

**South Okanagan Monthly Statistics
November 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	584	653	-10.57%	10,942	10,178	7.51%
2 Units Sold	267	592	-54.90%	5,080	7,814	-34.99%
3 Sales Volume	\$230,891,063	\$495,990,270	-53.45%	\$4,499,316,841	\$6,035,351,137	-25.45%
4 List/Sell Ratio	95.83%	99.14%		99.00%	99.87%	
5 Days to Sell	57	44	30.36%	40	46	-13.28%
6 Active Listings	2,396	1,329	80.29%			
Area = North Okanagan						
1 Units Listed	207	222	-6.76%	3,612	3,578	0.95%
2 Units Sold	107	229	-53.28%	2,007	2,848	-29.53%
3 Sales Volume	\$67,276,833	\$150,392,799	-55.27%	\$1,405,745,531	\$1,755,155,986	-19.91%
4 List/Sell Ratio	95.67%	98.45%		98.79%	99.39%	
5 Days to Sell	58	64	-10.74%	48	64	-24.90%
6 Active Listings	912	650	40.31%			
Area = Shuswap / Revel						
1 Units Listed	109	101	7.92%	2,204	2,028	8.68%
2 Units Sold	65	130	-50.00%	1,142	1,634	-30.11%
3 Sales Volume	\$38,334,399	\$78,168,373	-50.96%	\$696,868,072	\$853,837,853	-18.38%
4 List/Sell Ratio	94.03%	97.47%		97.47%	97.84%	
5 Days to Sell	81	77	4.88%	62	80	-22.46%
6 Active Listings	629	425	48.00%			
Area = South Okanagan						
1 Units Listed	217	130	66.92%	2,627	3,924	-33.05%
2 Units Sold	113	217	-47.93%	1,936	3,172	-38.97%
3 Sales Volume	\$77,621,876	\$152,470,146	-49.09%	\$1,319,079,567	\$1,934,825,948	-31.82%
4 List/Sell Ratio	96.24%	98.01%		97.84%	98.48%	
5 Days to Sell	66	65	1.92%	58	78	-25.86%
6 Active Listings	1,282	797	60.85%			
Area = South Peace Riv						
1 Units Listed	6	10	-40.00%	202	933	-78.35%
2 Units Sold	33	55	-40.00%	574	591	-2.88%
3 Sales Volume	\$22,625,900	\$15,057,579	50.26%	\$169,066,567	\$162,543,088	4.01%
4 List/Sell Ratio	86.10%	95.50%		94.84%	95.93%	
5 Days to Sell	114	134	-14.56%	106	124	-13.89%
6 Active Listings	415	465	-10.75%			
Area = Grand Total						
1 Units Listed	1,123	1,116	0.63%	19,587	20,641	-5.11%
2 Units Sold	585	1,223	-52.17%	10,739	16,059	-33.13%
3 Sales Volume	\$436,750,071	\$892,079,167	-51.04%	\$8,090,076,577	\$10,741,714,012	-24.69%
4 List/Sell Ratio	95.16%	98.62%		98.55%	99.31%	
5 Days to Sell	65	59	9.81%	51	62	-18.20%
6 Active Listings	5,634	3,666	53.68%			

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

South Okanagan Statistics -- November 2022

Quick Summary Part 1**Residential**

Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	113	\$77,621,876	58	\$42,669,865
Last Month	147	\$88,234,949	67	\$46,747,599
This Month Last Year	217	\$152,470,146	86	\$61,905,800

Description	Total Listings Taken	Inventory
This Month	217	1,282
Last Month	184	1,305
This Month Last Year	130	797

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South Okanagan Statistics -- November 2022

Quick Summary Part 2

Condo/Apt

Sales	21
New Listings	90
Current Inventory	174
Sell/Inv. Ratio	12.07%
Days to Sell	51
Average Price	\$405,948
Median Price	\$426,500

Condo/Townhouse

Sales	10
New Listings	14
Current Inventory	91
Sell/Inv. Ratio	10.99%
Days to Sell	86
Average Price	\$632,340
Median Price	\$605,000

Lots

Sales	2
New Listings	15
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	46
Average Price	\$1,100,000
Median Price	\$1,100,000

Residential

Sales	58
New Listings	50
Current Inventory	319
Sell/Inv. Ratio	18.18%
Days to Sell	64
Average Price	\$735,687
Median Price	\$622,500

