

**South Okanagan Monthly Statistics
July 2023**

Table of Contents

Table of Contents	2
Zone Totals	3
Quick Summary Part 1	4
Quick Summary Part 2	5
Listing Information	6
Sales Information (Month)	7
Sales Information (YTD)	8
Average/Median Price, Days to Sell (Month)	9
Average/Median Price, Days to Sell (YTD)	10

Central Okanagan Statistics -- July 2023

Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	1,140	973	17.16%	7,106	7,630	-6.87%
2 Units Sold	443	325	36.31%	2,976	3,692	-19.39%
3 Sales Volume	\$363,420,958	\$302,024,486	20.33%	\$2,424,910,753	\$3,318,902,146	-26.94%
4 List/Sell Ratio	96.95%	96.50%		96.80%	100.12%	
5 Days to Sell	46	44	5.53%	56	35	58.43%
6 Active Listings	3,095	2,710	14.21%			
Area = North Okanagan						
1 Units Listed	329	367	-10.35%	2,314	2,511	-7.85%
2 Units Sold	168	169	-0.59%	1,076	1,477	-27.15%
3 Sales Volume	\$125,448,280	\$112,232,165	11.78%	\$729,786,685	\$1,038,086,921	-29.70%
4 List/Sell Ratio	97.10%	96.72%		96.94%	99.66%	
5 Days to Sell	58	40	45.95%	63	46	39.04%
6 Active Listings	1,227	973	26.10%			
Area = Shuswap / Revel						
1 Units Listed	205	246	-16.67%	1,441	1,617	-10.88%
2 Units Sold	107	102	4.90%	672	794	-15.37%
3 Sales Volume	\$63,222,119	\$61,927,597	2.09%	\$413,638,951	\$489,882,110	-15.56%
4 List/Sell Ratio	97.00%	96.16%		96.63%	98.36%	
5 Days to Sell	58	49	19.28%	75	56	34.10%
6 Active Listings	876	842	4.04%			
Area = South Okanagan						
1 Units Listed	299	217	37.79%	1,935	1,737	11.40%
2 Units Sold	184	159	15.72%	1,109	1,413	-21.51%
3 Sales Volume	\$124,190,816	\$100,568,564	23.49%	\$741,356,160	\$976,675,952	-24.09%
4 List/Sell Ratio	96.51%	97.08%		96.28%	98.62%	
5 Days to Sell	73	48	53.80%	72	56	29.85%
6 Active Listings	1,687	1,280	31.80%			
Area = South Peace Riv						
1 Units Listed	17	20	-15.00%	120	139	-13.67%
2 Units Sold	42	49	-14.29%	235	407	-42.26%
3 Sales Volume	\$14,684,252	\$13,496,737	8.80%	\$68,856,852	\$112,133,707	-38.59%
4 List/Sell Ratio	96.23%	96.20%		95.86%	96.72%	
5 Days to Sell	112	84	33.39%	102	106	-4.31%
6 Active Listings	504	469	7.46%			
Area = Grand Total						
1 Units Listed	1,990	1,823	9.16%	12,916	13,634	-5.27%
2 Units Sold	944	804	17.41%	6,068	7,783	-22.04%
3 Sales Volume	\$690,966,425	\$590,249,549	17.06%	\$4,378,549,402	\$5,935,680,836	-26.23%
4 List/Sell Ratio	96.89%	96.60%		96.70%	99.58%	
5 Days to Sell	58	47	23.69%	64	47	37.13%
6 Active Listings	7,389	6,274	17.77%			

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

South Okanagan Statistics -- July 2023

Quick Summary Part 1**Residential**

Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	184	\$124,190,816	77	\$64,043,539
Last Month	198	\$128,646,827	87	\$70,913,462
This Month Last Year	159	\$100,568,564	76	\$56,634,700

Description	Total Listings Taken	Inventory
This Month	299	1,687
Last Month	345	1,625
This Month Last Year	217	1,280

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

South Okanagan Statistics -- July 2023

Quick Summary Part 2

Condo/Apt

Sales	32
New Listings	29
Current Inventory	198
Sell/Inv. Ratio	16.16%
Days to Sell	102
Average Price	\$421,177
Median Price	\$415,000

Condo/Townhouse

Sales	16
New Listings	22
Current Inventory	126
Sell/Inv. Ratio	12.70%
Days to Sell	49
Average Price	\$537,281
Median Price	\$506,250

Lots

Sales	8
New Listings	17
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	107
Average Price	\$971,063
Median Price	\$378,250

Residential

Sales	77
New Listings	134
Current Inventory	511
Sell/Inv. Ratio	15.07%
Days to Sell	59
Average Price	\$831,734
Median Price	\$735,000

