

**South Okanagan Monthly Statistics  
October 2022**

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Central Okanagan Statistics -- October 2022

## Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
1 Units Listed	843	828	1.81%	10,357	9,525	8.73%
2 Units Sold	336	620	-45.81%	4,816	7,222	-33.31%
3 Sales Volume	\$263,996,579	\$522,522,332	-49.48%	\$4,275,734,778	\$5,539,360,867	-22.81%
4 List/Sell Ratio	95.40%	99.35%		99.17%	99.93%	
5 Days to Sell	55	43	27.84%	39	47	-15.60%
6 Active Listings	2,584	1,515	70.56%			
<b>Area = North Okanagan</b>						
1 Units Listed	278	328	-15.24%	3,396	3,356	1.19%
2 Units Sold	140	219	-36.07%	1,903	2,620	-27.37%
3 Sales Volume	\$92,892,395	\$139,642,388	-33.48%	\$1,340,130,698	\$1,605,343,087	-16.52%
4 List/Sell Ratio	95.96%	99.32%		98.95%	99.48%	
5 Days to Sell	62	45	38.62%	48	64	-25.75%
6 Active Listings	976	756	29.10%			
<b>Area = Shuswap / Revel</b>						
1 Units Listed	151	136	11.03%	2,105	1,927	9.24%
2 Units Sold	75	131	-42.75%	1,078	1,504	-28.32%
3 Sales Volume	\$41,646,297	\$73,751,038	-43.53%	\$659,848,673	\$775,669,480	-14.93%
4 List/Sell Ratio	96.33%	96.16%		97.68%	97.88%	
5 Days to Sell	71	65	8.55%	61	80	-24.02%
6 Active Listings	692	510	35.69%			
<b>Area = South Okanagan</b>						
1 Units Listed	184	182	1.10%	2,410	3,794	-36.48%
2 Units Sold	147	232	-36.64%	1,828	2,955	-38.14%
3 Sales Volume	\$88,234,949	\$150,726,636	-41.46%	\$1,244,407,591	\$1,782,355,802	-30.18%
4 List/Sell Ratio	95.07%	98.14%		97.95%	98.52%	
5 Days to Sell	70	53	31.17%	57	79	-27.52%
6 Active Listings	1,305	920	41.85%			
<b>Area = South Peace Riv</b>						
1 Units Listed	20	29	-31.03%	196	923	-78.76%
2 Units Sold	44	56	-21.43%	541	536	0.93%
3 Sales Volume	\$10,800,305	\$14,377,800	-24.88%	\$146,440,667	\$147,485,509	-0.71%
4 List/Sell Ratio	94.00%	95.71%		96.35%	95.98%	
5 Days to Sell	110	109	0.67%	106	123	-13.54%
6 Active Listings	435	522	-16.67%			
<b>Area = Grand Total</b>						
1 Units Listed	1,476	1,503	-1.80%	18,464	19,525	-5.43%
2 Units Sold	742	1,258	-41.02%	10,166	14,837	-31.48%
3 Sales Volume	\$497,570,525	\$901,020,193	-44.78%	\$7,666,562,406	\$9,850,214,745	-22.17%
4 List/Sell Ratio	95.49%	98.82%		98.75%	99.38%	
5 Days to Sell	64	50	27.06%	50	62	-19.82%
6 Active Listings	5,992	4,223	41.89%			

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

South Okanagan Statistics -- October 2022

**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>	147	\$88,234,949	67	\$46,747,599
<b>Last Month</b>	113	\$76,290,583	45	\$31,979,900
<b>This Month Last Year</b>	232	\$150,726,636	100	\$77,454,298

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	184	1,305
<b>Last Month</b>	243	1,359
<b>This Month Last Year</b>	182	920

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South Okanagan Statistics -- October 2022

## Quick Summary Part 2

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### Condo/Apt

Sales	28
New Listings	20
Current Inventory	121
Sell/Inv. Ratio	23.14%
Days to Sell	56
Average Price	\$394,389
Median Price	\$382,750

