

**South Okanagan Monthly Statistics**  
**August 2023**

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## Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
1 Units Listed	909	964	-5.71%	8,015	8,594	-6.74%
2 Units Sold	383	426	-10.09%	3,359	4,118	-18.43%
3 Sales Volume	\$304,838,663	\$350,199,827	-12.95%	\$2,729,671,796	\$3,669,101,972	-25.60%
4 List/Sell Ratio	96.96%	96.65%		96.81%	99.78%	
5 Days to Sell	52	46	12.80%	56	36	52.35%
6 Active Listings	3,048	2,723	11.94%			
<b>Area = North Okanagan</b>						
1 Units Listed	321	339	-5.31%	2,636	2,850	-7.51%
2 Units Sold	167	150	11.33%	1,243	1,627	-23.60%
3 Sales Volume	\$107,577,388	\$104,430,399	3.01%	\$836,359,073	\$1,142,517,320	-26.80%
4 List/Sell Ratio	95.46%	96.09%		96.74%	99.32%	
5 Days to Sell	66	50	32.08%	64	46	38.50%
6 Active Listings	1,226	1,029	19.14%			
<b>Area = Shuswap / Revel</b>						
1 Units Listed	170	174	-2.30%	1,610	1,791	-10.11%
2 Units Sold	90	99	-9.09%	760	893	-14.89%
3 Sales Volume	\$52,490,400	\$64,059,329	-18.06%	\$465,209,248	\$553,941,440	-16.02%
4 List/Sell Ratio	96.26%	94.91%		96.58%	97.95%	
5 Days to Sell	73	77	-5.71%	74	58	26.75%
6 Active Listings	877	840	4.40%			
<b>Area = South Okanagan</b>						
1 Units Listed	274	246	11.38%	2,209	1,983	11.40%
2 Units Sold	154	150	2.67%	1,263	1,563	-19.19%
3 Sales Volume	\$88,390,678	\$100,256,208	-11.84%	\$829,746,838	\$1,076,932,160	-22.95%
4 List/Sell Ratio	96.70%	95.89%		96.32%	98.36%	
5 Days to Sell	72	58	23.86%	72	56	29.25%
6 Active Listings	1,710	1,330	28.57%			
<b>Area = South Peace Riv</b>						
1 Units Listed	6	25	-76.00%	126	164	-23.17%
2 Units Sold	44	49	-10.20%	279	456	-38.82%
3 Sales Volume	\$15,469,700	\$12,820,555	20.66%	\$84,326,552	\$124,954,262	-32.51%
4 List/Sell Ratio	94.61%	95.46%		95.63%	96.59%	
5 Days to Sell	84	107	-21.14%	99	106	-6.95%
6 Active Listings	490	462	6.06%			
<b>Area = Grand Total</b>						
1 Units Listed	1,680	1,748	-3.89%	14,596	15,382	-5.11%
2 Units Sold	838	874	-4.12%	6,904	8,657	-20.25%
3 Sales Volume	\$568,766,828	\$631,766,318	-9.97%	\$4,945,313,506	\$6,567,447,154	-24.70%
4 List/Sell Ratio	96.50%	96.23%		96.68%	99.25%	
5 Days to Sell	63	56	11.90%	64	48	33.87%
6 Active Listings	7,351	6,384	15.15%			

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

South Okanagan Statistics -- August 2023

**Quick Summary Part 1**

			<b>Residential</b>	
<b>Description</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>
<b>This Month</b>	154	\$88,390,678	63	\$45,541,998
<b>Last Month</b>	184	\$124,190,816	77	\$64,043,539
<b>This Month Last Year</b>	150	\$100,256,208	63	\$54,422,449

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	274	1,710
<b>Last Month</b>	299	1,687
<b>This Month Last Year</b>	246	1,330

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South Okanagan Statistics -- August 2023

## Quick Summary Part 2

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### Condo/Apt

Sales	25
New Listings	23
Current Inventory	194
Sell/Inv. Ratio	12.89%
Days to Sell	83
Average Price	\$417,045
Median Price	\$379,900

