

**South Okanagan Monthly Statistics
September 2024**

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Central Okanagan Statistics -- September 2024

Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	1,046	1,075	-2.70%	10,416	9,128	14.11%
2 Units Sold	286	292	-2.05%	3,232	3,647	-11.38%
3 Sales Volume	\$218,216,581	\$222,915,337	-2.11%	\$2,516,039,343	\$2,947,707,233	-14.64%
4 List/Sell Ratio	95.95%	97.12%		96.21%	96.84%	
5 Days to Sell	66	62	6.47%	61	56	9.57%
6 Active Listings	4,230	3,106	36.19%			
Area = North Okanagan						
1 Units Listed	260	326	-20.25%	3,156	2,976	6.05%
2 Units Sold	111	109	1.83%	1,267	1,353	-6.36%
3 Sales Volume	\$84,500,890	\$74,301,237	13.73%	\$859,097,464	\$911,004,310	-5.70%
4 List/Sell Ratio	96.70%	96.15%		95.08%	96.69%	
5 Days to Sell	75	80	-6.57%	75	65	14.75%
6 Active Listings	1,504	1,264	18.99%			
Area = Shuswap / Revel						
1 Units Listed	148	178	-16.85%	2,307	1,827	26.27%
2 Units Sold	103	71	45.07%	847	832	1.80%
3 Sales Volume	\$59,297,682	\$44,275,248	33.93%	\$546,162,126	\$512,015,496	6.67%
4 List/Sell Ratio	95.10%	94.73%		95.11%	96.38%	
5 Days to Sell	95	89	6.91%	75	75	-0.82%
6 Active Listings	1,189	836	42.22%			
Area = South Okanagan						
1 Units Listed	384	384		3,972	3,603	10.24%
2 Units Sold	125	122	2.46%	1,357	1,383	-1.88%
3 Sales Volume	\$70,094,521	\$80,600,686	-13.03%	\$872,515,004	\$907,547,524	-3.86%
4 List/Sell Ratio	91.45%	95.81%		95.07%	96.27%	
5 Days to Sell	101	64	56.01%	87	72	21.90%
6 Active Listings	2,025	1,620	25.00%			
Area = South Peace Riv						
1 Units Listed	70	78	-10.26%	678	700	-3.14%
2 Units Sold	51	51		349	330	5.76%
3 Sales Volume	\$23,537,800	\$15,831,118	48.68%	\$109,647,048	\$100,157,670	9.47%
4 List/Sell Ratio	92.17%	94.96%		94.94%	95.52%	
5 Days to Sell	105	99	5.54%	103	99	3.78%
6 Active Listings	423	468	-9.62%			
Area = Grand Total						
1 Units Listed	1,908	2,041	-6.52%	20,529	18,234	12.59%
2 Units Sold	676	645	4.81%	7,052	7,545	-6.53%
3 Sales Volume	\$455,647,474	\$437,923,626	4.05%	\$4,903,460,985	\$5,378,432,232	-8.83%
4 List/Sell Ratio	95.06%	96.39%		95.66%	96.65%	
5 Days to Sell	81	71	13.69%	72	65	12.24%
6 Active Listings	9,371	7,294	28.48%			

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

South Okanagan Statistics -- September 2024

Quick Summary Part 1**Residential**

Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	125	\$70,094,521	41	\$29,742,400
Last Month	164	\$109,739,175	70	\$53,394,201
This Month Last Year	122	\$80,600,686	49	\$40,914,298

Description	Total Listings Taken	Inventory
This Month	384	2,025
Last Month	381	2,033
This Month Last Year	384	1,620

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South Okanagan Statistics -- September 2024

Quick Summary Part 2

Condo/Apt

Sales	22
New Listings	50
Current Inventory	329
Sell/Inv. Ratio	6.69%
Days to Sell	134
Average Price	\$401,155
Median Price	\$357,500

Condo/Townhouse

Sales	11
New Listings	34
Current Inventory	154
Sell/Inv. Ratio	7.14%
Days to Sell	81
Average Price	\$499,491
Median Price	\$484,900

