

**South Okanagan Monthly Statistics**  
**October 2024**

# Table of Contents

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Table of Contents	2
Zone Totals	3
Quick Summary Part 1	5
Quick Summary Part 2	6
Listing Information	7
Sales Information (Month)	8
Sales Information (YTD)	9
Average/Median Price, Days to Sell (Month)	10
Average/Median Price, Days to Sell (YTD)	11

South Okanagan Statistics -- October 2024

## Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
1 Units Listed	934	916	1.97%	11,371	10,043	13.22%
2 Units Sold	409	288	42.01%	3,641	3,934	-7.45%
3 Sales Volume	\$351,304,349	\$219,373,049	60.14%	\$2,867,343,692	\$3,166,660,281	-9.45%
4 List/Sell Ratio	95.56%	96.36%		96.13%	96.81%	
5 Days to Sell	69	58	19.14%	62	56	10.83%
6 Active Listings	3,927	3,113	26.15%			
<b>Area = North Okanagan</b>						
1 Units Listed	247	271	-8.86%	3,418	3,247	5.27%
2 Units Sold	156	152	2.63%	1,423	1,505	-5.45%
3 Sales Volume	\$122,226,947	\$101,773,121	20.10%	\$981,324,411	\$1,012,777,431	-3.11%
4 List/Sell Ratio	92.80%	96.76%		94.79%	96.70%	
5 Days to Sell	89	58	52.02%	76	64	18.35%
6 Active Listings	1,361	1,189	14.47%			
<b>Area = Shuswap / Revelstoke</b>						
1 Units Listed	152	143	6.29%	2,373	1,920	23.59%
2 Units Sold	101	66	53.03%	947	892	6.17%
3 Sales Volume	\$65,785,633	\$39,358,099	67.15%	\$611,352,759	\$546,196,745	11.93%
4 List/Sell Ratio	95.14%	92.94%		95.11%	96.16%	
5 Days to Sell	94	114	-17.75%	77	78	-1.95%
6 Active Listings	1,003	775	29.42%			
<b>Area = South Okanagan</b>						
1 Units Listed	347	390	-11.03%	4,333	4,001	8.30%
2 Units Sold	166	131	26.72%	1,522	1,514	0.53%
3 Sales Volume	\$106,300,658	\$86,811,992	22.45%	\$978,357,662	\$994,359,515	-1.61%
4 List/Sell Ratio	95.43%	94.30%		95.11%	96.09%	
5 Days to Sell	91	96	-4.53%	88	74	18.96%
6 Active Listings	1,841	1,540	19.55%			
<b>Area = South Peace River</b>						
1 Units Listed	62	68	-8.82%	740	769	-3.77%
2 Units Sold	50	61	-18.03%	399	391	2.05%
3 Sales Volume	\$16,635,800	\$17,343,800	-4.08%	\$126,282,848	\$117,501,470	7.47%
4 List/Sell Ratio	99.08%	95.93%		95.46%	95.58%	
5 Days to Sell	81	86	-5.86%	100	97	3.15%
6 Active Listings	379	430	-11.86%			
<b>Area = Kamloops and District</b>						
1 Units Listed	407	413	-1.45%	5,357	4,712	13.69%
2 Units Sold	236	195	21.03%	2,217	2,265	-2.12%
3 Sales Volume	\$144,828,289	\$116,495,655	24.32%	\$1,348,746,806	\$1,320,025,694	2.18%
4 List/Sell Ratio	96.76%	97.03%		97.09%	97.10%	
5 Days to Sell	67	64	4.28%	61	58	4.34%
6 Active Listings	1,881	0	0.00%			
<b>Area = Kootenay</b>						
1 Units Listed	419	385	8.83%	5,814	5,274	10.24%
2 Units Sold	250	261	-4.21%	2,855	2,832	0.81%
3 Sales Volume	\$126,673,616	\$113,259,175	11.84%	\$1,464,391,755	\$1,397,433,402	4.79%
4 List/Sell Ratio	96.07%	95.99%		96.39%	96.08%	
5 Days to Sell	87	91	-4.31%	84	79	6.07%
6 Active Listings	2,548	0	0.00%			

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

**Area = Grand Total**

1 Units Listed	2,568	2,586	-0.70%	33,406	29,966	11.48%
2 Units Sold	1,368	1,154	18.54%	13,004	13,333	-2.47%
3 Sales Volume	\$933,755,290	\$694,414,890	34.47%	\$8,377,799,933	\$8,554,954,538	-2.07%
4 List/Sell Ratio	95.46%	96.00%		95.96%	96.58%	
5 Days to Sell	79	75	4.89%	74	67	9.68%
6 Active Listings	12,940	7,047	83.62%			