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### Condo/Townhouse

Sales	20
New Listings	31
Current Inventory	138
Sell/Inv. Ratio	14.49%
Days to Sell	57
Average Price	\$505,270
Median Price	\$420,500

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### Lots

Sales	10
New Listings	36
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	153
Average Price	\$453,700
Median Price	\$424,750

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### Residential

Sales	63
New Listings	107
Current Inventory	516
Sell/Inv. Ratio	12.21%
Days to Sell	51
Average Price	\$722,889
Median Price	\$661,000

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Ratio of Sales vs Inventory	11.74%
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South Okanagan Statistics -- August 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%
<b>Zone = South Okanagan</b>									
Acreage/House	20	16	25.00%	149	155	-3.87	153	130	17.69
Duplex	4	7	-42.86%	68	53	28.30	44	21	109.52
Mobile Home	14	11	27.27%	104	87	19.54	44	48	-8.33
Recreational	1	1	0.00%	15	8	87.50	15	8	87.50
Residential	107	86	24.42%	863	728	18.54	516	361	42.94
Residential WF	6	7	-14.29%	40	29	37.93	28	23	21.74
3/4-Plex	0	0	0.00%	8	7	14.29	6	9	-33.33
Apartment	23	21	9.52%	234	249	-6.02	194	112	73.21
Townhouse	31	36	-13.89%	209	174	20.11	138	112	23.21
RES TOTAL	206	185.00	11.35%	1,690	1,490	13.42%	1,138	824	38.11
FARMS	8	5	60.00%	66	72	-8.33	91	66	37.88
MULTIFAMILY	0	1	-100.00%	14	14	0.00	14	10	40.00
Acreage	6	6	0.00%	79	68	16.18	89	73	21.92
Acreage WF	0	1	-100.00%	0	3	-100.00	1	2	-50.00
Lots	30	9	233.33%	151	126	19.84	157	139	12.95
Lots WF	0	0	0.00%	0	1	-100.00			
LOTS TOTAL	36	16.00	125.00%	230	198	16.16%	247	214	15.42
Business	2	3	-33.33%	28	24	16.67	29	29	0.00
Commercial	17	11	54.55%	114	100	14.00	109	85	28.24
Land	1	4	-75.00%	5	8	-37.50	3	6	-50.00
COMM TOTAL	20	18.00	11.11%	147	132	11.36%	141	120	17.50
<b>GRAND TOTAL</b>	<b>270</b>	<b>225</b>	<b>20.00%</b>	<b>2,147</b>	<b>1,906</b>	<b>12.64%</b>	<b>1,631</b>	<b>1,234</b>	<b>32.17</b>

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South Okanagan Statistics -- August 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
<b>Zone = South Okanagan</b>								
Acreage/House	4	4	0.00%	\$5,195,000	\$4,463,900	16.38%	93.44%	95.00%
Duplex	6	4	50.00%	\$3,139,900	\$2,320,000	35.34%	99.09%	94.58%
Mobile Home	14	12	16.67%	\$2,450,300	\$2,364,900	3.61%	93.96%	95.80%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	63	63	0.00%	\$45,541,998	\$54,422,449	-16.32%	97.17%	96.31%
Residential WF	1	3	-66.67%	\$780,000	\$5,150,000	-84.85%	98.11%	95.85%
3/4-Plex	1	2	-50.00%	\$1,970,000	\$2,030,000	-2.96%	98.99%	88.26%
Apartment	25	28	-10.71%	\$10,426,125	\$12,000,760	-13.12%	97.73%	97.76%
Townhouse	20	17	17.65%	\$10,105,400	\$9,217,900	9.63%	98.47%	98.14%
RES TOTAL	134	133	0.75%	\$79,608,723	\$91,969,909	-13.44%	97.18%	96.33%
FARMS	2	0	0.00%	\$2,625,000	\$0	0.00%	87.85%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	2	4	-50.00%	\$910,000	\$2,162,400	-57.92%	88.87%	86.85%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	8	6	33.33%	\$3,627,000	\$2,727,900	32.96%	96.83%	98.70%
Business	1	2	-50.00%	\$1,280,000	\$799,999	60.00%	93.09%	103.91%
Commercial	5	2	150.00%	\$9,955	\$2,215,000	-99.55%	97.12%	83.59%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	6	4	50.00%	\$1,289,955	\$3,014,999	-57.22%	93.12%	88.16%
<b>GRAND TOTAL</b>	<b>152</b>	<b>147</b>	<b>3.40%</b>	<b>\$88,060,678</b>	<b>\$99,875,208</b>	<b>-11.83%</b>	<b>96.70%</b>	<b>95.90%</b>

