

**South Okanagan Monthly Statistics  
July 2022**

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Central Okanagan Statistics -- July 2022

## Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
1 Units Listed	976	814	19.90%	7,646	7,056	8.36%
2 Units Sold	326	617	-47.16%	3,698	5,434	-31.95%
3 Sales Volume	\$303,224,486	\$473,667,381	-35.98%	\$3,335,115,146	\$4,086,661,384	-18.39%
4 List/Sell Ratio	96.52%	99.92%		100.02%	100.14%	
5 Days to Sell	43	39	10.63%	35	48	-25.57%
6 Active Listings	2,710	1,613	68.01%			
<b>Area = North Okanagan</b>						
1 Units Listed	363	304	19.41%	2,492	2,468	0.97%
2 Units Sold	170	204	-16.67%	1,479	1,969	-24.89%
3 Sales Volume	\$112,544,165	\$141,432,450	-20.43%	\$1,044,738,921	\$1,200,196,498	-12.95%
4 List/Sell Ratio	96.72%	99.88%		99.60%	99.59%	
5 Days to Sell	40	57	-29.58%	46	69	-33.77%
6 Active Listings	973	852	14.20%			
<b>Area = Shuswap / Revel</b>						
1 Units Listed	247	187	32.09%	1,620	1,432	13.13%
2 Units Sold	102	159	-35.85%	794	1,117	-28.92%
3 Sales Volume	\$61,927,597	\$92,845,780	-33.30%	\$489,882,110	\$557,250,445	-12.09%
4 List/Sell Ratio	96.16%	98.40%		98.36%	98.11%	
5 Days to Sell	49	92	-46.73%	56	87	-35.47%
6 Active Listings	842	569	47.98%			
<b>Area = South Okanagan</b>						
1 Units Listed	218	363	-39.94%	1,739	2,912	-40.28%
2 Units Sold	161	247	-34.82%	1,419	2,209	-35.76%
3 Sales Volume	\$101,573,564	\$150,157,485	-32.36%	\$980,049,952	\$1,313,036,824	-25.36%
4 List/Sell Ratio	97.08%	98.42%		98.60%	98.88%	
5 Days to Sell	47	53	-9.66%	56	86	-35.53%
6 Active Listings	1,280	975	31.28%			
<b>Area = South Peace Riv</b>						
1 Units Listed	20	119	-83.19%	139	724	-80.80%
2 Units Sold	49	58	-15.52%	407	356	14.33%
3 Sales Volume	\$13,496,737	\$15,127,950	-10.78%	\$112,133,707	\$97,662,880	14.82%
4 List/Sell Ratio	96.20%	96.05%		96.72%	95.77%	
5 Days to Sell	84	119	-29.38%	106	131	-18.77%
6 Active Listings	469	484	-3.10%			
<b>Area = Grand Total</b>						
1 Units Listed	1,824	1,787	2.07%	13,636	14,592	-6.55%
2 Units Sold	808	1,285	-37.12%	7,797	11,085	-29.66%
3 Sales Volume	\$592,766,549	\$873,231,046	-32.12%	\$5,961,919,836	\$7,254,808,030	-17.82%
4 List/Sell Ratio	96.60%	99.42%		99.51%	99.60%	
5 Days to Sell	47	55	-14.68%	47	66	-28.74%
6 Active Listings	6,274	4,493	39.64%			

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

South Okanagan Statistics -- July 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>	161	\$101,573,564	77	\$57,374,700
<b>Last Month</b>	200	\$138,215,674	79	\$59,684,450
<b>This Month Last Year</b>	247	\$150,157,485	104	\$73,357,900

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	218	1,280
<b>Last Month</b>	307	1,229
<b>This Month Last Year</b>	363	975

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South Okanagan Statistics -- July 2022

## Quick Summary Part 2

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### Condo/Apt

Sales	21
New Listings	32
Current Inventory	119
Sell/Inv. Ratio	17.65%
Days to Sell	41
Average Price	\$467,062
Median Price	\$360,000