South Okanagan Statistics -- October 2024

**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>	166	\$106,300,658	77	\$62,316,981
<b>Last Month</b>	125	\$70,094,521	41	\$29,742,400
<b>This Month Last Year</b>	131	\$86,811,992	54	\$41,619,900

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	347	1,841
<b>Last Month</b>	385	2,025
<b>This Month Last Year</b>	390	1,540

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South Okanagan Statistics -- October 2024

## Quick Summary Part 2

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### Condo/Apt

Sales	24
New Listings	54
Current Inventory	315
Sell/Inv. Ratio	7.62%
Days to Sell	145
Average Price	\$414,475
Median Price	\$344,950

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### Condo/Townhouse

Sales	20
New Listings	25
Current Inventory	131
Sell/Inv. Ratio	15.27%
Days to Sell	88
Average Price	\$493,788
Median Price	\$484,500

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### Lots

Sales	7
New Listings	33
Current Inventory	249
Sell/Inv. Ratio	2.81%
Days to Sell	109
Average Price	\$338,572
Median Price	\$290,000

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### Residential

Sales	77
New Listings	132
Current Inventory	599
Sell/Inv. Ratio	12.85%
Days to Sell	75
Average Price	\$809,311
Median Price	\$719,000

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Ratio of Sales vs Inventory	11.51%
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South Okanagan Statistics -- October 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%
<b>Zone = South Okanagan</b>									
Acreage/House	17	26	-34.62%	293	295	-0.68	147	137	7.30
Duplex	8	20	-60.00%	174	145	20.00	43	52	-17.31
Mobile Home	24	13	84.62%	246	194	26.80	85	48	77.08
Recreational	0	3	-100.00%	11	81	-86.42	1	8	-87.50
Residential	132	143	-7.69%	1,688	1,503	12.31	599	497	20.52
Residential WF	4	7	-42.86%	69	60	15.00	25	21	19.05
3/4-Plex	3	1	200.00%	15	14	7.14	6	7	-14.29
Timeshare	0	0	0.00%	1	0	0.00			0.00
Apartment	54	53	1.89%	632	522	21.07	315	201	56.72
Townhouse	25	46	-45.65%	417	389	7.20	131	136	-3.68
RES TOTAL	267	312	-14.42%	3,546	3,203	10.71%	1,352	1,107	22.13
FARMS	6	12	-50.00%	95	145	-34.48	51	72	-29.17
MULTIFAMILY	1	3	-66.67%	19	23	-17.39	13	11	18.18
Acreage	6	13	-53.85%	100	128	-21.88	67	84	-20.24
Acreage WF	0	0	0.00%	0	2	-100.00		2	-100.00
Lots	24	29	-17.24%	276	252	9.52	173	137	26.28
Lots WF	3	0	0.00%	17	10	70.00	9		0.00
LOTS TOTAL	33	42	-21.43%	393	392	0.26%	249	223	11.66
Business	1	4	-75.00%	30	46	-34.78	23	31	-25.81
Commercial	37	15	146.67%	219	180	21.67	130	91	42.86
Land	2	2	0.00%	31	13	138.46	23	5	360.00
COMM TOTAL	40	21	90.48%	280	239	17.15%	176	127	38.58
<b>GRAND TOTAL</b>	<b>347</b>	<b>390</b>	<b>-11.03%</b>	<b>4,333</b>	<b>4,002</b>	<b>8.27%</b>	<b>1,841</b>	<b>1,540</b>	<b>19.55</b>

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South Okanagan Statistics -- October 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
<b>Zone = South Okanagan</b>								
Acreage/House	6	8	-25.00%	\$5,612,500	\$7,143,900	-21.44%	92.30%	90.19%
Duplex	8	5	60.00%	\$4,211,000	\$3,094,900	36.06%	95.92%	97.82%
Mobile Home	16	5	220.00%	\$3,742,000	\$902,000	314.86%	95.04%	93.58%
Recreational	0	2	-100.00%	\$0	\$195,000	-100.00%	0.00%	89.53%
Residential	77	54	42.59%	\$62,316,981	\$41,619,900	49.73%	95.41%	95.56%
Residential WF	1	4	-75.00%	\$773,000	\$6,870,000	-88.75%	91.05%	90.04%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	24	26	-7.69%	\$9,947,400	\$11,804,000	-15.73%	96.90%	98.43%
Townhouse	20	13	53.85%	\$9,875,750	\$6,069,350	62.72%	96.69%	97.52%
RES TOTAL	152	117	29.91%	\$96,478,631	\$77,699,050	24.17%	95.47%	95.14%
FARMS	2	2	0.00%	\$4,100,000	\$3,170,000	29.34%	96.70%	85.72%
MULTIFAMILY	0	1	-100.00%	\$0	\$2,400,000	-100.00%	0.00%	85.74%
Acreage	3	5	-40.00%	\$1,504,000	\$1,558,000	-3.47%	95.86%	89.80%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	4	3	33.33%	\$866,002	\$431,429	100.73%	93.22%	93.00%
Lots WF	0	1	-100.00%	\$0	\$883,500	-100.00%	0.00%	88.44%
LOTS TOTAL	7	9	-22.22%	\$2,370,002	\$2,872,929	-17.51%	94.88%	89.84%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	5	2	150.00%	\$3,352,025	\$670,013	400.29%	93.05%	95.73%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	5	2	150.00%	\$3,352,025	\$670,013	400.29%	93.05%	95.73%
<b>GRAND TOTAL</b>	<b>166</b>	<b>131</b>	<b>26.72%</b>	<b>\$106,300,658</b>	<b>\$86,811,992</b>	<b>22.45%</b>	<b>95.43%</b>	<b>94.30%</b>

