

**South Okanagan Monthly Statistics
January 2024**

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

Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	712	732	-2.73%	712	732	-2.73%
2 Units Sold	218	163	33.74%	218	163	33.74%
3 Sales Volume	\$168,811,034	\$128,263,634	31.61%	\$168,811,034	\$128,263,634	31.61%
4 List/Sell Ratio	94.55%	95.45%		94.55%	95.45%	
5 Days to Sell	75	81	-8.12%	75	81	-8.12%
6 Active Listings	2,602	2,095	24.20%			
Area = North Okanagan						
1 Units Listed	218	203	7.39%	218	203	7.39%
2 Units Sold	77	58	32.76%	77	58	32.76%
3 Sales Volume	\$46,267,602	\$36,021,934	28.44%	\$46,267,602	\$36,021,934	28.44%
4 List/Sell Ratio	95.76%	95.43%		95.76%	95.43%	
5 Days to Sell	90	74	22.64%	90	74	22.64%
6 Active Listings	982	837	17.32%			
Area = Shuswap / Revel						
1 Units Listed	103	82	25.61%	103	82	25.61%
2 Units Sold	60	45	33.33%	60	45	33.33%
3 Sales Volume	\$32,546,304	\$26,808,963	21.40%	\$32,546,304	\$26,808,963	21.40%
4 List/Sell Ratio	97.06%	97.64%		97.06%	97.64%	
5 Days to Sell	123	104	18.22%	123	104	18.22%
6 Active Listings	588	482	21.99%			
Area = South Okanagan						
1 Units Listed	256	282	-9.22%	256	282	-9.22%
2 Units Sold	72	63	14.29%	72	63	14.29%
3 Sales Volume	\$47,032,450	\$29,824,100	57.70%	\$47,032,450	\$29,824,100	57.70%
4 List/Sell Ratio	93.66%	95.44%		93.66%	95.44%	
5 Days to Sell	131	87	50.86%	131	87	50.86%
6 Active Listings	1,319	1,124	17.35%			
Area = South Peace Riv						
1 Units Listed	64	53	20.75%	64	53	20.75%
2 Units Sold	22	20	10.00%	22	20	10.00%
3 Sales Volume	\$4,747,921	\$4,721,450	0.56%	\$4,747,921	\$4,721,450	0.56%
4 List/Sell Ratio	96.12%	97.33%		96.12%	97.33%	
5 Days to Sell	99	127	-21.63%	99	127	-21.63%
6 Active Listings	353	382	-7.59%			
Area = Grand Total						
1 Units Listed	1,353	1,352	0.07%	1,353	1,352	0.07%
2 Units Sold	449	349	28.65%	449	349	28.65%
3 Sales Volume	\$299,405,311	\$225,640,080	32.69%	\$299,405,311	\$225,640,080	32.69%
4 List/Sell Ratio	94.88%	95.74%		94.88%	95.74%	
5 Days to Sell	94	86	8.68%	94	86	8.68%
6 Active Listings	5,844	4,920	18.78%			

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

South Okanagan Statistics -- January 2024

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	72	\$47,032,450	26	\$17,509,550
Last Month	71	\$37,782,462		
This Month Last Year	66	\$31,182,100	24	\$14,263,600

Description	Total Listings Taken	Inventory
This Month	256	1,319
Last Month	141	1,339
This Month Last Year	282	1,124

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

South Okanagan Statistics -- January 2024

Quick Summary Part 2

Condo/Apt

Sales	11
New Listings	42
Current Inventory	193
Sell/Inv. Ratio	5.70%
Days to Sell	176
Average Price	\$413,000
Median Price	\$450,000

Condo/Townhouse

Sales	9
New Listings	24
Current Inventory	109
Sell/Inv. Ratio	8.26%
Days to Sell	148
Average Price	\$374,989
Median Price	\$387,000

Lots

Sales	6
New Listings	16
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	112
Average Price	\$267,917
Median Price	\$238,500

Residential

Sales	26
New Listings	92
Current Inventory	381
Sell/Inv. Ratio	6.82%
Days to Sell	99
Average Price	\$673,444
Median Price	\$618,750

