

**South Okanagan Monthly Statistics
December 2022**

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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	312	382	-18.32%	11,254	10,560	6.57%
2 Units Sold	206	402	-48.76%	5,286	8,216	-35.66%
3 Sales Volume	\$164,651,967	\$328,378,708	-49.86%	\$4,663,968,808	\$6,363,729,845	-26.71%
4 List/Sell Ratio	95.21%	100.88%		98.86%	99.92%	
5 Days to Sell	67	52	28.88%	41	47	-11.56%
6 Active Listings	1,928	1,062	81.54%			
Area = North Okanagan						
1 Units Listed	101	119	-15.13%	3,713	3,697	0.43%
2 Units Sold	68	158	-56.96%	2,075	3,006	-30.97%
3 Sales Volume	\$37,937,759	\$109,252,602	-65.28%	\$1,443,768,290	\$1,864,408,587	-22.56%
4 List/Sell Ratio	94.96%	98.90%		98.69%	99.36%	
5 Days to Sell	82	63	30.40%	49	64	-23.09%
6 Active Listings	815	532	53.20%			
Area = Shuswap / Revel						
1 Units Listed	59	74	-20.27%	2,263	2,102	7.66%
2 Units Sold	54	70	-22.86%	1,196	1,704	-29.81%
3 Sales Volume	\$29,769,450	\$46,929,609	-36.57%	\$726,627,522	\$900,767,462	-19.33%
4 List/Sell Ratio	94.99%	97.50%		97.36%	97.82%	
5 Days to Sell	79	70	12.81%	63	80	-21.11%
6 Active Listings	510	332	53.61%			
Area = South Okanagan						
1 Units Listed	81	66	22.73%	2,708	3,990	-32.13%
2 Units Sold	91	98	-7.14%	2,026	3,270	-38.04%
3 Sales Volume	\$56,937,765	\$63,773,128	-10.72%	\$1,372,142,332	\$1,998,599,076	-31.34%
4 List/Sell Ratio	89.17%	97.17%		97.47%	98.44%	
5 Days to Sell	89	74	19.91%	59	78	-23.95%
6 Active Listings	1,096	671	63.34%			
Area = South Peace Riv						
1 Units Listed	10	12	-16.67%	212	945	-77.57%
2 Units Sold	29	28	3.57%	603	619	-2.58%
3 Sales Volume	\$7,345,650	\$8,573,597	-14.32%	\$176,412,217	\$171,116,685	3.09%
4 List/Sell Ratio	96.91%	96.14%		94.92%	95.94%	
5 Days to Sell	69	113	-38.66%	105	123	-15.00%
6 Active Listings	389	429	-9.32%			
Area = Grand Total						
1 Units Listed	563	653	-13.78%	20,150	21,294	-5.37%
2 Units Sold	448	756	-40.74%	11,186	16,815	-33.48%
3 Sales Volume	\$296,642,591	\$556,907,644	-46.73%	\$8,382,919,169	\$11,298,621,655	-25.81%
4 List/Sell Ratio	93.97%	99.69%		98.38%	99.33%	
5 Days to Sell	75	61	23.34%	52	62	-16.56%
6 Active Listings	4,738	3,026	56.58%			

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

South Okanagan Statistics -- December 2022

Quick Summary Part 1**Residential**

Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	91	\$56,937,765	35	\$22,496,000
Last Month	113	\$77,621,876	58	\$42,669,865
This Month Last Year	98	\$63,773,128	42	\$30,185,996

Description	Total Listings Taken	Inventory
This Month	81	1,096
Last Month	217	1,282
This Month Last Year	66	671

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South Okanagan Statistics -- December 2022

Quick Summary Part 2

Condo/Apt

Sales	20
New Listings	9
Current Inventory	149
Sell/Inv. Ratio	13.42%
Days to Sell	72
Average Price	\$430,288
Median Price	\$354,000

Condo/Townhouse

Sales	11
New Listings	12
Current Inventory	66
Sell/Inv. Ratio	16.67%
Days to Sell	99
Average Price	\$506,810
Median Price	\$485,000

Lots

Sales	5
New Listings	5
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	125
Average Price	\$308,500
Median Price	\$310,000

Residential

Sales	35
New Listings	30
Current Inventory	272
Sell/Inv. Ratio	12.87%
Days to Sell	71
Average Price	\$642,743
Median Price	\$625,000
Ratio of Sales vs Inventory	11.54%

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South Okanagan Statistics -- December 2022