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South Okanagan Statistics -- August 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
<b>Zone = South Okanagan</b>								
Acreage/House	50	59	-15.25%	\$68,076,900	\$76,493,900	-11.00%	93.69%	96.35%
Duplex	42	57	-26.32%	\$27,651,828	\$37,574,200	-26.41%	98.56%	102.18%
Mobile Home	107	110	-2.73%	\$20,371,700	\$23,681,600	-13.98%	93.99%	97.05%
Recreational	2	0	0.00%	\$780,000	\$0	0.00%	92.98%	0.00%
Residential	521	644	-19.10%	\$406,809,505	\$522,952,630	-22.21%	97.18%	99.02%
Residential WF	9	20	-55.00%	\$12,837,500	\$30,491,000	-57.90%	91.53%	96.32%
3/4-Plex	2	6	-66.67%	\$2,476,000	\$4,425,500	-44.05%	98.06%	89.99%
Apartment	240	272	-11.76%	\$106,843,386	\$116,050,862	-7.93%	97.28%	99.35%
Townhouse	144	161	-10.56%	\$76,753,949	\$91,168,543	-15.81%	97.86%	100.39%
RES TOTAL	1,117	1,329	-15.95%	\$722,600,768	\$902,838,235	-19.96%	96.78%	98.90%
FARMS	9	28	-67.86%	\$11,295,000	\$44,364,500	-74.54%	91.79%	94.64%
MULTIFAMILY	2	8	-75.00%	\$8,750,000	\$14,179,900	-38.29%	93.14%	93.06%
Acreage	17	42	-59.52%	\$13,417,619	\$24,490,400	-45.21%	89.77%	94.60%
Acreage WF	1	0	0.00%	\$480,000	\$0	0.00%	96.02%	0.00%
Lots	36	77	-53.25%	\$12,505,700	\$29,968,138	-58.27%	97.24%	97.63%
Business	8	8	0.00%	\$16,507,800	\$7,076,499	133.28%	83.73%	100.28%
Commercial	38	39	-2.56%	\$37,472,110	\$46,786,588	-19.91%	98.45%	96.03%
Land	1	1	0.00%	\$1,750,001	\$3,290,000	-46.81%	100.00%	100.00%
COMM TOTAL	47	48	-2.08%	\$55,729,911	\$57,153,087	-2.49%	93.62%	96.76%
<b>GRAND TOTAL</b>	<b>1,229</b>	<b>1,532</b>	<b>-19.78%</b>	<b>\$824,778,998</b>	<b>\$1,072,994,260</b>	<b>-23.13%</b>	<b>96.33%</b>	<b>98.38%</b>

