

**South Okanagan Monthly Statistics
June 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	1,335	1,316	1.44%	7,149	6,005	19.05%
2 Units Sold	429	545	-21.28%	2,169	2,529	-14.23%
3 Sales Volume	\$342,688,665	\$467,314,085	-26.67%	\$1,668,245,333	\$2,056,609,896	-18.88%
4 List/Sell Ratio	96.87%	96.70%		96.36%	96.78%	
5 Days to Sell	60	52	17.39%	62	58	6.93%
6 Active Listings	4,144	2,901	42.85%			
Area = North Okanagan						
1 Units Listed	419	401	4.49%	2,230	1,994	11.84%
2 Units Sold	183	226	-19.03%	841	909	-7.48%
3 Sales Volume	\$117,133,720	\$152,798,761	-23.34%	\$558,752,118	\$604,738,405	-7.60%
4 List/Sell Ratio	96.21%	98.05%		94.16%	96.91%	
5 Days to Sell	67	60	12.92%	77	64	20.42%
6 Active Listings	1,498	1,183	26.63%			
Area = Shuswap / Revel						
1 Units Listed	273	275	-0.73%	1,577	1,235	27.69%
2 Units Sold	106	155	-31.61%	525	563	-6.75%
3 Sales Volume	\$68,390,596	\$97,426,919	-29.80%	\$337,546,966	\$349,496,728	-3.42%
4 List/Sell Ratio	95.96%	97.13%		94.92%	96.55%	
5 Days to Sell	54	55	-3.24%	74	77	-4.25%
6 Active Listings	1,128	836	34.93%			
Area = South Okanagan						
1 Units Listed	501	540	-7.22%	2,744	2,412	13.76%
2 Units Sold	187	197	-5.08%	868	923	-5.96%
3 Sales Volume	\$129,133,400	\$127,096,827	1.60%	\$553,665,389	\$614,365,344	-9.88%
4 List/Sell Ratio	95.42%	97.10%		95.67%	96.21%	
5 Days to Sell	84	68	24.17%	88	72	21.21%
6 Active Listings	1,994	1,538	29.65%			
Area = South Peace Riv						
1 Units Listed	88	106	-16.98%	430	461	-6.72%
2 Units Sold	38	47	-19.15%	202	193	4.66%
3 Sales Volume	\$11,364,350	\$13,311,400	-14.63%	\$57,594,948	\$54,172,600	6.32%
4 List/Sell Ratio	95.86%	96.59%		95.57%	95.76%	
5 Days to Sell	85	70	20.32%	105	99	5.91%
6 Active Listings	414	486	-14.81%			
Area = Grand Total						
1 Units Listed	2,616	2,638	-0.83%	14,130	12,107	16.71%
2 Units Sold	943	1,170	-19.40%	4,605	5,117	-10.01%
3 Sales Volume	\$668,710,731	\$857,947,992	-22.06%	\$3,175,804,755	\$3,679,382,973	-13.69%
4 List/Sell Ratio	96.36%	97.04%		95.68%	96.67%	
5 Days to Sell	67	57	16.82%	73	65	11.56%
6 Active Listings	9,178	6,944	32.17%			

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

South Okanagan Statistics -- June 2024

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	187	\$129,133,400	67	\$49,694,900
Last Month	211	\$131,317,103	85	\$62,098,300
This Month Last Year	197	\$127,096,827	82	\$67,127,200

Description	Total Listings Taken	Inventory
This Month	501	1,994
Last Month	540	1,984
This Month Last Year	540	1,538

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South Okanagan Statistics -- June 2024

Quick Summary Part 2

Condo/Apt

Sales	31
New Listings	66
Current Inventory	354
Sell/Inv. Ratio	8.76%
Days to Sell	125
Average Price	\$498,916
Median Price	\$425,000

Condo/Townhouse

Sales	24
New Listings	45
Current Inventory	166
Sell/Inv. Ratio	14.46%
Days to Sell	50
Average Price	\$535,396
Median Price	\$460,500

