310	-30.42%	99	116	-15.23%
Business	\$563,286	\$75,560	645.48%	\$260,000	\$78,800	229.95%	124	95	30.83%
Commercial	\$683,950	\$1,962,599	-65.15%	\$155,000	\$450,000	-65.56%	149	117	27.72%
Land	\$1,207,500			\$1,207,500			185		
COMM TOTAL	\$690,085	\$1,625,628	-57.55%	\$260,000	\$254,500	2.16%	146	113	29.37%
GRAND TOTAL	\$623,741	\$671,169	-7.07%	\$545,000	\$535,000	1.87%	89	74	20.35%

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