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South Okanagan Statistics -- August 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%
<b>Zone = South Okanagan</b>									
Acreage/House	\$1,298,750	\$1,115,975	16.38%	\$1,322,500	\$1,154,500	14.55%	75	86	-12.50%
Duplex	\$523,317	\$580,000	-9.77%	\$537,500	\$600,000	-10.42%	35	45	-22.53%
Mobile Home	\$175,021	\$197,075	-11.19%	\$164,950	\$155,000	6.42%	57	50	12.77%
Recreational									
Residential	\$722,889	\$863,848	-16.32%	\$661,000	\$792,000	-16.54%	51	47	9.51%
Residential WF	\$780,000	\$1,716,667	-54.56%	\$780,000	\$1,500,000	-48.00%	102	77	31.90%
3/4-Plex	\$1,970,000	\$1,015,000	94.09%	\$1,970,000	\$1,015,000	94.09%	74	23	228.89%
Apartment	\$417,045	\$428,599	-2.70%	\$379,900	\$399,500	-4.91%	83	39	114.80%
Townhouse	\$505,270	\$542,229	-6.82%	\$420,500	\$559,000	-24.78%	57	47	22.33%
RES TOTAL	\$594,095	\$691,503	-14.09%	\$566,250	\$620,000	-8.67%	59	47	26.32%
FARMS	\$1,312,500			\$1,312,500			83		
MULTIFAMILY									
Acreage	\$455,000	\$540,600	-15.83%	\$455,000	\$313,700	45.04%	52	71	-26.50%
Acreage WF									
Lots	\$453,375	\$454,650	-0.28%	\$424,750	\$184,950	129.66%	178	55	223.64%
Business	\$1,280,000	\$400,000	220.00%	\$1,280,000	\$400,000	220.00%	119	580	-79.47%
Commercial	\$1,991	\$1,107,500	-99.82%	\$1,550	\$1,107,500	-99.86%	66	184	-64.24%
Land									
COMM TOTAL	\$214,993	\$753,750	-71.48%	\$2,275	\$570,000	-99.60%	75	382	-80.44%
<b>GRAND TOTAL</b>	<b>\$579,347</b>	<b>\$679,423</b>	<b>-14.73%</b>	<b>\$560,000</b>	<b>\$599,900</b>	<b>-6.65%</b>	<b>66</b>	<b>57</b>	<b>16.37%</b>

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South Okanagan Statistics -- August 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%
<b>Zone = South Okanagan</b>									
Acreage/House	\$1,361,538	\$1,296,507	5.02%	\$1,177,500	\$1,179,000	-0.13%	95	65	47.98%
Duplex	\$658,377	\$659,196	-0.12%	\$620,000	\$619,000	0.16%	44	46	-4.77%
Mobile Home	\$190,390	\$215,287	-11.56%	\$180,000	\$179,950	0.03%	71	48	48.82%
Recreational	\$390,000			\$390,000			84		
Residential	\$780,824	\$812,038	-3.84%	\$717,500	\$750,000	-4.33%	58	42	36.83%
Residential WF	\$1,426,389	\$1,524,550	-6.44%	\$1,500,000	\$1,340,000	11.94%	58	59	-1.61%
3/4-Plex	\$1,238,000	\$737,583	67.85%	\$1,238,000	\$790,750	56.56%	52	60	-13.09%
Apartment	\$445,181	\$426,658	4.34%	\$379,950	\$377,500	0.65%	82	45	82.87%
Townhouse	\$533,014	\$566,264	-5.87%	\$481,250	\$510,000	-5.64%	55	37	48.95%
RES TOTAL	\$646,912	\$679,337	-4.77%	\$575,000	\$620,000	-7.26%	65	44	47.75%
FARMS	\$1,255,000	\$1,584,446	-20.79%	\$1,300,000	\$1,462,500	-11.11%	74	58	27.58%
MULTIFAMILY	\$4,375,000	\$1,772,488	146.83%	\$4,375,000	\$1,714,950	155.11%	40	126	-68.22%
Acreage	\$789,272	\$583,105	35.36%	\$410,000	\$382,500	7.19%	130	98	33.01%
Acreage WF	\$480,000			\$480,000			37		
Lots	\$347,381	\$389,197	-10.74%	\$333,750	\$319,900	4.33%	115	115	0.45%
Business	\$2,063,475	\$884,562	133.28%	\$101,000	\$475,000	-78.74%	112	253	-55.84%
Commercial	\$986,108	\$1,199,656	-17.80%	\$376,250	\$620,000	-39.31%	97	118	-18.02%
Land	\$1,750,001	\$3,290,000	-46.81%	\$1,750,001	\$3,290,000	-46.81%	47	244	-80.74%
COMM TOTAL	\$1,185,743	\$1,190,689	-0.42%	\$362,500	\$610,000	-40.57%	98	143	-31.37%
<b>GRAND TOTAL</b>	<b>\$671,098</b>	<b>\$700,388</b>	<b>-4.18%</b>	<b>\$567,500</b>	<b>\$609,450</b>	<b>-6.88%</b>	<b>69</b>	<b>53</b>	<b>29.96%</b>

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