

**South Okanagan Monthly Statistics
March 2023**

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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	1,074	1,276	-15.83%	2,560	2,705	-5.36%
2 Units Sold	455	690	-34.06%	932	1,740	-46.44%
3 Sales Volume	\$369,316,224	\$653,820,881	-43.51%	\$732,102,528	\$1,586,149,814	-53.84%
4 List/Sell Ratio	96.75%	102.27%		96.35%	101.65%	
5 Days to Sell	60	33	80.43%	66	37	75.64%
6 Active Listings	2,457	1,446	69.92%			
Area = North Okanagan						
1 Units Listed	368	389	-5.40%	780	856	-8.88%
2 Units Sold	148	280	-47.14%	318	623	-48.96%
3 Sales Volume	\$97,739,543	\$202,844,126	-51.82%	\$207,536,286	\$440,089,082	-52.84%
4 List/Sell Ratio	95.98%	101.43%		95.62%	100.61%	
5 Days to Sell	74	40	86.27%	73	56	29.24%
6 Active Listings	963	587	64.05%			
Area = Shuswap / Revel						
1 Units Listed	212	198	7.07%	439	466	-5.79%
2 Units Sold	96	116	-17.24%	188	300	-37.33%
3 Sales Volume	\$57,961,865	\$68,124,372	-14.92%	\$110,267,630	\$176,582,682	-37.55%
4 List/Sell Ratio	94.67%	99.58%		95.66%	98.99%	
5 Days to Sell	104	57	81.64%	109	65	67.67%
6 Active Listings	604	414	45.89%			
Area = South Okanagan						
1 Units Listed	276	263	4.94%	668	577	15.77%
2 Units Sold	163	255	-36.08%	346	604	-42.72%
3 Sales Volume	\$101,475,948	\$173,641,442	-41.56%	\$208,948,020	\$417,518,304	-49.95%
4 List/Sell Ratio	96.64%	99.36%		96.22%	98.73%	
5 Days to Sell	74	60	23.73%	77	67	13.60%
6 Active Listings	1,272	765	66.27%			
Area = South Peace Riv						
1 Units Listed	20	24	-16.67%	42	55	-23.64%
2 Units Sold	32	73	-56.16%	81	147	-44.90%
3 Sales Volume	\$8,047,500	\$18,013,150	-55.32%	\$22,345,850	\$36,101,100	-38.10%
4 List/Sell Ratio	96.27%	97.10%		95.93%	96.33%	
5 Days to Sell	90	128	-29.69%	119	128	-6.85%
6 Active Listings	402	404	-0.50%			
Area = Grand Total						
1 Units Listed	1,950	2,150	-9.30%	4,489	4,659	-3.65%
2 Units Sold	894	1,414	-36.78%	1,865	3,414	-45.37%
3 Sales Volume	\$634,541,080	\$1,116,443,972	-43.16%	\$1,281,200,314	\$2,656,440,982	-51.77%
4 List/Sell Ratio	96.41%	101.40%		96.14%	100.75%	
5 Days to Sell	70	46	52.92%	76	52	44.06%
6 Active Listings	5,698	3,616	57.58%			

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

South Okanagan Statistics -- March 2023

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	163	\$101,475,948	72	\$56,686,470
Last Month	117	\$76,289,971	46	\$36,883,486
This Month Last Year	255	\$173,641,442	87	\$72,628,293

Description	Total Listings Taken	Inventory
This Month	276	1,272
Last Month	208	1,206
This Month Last Year	263	765

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South Okanagan Statistics -- March 2023

Quick Summary Part 2

Condo/Apt

Sales	33
New Listings	29
Current Inventory	197
Sell/Inv. Ratio	16.75%
Days to Sell	84
Average Price	\$449,034
Median Price	\$405,000

Condo/Townhouse

Sales	18
New Listings	30
Current Inventory	88
Sell/Inv. Ratio	20.45%
Days to Sell	59
Average Price	\$541,350
Median Price	\$500,000

Lots

Sales	6
New Listings	30
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	113
Average Price	\$322,353
Median Price	\$333,750

Residential

Sales	72
New Listings	109
Current Inventory	335
Sell/Inv. Ratio	21.49%
Days to Sell	64
Average Price	\$787,312
Median Price	\$689,950