Lots

Sales	4
New Listings	29
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	80
Average Price	\$305,000
Median Price	\$285,000

Residential

Sales	41
New Listings	164
Current Inventory	696
Sell/Inv. Ratio	5.89%
Days to Sell	90
Average Price	\$725,424
Median Price	\$670,000

Ratio of Sales vs Inventory	6.25%
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South Okanagan Statistics -- September 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	30	29	3.45%	279	270	3.33	168	152	10.53
Duplex	16	22	-27.27%	164	125	31.20	51	49	4.08
Mobile Home	18	18	0.00%	216	181	19.34	87	46	89.13
Recreational	0	2	-100.00%	11	78	-85.90	2	15	-86.67
Residential	164	149	10.07%	1,555	1,359	14.42	696	522	33.33
Residential WF	3	2	50.00%	64	53	20.75	30	23	30.43
3/4-Plex	2	2	0.00%	12	13	-7.69	3	6	-50.00
Timeshare	0	0	0.00%	1	0	0.00	1		
Apartment	50	59	-15.25%	576	469	22.81	329	198	66.16
Townhouse	34	35	-2.86%	390	343	13.70	154	139	10.79
RES TOTAL	317	318	-0.31%	3,268	2,891	13.04%	1,521	1,150	32.26
FARMS	11	18	-38.89%	89	133	-33.08	56	88	-36.36
MULTIFAMILY	4	0	0.00%	18	20	-10.00	14	12	16.67
Acreage	6	10	-40.00%	93	108	-13.89	69	90	-23.33
Acreage WF	0	0	0.00%	0	2	-100.00		2	
Lots	22	16	37.50%	252	222	13.51	192	147	30.61
Lots WF	1	0	0.00%	13	10	30.00	9		
LOTS TOTAL	29	26	11.54%	358	342	4.68%	270	239	12.97
Business	2	3	-33.33%	29	42	-30.95	22	29	-24.14
Commercial	16	18	-11.11%	181	165	9.70	119	98	21.43
Land	5	1	400.00%	29	11	163.64	23	4	475.00
COMM TOTAL	23	22	4.55%	239	218	9.63%	164	131	25.19
GRAND TOTAL	384	384	0.00%	3,972	3,604	10.21%	2,025	1,620	25.00

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South Okanagan Statistics -- September 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	5	20.00%	\$7,085,000	\$5,295,000	33.81%	87.32%	92.18%
Duplex	17	11	54.55%	\$8,934,425	\$7,664,799	16.56%	97.67%	98.40%
Mobile Home	15	9	66.67%	\$3,806,750	\$2,449,699	55.40%	94.71%	96.54%
Recreational	0	1	-100.00%	\$0	\$43,000	-100.00%	0.00%	100.00%
Residential	41	49	-16.33%	\$29,742,400	\$40,914,298	-27.31%	95.87%	95.45%
Residential WF	1	2	-50.00%	\$2,200,000	\$3,090,000	-28.80%	95.65%	95.96%
3/4-Plex	1	0	0.00%	\$435,000	\$0	0.00%	96.67%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	22	22	0.00%	\$8,825,400	\$9,292,400	-5.03%	96.62%	97.19%
Townhouse	11	15	-26.67%	\$5,494,400	\$6,818,435	-19.42%	97.48%	96.78%
RES TOTAL	114	114	0.00%	\$66,523,375	\$75,567,631	-11.97%	95.27%	95.89%
FARMS	1	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	1	-100.00%	\$0	\$2,675,000	-100.00%	0.00%	93.53%
Acreage	2	0	0.00%	\$650,000	\$0	0.00%	94.49%	0.00%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	2	3	-33.33%	\$570,000	\$1,010,213	-43.58%	83.84%	90.76%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	4	3	33.33%	\$1,220,000	\$1,010,213	20.77%	89.19%	90.76%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	5	4	25.00%	\$2,016,146	\$1,347,842	49.58%	96.23%	99.81%
Land	1	0	0.00%	\$335,000	\$0	0.00%	90.57%	0.00%
COMM TOTAL	6	4	50.00%	\$2,351,146	\$1,347,842	74.44%	95.38%	99.81%
GRAND TOTAL	125	122	2.46%	\$70,094,521	\$80,600,686	-13.03%	91.45%	95.81%