Lots

Sales	11
New Listings	55
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	103
Average Price	\$298,045
Median Price	\$320,000

Residential

Sales	67
New Listings	196
Current Inventory	695
Sell/Inv. Ratio	9.64%
Days to Sell	69
Average Price	\$741,715
Median Price	\$700,000

Ratio of Sales vs Inventory	10.33%
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South Okanagan Statistics -- June 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	31	44	-29.55%	192	182	5.49	160	150	6.67
Duplex	23	15	53.33%	111	66	68.18	69	37	86.49
Mobile Home	31	22	40.91%	145	125	16.00		46	
Recreational	0	7	-100.00%	14	64	-78.13	10	10	0.00
Residential	196	211	-7.11%	1,042	888	17.34	695	470	47.87
Residential WF	7	6	16.67%	51	38	34.21	32	23	39.13
3/4-Plex	1	1	0.00%	8	9	-11.11	8	9	-11.11
Timeshare	0	0	0.00%	1	0	0.00	1		
Apartment	66	65	1.54%	397	323	22.91	354	209	69.38
Townhouse	45	53	-15.09%	278	227	22.47	166	107	55.14
RES TOTAL	400	424	-5.66%	2,239	1,922	16.49%	1,495	1,061	40.90
FARMS	11	25	-56.00%	59	85	-30.59	53	82	-35.37
MULTIFAMILY	1	0	0.00%	9	14	-35.71	13	11	18.18
Acreage	14	13	7.69%	78	82	-4.88	73	90	-18.89
Acreage WF	0	0	0.00%	0	2	-100.00		1	
Lots	41	49	-16.33%	178	152	17.11	175	154	13.64
Lots WF	0	0	0.00%	9	10	-10.00	7		
LOTS TOTAL	55	62	-11.29%	265	246	7.72%	255	245	4.08
Business	5	4	25.00%	21	33	-36.36	23	28	-17.86
Commercial	26	24	8.33%	135	107	26.17	137	108	26.85
Land	3	1	200.00%	16	6	166.67	18	3	500.00
COMM TOTAL	34	29	17.24%	172	146	17.81%	178	139	28.06
GRAND TOTAL	501	540	-7.22%	2,744	2,413	13.72%	1,994	1,538	29.65

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South Okanagan Statistics -- June 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	10	8	25.00%	\$20,029,500	\$6,765,000	196.08%	91.29%	94.27%
Duplex	11	8	37.50%	\$7,381,500	\$5,323,690	38.65%	94.64%	96.66%
Mobile Home	23	18	27.78%	\$6,685,100	\$3,596,662	85.87%	96.60%	94.62%
Recreational	1	5	-80.00%	\$150,000	\$1,166,500	-87.14%	88.76%	94.55%
Residential	67	82	-18.29%	\$49,694,900	\$67,127,200	-25.97%	96.90%	97.48%
Residential WF	2	1	100.00%	\$4,285,000	\$1,460,000	193.49%	93.19%	98.32%
3/4-Plex	1	0	0.00%	\$725,000	\$0	0.00%	96.68%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	31	41	-24.39%	\$15,466,400	\$20,322,900	-23.90%	97.79%	97.50%
Townhouse	24	22	9.09%	\$12,849,500	\$10,950,875	17.34%	96.67%	97.93%
RES TOTAL	170	185	-8.11%	\$117,266,900	\$116,712,827	0.47%	95.67%	97.19%
FARMS	3	2	50.00%	\$5,899,000	\$2,410,000	144.77%	92.99%	100.42%
MULTIFAMILY	0	1	-100.00%	\$0	\$1,200,000	-100.00%	0.00%	85.78%
Acreage	4	2	100.00%	\$846,000	\$926,000	-8.64%	76.15%	97.58%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	7	2	250.00%	\$2,432,500	\$633,000	284.28%	94.77%	95.20%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	11	4	175.00%	\$3,278,500	\$1,559,000	110.30%	89.15%	96.60%
Business	0	1	-100.00%	\$0	\$950,000	-100.00%	0.00%	100.00%
Commercial	3	4	-25.00%	\$2,689,000	\$4,265,000	-36.95%	98.17%	95.99%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	3	5	-40.00%	\$2,689,000	\$5,215,000	-48.44%	98.17%	96.70%
GRAND TOTAL	187	197	-5.08%	\$129,133,400	\$127,096,827	1.60%	95.42%	97.10%