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### Condo/Townhouse

Sales	10
New Listings	14
Current Inventory	96
Sell/Inv. Ratio	10.42%
Days to Sell	71
Average Price	\$381,850
Median Price	\$386,250

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### Lots

Sales	4
New Listings	20
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	146
Average Price	\$336,250
Median Price	\$317,500

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### Residential

Sales	67
New Listings	58
Current Inventory	369
Sell/Inv. Ratio	18.16%
Days to Sell	61
Average Price	\$697,725
Median Price	\$650,000

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Ratio of Sales vs Inventory	16.57%
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South Okanagan Statistics -- October 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%
<b>Zone = South Okanagan</b>									
Acreage/House	17	14	21.43%	189	258	-26.74	119	90	32.22
Duplex	4	4	0.00%	63	107	-41.12	14	10	40.00
Mobile Home	14	12	16.67%	107	180	-40.56	57	37	54.05
Recreational	0	0	0.00%	7	0	0.00	5		
Residential	58	66	-12.12%	888	1,354	-34.42	369	231	59.74
Residential WF	1	2	-50.00%	34	63	-46.03	16	16	0.00
3/4-Plex	0	0	0.00%	9	26	-65.38	7	6	16.67
Apartment	20	25	-20.00%	290	551	-47.37	121	88	37.50
Townhouse	14	15	-6.67%	203	353	-42.49	96	57	68.42
RES TOTAL	128	138.00	-7.25%	1,790	2,892	-38.11%	804	535	50.28
FARMS	8	11	-27.27%	89	141	-36.88	63	57	10.53
MULTIFAMILY	1	0	0.00%	17	44	-61.36	10	14	-28.57
Acreage	6	5	20.00%	85	140	-39.29	72	59	22.03
Acreage WF	0	0	0.00%	3	1	200.00	1		
Lots	14	7	100.00%	155	242	-35.95	135	73	84.93
Lots WF	0	0	0.00%	1	1	0.00		1	
LOTS TOTAL	20	12.00	66.67%	244	384	-36.46%	208	133	56.39
Business	5	2	150.00%	33	41	-19.51	30	25	20.00
Commercial	14	15	-6.67%	130	162	-19.75	87	73	19.18
Land	1	2	-50.00%	9	10	-10.00	5	9	-44.44
COMM TOTAL	20	19.00	5.26%	172	213	-19.25%	122	107	14.02
<b>GRAND TOTAL</b>	<b>177</b>	<b>180</b>	<b>-1.67%</b>	<b>2,312</b>	<b>3,674</b>	<b>-37.07%</b>	<b>1,207</b>	<b>846</b>	<b>42.67</b>

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South Okanagan Statistics -- October 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
<b>Zone = South Okanagan</b>								
Acreage/House	5	14	-64.29%	\$3,650,000	\$12,967,500	-71.85%	89.07%	93.40%
Duplex	10	9	11.11%	\$6,547,050	\$4,070,500	60.84%	99.13%	100.33%
Mobile Home	10	15	-33.33%	\$2,156,300	\$3,173,004	-32.04%	95.81%	98.69%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	67	100	-33.00%	\$46,747,599	\$77,454,298	-39.64%	95.36%	99.39%
Residential WF	3	5	-40.00%	\$3,490,000	\$11,020,000	-68.33%	95.67%	96.01%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	28	37	-24.32%	\$11,042,900	\$13,649,000	-19.09%	97.52%	98.61%
Townhouse	10	25	-60.00%	\$3,818,500	\$12,414,325	-69.24%	95.87%	99.45%
RES TOTAL	133	205	-35.12%	\$77,452,349	\$134,748,627	-42.52%	95.70%	98.44%
FARMS	1	3	-66.67%	\$2,236,600	\$7,575,000	-70.47%	93.23%	99.67%
MULTIFAMILY	1	1	0.00%	\$445,000	\$1,060,000	-58.02%	98.91%	84.80%
Acreage	2	8	-75.00%	\$635,000	\$3,560,000	-82.16%	90.91%	94.24%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	2	6	-66.67%	\$710,000	\$1,860,000	-61.83%	97.80%	91.46%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	5	3	66.67%	\$5,695,000	\$1,615,009	252.63%	87.14%	95.03%
Land	1	0	0.00%	\$725,000	\$0	0.00%	103.57%	0.00%
COMM TOTAL	6	3	100.00%	\$6,420,000	\$1,615,009	297.52%	88.73%	95.03%
<b>GRAND TOTAL</b>	<b>145</b>	<b>226</b>	<b>-35.84%</b>	<b>\$87,898,949</b>	<b>\$150,418,636</b>	<b>-41.56%</b>	<b>95.09%</b>	<b>98.15%</b>