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South Okanagan Statistics -- September 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	64	55	16.36%	\$87,611,500	\$73,811,900	18.70%	90.29%	93.49%
Duplex	71	53	33.96%	\$43,192,825	\$35,316,627	22.30%	96.63%	98.52%
Mobile Home	119	126	-5.56%	\$32,465,850	\$27,011,386	20.19%	96.07%	95.04%
Recreational	11	37	-70.27%	\$1,819,900	\$5,790,840	-68.57%	92.47%	94.70%
Residential	532	557	-4.49%	\$402,755,449	\$439,544,816	-8.37%	96.59%	96.99%
Residential WF	15	11	36.36%	\$32,865,000	\$15,927,500	106.34%	94.41%	92.36%
3/4-Plex	3	2	50.00%	\$1,394,000	\$2,476,000	-43.70%	96.88%	98.06%
Timeshare	1	0	0.00%	\$431,500	\$0	0.00%	96.10%	0.00%
Apartment	251	262	-4.20%	\$105,568,492	\$116,135,786	-9.10%	96.46%	97.27%
Townhouse	163	160	1.88%	\$81,079,500	\$84,321,384	-3.84%	97.27%	97.79%
RES TOTAL	1,230	1,263	-2.61%	\$789,184,016	\$800,336,239	-1.39%	95.78%	96.67%
FARMS	14	9	55.56%	\$22,730,500	\$11,295,000	101.24%	82.95%	91.79%
MULTIFAMILY	2	3	-33.33%	\$4,880,000	\$11,425,000	-57.29%	97.84%	93.23%
Acreage	19	17	11.76%	\$15,272,500	\$10,697,619	42.77%	92.69%	89.54%
Acreage WF	0	1	-100.00%	\$0	\$3,200,000	-100.00%	0.00%	91.43%
Lots	36	39	-7.69%	\$9,342,095	\$14,654,914	-36.25%	92.17%	97.13%
Lots WF	1	1	0.00%	\$170,000	\$611,000	-72.18%	89.52%	95.92%
LOTS TOTAL	56	58	-3.45%	\$24,784,595	\$29,163,533	-15.02%	92.47%	93.56%
Business	10	6	66.67%	\$4,389,500	\$1,327,800	230.58%	90.66%	95.20%
Commercial	43	44	-2.27%	\$24,946,393	\$53,999,952	-53.80%	91.09%	93.53%
Land	2	0	0.00%	\$1,600,000	\$0	0.00%	68.97%	0.00%
COMM TOTAL	55	50	10.00%	\$30,935,893	\$55,327,752	-44.09%	89.54%	93.57%
GRAND TOTAL	1,357	1,383	-1.88%	\$872,515,004	\$907,547,524	-3.86%	95.07%	96.27%