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South Okanagan Statistics -- June 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	40	35	14.29%	\$55,004,500	\$48,837,900	12.63%	92.98%	93.77%
Duplex	38	28	35.71%	\$24,872,000	\$18,067,928	37.66%	96.25%	98.29%
Mobile Home	79	81	-2.47%	\$21,260,600	\$17,467,087	21.72%	96.38%	95.13%
Recreational	11	29	-62.07%	\$1,819,900	\$4,822,890	-62.27%	92.47%	95.08%
Residential	336	372	-9.68%	\$251,372,849	\$290,564,981	-13.49%	96.82%	97.12%
Residential WF	10	7	42.86%	\$19,167,400	\$10,107,500	89.64%	93.86%	90.81%
3/4-Plex	2	1	100.00%	\$959,000	\$506,000	89.53%	96.98%	94.60%
Timeshare	1	0	0.00%	\$431,500	\$0	0.00%	96.10%	0.00%
Apartment	154	183	-15.85%	\$66,291,892	\$82,939,611	-20.07%	96.97%	97.16%
Townhouse	113	109	3.67%	\$56,516,350	\$58,801,049	-3.89%	97.36%	97.70%
RES TOTAL	784	845	-7.22%	\$497,695,991	\$532,114,946	-6.47%	96.28%	96.69%
FARMS	10	7	42.86%	\$19,581,500	\$8,670,000	125.85%	92.95%	93.05%
MULTIFAMILY	0	2	-100.00%	\$0	\$8,750,000	-100.00%	0.00%	93.14%
Acreage	13	12	8.33%	\$5,370,500	\$6,182,619	-13.14%	87.84%	92.22%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	25	23	8.70%	\$6,535,595	\$7,304,200	-10.52%	93.29%	97.66%
Lots WF	1	1	0.00%	\$170,000	\$611,000	-72.18%	89.52%	95.92%
LOTS TOTAL	39	36	8.33%	\$12,076,095	\$14,097,819	-14.34%	90.73%	95.12%
Business	7	6	16.67%	\$3,943,000	\$1,327,800	196.96%	91.23%	95.20%
Commercial	27	27	0.00%	\$19,103,803	\$49,404,779	-61.33%	90.29%	92.69%
Land	1	0	0.00%	\$1,265,000	\$0	0.00%	64.87%	0.00%
COMM TOTAL	35	33	6.06%	\$24,311,803	\$50,732,579	-52.08%	88.63%	92.75%
GRAND TOTAL	868	923	-5.96%	\$553,665,389	\$614,365,344	-9.88%	95.67%	96.21%

