

South Okanagan Monthly Statistics
August 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	969	783	23.75%	8,615	7,839	9.90%
2 Units Sold	428	585	-26.84%	4,125	6,019	-31.47%
3 Sales Volume	\$353,149,727	\$469,399,182	-24.77%	\$3,687,014,872	\$4,556,060,567	-19.07%
4 List/Sell Ratio	96.64%	99.41%		99.68%	100.06%	
5 Days to Sell	47	42	11.58%	37	47	-22.14%
6 Active Listings	2,723	1,563	74.22%			
Area = North Okanagan						
1 Units Listed	332	273	21.61%	2,824	2,741	3.03%
2 Units Sold	150	238	-36.97%	1,629	2,207	-26.19%
3 Sales Volume	\$104,440,399	\$143,731,546	-27.34%	\$1,149,179,320	\$1,343,928,044	-14.49%
4 List/Sell Ratio	96.10%	98.80%		99.27%	99.50%	
5 Days to Sell	50	49	1.09%	46	67	-31.09%
6 Active Listings	1,029	789	30.42%			
Area = Shuswap / Revel						
1 Units Listed	176	166	6.02%	1,796	1,598	12.39%
2 Units Sold	101	149	-32.21%	895	1,266	-29.30%
3 Sales Volume	\$64,986,902	\$80,849,734	-19.62%	\$554,869,013	\$638,100,178	-13.04%
4 List/Sell Ratio	95.41%	97.24%		98.01%	98.00%	
5 Days to Sell	87	66	30.76%	59	84	-29.52%
6 Active Listings	840	543	54.70%			
Area = South Okanagan						
1 Units Listed	246	396	-37.88%	1,983	3,308	-40.05%
2 Units Sold	152	253	-39.92%	1,570	2,462	-36.23%
3 Sales Volume	\$101,306,108	\$155,880,824	-35.01%	\$1,081,061,060	\$1,468,917,648	-26.40%
4 List/Sell Ratio	95.89%	98.22%		98.35%	98.81%	
5 Days to Sell	58	59	-1.84%	56	84	-33.10%
6 Active Listings	1,330	1,028	29.38%			
Area = South Peace Riv						
1 Units Listed	25	105	-76.19%	164	829	-80.22%
2 Units Sold	49	79	-37.97%	456	435	4.83%
3 Sales Volume	\$12,820,555	\$24,021,079	-46.63%	\$124,954,262	\$121,683,959	2.69%
4 List/Sell Ratio	95.46%	96.80%		96.59%	95.97%	
5 Days to Sell	107	114	-6.80%	106	128	-16.85%
6 Active Listings	462	479	-3.55%			
Area = Grand Total						
1 Units Listed	1,748	1,723	1.45%	15,382	16,315	-5.72%
2 Units Sold	880	1,304	-32.52%	8,675	12,389	-29.98%
3 Sales Volume	\$636,703,691	\$873,882,365	-27.14%	\$6,597,078,527	\$8,128,690,395	-18.84%
4 List/Sell Ratio	96.28%	98.82%		99.19%	99.51%	
5 Days to Sell	57	54	6.31%	48	65	-25.71%
6 Active Listings	6,384	4,402	45.02%			

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

South Okanagan Statistics -- August 2022

Quick Summary Part 1

Residential				
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	152	\$101,306,108	64	\$55,042,449
Last Month	161	\$101,598,564	77	\$57,399,700
This Month Last Year	253	\$155,880,824	110	\$75,119,212

Description	Total Listings Taken	Inventory
This Month	246	1,330
Last Month	217	1,280
This Month Last Year	396	1,028

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South Okanagan Statistics -- August 2022

Quick Summary Part 2

Condo/Apt

Sales	29
New Listings	21
Current Inventory	112
Sell/Inv. Ratio	25.89%
Days to Sell	39
Average Price	\$428,643
Median Price	\$406,000

Condo/Townhouse

Sales	17
New Listings	36
Current Inventory	112
Sell/Inv. Ratio	15.18%
Days to Sell	47
Average Price	\$542,229
Median Price	\$559,000

Lots

Sales	10
New Listings	17
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	61
Average Price	\$489,030
Median Price	\$286,200

Residential

Sales	64
New Listings	88
Current Inventory	361
Sell/Inv. Ratio	17.73%
Days to Sell	47
Average Price	\$860,038
Median Price	\$783,500