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South Okanagan Statistics -- October 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
<b>Zone = South Okanagan</b>								
Acreage/House	68	138	-50.72%	\$91,838,900	\$162,662,788	-43.54%	95.10%	96.49%
Duplex	69	92	-25.00%	\$45,239,250	\$52,437,357	-13.73%	101.65%	99.42%
Mobile Home	130	143	-9.09%	\$28,001,900	\$25,839,139	8.37%	96.84%	97.50%
Recreational	1	0	0.00%	\$350,000	\$0	0.00%	87.50%	0.00%
Residential	759	1,096	-30.75%	\$603,935,129	\$773,521,796	-21.92%	98.60%	99.24%
Residential WF	26	38	-31.58%	\$38,718,226	\$72,598,851	-46.67%	96.85%	98.34%
3/4-Plex	6	12	-50.00%	\$4,425,500	\$12,578,500	-64.82%	89.99%	95.73%
Apartment	323	547	-40.95%	\$136,593,712	\$215,682,884	-36.67%	99.05%	99.33%
Townhouse	185	315	-41.27%	\$102,895,566	\$153,452,541	-32.95%	100.06%	100.14%
RES TOTAL	1,567	2,381	-34.19%	\$1,051,998,183	\$1,468,773,856	-28.38%	98.45%	98.94%
FARMS	30	53	-43.40%	\$50,476,100	\$79,138,000	-36.22%	94.39%	95.68%
MULTIFAMILY	10	17	-41.18%	\$14,626,100	\$23,844,360	-38.66%	93.23%	114.85%
Acreage	44	122	-63.93%	\$25,125,400	\$57,947,462	-56.64%	94.51%	97.13%
Acreage WF	0	1	-100.00%	\$0	\$355,000	-100.00%	0.00%	101.43%
Lots	85	229	-62.88%	\$33,166,163	\$73,171,442	-54.67%	97.27%	97.24%
Business	9	10	-10.00%	\$7,425,499	\$14,711,239	-49.52%	100.26%	92.36%
Commercial	46	67	-31.34%	\$53,031,596	\$52,798,044	0.44%	94.94%	91.62%
Land	2	0	0.00%	\$4,015,000	\$0	0.00%	100.63%	0.00%
COMM TOTAL	57	77	-25.97%	\$64,472,095	\$67,509,282	-4.50%	95.87%	91.78%
<b>GRAND TOTAL</b>	<b>1,793</b>	<b>2,880</b>	<b>-37.74%</b>	<b>\$1,239,864,041</b>	<b>\$1,770,739,402</b>	<b>-29.98%</b>	<b>97.96%</b>	<b>98.55%</b>