Ratio of Sales vs Inventory	13.50%
-----------------------------	--------

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

South Okanagan Statistics -- July 2023

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	17	18	-5.56%	129	139	-7.19	147	131	12.21
Duplex	23	0	0.00%	64	46	39.13	47	17	176.47
Mobile Home	12	11	9.09%	90	76	18.42	42	45	-6.67
Recreational	1	2	-50.00%	14	7	100.00	14	4	250.00
Residential	134	78	71.79%	756	642	17.76	511	379	34.83
Residential WF	7	3	133.33%	34	22	54.55	25	21	19.05
3/4-Plex	0	1	-100.00%	8	7	14.29	8	10	-20.00
Apartment	29	31	-6.45%	211	228	-7.46	198	119	66.39
Townhouse	22	14	57.14%	178	138	28.99	126	91	38.46
RES TOTAL	245	158.00	55.06%	1,484	1,305	13.72%	1,118	817	36.84
FARMS	9	9	0.00%	58	67	-13.43	88	69	27.54
MULTIFAMILY	4	3	33.33%	14	13	7.69	15	10	50.00
Acreage	3	3	0.00%	73	62	17.74	90	68	32.35
Acreage WF	0	1	-100.00%	0	2	-100.00	1	2	-50.00
Lots	14	26	-46.15%	121	117	3.42	150	111	35.14
Lots WF	0	0	0.00%	0	1	-100.00			
LOTS TOTAL	17	30.00	-43.33%	194	182	6.59%	241	181	33.15
Business	3	1	200.00%	26	21	23.81	30	28	7.14
Commercial	14	8	75.00%	97	89	8.99	105	85	23.53
Land	1	0	0.00%	4	4	0.00	2	2	0.00
COMM TOTAL	18	9.00	100.00%	127	114	11.40%	137	115	19.13
GRAND TOTAL	293	209	40.19%	1,877	1,681	11.66%	1,599	1,192	34.14

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

South Okanagan Statistics -- July 2023

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	11	5	120.00%	\$14,484,000	\$7,820,000	85.22%	93.05%	97.62%
Duplex	8	5	60.00%	\$6,444,000	\$3,679,900	75.11%	99.05%	102.25%
Mobile Home	18	17	5.88%	\$3,124,300	\$3,311,300	-5.65%	94.04%	95.06%
Recreational	1	0	0.00%	\$450,000	\$0	0.00%	90.18%	0.00%
Residential	77	76	1.32%	\$64,043,539	\$56,634,700	13.08%	97.28%	97.15%
Residential WF	1	5	-80.00%	\$1,950,000	\$5,859,000	-66.72%	92.86%	93.73%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	32	21	52.38%	\$13,477,650	\$9,808,300	37.41%	97.70%	98.78%
Townhouse	16	18	-11.11%	\$8,596,500	\$8,448,400	1.75%	98.38%	98.29%
RES TOTAL	164	147	11.56%	\$112,569,989	\$95,561,600	17.80%	96.74%	97.35%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	4	3	33.33%	\$6,805,000	\$2,470,000	175.51%	88.16%	92.58%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	4	1	300.00%	\$963,500	\$135,000	613.70%	96.46%	90.60%
Business	0	1	-100.00%	\$0	\$635,000	-100.00%	0.00%	97.84%
Commercial	7	4	75.00%	\$1,957,376	\$1,269,964	54.13%	115.40%	87.96%
Land	1	0	0.00%	\$1,750,001	\$0	0.00%	100.00%	0.00%
COMM TOTAL	8	5	60.00%	\$3,707,377	\$1,904,964	94.62%	107.58%	91.02%
GRAND TOTAL	180	156	15.38%	\$124,045,866	\$100,071,564	23.96%	96.52%	97.09%

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

South Okanagan Statistics -- July 2023

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	46	55	-16.36%	\$62,881,900	\$72,030,000	-12.70%	93.72%	96.43%
Duplex	36	53	-32.08%	\$24,511,928	\$35,254,200	-30.47%	98.49%	102.72%
Mobile Home	93	98	-5.10%	\$17,921,400	\$21,316,700	-15.93%	93.99%	97.19%
Recreational	2	0	0.00%	\$780,000	\$0	0.00%	92.98%	0.00%
Residential	458	581	-21.17%	\$361,267,507	\$468,530,181	-22.89%	97.18%	99.34%
Residential WF	8	17	-52.94%	\$12,057,500	\$25,341,000	-52.42%	91.13%	96.42%
3/4-Plex	1	4	-75.00%	\$506,000	\$2,395,500	-78.88%	94.60%	91.50%
Apartment	215	244	-11.89%	\$96,417,261	\$104,050,102	-7.34%	97.23%	99.53%
Townhouse	124	144	-13.89%	\$66,648,549	\$81,950,643	-18.67%	97.76%	100.65%
RES TOTAL	983	1,196	-17.81%	\$642,992,045	\$810,868,326	-20.70%	96.73%	99.20%
FARMS	7	28	-75.00%	\$8,670,000	\$44,364,500	-80.46%	93.05%	94.64%
MULTIFAMILY	2	8	-75.00%	\$8,750,000	\$14,179,900	-38.29%	93.14%	93.06%
Acreage	15	38	-60.53%	\$12,507,619	\$22,328,000	-43.98%	89.83%	95.43%
Acreage WF	1	0	0.00%	\$480,000	\$0	0.00%	96.02%	0.00%
Lots	28	71	-60.56%	\$8,878,700	\$27,240,238	-67.41%	97.40%	97.53%
Business	7	6	16.67%	\$15,227,800	\$6,276,500	142.62%	83.03%	99.83%
Commercial	33	37	-10.81%	\$37,462,155	\$44,571,588	-15.95%	98.45%	96.75%
Land	1	1	0.00%	\$1,750,001	\$3,290,000	-46.81%	100.00%	100.00%
COMM TOTAL	41	44	-6.82%	\$54,439,956	\$54,138,088	0.56%	93.63%	97.29%
GRAND TOTAL	1,077	1,385	-22.24%	\$736,718,320	\$973,119,052	-24.29%	96.29%	98.64%