Ratio of Sales vs Inventory	16.57%
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South Okanagan Statistics -- August 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	16	24	-33.33%	156	222	-29.73	130	108	20.37
Duplex	7	8	-12.50%	53	98	-45.92	21	13	61.54
Mobile Home	10	29	-65.52%	86	151	-43.05	48	41	17.07
Recreational	1	0	0.00%	7	0	0.00	8		
Residential	88	132	-33.33%	730	1,170	-37.61	361	275	31.27
Residential WF	7	9	-22.22%	29	54	-46.30	23	11	109.09
3/4-Plex	0	3	-100.00%	7	26	-73.08	9	10	-10.00
Apartment	21	59	-64.41%	244	491	-50.31	112	108	3.70
Townhouse	36	33	9.09%	173	309	-44.01	112	63	77.78
RES TOTAL	186	297.00	-37.37%	1,485	2,521	-41.09%	824	629	31.00
FARMS	5	14	-64.29%	72	123	-41.46	66	61	8.20
MULTIFAMILY	1	1	0.00%	14	40	-65.00	10	17	-41.18
Acreage	6	9	-33.33%	68	126	-46.03	73	59	23.73
Acreage WF	1	1	0.00%	3	1	200.00	2	1	100.00
Lots	10	42	-76.19%	127	220	-42.27	139	86	61.63
Lots WF	0	0	0.00%	1	0	0.00			
LOTS TOTAL	17	52.00	-67.31%	199	347	-42.65%	214	146	46.58
Business	3	3	0.00%	24	37	-35.14	29	25	16.00
Commercial	11	19	-42.11%	100	135	-25.93	85	79	7.59
Land	4	3	33.33%	8	6	33.33	6	6	0.00
COMM TOTAL	18	25.00	-28.00%	132	178	-25.84%	120	110	9.09
GRAND TOTAL	227	389	-41.65%	1,902	3,209	-40.73%	1,234	963	28.14

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South Okanagan Statistics -- August 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	13	-69.23%	\$4,463,900	\$19,435,000	-77.03%	95.00%	94.78%
Duplex	4	6	-33.33%	\$2,320,000	\$3,173,500	-26.89%	94.58%	101.30%
Mobile Home	12	13	-7.69%	\$2,364,900	\$2,608,400	-9.34%	95.80%	97.49%
Residential	64	110	-41.82%	\$55,042,449	\$75,119,212	-26.73%	96.28%	99.58%
Residential WF	3	2	50.00%	\$5,150,000	\$2,712,000	89.90%	95.85%	101.61%
3/4-Plex	2	2	0.00%	\$2,030,000	\$3,480,000	-41.67%	88.26%	94.08%
Apartment	29	37	-21.62%	\$12,430,660	\$16,235,451	-23.44%	97.84%	99.28%
Townhouse	17	30	-43.33%	\$9,217,900	\$17,829,661	-48.30%	98.14%	100.27%
RES TOTAL	135	213	-36.62%	\$93,019,809	\$140,593,224	-33.84%	96.34%	98.84%
FARMS	0	1	-100.00%	\$0	\$1,325,000	-100.00%	0.00%	94.71%
MULTIFAMILY	0	1	-100.00%	\$0	\$505,000	-100.00%	0.00%	101.02%
Acreage	4	3	33.33%	\$2,162,400	\$2,538,000	-14.80%	86.85%	103.25%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	6	23	-73.91%	\$2,727,900	\$7,870,100	-65.34%	98.70%	87.73%
Business	2	1	100.00%	\$799,999	\$70,000	1,042.86%	103.91%	0.00%
Commercial	2	4	-50.00%	\$2,215,000	\$1,985,000	11.59%	83.59%	96.65%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	4	5	-20.00%	\$3,014,999	\$2,055,000	46.72%	88.16%	100.06%
GRAND TOTAL	149	246	-39.43%	\$100,925,108	\$154,886,324	-34.84%	95.91%	98.26%

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South Okanagan Statistics -- August 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	60	108	-44.44%	\$77,543,900	\$124,471,700	-37.70%	96.16%	97.30%
Duplex	57	78	-26.92%	\$37,574,200	\$44,856,757	-16.24%	102.18%	99.13%
Mobile Home	111	107	3.74%	\$23,810,600	\$18,951,735	25.64%	97.07%	97.36%
Residential	647	898	-27.95%	\$525,207,630	\$634,041,893	-17.17%	99.02%	99.19%
Residential WF	20	30	-33.33%	\$30,491,000	\$52,628,851	-42.06%	96.32%	99.86%
3/4-Plex	6	9	-33.33%	\$4,425,500	\$9,253,500	-52.17%	89.99%	95.99%
Apartment	273	467	-41.54%	\$116,480,762	\$185,065,746	-37.06%	99.35%	99.46%
Townhouse	161	266	-39.47%	\$91,168,543	\$127,885,078	-28.71%	100.39%	100.30%
RES TOTAL	1,335	1,963	-31.99%	\$906,702,135	\$1,197,155,260	-24.26%	98.88%	99.12%
FARMS	28	45	-37.78%	\$44,364,500	\$66,753,000	-33.54%	94.64%	95.23%
MULTIFAMILY	8	16	-50.00%	\$14,179,900	\$22,784,360	-37.76%	93.06%	116.78%
Acreage	42	107	-60.75%	\$24,490,400	\$49,377,462	-50.40%	94.60%	97.72%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	78	200	-61.00%	\$30,233,138	\$64,158,392	-52.88%	97.58%	97.07%
Business	8	10	-20.00%	\$7,076,499	\$14,711,239	-51.90%	100.28%	92.36%
Commercial	39	56	-30.36%	\$46,786,588	\$43,158,535	8.41%	96.03%	95.24%
Land	1	0	0.00%	\$3,290,000	\$0	0.00%	100.00%	0.00%
COMM TOTAL	48	66	-27.27%	\$57,153,087	\$57,869,774	-1.24%	96.76%	94.49%
GRAND TOTAL	1,539	2,397	-35.79%	\$1,077,123,160	\$1,458,098,248	-26.13%	98.36%	98.84%