Ratio of Sales vs Inventory	14.00%
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South Okanagan Statistics -- November 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	9	-33.33%	193	267	-27.72	105	74	41.89
Duplex	3	6	-50.00%	66	113	-41.59	20	17	17.65
Mobile Home	9	5	80.00%	116	185	-37.30	54	29	86.21
Recreational	1	1	0.00%	9	1	800.00	4		
Residential	50	31	61.29%	940	1,385	-32.13	319	176	81.25
Residential WF	2	4	-50.00%	36	67	-46.27	15	11	36.36
3/4-Plex	1	1	0.00%	10	27	-62.96	7	4	75.00
Apartment	90	18	400.00%	377	569	-33.74	174	74	135.14
Townhouse	14	10	40.00%	218	363	-39.94	91	43	111.63
RES TOTAL	176	85.00	107.06%	1,965	2,977	-33.99%	789	428	84.35
FARMS	2	4	-50.00%	91	145	-37.24	60	52	15.38
MULTIFAMILY	0	0	0.00%	17	44	-61.36	5	11	-54.55
Acreage	3	4	-25.00%	88	144	-38.89	66	54	22.22
Acreage WF	1	0	0.00%	4	1	300.00	2		
Lots	11	14	-21.43%	166	256	-35.16	140	71	97.18
Lots WF	0	0	0.00%	1	1	0.00		1	
LOTS TOTAL	15	18.00	-16.67%	259	402	-35.57%	208	126	65.08
Business	2	3	-33.33%	35	44	-20.45	26	26	0.00
Commercial	17	13	30.77%	147	175	-16.00	92	74	24.32
Land	0	1	-100.00%	9	11	-18.18	5	8	-37.50
COMM TOTAL	19	17.00	11.76%	191	230	-16.96%	123	108	13.89
GRAND TOTAL	212	124	70.97%	2,523	3,798	-33.57%	1,185	725	63.45

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South Okanagan Statistics -- November 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	3	12	-75.00%	\$3,175,000	\$15,745,200	-79.84%	93.99%	96.36%
Duplex	1	5	-80.00%	\$600,000	\$3,203,000	-81.27%	95.25%	101.62%
Mobile Home	6	9	-33.33%	\$1,201,200	\$1,384,000	-13.21%	93.78%	97.28%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	58	86	-32.56%	\$42,669,865	\$61,905,800	-31.07%	96.37%	98.76%
Residential WF	1	6	-83.33%	\$1,050,000	\$8,847,749	-88.13%	100.00%	93.33%
3/4-Plex	1	0	0.00%	\$1,216,000	\$0	0.00%	97.36%	0.00%
Apartment	21	34	-38.24%	\$8,524,900	\$13,781,683	-38.14%	97.55%	98.49%
Townhouse	10	24	-58.33%	\$6,323,400	\$10,986,650	-42.44%	98.32%	99.35%
RES TOTAL	101	176	-42.61%	\$64,760,365	\$115,854,082	-44.10%	96.61%	98.07%
FARMS	0	3	-100.00%	\$0	\$6,715,000	-100.00%	0.00%	102.52%
MULTIFAMILY	1	1	0.00%	\$1,000,000	\$4,785,000	-79.10%	90.91%	97.85%
Acreage	1	6	-83.33%	\$1,935,000	\$7,164,500	-72.99%	92.14%	99.19%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	1	14	-92.86%	\$265,000	\$4,180,250	-93.66%	91.70%	97.13%
Business	2	1	100.00%	\$2,155,000	\$179,900	1,097.89%	102.72%	100.50%
Commercial	5	11	-54.55%	\$7,107,511	\$13,044,414	-45.51%	93.58%	95.27%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	7	12	-41.67%	\$9,262,511	\$13,224,314	-29.96%	95.56%	95.34%
GRAND TOTAL	111	212	-47.64%	\$77,222,876	\$151,923,146	-49.17%	96.27%	98.03%

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South Okanagan Statistics -- November 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	71	150	-52.67%	\$95,013,900	\$178,407,988	-46.74%	95.06%	96.48%
Duplex	70	97	-27.84%	\$45,839,250	\$55,640,357	-17.62%	101.56%	99.55%
Mobile Home	136	152	-10.53%	\$29,203,100	\$27,223,139	7.27%	96.71%	97.49%
Recreational	1	0	0.00%	\$350,000	\$0	0.00%	87.50%	0.00%
Residential	814	1,182	-31.13%	\$644,349,994	\$835,427,596	-22.87%	98.45%	99.21%
Residential WF	27	44	-38.64%	\$39,768,226	\$81,446,600	-51.17%	96.93%	97.77%
3/4-Plex	7	12	-41.67%	\$5,641,500	\$12,578,500	-55.15%	91.48%	95.73%
Apartment	343	581	-40.96%	\$144,688,712	\$229,464,567	-36.95%	98.95%	99.28%
Townhouse	195	339	-42.48%	\$109,218,966	\$164,439,191	-33.58%	99.95%	100.09%
RES TOTAL	1,664	2,557	-34.92%	\$1,114,073,648	\$1,584,627,938	-29.69%	98.34%	98.87%
FARMS	30	56	-46.43%	\$50,476,100	\$85,853,000	-41.21%	94.39%	96.18%
MULTIFAMILY	11	18	-38.89%	\$15,626,100	\$28,629,360	-45.42%	93.08%	111.61%
Acreage	45	128	-64.84%	\$27,060,400	\$65,111,962	-58.44%	94.33%	97.35%
Acreage WF	0	1	-100.00%	\$0	\$355,000	-100.00%	0.00%	101.43%
Lots	85	243	-65.02%	\$33,166,163	\$77,351,692	-57.12%	97.27%	97.23%
Business	11	11	0.00%	\$9,580,499	\$14,891,139	-35.66%	100.81%	92.45%
Commercial	51	78	-34.62%	\$60,139,107	\$65,842,458	-8.66%	94.78%	92.32%
Land	2	0	0.00%	\$4,015,000	\$0	0.00%	100.63%	0.00%
COMM TOTAL	64	89	-28.09%	\$73,734,606	\$80,733,596	-8.67%	95.83%	92.34%
GRAND TOTAL	1,899	3,092	-38.58%	\$1,314,137,017	\$1,922,662,548	-31.65%	97.86%	98.51%