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### Condo/Townhouse

Sales	18
New Listings	13
Current Inventory	91
Sell/Inv. Ratio	19.78%
Days to Sell	38
Average Price	\$469,356
Median Price	\$419,500

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### Lots

Sales	5
New Listings	31
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	46
Average Price	\$574,000
Median Price	\$405,000

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### Residential

Sales	77
New Listings	78
Current Inventory	379
Sell/Inv. Ratio	20.32%
Days to Sell	45
Average Price	\$745,126
Median Price	\$722,500

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Ratio of Sales vs Inventory	17.29%
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South Okanagan Statistics -- July 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	19	30	-36.67%	140	198	-29.29	131	103	27.18
Duplex	0	8	-100.00%	46	90	-48.89	17	12	41.67
Mobile Home	11	16	-31.25%	76	122	-37.70	45	28	60.71
Recreational	0	0	0.00%	3	0	0.00	4		
Residential	78	130	-40.00%	641	1,038	-38.25	379	277	36.82
Residential WF	3	5	-40.00%	22	45	-51.11	21	9	133.33
3/4-Plex	1	3	-66.67%	7	23	-69.57	10	11	-9.09
Apartment	32	49	-34.69%	227	432	-47.45	119	90	32.22
Townhouse	13	35	-62.86%	137	276	-50.36	91	67	35.82
RES TOTAL	157	276.00	-43.12%	1,299	2,224	-41.59%	817	597	36.85
FARMS	9	10	-10.00%	67	109	-38.53	69	62	11.29
MULTIFAMILY	3	3	0.00%	13	39	-66.67	10	20	-50.00
Acreage	4	14	-71.43%	64	117	-45.30	68	56	21.43
Acreage WF	1	0	0.00%	2	0	0.00	2		
Lots	26	20	30.00%	117	178	-34.27	111	71	56.34
Lots WF	0	0	0.00%	1	0	0.00			
LOTS TOTAL	31	34.00	-8.82%	184	295	-37.63%	181	127	42.52
Business	1	7	-85.71%	21	34	-38.24	28	24	16.67
Commercial	8	18	-55.56%	89	116	-23.28	85	73	16.44
Land	0	2	-100.00%	4	3	33.33	2	3	-33.33
COMM TOTAL	9	27.00	-66.67%	114	153	-25.49%	115	100	15.00
<b>GRAND TOTAL</b>	<b>209</b>	<b>350</b>	<b>-40.29%</b>	<b>1,677</b>	<b>2,820</b>	<b>-40.53%</b>	<b>1,192</b>	<b>906</b>	<b>31.57</b>

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South Okanagan Statistics -- July 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%	\$7,820,000	\$15,854,000	-50.67%	97.62%	95.25%
Duplex	5	9	-44.44%	\$3,679,900	\$4,408,207	-16.52%	102.25%	99.40%
Mobile Home	17	18	-5.56%	\$3,311,300	\$3,191,200	3.76%	95.06%	98.78%
Residential	77	104	-25.96%	\$57,374,700	\$73,357,900	-21.79%	97.17%	99.54%
Residential WF	5	2	150.00%	\$5,859,000	\$3,240,000	80.83%	93.73%	98.26%
3/4-Plex	0	2	-100.00%	\$0	\$1,662,500	-100.00%	0.00%	98.14%
Apartment	21	49	-57.14%	\$9,808,300	\$17,927,935	-45.29%	98.78%	98.55%
Townhouse	18	20	-10.00%	\$8,448,400	\$8,869,843	-4.75%	98.29%	99.64%
RES TOTAL	148	218	-32.11%	\$96,301,600	\$128,511,585	-25.06%	97.36%	98.78%
FARMS	0	1	-100.00%	\$0	\$665,000	-100.00%	0.00%	97.94%
MULTIFAMILY	0	2	-100.00%	\$0	\$3,450,000	-100.00%	0.00%	95.99%
Acreage	3	6	-50.00%	\$2,470,000	\$2,425,900	1.82%	92.58%	93.95%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	2	12	-83.33%	\$400,000	\$4,527,000	-91.16%	91.32%	98.31%
Business	1	0	0.00%	\$635,000	\$0	0.00%	97.84%	0.00%
Commercial	4	4	0.00%	\$1,269,964	\$9,496,000	-86.63%	87.96%	96.11%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	5	4	25.00%	\$1,904,964	\$9,496,000	-79.94%	91.02%	96.11%
<b>GRAND TOTAL</b>	<b>158</b>	<b>243</b>	<b>-34.98%</b>	<b>\$101,076,564</b>	<b>\$149,075,485</b>	<b>-32.20%</b>	<b>97.09%</b>	<b>98.44%</b>