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South Okanagan Statistics -- October 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%
<b>Zone = South Okanagan</b>									
Acreage/House	\$730,000	\$926,250	-21.19%	\$690,000	\$818,750	-15.73%	155	76	103.88%
Duplex	\$654,705	\$452,278	44.76%	\$653,500	\$445,000	46.85%	88	38	129.45%
Mobile Home	\$215,630	\$211,534	1.94%	\$217,450	\$189,900	14.51%	37	48	-23.76%
Recreational									
Residential	\$697,725	\$774,543	-9.92%	\$650,000	\$712,500	-8.77%	61	45	35.75%
Residential WF	\$1,163,333	\$2,204,000	-47.22%	\$840,000	\$2,475,000	-66.06%	102	31	225.90%
3/4-Plex									
Apartment	\$394,389	\$368,892	6.91%	\$382,750	\$320,000	19.61%	56	41	36.02%
Townhouse	\$381,850	\$496,573	-23.10%	\$386,250	\$435,000	-11.21%	71	41	74.70%
RES TOTAL	\$582,348	\$657,310	-11.40%	\$570,000	\$589,000	-3.23%	65	45	43.74%
FARMS	\$2,236,600	\$2,525,000	-11.42%	\$2,236,600	\$2,900,000	-22.88%	145	113	28.70%
MULTIFAMILY	\$445,000	\$1,060,000	-58.02%	\$445,000	\$1,060,000	-58.02%	108	182	-40.66%
Acreage	\$317,500	\$445,000	-28.65%	\$317,500	\$447,500	-29.05%	111	120	-7.92%
Acreage WF									
Lots	\$355,000	\$310,000	14.52%	\$355,000	\$265,000	33.96%	181	181	-0.46%
Business									
Commercial	\$1,139,000	\$538,336	111.58%	\$660,000	\$565,000	16.81%	90	41	118.54%
Land	\$725,000			\$725,000			93		
COMM TOTAL	\$1,070,000	\$538,336	98.76%	\$692,500	\$565,000	22.57%	90	41	119.92%
<b>GRAND TOTAL</b>	<b>\$606,200</b>	<b>\$665,569</b>	<b>-8.92%</b>	<b>\$570,000</b>	<b>\$572,500</b>	<b>-0.44%</b>	<b>69</b>	<b>53</b>	<b>30.64%</b>

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South Okanagan Statistics -- October 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%
<b>Zone = South Okanagan</b>									
Acreage/House	\$1,350,572	\$1,178,716	14.58%	\$1,172,000	\$985,000	18.98%	70	87	-19.77%
Duplex	\$655,641	\$569,971	15.03%	\$635,000	\$493,250	28.74%	53	48	9.60%
Mobile Home	\$215,399	\$180,693	19.21%	\$180,000	\$165,000	9.09%	47	45	4.40%
Recreational	\$350,000			\$350,000			118		
Residential	\$795,698	\$705,768	12.74%	\$750,000	\$645,000	16.28%	44	51	-14.29%
Residential WF	\$1,489,163	\$1,910,496	-22.05%	\$1,340,000	\$1,950,000	-31.28%	62	56	11.85%
3/4-Plex	\$737,583	\$1,048,208	-29.63%	\$790,750	\$1,052,500	-24.87%	60	54	10.12%
Apartment	\$422,891	\$394,301	7.25%	\$375,000	\$347,000	8.07%	47	81	-41.75%
Townhouse	\$556,192	\$487,151	14.17%	\$499,900	\$427,538	16.93%	40	55	-26.75%
RES TOTAL	\$671,345	\$616,873	8.83%	\$612,500	\$525,000	16.67%	46	60	-22.97%
FARMS	\$1,682,537	\$1,493,170	12.68%	\$1,480,000	\$1,200,000	23.33%	61	148	-58.84%
MULTIFAMILY	\$1,462,610	\$1,402,609	4.28%	\$1,140,000	\$1,393,000	-18.16%	124	99	25.55%
Acreage	\$571,032	\$474,979	20.22%	\$377,500	\$304,500	23.97%	98	150	-34.43%
Acreage WF		\$355,000			\$355,000			19	
Lots	\$390,190	\$319,526	22.12%	\$320,000	\$275,000	16.36%	111	158	-29.75%
Business	\$825,055	\$1,471,124	-43.92%	\$350,000	\$808,119	-56.69%	236	196	20.82%
Commercial	\$1,152,861	\$788,031	46.30%	\$602,500	\$585,000	2.99%	111	138	-19.74%
Land	\$2,007,500			\$2,007,500			169		
COMM TOTAL	\$1,131,089	\$876,744	29.01%	\$600,000	\$600,000	0.00%	133	146	-8.88%
<b>GRAND TOTAL</b>	<b>\$691,503</b>	<b>\$614,840</b>	<b>12.47%</b>	<b>\$600,000</b>	<b>\$490,000</b>	<b>22.45%</b>	<b>54</b>	<b>76</b>	<b>-28.67%</b>

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