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South Okanagan Statistics -- October 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
<b>Zone = South Okanagan</b>								
Acreage/House	69	63	9.52%	\$92,766,000	\$80,955,800	14.59%	90.39%	93.19%
Duplex	79	58	36.21%	\$47,403,825	\$38,411,527	23.41%	96.57%	98.47%
Mobile Home	135	131	3.05%	\$36,207,850	\$27,913,386	29.72%	95.97%	94.99%
Recreational	11	39	-71.79%	\$1,819,900	\$5,985,840	-69.60%	92.47%	94.52%
Residential	609	611	-0.33%	\$465,072,430	\$481,164,716	-3.34%	96.43%	96.87%
Residential WF	16	15	6.67%	\$33,638,000	\$22,797,500	47.55%	94.33%	91.65%
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	275	288	-4.51%	\$115,515,892	\$127,939,786	-9.71%	96.50%	97.38%
Townhouse	183	173	5.78%	\$90,955,250	\$90,390,734	0.62%	97.20%	97.77%
RES TOTAL	1,381	1,380	0.07%	\$885,204,647	\$878,035,289	0.82%	95.74%	96.53%
FARMS	16	11	45.45%	\$26,830,500	\$14,465,000	85.49%	84.79%	90.38%
MULTIFAMILY	2	4	-50.00%	\$4,880,000	\$13,825,000	-64.70%	97.84%	91.84%
Acreage	22	22	0.00%	\$16,776,500	\$12,255,619	36.89%	92.97%	89.57%
Acreage WF	0	1	-100.00%	\$0	\$3,200,000	-100.00%	0.00%	91.43%
Lots	40	42	-4.76%	\$10,208,097	\$15,086,343	-32.34%	92.26%	97.01%
Lots WF	1	2	-50.00%	\$170,000	\$1,494,500	-88.62%	89.52%	91.35%
LOTS TOTAL	63	67	-5.97%	\$27,154,597	\$32,036,462	-15.24%	92.68%	93.21%
Business	10	6	66.67%	\$4,389,500	\$1,327,800	230.58%	90.66%	95.20%
Commercial	48	46	4.35%	\$28,298,418	\$54,669,964	-48.24%	91.32%	93.56%
Land	2	0	0.00%	\$1,600,000	\$0	0.00%	68.97%	0.00%
COMM TOTAL	60	52	15.38%	\$34,287,918	\$55,997,764	-38.77%	89.87%	93.60%
<b>GRAND TOTAL</b>	<b>1,522</b>	<b>1,514</b>	<b>0.53%</b>	<b>\$978,357,662</b>	<b>\$994,359,515</b>	<b>-1.61%</b>	<b>95.11%</b>	<b>96.09%</b>