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	6	7	-14.29%	199	274	-27.37	82	65	26.15
Duplex	1	0	0.00%	68	113	-39.82	19	12	58.33
Mobile Home	2	2	0.00%	118	187	-36.90	45	21	114.29
Recreational	0	0	0.00%	9	1	800.00	3		
Residential	30	25	20.00%	969	1,410	-31.28	272	135	101.48
Residential WF	1	1	0.00%	37	68	-45.59	9	10	-10.00
3/4-Plex	0	0	0.00%	10	27	-62.96	7	3	133.33
Apartment	9	11	-18.18%	386	580	-33.45	149	62	140.32
Townhouse	12	4	200.00%	230	367	-37.33	66	31	112.90
RES TOTAL	61	50.00	22.00%	2,026	3,027	-33.07%	652	339	92.33
FARMS	2	1	100.00%	93	146	-36.30	52	42	23.81
MULTIFAMILY	1	1	0.00%	18	45	-60.00	5	11	-54.55
Acreage	1	3	-66.67%	89	147	-39.46	54	48	12.50
Acreage WF	0	0	0.00%	4	1	300.00	2		
Lots	4	5	-20.00%	170	261	-34.87	128	65	96.92
Lots WF	0	0	0.00%	1	1	0.00			
LOTS TOTAL	5	8.00	-37.50%	264	410	-35.61%	184	113	62.83
Business	1	0	0.00%	36	44	-18.18	22	20	10.00
Commercial	8	6	33.33%	155	181	-14.36	87	70	24.29
Land	1	0	0.00%	10	11	-9.09	4	6	-33.33
COMM TOTAL	10	6.00	66.67%	201	236	-14.83%	113	96	17.71
GRAND TOTAL	79	66	19.70%	2,602	3,864	-32.66%	1,006	601	67.39

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South Okanagan Statistics -- December 2022

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	4	3	33.33%	\$10,795,000	\$6,913,000	56.16%	69.63%	92.25%
Duplex	1	7	-85.71%	\$710,000	\$4,781,500	-85.15%	98.61%	100.22%
Mobile Home	8	6	33.33%	\$1,411,000	\$1,111,000	27.00%	93.95%	93.15%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	35	42	-16.67%	\$22,496,000	\$30,185,996	-25.48%	94.60%	99.12%
Residential WF	2	2	0.00%	\$1,925,000	\$1,030,000	86.89%	96.83%	95.90%
3/4-Plex	0	1	-100.00%	\$0	\$580,000	-100.00%	0.00%	96.68%
Apartment	20	12	66.67%	\$8,605,750	\$4,295,783	100.33%	96.23%	98.29%
Townhouse	11	14	-21.43%	\$5,574,915	\$6,816,449	-18.21%	97.08%	98.74%
RES TOTAL	81	87	-6.90%	\$51,517,665	\$55,713,728	-7.53%	88.55%	97.98%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	1	-100.00%	\$0	\$3,375,000	-100.00%	0.00%	96.43%
Acreage	4	1	300.00%	\$1,210,000	\$519,900	132.74%	91.40%	100.00%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	1	4	-75.00%	\$332,500	\$1,441,500	-76.93%	89.89%	97.21%
Business	0	1	-100.00%	\$0	\$130,000	-100.00%	0.00%	34.21%
Commercial	4	3	33.33%	\$3,817,600	\$2,465,000	54.87%	97.45%	89.51%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	4	4	0.00%	\$3,817,600	\$2,595,000	47.11%	97.45%	82.80%
GRAND TOTAL	90	97	-7.22%	\$56,877,765	\$63,645,128	-10.63%	89.16%	97.17%

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South Okanagan Statistics -- December 2022

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	75	153	-50.98%	\$105,808,900	\$185,320,988	-42.91%	91.65%	96.32%
Duplex	71	104	-31.73%	\$46,549,250	\$60,421,857	-22.96%	101.51%	99.60%
Mobile Home	144	158	-8.86%	\$30,614,100	\$28,334,139	8.05%	96.58%	97.32%
Recreational	1	0	0.00%	\$350,000	\$0	0.00%	87.50%	0.00%
Residential	849	1,224	-30.64%	\$666,845,994	\$865,613,592	-22.96%	98.31%	99.21%
Residential WF	29	46	-36.96%	\$41,693,226	\$82,476,600	-49.45%	96.93%	97.75%
3/4-Plex	7	13	-46.15%	\$5,641,500	\$13,158,500	-57.13%	91.48%	95.77%
Apartment	363	593	-38.79%	\$153,294,462	\$233,760,350	-34.42%	98.80%	99.26%
Townhouse	206	353	-41.64%	\$114,793,881	\$171,255,640	-32.97%	99.81%	100.04%
RES TOTAL	1,745	2,644	-34.00%	\$1,165,591,313	\$1,640,341,666	-28.94%	97.86%	98.84%
FARMS	29	56	-48.21%	\$46,601,100	\$85,853,000	-45.72%	94.57%	96.18%
MULTIFAMILY	11	19	-42.11%	\$15,626,100	\$32,004,360	-51.18%	93.08%	109.79%
Acreage	49	129	-62.02%	\$28,270,400	\$65,631,862	-56.93%	94.21%	97.37%
Acreage WF	0	1	-100.00%	\$0	\$355,000	-100.00%	0.00%	101.43%
Lots	86	247	-65.18%	\$33,498,663	\$78,793,192	-57.49%	97.19%	97.23%
Business	11	12	-8.33%	\$9,580,499	\$15,021,139	-36.22%	100.81%	91.11%
Commercial	55	81	-32.10%	\$63,956,707	\$68,307,458	-6.37%	94.94%	92.22%
Land	2	0	0.00%	\$4,015,000	\$0	0.00%	100.63%	0.00%
COMM TOTAL	68	93	-26.88%	\$77,552,206	\$83,328,596	-6.93%	95.91%	92.01%
GRAND TOTAL	1,988	3,189	-37.66%	\$1,367,139,782	\$1,986,307,676	-31.17%	97.48%	98.46%