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South Okanagan Statistics -- September 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	\$1,180,833	\$1,059,000	11.50%	\$995,000	\$1,200,000	-17.08%	152	147	3.03%
Duplex	\$525,554	\$696,800	-24.58%	\$510,000	\$560,000	-8.93%	65	44	47.31%
Mobile Home	\$253,783	\$272,189	-6.76%	\$235,000	\$270,000	-12.96%	118	54	116.89%
Recreational		\$43,000			\$43,000			3	
Residential	\$725,424	\$834,986	-13.12%	\$670,000	\$725,000	-7.59%	90	64	39.23%
Residential WF	\$2,200,000	\$1,545,000	42.39%	\$2,200,000	\$1,545,000	42.39%	17	66	-74.05%
3/4-Plex	\$435,000			\$435,000			17		
Timeshare									
Apartment	\$401,155	\$422,382	-5.03%	\$357,500	\$427,000	-16.28%	134	55	143.95%
Townhouse	\$499,491	\$454,562	9.88%	\$484,900	\$419,000	15.73%	81	59	36.82%
RES TOTAL	\$583,538	\$662,874	-11.97%	\$510,000	\$584,000	-12.67%	99	62	59.62%
FARMS							375		
MULTIFAMILY		\$2,675,000			\$2,675,000			84	
Acreage	\$325,000			\$325,000			77		
Acreage WF									
Lots	\$285,000	\$336,738	-15.36%	\$285,000	\$332,500	-14.29%	84	82	2.86%
Lots WF									
LOTS TOTAL	\$305,000	\$336,738	-9.43%	\$285,000	\$332,500	-14.29%	80	82	-1.73%
Business									
Commercial	\$403,229	\$336,961	19.67%	\$1,108	\$663	67.12%	84	109	-22.40%
Land	\$335,000			\$335,000			119		
COMM TOTAL	\$391,858	\$336,961	16.29%	\$133,054	\$663	19,968.48%	90	109	-17.05%
GRAND TOTAL	\$565,278	\$660,661	-14.44%	\$492,500	\$560,000	-12.05%	101	64	56.01%

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South Okanagan Statistics -- September 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	\$1,390,659	\$1,342,035	3.62%	\$947,000	\$1,180,000	-19.75%	102	101	0.90%
Duplex	\$608,350	\$666,351	-8.70%	\$599,000	\$610,000	-1.80%	85	44	92.09%
Mobile Home	\$272,822	\$214,376	27.26%	\$232,000	\$191,000	21.47%	92	74	23.36%
Recreational	\$165,445	\$156,509	5.71%	\$150,000	\$95,000	57.89%	136	198	-31.24%
Residential	\$757,059	\$789,129	-4.06%	\$720,000	\$720,000	0.00%	70	57	23.18%
Residential WF	\$2,191,000	\$1,447,955	51.32%	\$2,125,000	\$1,500,000	41.67%	93	59	56.32%
3/4-Plex	\$464,667	\$1,238,000	-62.47%	\$435,000	\$1,238,000	-64.86%	37	52	-29.49%
Timeshare	\$431,500			\$431,500			135		
Apartment	\$420,592	\$443,266	-5.12%	\$375,000	\$380,000	-1.32%	117	80	46.85%
Townhouse	\$497,420	\$527,009	-5.61%	\$480,000	\$479,500	0.10%	70	55	28.56%
RES TOTAL	\$642,135	\$633,679	1.33%	\$555,000	\$565,000	-1.77%	85	69	24.10%
FARMS	\$1,748,500	\$1,255,000	39.32%	\$1,350,000	\$1,300,000	3.85%	114	74	53.88%
MULTIFAMILY	\$2,440,000	\$3,808,333	-35.93%	\$2,440,000	\$2,675,000	-8.79%	64	55	17.07%
Acreage	\$803,816	\$629,272	27.74%	\$312,500	\$410,000	-23.78%	84	128	-34.10%
Acreage WF		\$3,200,000			\$3,200,000			67	
Lots	\$259,503	\$375,767	-30.94%	\$237,500	\$332,500	-28.57%	92	112	-17.54%
Lots WF	\$170,000	\$611,000	-72.18%	\$170,000	\$611,000	-72.18%	128	85	50.59%
LOTS TOTAL	\$442,582	\$502,820	-11.98%	\$273,500	\$358,000	-23.60%	90	115	-21.80%
Business	\$438,950	\$221,300	98.35%	\$255,000	\$80,900	215.20%	133	95	39.83%
Commercial	\$580,149	\$1,227,272	-52.73%	\$220,000	\$376,250	-41.53%	125	101	24.78%
Land	\$800,000			\$800,000			192		
COMM TOTAL	\$562,471	\$1,106,555	-49.17%	\$260,000	\$236,500	9.94%	129	100	29.39%
GRAND TOTAL	\$643,923	\$656,217	-1.87%	\$542,000	\$558,000	-2.87%	87	72	21.90%

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