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South Okanagan Statistics -- November 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	\$1,058,333	\$1,312,100	-19.34%	\$1,075,000	\$1,197,500	-10.23%	108	76	41.05%
Duplex	\$600,000	\$640,600	-6.34%	\$600,000	\$675,000	-11.11%	69	34	102.94%
Mobile Home	\$200,200	\$153,778	30.19%	\$189,000	\$148,000	27.70%	85	34	152.81%
Recreational									
Residential	\$735,687	\$719,835	2.20%	\$622,500	\$688,500	-9.59%	64	49	28.88%
Residential WF	\$1,050,000	\$1,474,625	-28.80%	\$1,050,000	\$1,295,000	-18.92%	197	117	67.90%
3/4-Plex	\$1,216,000			\$1,216,000			50		
Apartment	\$405,948	\$405,344	0.15%	\$426,500	\$348,300	22.45%	51	72	-28.77%
Townhouse	\$632,340	\$457,777	38.13%	\$605,000	\$440,750	37.27%	86	51	69.85%
RES TOTAL	\$641,192	\$658,262	-2.59%	\$585,000	\$579,000	1.04%	67	57	18.11%
FARMS		\$2,238,333			\$2,290,000			33	
MULTIFAMILY	\$1,000,000	\$4,785,000	-79.10%	\$1,000,000	\$4,785,000	-79.10%	103	239	-56.90%
Acreage	\$1,935,000	\$1,194,083	62.05%	\$1,935,000	\$595,000	225.21%	72	67	6.93%
Acreage WF									
Lots	\$265,000	\$298,589	-11.25%	\$265,000	\$245,000	8.16%	20	94	-78.71%
Business	\$1,077,500	\$179,900	498.94%	\$1,077,500	\$179,900	498.94%	43	19	126.32%
Commercial	\$1,421,502	\$1,185,856	19.87%	\$249,000	\$614,000	-59.45%	34	93	-63.62%
Land									
COMM TOTAL	\$1,323,216	\$1,102,026	20.07%	\$345,000	\$527,000	-34.54%	36	87	-58.01%
GRAND TOTAL	\$695,702	\$716,619	-2.92%	\$585,000	\$569,450	2.73%	65	62	5.40%

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South Okanagan Statistics -- November 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	\$1,338,224	\$1,189,387	12.51%	\$1,165,000	\$987,500	17.97%	71	86	-17.12%
Duplex	\$654,846	\$573,612	14.16%	\$631,500	\$499,000	26.55%	53	48	11.78%
Mobile Home	\$214,729	\$179,100	19.89%	\$180,000	\$157,250	14.47%	49	45	9.75%
Recreational	\$350,000			\$350,000			118		
Residential	\$791,585	\$706,792	12.00%	\$740,000	\$647,000	14.37%	46	51	-11.17%
Residential WF	\$1,472,897	\$1,851,059	-20.43%	\$1,280,000	\$1,950,000	-34.36%	67	64	5.00%
3/4-Plex	\$805,929	\$1,048,208	-23.11%	\$900,000	\$1,052,500	-14.49%	58	54	7.54%
Apartment	\$421,833	\$394,948	6.81%	\$378,000	\$347,000	8.93%	47	80	-41.09%
Townhouse	\$560,097	\$485,071	15.47%	\$515,000	\$427,538	20.46%	42	54	-22.03%
RES TOTAL	\$669,515	\$619,722	8.03%	\$610,000	\$528,800	15.36%	48	60	-20.51%
FARMS	\$1,682,537	\$1,533,089	9.75%	\$1,480,000	\$1,275,000	16.08%	61	142	-57.03%
MULTIFAMILY	\$1,420,555	\$1,590,520	-10.69%	\$1,000,000	\$1,401,500	-28.65%	122	106	14.56%
Acreage	\$601,342	\$508,687	18.21%	\$380,000	\$310,000	22.58%	98	146	-33.10%
Acreage WF		\$355,000			\$355,000			19	
Lots	\$390,190	\$318,320	22.58%	\$320,000	\$275,000	16.36%	111	154	-28.07%
Business	\$870,954	\$1,353,740	-35.66%	\$350,000	\$765,000	-54.25%	201	180	12.04%
Commercial	\$1,179,198	\$844,134	39.69%	\$585,000	\$592,500	-1.27%	104	132	-21.58%
Land	\$2,007,500			\$2,007,500			169		
COMM TOTAL	\$1,152,103	\$907,119	27.01%	\$592,500	\$600,000	-1.25%	122	138	-11.27%
GRAND TOTAL	\$692,015	\$621,818	11.29%	\$598,000	\$499,000	19.84%	55	75	-26.80%

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