Ratio of Sales vs Inventory	7.11%
-----------------------------	-------

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

South Okanagan Statistics -- January 2024

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	11	17	-35.29%	11	17	-35.29	97	79	22.78
Duplex	2	0	0.00%	2	0	0.00	12	16	-25.00
Mobile Home	4	16	-75.00%	4	16	-75.00	36	44	-18.18
Recreational	6	1	500.00%	6	1	500.00	63	4	1,475.00
Residential	92	100	-8.00%	92	100	-8.00	381	289	31.83
Residential WF	2	8	-75.00%	2	8	-75.00	14	13	7.69
3/4-Plex	2	0	0.00%	2	0	0.00	7	6	16.67
Apartment	42	41	2.44%	42	41	2.44	193	162	19.14
Townhouse	24	26	-7.69%	24	26	-7.69	109	70	55.71
RES TOTAL	185	209	-11.48%	185	209	-11.48%	912	683	33.53
FARMS	4	11	-63.64%	4	11	-63.64	50	52	-3.85
MULTIFAMILY	4	0	0.00%	4	0	0.00	11	5	120.00
Acreage	5	13	-61.54%	5	13	-61.54	48	53	-9.43
Acreage WF	0	0	0.00%	0	0	0.00		1	
Lots	11	20	-45.00%	11	20	-45.00	106	125	-15.20
Lots WF	0	5	-100.00%	0	5	-100.00	2		
LOTS TOTAL	16	38	-57.89%	16	38	-57.89%	156	179	-12.85
Business	5	5	0.00%	5	5	0.00	21	22	-4.55
Commercial	19	14	35.71%	19	14	35.71	104	88	18.18
Land	1	2	-50.00%	1	2	-50.00	9	4	125.00
COMM TOTAL	25	21	19.05%	25	21	19.05%	134	114	17.54
GRAND TOTAL	234	279	-16.13%	234	279	-16.13%	1,263	1,033	22.27

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

South Okanagan Statistics -- January 2024

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	5	2	150.00%	\$8,083,000	\$1,309,000	517.49%	94.18%	93.23%
Duplex	1	0	0.00%	\$450,000	\$0	0.00%	94.14%	0.00%
Mobile Home	4	8	-50.00%	\$829,500	\$1,576,000	-47.37%	95.04%	92.90%
Recreational	1	0	0.00%	\$52,500	\$0	0.00%	88.98%	0.00%
Residential	26	24	8.33%	\$17,509,550	\$14,263,600	22.76%	95.87%	96.56%
Residential WF	1	1	0.00%	\$3,262,500	\$245,000	1,231.63%	88.20%	94.59%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	11	15	-26.67%	\$4,543,000	\$5,879,400	-22.73%	98.66%	94.52%
Townhouse	9	12	-25.00%	\$3,374,900	\$5,714,100	-40.94%	97.07%	96.14%
RES TOTAL	58	62	-6.45%	\$38,104,950	\$28,987,100	31.45%	95.18%	95.68%
FARMS	0	1	-100.00%	\$0	\$950,000	-100.00%	0.00%	95.10%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	4	2	100.00%	\$1,339,500	\$660,000	102.95%	82.33%	88.02%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	2	0	0.00%	\$268,000	\$0	0.00%	93.77%	0.00%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	6	2	200.00%	\$1,607,500	\$660,000	143.56%	84.04%	88.02%
Business	3	0	0.00%	\$1,085,000	\$0	0.00%	81.40%	0.00%
Commercial	3	1	200.00%	\$4,860,000	\$585,000	730.77%	88.10%	97.66%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	6	1	500.00%	\$5,945,000	\$585,000	916.24%	86.80%	97.66%
GRAND TOTAL	70	66	6.06%	\$45,657,450	\$31,182,100	46.42%	93.56%	95.52%

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

South Okanagan Statistics -- January 2024

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	5	2	150.00%	\$8,083,000	\$1,309,000	517.49%	94.18%	93.23%
Duplex	1	0	0.00%	\$450,000	\$0	0.00%	94.14%	0.00%
Mobile Home	4	8	-50.00%	\$829,500	\$1,576,000	-47.37%	95.04%	92.90%
Recreational	1	0	0.00%	\$52,500	\$0	0.00%	88.98%	0.00%
Residential	26	24	8.33%	\$17,509,550	\$14,263,600	22.76%	95.87%	96.56%
Residential WF	1	1	0.00%	\$3,262,500	\$245,000	1,231.63%	88.20%	94.59%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	11	15	-26.67%	\$4,543,000	\$5,879,400	-22.73%	98.66%	94.52%
Townhouse	9	12	-25.00%	\$3,374,900	\$5,714,100	-40.94%	97.07%	96.14%
RES TOTAL	58	62	-6.45%	\$38,104,950	\$28,987,100	31.45%	95.18%	95.68%
FARMS	0	1	-100.00%	\$0	\$950,000	-100.00%	0.00%	95.10%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	4	2	100.00%	\$1,339,500	\$660,000	102.95%	82.33%	88.02%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	2	0	0.00%	\$268,000	\$0	0.00%	93.77%	0.00%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	6	2	200.00%	\$1,607,500	\$660,000	143.56%	84.04%	88.02%
Business	3	0	0.00%	\$1,085,000	\$0	0.00%	81.40%	0.00%
Commercial	3	1	200.00%	\$4,860,000	\$585,000	730.77%	88.10%	97.66%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	6	1	500.00%	\$5,945,000	\$585,000	916.24%	86.80%	97.66%
GRAND TOTAL	70	66	6.06%	\$45,657,450	\$31,182,100	46.42%	93.56%	95.52%