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South Okanagan Statistics -- August 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	\$1,115,975	\$1,495,000	-25.35%	\$1,154,500	\$1,375,000	-16.04%	86	67	28.80%
Duplex	\$580,000	\$528,917	9.66%	\$600,000	\$464,250	29.24%	45	40	13.29%
Mobile Home	\$197,075	\$200,646	-1.78%	\$155,000	\$140,300	10.48%	50	32	59.07%
Residential	\$860,038	\$682,902	25.94%	\$783,500	\$610,000	28.44%	47	55	-15.84%
Residential WF	\$1,716,667	\$1,356,000	26.60%	\$1,500,000	\$1,356,000	10.62%	77	32	141.67%
3/4-Plex	\$1,015,000	\$1,740,000	-41.67%	\$1,015,000	\$1,740,000	-41.67%	23	58	-61.21%
Apartment	\$428,643	\$438,796	-2.31%	\$406,000	\$375,000	8.27%	39	53	-25.50%
Townhouse	\$542,229	\$594,322	-8.77%	\$559,000	\$457,450	22.20%	47	49	-3.80%
RES TOTAL	\$689,036	\$660,062	4.39%	\$620,000	\$540,000	14.81%	47	53	-10.96%
FARMS		\$1,325,000			\$1,325,000			77	
MULTIFAMILY		\$505,000			\$505,000			19	
Acreage	\$540,600	\$846,000	-36.10%	\$313,700	\$469,000	-33.11%	71	188	-62.30%
Acreage WF									
Lots	\$454,650	\$342,178	32.87%	\$184,950	\$275,000	-32.75%	55	83	-33.46%
Business	\$400,000	\$70,000	471.43%	\$400,000	\$70,000	471.43%	580	113	412.83%
Commercial	\$1,107,500	\$496,250	123.17%	\$1,107,500	\$558,750	98.21%	184	42	335.50%
Land									
COMM TOTAL	\$753,750	\$411,000	83.39%	\$570,000	\$532,500	7.04%	382	56	576.86%
GRAND TOTAL	\$677,350	\$629,619	7.58%	\$599,900	\$500,000	19.98%	57	57	-0.52%

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South Okanagan Statistics -- August 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	\$1,292,398	\$1,152,516	12.14%	\$1,172,000	\$1,012,500	15.75%	64	88	-27.01%
Duplex	\$659,196	\$575,087	14.63%	\$619,000	\$493,250	25.49%	46	52	-10.02%
Mobile Home	\$214,510	\$177,119	21.11%	\$179,900	\$153,200	17.43%	48	44	8.54%
Residential	\$811,758	\$706,060	14.97%	\$750,000	\$640,000	17.19%	42	53	-20.51%
Residential WF	\$1,524,550	\$1,754,295	-13.10%	\$1,340,000	\$1,869,000	-28.30%	59	59	-0.81%
3/4-Plex	\$737,583	\$1,028,167	-28.26%	\$790,750	\$967,500	-18.27%	60	49	22.11%
Apartment	\$426,669	\$396,286	7.67%	\$378,000	\$348,000	8.62%	45	88	-48.68%
Townhouse	\$566,264	\$480,771	17.78%	\$510,000	\$425,444	19.87%	37	57	-35.63%
RES TOTAL	\$679,178	\$609,860	11.37%	\$620,000	\$515,000	20.39%	44	63	-30.38%
FARMS	\$1,584,446	\$1,483,400	6.81%	\$1,462,500	\$1,225,000	19.39%	58	157	-62.95%
MULTIFAMILY	\$1,772,488	\$1,424,023	24.47%	\$1,714,950	\$1,401,500	22.37%	126	93	34.90%
Acreage	\$583,105	\$461,472	26.36%	\$382,500	\$298,500	28.14%	98	155	-37.17%
Acreage WF									
Lots	\$387,604	\$320,792	20.83%	\$318,700	\$270,000	18.04%	114	171	-33.57%
Business	\$884,562	\$1,471,124	-39.87%	\$475,000	\$808,119	-41.22%	253	196	29.02%
Commercial	\$1,199,656	\$770,688	55.66%	\$620,000	\$602,500	2.90%	118	136	-13.54%
Land	\$3,290,000			\$3,290,000			244		
COMM TOTAL	\$1,190,689	\$876,815	35.80%	\$610,000	\$635,000	-3.94%	143	145	-1.64%
GRAND TOTAL	\$699,885	\$608,301	15.06%	\$609,900	\$477,000	27.86%	53	81	-34.49%

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