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South Okanagan Statistics -- July 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	57	95	-40.00%	\$73,400,000	\$105,036,700	-30.12%	96.19%	97.78%
Duplex	53	72	-26.39%	\$35,254,200	\$41,683,257	-15.42%	102.72%	98.97%
Mobile Home	99	94	5.32%	\$21,445,700	\$16,343,335	31.22%	97.21%	97.34%
Residential	583	788	-26.02%	\$470,140,181	\$558,922,681	-15.88%	99.34%	99.14%
Residential WF	17	28	-39.29%	\$25,341,000	\$49,916,851	-49.23%	96.42%	99.77%
3/4-Plex	4	7	-42.86%	\$2,395,500	\$5,773,500	-58.51%	91.50%	97.18%
Apartment	244	430	-43.26%	\$104,050,102	\$168,830,295	-38.37%	99.53%	99.47%
Townhouse	144	236	-38.98%	\$81,950,643	\$110,055,417	-25.54%	100.65%	100.30%
RES TOTAL	1,201	1,750	-31.37%	\$813,977,326	\$1,056,562,036	-22.96%	99.17%	99.16%
FARMS	28	44	-36.36%	\$44,364,500	\$65,428,000	-32.19%	94.64%	95.24%
MULTIFAMILY	8	15	-46.67%	\$14,179,900	\$22,279,360	-36.35%	93.06%	117.19%
Acreage	38	104	-63.46%	\$22,328,000	\$46,839,462	-52.33%	95.43%	97.44%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	72	177	-59.32%	\$27,505,238	\$56,288,292	-51.14%	97.47%	98.54%
Business	6	9	-33.33%	\$6,276,500	\$14,641,239	-57.13%	99.83%	91.92%
Commercial	37	52	-28.85%	\$44,571,588	\$41,173,535	8.25%	96.75%	95.18%
Land	1	0	0.00%	\$3,290,000	\$0	0.00%	100.00%	0.00%
COMM TOTAL	44	61	-27.87%	\$54,138,088	\$55,814,774	-3.00%	97.29%	94.30%
<b>GRAND TOTAL</b>	<b>1,391</b>	<b>2,151</b>	<b>-35.33%</b>	<b>\$976,493,052</b>	<b>\$1,303,211,924</b>	<b>-25.07%</b>	<b>98.62%</b>	<b>98.91%</b>