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South Okanagan Statistics -- June 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	\$2,002,950	\$845,625	136.86%	\$1,150,000	\$780,000	47.44%	107	140	-23.50%
Duplex	\$671,045	\$665,461	0.84%	\$560,000	\$621,750	-9.93%	85	63	33.67%
Mobile Home	\$290,657	\$199,815	45.46%	\$220,000	\$159,950	37.54%	98	67	46.57%
Recreational	\$150,000	\$233,300	-35.71%	\$150,000	\$225,000	-33.33%	53	180	-70.56%
Residential	\$741,715	\$818,624	-9.39%	\$700,000	\$744,000	-5.91%	69	55	25.53%
Residential WF	\$2,142,500	\$1,460,000	46.75%	\$2,142,500	\$1,460,000	46.75%	39	45	-14.44%
3/4-Plex	\$725,000			\$725,000			84		
Timeshare									
Apartment	\$498,916	\$495,680	0.65%	\$425,000	\$385,000	10.39%	125	75	67.38%
Townhouse	\$535,396	\$497,767	7.56%	\$460,500	\$443,413	3.85%	50	55	-9.08%
RES TOTAL	\$689,805	\$630,880	9.34%	\$549,950	\$590,000	-6.79%	83	68	22.82%
FARMS	\$1,966,333	\$1,205,000	63.18%	\$1,249,000	\$1,205,000	3.65%	58	62	-6.23%
MULTIFAMILY		\$1,200,000			\$1,200,000			58	
Acreage	\$211,500	\$463,000	-54.32%	\$205,000	\$463,000	-55.72%	153	124	23.39%
Acreage WF									
Lots	\$347,500	\$316,500	9.79%	\$360,000	\$316,500	13.74%	74	25	202.62%
Lots WF									
LOTS TOTAL	\$298,045	\$389,750	-23.53%	\$320,000	\$408,000	-21.57%	103	74	38.48%
Business		\$950,000			\$950,000			97	
Commercial	\$896,333	\$1,066,250	-15.94%	\$775,000	\$867,500	-10.66%	76	48	58.20%
Land									
COMM TOTAL	\$896,333	\$1,043,000	-14.06%	\$775,000	\$950,000	-18.42%	76	58	31.61%
GRAND TOTAL	\$690,553	\$645,162	7.04%	\$545,000	\$590,000	-7.63%	84	68	24.17%

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South Okanagan Statistics -- June 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	\$1,375,113	\$1,395,369	-1.45%	\$947,500	\$1,075,000	-11.86%	111	89	24.53%
Duplex	\$654,526	\$645,283	1.43%	\$623,500	\$614,500	1.46%	84	47	77.04%
Mobile Home	\$269,122	\$215,643	24.80%	\$226,100	\$190,000	19.00%	88	85	3.48%
Recreational	\$165,445	\$166,307	-0.52%	\$150,000	\$145,000	3.45%	136	195	-30.27%
Residential	\$748,133	\$781,089	-4.22%	\$702,500	\$718,750	-2.26%	66	57	16.43%
Residential WF	\$1,916,740	\$1,443,929	32.74%	\$1,837,500	\$1,500,000	22.50%	64	56	14.94%
3/4-Plex	\$479,500	\$506,000	-5.24%	\$479,500	\$506,000	-5.24%	47	30	55.00%
Timeshare	\$431,500			\$431,500			135		
Apartment	\$430,467	\$453,222	-5.02%	\$375,000	\$375,000	0.00%	125	78	59.14%
Townhouse	\$500,145	\$539,459	-7.29%	\$480,000	\$482,500	-0.52%	73	55	33.07%
RES TOTAL	\$634,816	\$629,722	0.81%	\$555,000	\$558,000	-0.54%	85	70	21.99%
FARMS	\$1,958,150	\$1,238,571	58.10%	\$1,722,500	\$960,000	79.43%	82	72	13.92%
MULTIFAMILY		\$4,375,000			\$4,375,000			40	
Acreage	\$413,115	\$515,218	-19.82%	\$312,500	\$392,500	-20.38%	100	147	-32.27%
Acreage WF									
Lots	\$261,424	\$317,574	-17.68%	\$235,000	\$309,000	-23.95%	99	94	4.73%
Lots WF	\$170,000	\$611,000	-72.18%	\$170,000	\$611,000	-72.18%	128	85	50.59%
LOTS TOTAL	\$309,643	\$391,606	-20.93%	\$272,000	\$356,810	-23.77%	100	112	-10.61%
Business	\$563,286	\$221,300	154.53%	\$260,000	\$80,900	221.38%	124	95	30.37%
Commercial	\$707,548	\$1,829,807	-61.33%	\$380,000	\$550,000	-30.91%	141	106	32.29%
Land	\$1,265,000			\$1,265,000			264		
COMM TOTAL	\$694,623	\$1,537,351	-54.82%	\$380,000	\$450,000	-15.56%	141	104	35.05%
GRAND TOTAL	\$637,863	\$665,618	-4.17%	\$545,000	\$550,000	-0.91%	88	72	21.21%

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