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South Okanagan Statistics -- December 2022

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	\$2,698,750	\$2,304,333	17.12%	\$960,000	\$1,113,000	-13.75%	58	176	-67.13%
Duplex	\$710,000	\$683,071	3.94%	\$710,000	\$700,000	1.43%	36	29	26.00%
Mobile Home	\$176,375	\$185,167	-4.75%	\$140,000	\$134,000	4.48%	64	92	-30.98%
Recreational									
Residential	\$642,743	\$718,714	-10.57%	\$625,000	\$685,000	-8.76%	71	69	3.40%
Residential WF	\$962,500	\$515,000	86.89%	\$962,500	\$515,000	86.89%	57	15	280.00%
3/4-Plex		\$580,000			\$580,000			65	
Apartment	\$430,288	\$357,982	20.20%	\$354,000	\$343,500	3.06%	72	34	114.69%
Townhouse	\$506,810	\$486,889	4.09%	\$485,000	\$450,000	7.78%	99	73	35.71%
RES TOTAL	\$636,021	\$640,388	-0.68%	\$485,000	\$563,000	-13.85%	73	65	11.59%
FARMS									
MULTIFAMILY		\$3,375,000			\$3,375,000			141	
Acreage	\$302,500	\$519,900	-41.82%	\$292,500	\$519,900	-43.74%	113	45	150.56%
Acreage WF									
Lots	\$332,500	\$360,375	-7.73%	\$332,500	\$273,250	21.68%	175	108	62.04%
Business		\$130,000			\$130,000			237	
Commercial	\$954,400	\$821,667	16.15%	\$920,000	\$850,000	8.24%	334	155	114.70%
Land									
COMM TOTAL	\$954,400	\$648,750	47.11%	\$920,000	\$742,500	23.91%	334	176	89.76%
GRAND TOTAL	\$631,975	\$656,135	-3.68%	\$480,000	\$563,000	-14.74%	88	72	21.00%

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South Okanagan Statistics -- December 2022

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	\$1,410,785	\$1,211,248	16.47%	\$1,165,000	\$990,000	17.68%	71	88	-19.62%
Duplex	\$655,623	\$580,979	12.85%	\$635,000	\$506,500	25.37%	53	46	14.33%
Mobile Home	\$212,598	\$179,330	18.55%	\$179,900	\$155,000	16.06%	50	47	7.26%
Recreational	\$350,000			\$350,000			118		
Residential	\$785,449	\$707,201	11.06%	\$735,000	\$650,000	13.08%	47	52	-10.19%
Residential WF	\$1,437,697	\$1,792,970	-19.81%	\$1,280,000	\$1,919,000	-33.30%	66	62	7.42%
3/4-Plex	\$805,929	\$1,012,192	-20.38%	\$900,000	\$975,000	-7.69%	58	55	5.94%
Apartment	\$422,299	\$394,200	7.13%	\$375,000	\$346,599	8.19%	49	79	-38.67%
Townhouse	\$557,252	\$485,143	14.86%	\$512,500	\$427,538	19.87%	45	55	-17.56%
RES TOTAL	\$667,961	\$620,402	7.67%	\$600,000	\$529,450	13.33%	49	60	-18.81%
FARMS	\$1,606,934	\$1,533,089	4.82%	\$1,475,000	\$1,275,000	15.69%	61	142	-56.90%
MULTIFAMILY	\$1,420,555	\$1,684,440	-15.67%	\$1,000,000	\$1,410,000	-29.08%	122	108	12.63%
Acreage	\$576,947	\$508,774	13.40%	\$375,000	\$310,000	20.97%	99	145	-31.90%
Acreage WF		\$355,000			\$355,000			19	
Lots	\$389,519	\$319,001	22.11%	\$324,500	\$275,000	18.00%	112	154	-27.23%
Business	\$870,954	\$1,251,762	-30.42%	\$350,000	\$492,500	-28.93%	201	184	9.14%
Commercial	\$1,162,849	\$843,302	37.89%	\$615,000	\$614,000	0.16%	120	133	-9.50%
Land	\$2,007,500			\$2,007,500			169		
COMM TOTAL	\$1,140,474	\$896,006	27.28%	\$607,500	\$614,000	-1.06%	135	140	-3.40%
GRAND TOTAL	\$687,696	\$622,862	10.41%	\$592,250	\$500,000	18.45%	56	75	-24.76%

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