Ratio of Sales vs Inventory	17.29%
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South Okanagan Statistics -- March 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	16	22	-27.27%	35	39	-10.26	94	76	23.68
Duplex	7	9	-22.22%	14	17	-17.65	23	12	91.67
Mobile Home	15	16	-6.25%	33	25	32.00	48	27	77.78
Recreational	1	1	0.00%	1	1	0.00	5		
Residential	109	105	3.81%	247	214	15.42	335	198	69.19
Residential WF	3	3	0.00%	8	5	60.00	15	6	150.00
3/4-Plex	0	2	-100.00%	1	2	-50.00	6	1	500.00
Apartment	29	33	-12.12%	83	88	-5.68	197	80	146.25
Townhouse	30	19	57.89%	73	41	78.05	88	48	83.33
RES TOTAL	210	210.00	0.00%	495	432	14.58%	811	448	81.03
FARMS	5	8	-37.50%	19	25	-24.00	57	44	29.55
MULTIFAMILY	1	5	-80.00%	3	8	-62.50	8	12	-33.33
Acreage	12	8	50.00%	27	16	68.75	55	43	27.91
Acreage WF	0	1	-100.00%	0	1	-100.00	1	1	0.00
Lots	18	11	63.64%	49	38	28.95	126	66	90.91
Lots WF	0	0	0.00%	0	0	0.00			
LOTS TOTAL	30	20.00	50.00%	76	55	38.18%	182	110	65.45
Business	5	2	150.00%	12	5	140.00	24	15	60.00
Commercial	19	11	72.73%	40	33	21.21	94	72	30.56
Land	0	1	-100.00%	1	2	-50.00	3	5	-40.00
COMM TOTAL	24	14.00	71.43%	53	40	32.50%	121	92	31.52
GRAND TOTAL	270	257	5.06%	646	560	15.36%	1,179	706	67.00

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South Okanagan Statistics -- March 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	5	9	-44.44%	\$8,839,900	\$9,765,000	-9.47%	91.92%	96.19%
Duplex	5	14	-64.29%	\$3,400,000	\$8,599,000	-60.46%	100.03%	106.21%
Mobile Home	7	22	-68.18%	\$1,462,500	\$5,641,700	-74.08%	94.29%	100.22%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	72	87	-17.24%	\$56,686,470	\$72,628,293	-21.95%	97.13%	101.01%
Residential WF	1	2	-50.00%	\$680,000	\$3,150,000	-78.41%	97.28%	103.99%
3/4-Plex	0	2	-100.00%	\$0	\$814,000	-100.00%	0.00%	98.19%
Apartment	33	56	-41.07%	\$14,818,111	\$22,679,861	-34.66%	97.49%	100.08%
Townhouse	18	21	-14.29%	\$9,744,300	\$12,578,400	-22.53%	98.29%	102.72%
RES TOTAL	141	213	-33.80%	\$95,631,281	\$135,856,254	-29.61%	96.85%	100.98%
FARMS	1	5	-80.00%	\$1,900,000	\$5,429,500	-65.01%	95.00%	93.31%
MULTIFAMILY	0	3	-100.00%	\$0	\$8,725,000	-100.00%	0.00%	90.89%
Acreage	2	6	-66.67%	\$947,619	\$3,513,000	-73.03%	87.42%	93.48%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	4	13	-69.23%	\$986,500	\$4,994,788	-80.25%	96.83%	95.24%
Business	2	0	0.00%	\$161,800	\$0	0.00%	95.85%	0.00%
Commercial	5	7	-28.57%	\$930,021	\$11,428,000	-91.86%	90.91%	94.58%
Land	0	1	-100.00%	\$0	\$3,290,000	-100.00%	0.00%	100.00%
COMM TOTAL	7	8	-12.50%	\$1,091,821	\$14,718,000	-92.58%	91.61%	95.74%
GRAND TOTAL	155	248	-37.50%	\$100,557,221	\$173,236,542	-41.95%	96.65%	99.37%

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South Okanagan Statistics -- March 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	16	23	-30.43%	\$23,263,900	\$26,389,000	-11.84%	93.80%	94.62%
Duplex	8	25	-68.00%	\$4,990,000	\$17,374,900	-71.28%	99.42%	102.67%
Mobile Home	27	37	-27.03%	\$5,316,500	\$8,697,700	-38.87%	93.85%	98.32%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	141	229	-38.43%	\$107,751,556	\$186,744,343	-42.30%	96.84%	100.16%
Residential WF	3	5	-40.00%	\$3,085,000	\$6,709,000	-54.02%	92.17%	98.73%
3/4-Plex	0	4	-100.00%	\$0	\$2,395,500	-100.00%	0.00%	91.50%
Apartment	68	113	-39.82%	\$29,964,311	\$46,434,801	-35.47%	96.56%	99.84%
Townhouse	40	57	-29.82%	\$21,289,000	\$36,323,400	-41.39%	97.39%	101.10%
RES TOTAL	303	493	-38.54%	\$195,660,267	\$331,068,644	-40.90%	96.39%	99.73%
FARMS	2	15	-86.67%	\$2,850,000	\$27,144,500	-89.50%	95.03%	94.65%
MULTIFAMILY	0	7	-100.00%	\$0	\$12,180,000	-100.00%	0.00%	92.01%
Acreage	6	19	-68.42%	\$3,041,619	\$12,596,000	-75.85%	91.70%	96.15%
Acreage WF	1	0	0.00%	\$480,000	\$0	0.00%	96.02%	0.00%
Lots	9	38	-76.32%	\$2,333,300	\$13,849,188	-83.15%	96.16%	96.19%
Business	2	4	-50.00%	\$161,800	\$1,191,500	-86.42%	95.85%	100.29%
Commercial	11	13	-15.38%	\$2,750,307	\$14,530,572	-81.07%	92.07%	95.27%
Land	0	1	-100.00%	\$0	\$3,290,000	-100.00%	0.00%	100.00%
COMM TOTAL	13	18	-27.78%	\$2,912,107	\$19,012,072	-84.68%	92.28%	96.36%
GRAND TOTAL	334	590	-43.39%	\$207,277,293	\$415,850,404	-50.16%	96.23%	98.75%