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South Okanagan Statistics -- July 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	\$1,564,000	\$1,132,429	38.11%	\$1,375,000	\$1,047,500	31.26%	51	42	20.68%
Duplex	\$735,980	\$489,801	50.26%	\$709,900	\$523,000	35.74%	73	34	113.79%
Mobile Home	\$194,782	\$177,289	9.87%	\$175,000	\$185,450	-5.63%	41	42	-2.85%
Residential	\$745,126	\$705,364	5.64%	\$722,500	\$625,750	15.46%	45	43	5.80%
Residential WF	\$1,171,800	\$1,620,000	-27.67%	\$1,250,000	\$1,620,000	-22.84%	42	17	144.71%
3/4-Plex		\$831,250			\$831,250			27	
Apartment	\$467,062	\$365,876	27.66%	\$360,000	\$360,000	0.00%	41	51	-19.42%
Townhouse	\$469,356	\$443,492	5.83%	\$419,500	\$395,000	6.20%	38	40	-5.04%
RES TOTAL	\$650,686	\$589,503	10.38%	\$660,000	\$494,850	33.37%	44	43	1.73%
FARMS		\$665,000			\$665,000			11	
MULTIFAMILY		\$1,725,000			\$1,725,000			287	
Acreage	\$823,333	\$404,317	103.64%	\$440,000	\$339,950	29.43%	54	75	-27.72%
Acreage WF									
Lots	\$200,000	\$377,250	-46.98%	\$200,000	\$269,750	-25.86%	34	125	-73.24%
Business	\$635,000			\$635,000			74		
Commercial	\$317,491	\$2,374,000	-86.63%	\$259,975	\$2,200,000	-88.18%	134	55	144.09%
Land									
COMM TOTAL	\$380,993	\$2,374,000	-83.95%	\$515,000	\$2,200,000	-76.59%	122	55	122.18%
<b>GRAND TOTAL</b>	<b>\$639,725</b>	<b>\$613,479</b>	<b>4.28%</b>	<b>\$637,500</b>	<b>\$480,000</b>	<b>32.81%</b>	<b>47</b>	<b>50</b>	<b>-7.14%</b>

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South Okanagan Statistics -- July 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	\$1,287,719	\$1,105,649	16.47%	\$1,165,000	\$985,000	18.27%	63	91	-31.28%
Duplex	\$665,174	\$578,934	14.90%	\$619,000	\$494,500	25.18%	47	53	-11.50%
Mobile Home	\$216,623	\$173,865	24.59%	\$180,000	\$154,100	16.81%	48	46	3.82%
Residential	\$806,415	\$709,293	13.69%	\$750,000	\$644,000	16.46%	41	52	-20.93%
Residential WF	\$1,490,647	\$1,782,745	-16.38%	\$1,280,000	\$1,869,000	-31.51%	56	61	-9.26%
3/4-Plex	\$598,875	\$824,786	-27.39%	\$565,250	\$695,000	-18.67%	79	46	69.08%
Apartment	\$426,435	\$392,629	8.61%	\$375,000	\$345,000	8.70%	46	91	-49.64%
Townhouse	\$569,102	\$466,337	22.04%	\$499,900	\$421,500	18.60%	35	58	-38.87%
RES TOTAL	\$677,750	\$603,750	12.26%	\$625,000	\$512,500	21.95%	44	64	-32.26%
FARMS	\$1,584,446	\$1,487,000	6.55%	\$1,462,500	\$1,212,500	20.62%	58	159	-63.38%
MULTIFAMILY	\$1,772,488	\$1,485,291	19.34%	\$1,714,950	\$1,410,000	21.63%	126	98	28.10%
Acreage	\$587,579	\$450,379	30.46%	\$394,500	\$289,500	36.27%	101	155	-34.96%
Acreage WF									
Lots	\$382,017	\$318,013	20.13%	\$319,950	\$265,000	20.74%	119	183	-35.07%
Business	\$1,046,083	\$1,626,804	-35.70%	\$485,000	\$851,239	-43.02%	144	205	-29.96%
Commercial	\$1,204,638	\$791,799	52.14%	\$620,000	\$635,000	-2.36%	114	144	-20.39%
Land	\$3,290,000			\$3,290,000			244		
COMM TOTAL	\$1,230,411	\$914,996	34.47%	\$620,000	\$670,000	-7.46%	121	153	-20.57%
<b>GRAND TOTAL</b>	<b>\$702,008</b>	<b>\$605,863</b>	<b>15.87%</b>	<b>\$610,000</b>	<b>\$475,000</b>	<b>28.42%</b>	<b>52</b>	<b>83</b>	<b>-37.13%</b>

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