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South Okanagan Statistics -- October 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%
<b>Zone = South Okanagan</b>									
Acreage/House	\$935,417	\$892,988	4.75%	\$976,250	\$772,000	26.46%	87	166	-47.77%
Duplex	\$526,375	\$618,980	-14.96%	\$482,500	\$570,000	-15.35%	78	33	135.32%
Mobile Home	\$233,875	\$180,400	29.64%	\$173,750	\$189,000	-8.07%	53	58	-7.55%
Recreational	\$0	\$97,500	-100.00%	\$0	\$97,500	-100.00%	0	284	-100.00%
Residential	\$809,311	\$770,739	5.00%	\$719,000	\$736,000	-2.31%	75	72	3.11%
Residential WF	\$773,000	\$1,717,500	-54.99%	\$773,000	\$1,675,000	-53.85%	84	82	2.75%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Timeshare	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$414,475	\$454,000	-8.71%	\$344,950	\$370,500	-6.90%	145	105	37.88%
Townhouse	\$493,788	\$466,873	5.76%	\$484,500	\$475,000	2.00%	88	62	42.71%
RES TOTAL	\$634,728	\$664,094	-4.42%	\$583,750	\$585,000	-0.21%	86	87	-0.61%
FARMS	\$2,050,000	\$1,585,000	29.34%	\$2,050,000	\$1,585,000	29.34%	56	53	4.72%
MULTIFAMILY	\$0	\$2,400,000	-100.00%	\$0	\$2,400,000	-100.00%	0	196	-100.00%
Acreage	\$501,333	\$311,600	60.89%	\$290,000	\$293,000	-1.02%	112	170	-33.96%
Acreage WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Lots	\$216,501	\$143,810	50.55%	\$225,000	\$170,000	32.35%	107	266	-59.91%
Lots WF	\$0	\$883,500	-100.00%	\$0	\$883,500	-100.00%	0	207	-100.00%
LOTS TOTAL	\$338,572	\$319,214	6.06%	\$290,000	\$210,000	38.10%	109	206	-47.10%
Business	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Commercial	\$670,405	\$335,006	100.12%	\$2,000	\$335,006	-99.40%	247	136	82.44%
Land	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
COMM TOTAL	\$670,405	\$335,006	100.12%	\$2,000	\$335,006	-99.40%	247	136	82.44%
<b>GRAND TOTAL</b>	<b>\$640,365</b>	<b>\$662,687</b>	<b>-3.37%</b>	<b>\$580,000</b>	<b>\$580,000</b>	<b>0.00%</b>	<b>91</b>	<b>96</b>	<b>-4.53%</b>

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South Okanagan Statistics -- October 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%
<b>Zone = South Okanagan</b>									
Acreage/House	\$1,364,206	\$1,285,013	6.16%	\$947,500	\$1,075,000	-11.86%	99	109	-9.12%
Duplex	\$600,048	\$662,268	-9.39%	\$595,000	\$604,500	-1.57%	84	43	94.71%
Mobile Home	\$268,206	\$213,079	25.87%	\$230,000	\$190,000	21.05%	87	74	18.25%
Recreational	\$165,445	\$153,483	7.79%	\$150,000	\$95,000	57.89%	136	202	-32.74%
Residential	\$763,666	\$787,504	-3.03%	\$720,000	\$725,000	-0.69%	71	58	21.27%
Residential WF	\$2,102,375	\$1,519,833	38.33%	\$2,070,000	\$1,525,000	35.74%	92	65	41.20%
3/4-Plex	\$464,667	\$1,238,000	-62.47%	\$435,000	\$1,238,000	-64.86%	37	52	-29.49%
Timeshare	\$431,500	\$0	0.00%	\$431,500	\$0	0.00%	135	0	0.00%
Apartment	\$420,058	\$444,235	-5.44%	\$370,000	\$380,000	-2.63%	120	82	45.72%
Townhouse	\$497,023	\$522,490	-4.87%	\$480,000	\$479,000	0.21%	72	55	30.84%
RES TOTAL	\$641,453	\$636,257	0.82%	\$560,000	\$570,000	-1.75%	85	70	21.44%
FARMS	\$1,788,700	\$1,315,000	36.02%	\$1,350,000	\$1,300,000	3.85%	107	70	51.89%
MULTIFAMILY	\$2,440,000	\$3,456,250	-29.40%	\$2,440,000	\$2,537,500	-3.84%	64	90	-28.89%
Acreage	\$762,568	\$557,074	36.89%	\$301,250	\$387,500	-22.26%	88	138	-35.88%
Acreage WF	\$0	\$3,200,000	-100.00%	\$0	\$3,200,000	-100.00%	0	67	-100.00%
Lots	\$255,202	\$359,199	-28.95%	\$237,500	\$320,750	-25.95%	94	123	-23.75%
Lots WF	\$170,000	\$747,250	-77.25%	\$170,000	\$747,250	-77.25%	128	146	-12.33%
LOTS TOTAL	\$431,025	\$478,156	-9.86%	\$275,000	\$347,619	-20.89%	92	128	-27.62%
Business	\$438,950	\$221,300	98.35%	\$255,000	\$80,900	215.20%	133	95	39.83%
Commercial	\$589,550	\$1,188,477	-50.39%	\$200,000	\$376,250	-46.84%	138	102	35.34%
Land	\$800,000	\$0	0.00%	\$800,000	\$0	0.00%	192	0	0.00%
COMM TOTAL	\$571,465	\$1,076,880	-46.93%	\$255,000	\$236,500	7.82%	139	101	37.34%
<b>GRAND TOTAL</b>	<b>\$643,656</b>	<b>\$656,776</b>	<b>-2.00%</b>	<b>\$545,000</b>	<b>\$560,000</b>	<b>-2.68%</b>	<b>88</b>	<b>74</b>	<b>18.96%</b>

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