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South Okanagan Statistics -- March 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	\$1,767,980	\$1,085,000	62.95%	\$1,249,900	\$945,000	32.26%	60	58	3.35%
Duplex	\$680,000	\$614,214	10.71%	\$609,000	\$598,500	1.75%	45	25	81.08%
Mobile Home	\$208,929	\$256,441	-18.53%	\$205,000	\$240,000	-14.58%	70	66	6.49%
Recreational									
Residential	\$787,312	\$834,808	-5.69%	\$689,950	\$780,000	-11.54%	64	27	136.99%
Residential WF	\$680,000	\$1,575,000	-56.83%	\$680,000	\$1,575,000	-56.83%	56	18	211.11%
3/4-Plex		\$407,000			\$407,000			17	
Apartment	\$449,034	\$404,998	10.87%	\$405,000	\$349,950	15.73%	84	50	67.99%
Townhouse	\$541,350	\$598,971	-9.62%	\$500,000	\$605,000	-17.36%	59	18	220.46%
RES TOTAL	\$678,236	\$637,823	6.34%	\$595,000	\$585,000	1.71%	67	37	81.35%
FARMS	\$1,900,000	\$1,085,900	74.97%	\$1,900,000	\$930,000	104.30%	28	56	-50.00%
MULTIFAMILY		\$2,908,333			\$2,800,000			122	
Acreage	\$473,810	\$585,500	-19.08%	\$473,810	\$425,000	11.48%	182	111	63.51%
Acreage WF									
Lots	\$246,625	\$384,214	-35.81%	\$281,250	\$300,000	-6.25%	79	205	-61.55%
Business	\$80,900			\$80,900			55		
Commercial	\$186,004	\$1,632,571	-88.61%	\$5,000	\$1,749,000	-99.71%	83	128	-35.06%
Land		\$3,290,000			\$3,290,000			244	
COMM TOTAL	\$155,974	\$1,839,750	-91.52%	\$78,800	\$1,854,500	-95.75%	75	143	-47.31%
GRAND TOTAL	\$648,756	\$698,534	-7.13%	\$575,000	\$586,750	-2.00%	69	53	31.77%

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South Okanagan Statistics -- March 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	\$1,453,994	\$1,147,348	26.73%	\$1,232,450	\$1,050,000	17.38%	85	81	5.61%
Duplex	\$623,750	\$694,996	-10.25%	\$597,000	\$615,000	-2.93%	49	54	-10.91%
Mobile Home	\$196,907	\$235,073	-16.24%	\$171,000	\$225,000	-24.00%	77	62	24.25%
Recreational									
Residential	\$764,195	\$815,477	-6.29%	\$690,000	\$750,000	-8.00%	67	51	32.04%
Residential WF	\$1,028,333	\$1,341,800	-23.36%	\$905,000	\$989,000	-8.49%	51	82	-37.09%
3/4-Plex		\$598,875			\$565,250			79	
Apartment	\$440,652	\$410,927	7.23%	\$369,950	\$350,000	5.70%	82	51	60.69%
Townhouse	\$532,225	\$637,253	-16.48%	\$468,750	\$588,500	-20.35%	58	35	68.71%
RES TOTAL	\$645,743	\$671,539	-3.84%	\$565,000	\$600,000	-5.83%	71	52	35.70%
FARMS	\$1,425,000	\$1,809,633	-21.25%	\$1,425,000	\$1,660,000	-14.16%	78	71	9.96%
MULTIFAMILY		\$1,740,000			\$1,430,000			137	
Acreage	\$506,937	\$662,947	-23.53%	\$298,310	\$350,000	-14.77%	162	104	55.14%
Acreage WF	\$480,000			\$480,000			37		
Lots	\$259,256	\$364,452	-28.86%	\$230,000	\$290,000	-20.69%	65	140	-53.39%
Business	\$80,900	\$297,875	-72.84%	\$80,900	\$235,000	-65.57%	55	131	-58.10%
Commercial	\$250,028	\$1,117,736	-77.63%	\$5,000	\$667,500	-99.25%	123	128	-3.79%
Land		\$3,290,000			\$3,290,000			244	
COMM TOTAL	\$224,008	\$1,056,226	-78.79%	\$78,800	\$620,000	-87.29%	113	135	-16.67%
GRAND TOTAL	\$620,591	\$704,831	-11.95%	\$532,500	\$586,750	-9.25%	74	63	16.20%

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