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

South Okanagan Statistics -- January 2024

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	\$1,616,600	\$654,500	147.00%	\$948,000	\$654,500	44.84%	155	60	160.84%
Duplex	\$450,000			\$450,000			201		
Mobile Home	\$207,375	\$197,000	5.27%	\$221,000	\$154,450	43.09%	109	97	12.63%
Recreational	\$52,500			\$52,500			271		
Residential	\$673,444	\$594,317	13.31%	\$618,750	\$567,000	9.13%	99	80	23.04%
Residential WF 3/4-Plex	\$3,262,500	\$245,000	1,231.63%	\$3,262,500	\$245,000	1,231.63%	265	156	69.87%
Apartment	\$413,000	\$391,960	5.37%	\$450,000	\$355,000	26.76%	176	97	82.32%
Townhouse	\$374,989	\$476,175	-21.25%	\$387,000	\$460,000	-15.87%	148	73	102.59%
RES TOTAL	\$656,982	\$467,534	40.52%	\$515,500	\$442,250	16.56%	134	85	56.98%
FARMS		\$950,000			\$950,000			128	
MULTIFAMILY									
Acreage	\$334,875	\$330,000	1.48%	\$292,250	\$330,000	-11.44%	99	46	117.03%
Acreage WF									
Lots	\$134,000			\$134,000			138		
Lots WF									
LOTS TOTAL	\$267,917	\$330,000	-18.81%	\$238,500	\$330,000	-27.73%	112	46	145.79%
Business	\$361,667			\$260,000			88		
Commercial Land	\$1,620,000	\$585,000	176.92%	\$380,000	\$585,000	-35.04%	191	172	11.24%
COMM TOTAL	\$990,833	\$585,000	69.37%	\$320,000	\$585,000	-45.30%	140	172	-18.80%
GRAND TOTAL	\$652,249	\$472,456	38.06%	\$470,000	\$452,000	3.98%	133	86	53.96%

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

South Okanagan Statistics -- January 2024

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	\$1,616,600	\$654,500	147.00%	\$948,000	\$654,500	44.84%	155	60	160.84%
Duplex	\$450,000			\$450,000			201		
Mobile Home	\$207,375	\$197,000	5.27%	\$221,000	\$154,450	43.09%	109	97	12.63%
Recreational	\$52,500			\$52,500			271		
Residential	\$673,444	\$594,317	13.31%	\$618,750	\$567,000	9.13%	99	80	23.04%
Residential WF	\$3,262,500	\$245,000	1,231.63%	\$3,262,500	\$245,000	1,231.63%	265	156	69.87%
3/4-Plex									
Apartment	\$413,000	\$391,960	5.37%	\$450,000	\$355,000	26.76%	176	97	82.32%
Townhouse	\$374,989	\$476,175	-21.25%	\$387,000	\$460,000	-15.87%	148	73	102.59%
RES TOTAL	\$656,982	\$467,534	40.52%	\$515,500	\$442,250	16.56%	134	85	56.98%
FARMS		\$950,000			\$950,000			128	
MULTIFAMILY									
Acreage	\$334,875	\$330,000	1.48%	\$292,250	\$330,000	-11.44%	99	46	117.03%
Acreage WF									
Lots	\$134,000			\$134,000			138		
Lots WF									
LOTS TOTAL	\$267,917	\$330,000	-18.81%	\$238,500	\$330,000	-27.73%	112	46	145.79%
Business	\$361,667			\$260,000			88		
Commercial	\$1,620,000	\$585,000	176.92%	\$380,000	\$585,000	-35.04%	191	172	11.24%
Land									
COMM TOTAL	\$990,833	\$585,000	69.37%	\$320,000	\$585,000	-45.30%	140	172	-18.80%
GRAND TOTAL	\$652,249	\$472,456	38.06%	\$470,000	\$452,000	3.98%	133	86	53.96%

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