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

South Okanagan Statistics -- July 2023

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	\$1,316,727	\$1,564,000	-15.81%	\$1,220,000	\$1,375,000	-11.27%	127	51	150.63%
Duplex	\$805,500	\$735,980	9.45%	\$687,500	\$709,900	-3.16%	41	73	-43.97%
Mobile Home	\$173,572	\$194,782	-10.89%	\$172,500	\$175,000	-1.43%	52	41	26.78%
Recreational	\$450,000			\$450,000			119		
Residential	\$831,734	\$745,193	11.61%	\$735,000	\$718,750	2.26%	59	45	30.90%
Residential WF	\$1,950,000	\$1,171,800	66.41%	\$1,950,000	\$1,250,000	56.00%	29	42	-30.29%
3/4-Plex									
Apartment	\$421,177	\$467,062	-9.82%	\$415,000	\$360,000	15.28%	102	41	148.60%
Townhouse	\$537,281	\$469,356	14.47%	\$506,250	\$419,500	20.68%	49	38	28.50%
RES TOTAL	\$686,402	\$650,079	5.59%	\$600,000	\$660,000	-9.09%	70	44	57.19%
FARMS									
MULTIFAMILY									
Acreage	\$1,701,250	\$823,333	106.63%	\$1,645,000	\$440,000	273.86%	94	54	73.47%
Acreage WF									
Lots	\$240,875	\$135,000	78.43%	\$237,500	\$135,000	75.93%	120	47	154.79%
Business		\$635,000			\$635,000			74	
Commercial	\$279,625	\$317,491	-11.93%	\$354,000	\$259,975	36.17%	96	134	-28.81%
Land	\$1,750,001			\$1,750,001			47		
COMM TOTAL	\$463,422	\$380,993	21.64%	\$358,250	\$515,000	-30.44%	90	122	-26.76%
GRAND TOTAL	\$689,144	\$641,484	7.43%	\$586,000	\$637,500	-8.08%	72	47	53.55%

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

South Okanagan Statistics -- July 2023

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	\$1,366,998	\$1,309,636	4.38%	\$1,125,000	\$1,180,000	-4.66%	97	63	54.14%
Duplex	\$680,887	\$665,174	2.36%	\$626,750	\$619,000	1.25%	46	47	-1.67%
Mobile Home	\$192,703	\$217,517	-11.41%	\$180,000	\$180,000	0.00%	73	47	54.35%
Recreational	\$390,000			\$390,000			84		
Residential	\$788,794	\$806,420	-2.19%	\$720,000	\$750,000	-4.00%	58	42	40.61%
Residential WF	\$1,507,188	\$1,490,647	1.11%	\$1,618,750	\$1,280,000	26.46%	53	56	-5.76%
3/4-Plex	\$506,000	\$598,875	-15.51%	\$506,000	\$565,250	-10.48%	30	79	-61.78%
Apartment	\$448,452	\$426,435	5.16%	\$380,000	\$375,000	1.33%	82	46	79.75%
Townhouse	\$537,488	\$569,102	-5.55%	\$483,750	\$499,900	-3.23%	54	35	52.78%
RES TOTAL	\$654,112	\$677,984	-3.52%	\$580,000	\$625,000	-7.20%	66	44	50.61%
FARMS	\$1,238,571	\$1,584,446	-21.83%	\$960,000	\$1,462,500	-34.36%	72	58	23.27%
MULTIFAMILY	\$4,375,000	\$1,772,488	146.83%	\$4,375,000	\$1,714,950	155.11%	40	126	-68.22%
Acreage	\$833,841	\$587,579	41.91%	\$410,000	\$394,500	3.93%	140	101	39.60%
Acreage WF	\$480,000			\$480,000			37		
Lots	\$317,096	\$383,665	-17.35%	\$287,000	\$320,000	-10.31%	98	120	-18.65%
Business	\$2,175,400	\$1,046,083	107.96%	\$83,000	\$485,000	-82.89%	110	144	-23.05%
Commercial	\$1,135,217	\$1,204,638	-5.76%	\$450,000	\$620,000	-27.42%	101	114	-11.37%
Land	\$1,750,001	\$3,290,000	-46.81%	\$1,750,001	\$3,290,000	-46.81%	47	244	-80.74%
COMM TOTAL	\$1,327,804	\$1,230,411	7.92%	\$400,000	\$620,000	-35.48%	102	121	-16.25%
GRAND TOTAL	\$684,047	\$702,613	-2.64%	\$570,000	\$610,000	-6.56%	69	52	31.66%

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