

**South Okanagan Monthly Statistics**  
**April 2023**

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Central Okanagan Statistics -- April 2023

## Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
1 Units Listed	941	1,288	-26.94%	3,501	3,993	-12.32%
2 Units Sold	457	620	-26.29%	1,389	2,360	-41.14%
3 Sales Volume	\$351,514,930	\$568,393,565	-38.16%	\$1,083,617,458	\$2,154,543,379	-49.71%
4 List/Sell Ratio	96.96%	100.46%		96.55%	101.33%	
5 Days to Sell	54	28	92.64%	62	35	77.09%
6 Active Listings	2,557	1,784	43.33%			
<b>Area = North Okanagan</b>						
1 Units Listed	353	435	-18.85%	1,133	1,291	-12.24%
2 Units Sold	168	255	-34.12%	486	878	-44.65%
3 Sales Volume	\$115,415,075	\$176,494,897	-34.61%	\$322,951,361	\$616,583,979	-47.62%
4 List/Sell Ratio	97.53%	100.67%		96.29%	100.63%	
5 Days to Sell	59	39	50.15%	68	51	32.41%
6 Active Listings	1,036	690	50.14%			
<b>Area = Shuswap / Revel</b>						
1 Units Listed	215	261	-17.62%	654	727	-10.04%
2 Units Sold	100	136	-26.47%	288	436	-33.94%
3 Sales Volume	\$62,196,225	\$91,715,833	-32.19%	\$172,463,856	\$268,298,515	-35.72%
4 List/Sell Ratio	97.12%	99.50%		96.18%	99.16%	
5 Days to Sell	68	57	19.28%	95	62	51.56%
6 Active Listings	672	497	35.21%			
<b>Area = South Okanagan</b>						
1 Units Listed	318	309	2.91%	986	886	11.29%
2 Units Sold	166	234	-29.06%	512	838	-38.90%
3 Sales Volume	\$107,216,588	\$163,675,151	-34.49%	\$316,164,608	\$581,193,455	-45.60%
4 List/Sell Ratio	96.10%	100.57%		96.18%	99.24%	
5 Days to Sell	70	45	53.96%	74	61	21.41%
6 Active Listings	1,401	913	53.45%			
<b>Area = South Peace Riv</b>						
1 Units Listed	15	21	-28.57%	57	76	-25.00%
2 Units Sold	29	62	-53.23%	110	209	-47.37%
3 Sales Volume	\$7,856,350	\$16,033,470	-51.00%	\$30,202,200	\$52,134,570	-42.07%
4 List/Sell Ratio	94.77%	95.96%		95.63%	96.22%	
5 Days to Sell	81	86	-6.08%	109	115	-5.59%
6 Active Listings	407	405	0.49%			
<b>Area = Grand Total</b>						
1 Units Listed	1,842	2,314	-20.40%	6,331	6,973	-9.21%
2 Units Sold	920	1,307	-29.61%	2,785	4,721	-41.01%
3 Sales Volume	\$644,199,168	\$1,016,312,916	-36.61%	\$1,925,399,483	\$3,672,753,898	-47.58%
4 List/Sell Ratio	96.91%	100.35%		96.40%	100.64%	
5 Days to Sell	60	39	53.92%	71	49	44.58%
6 Active Listings	6,073	4,289	41.59%			

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South Okanagan Statistics -- April 2023

**Quick Summary Part 1**

			<b>Residential</b>	
<b>Description</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>
<b>This Month</b>	166	\$107,216,588	65	\$47,635,300
<b>Last Month</b>	163	\$101,475,948	72	\$56,686,470
<b>This Month Last Year</b>	234	\$163,675,151	100	\$85,288,369

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	318	1,401
<b>Last Month</b>	276	1,272
<b>This Month Last Year</b>	309	913

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South Okanagan Statistics -- April 2023

## Quick Summary Part 2

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### Condo/Apt

Sales	38
New Listings	33
Current Inventory	205
Sell/Inv. Ratio	18.54%
Days to Sell	68
Average Price	\$431,658
Median Price	\$365,000

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### Condo/Townhouse

Sales	18
New Listings	27
Current Inventory	86
Sell/Inv. Ratio	20.93%
Days to Sell	51
Average Price	\$606,826
Median Price	\$521,437

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### Lots

Sales	8
New Listings	34
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	151
Average Price	\$373,000
Median Price	\$319,250

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### Residential

Sales	65
New Listings	115
Current Inventory	391
Sell/Inv. Ratio	16.62%
Days to Sell	52
Average Price	\$732,851
Median Price	\$705,000
Ratio of Sales vs Inventory	17.20%

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South Okanagan Statistics -- April 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%
<b>Zone = South Okanagan</b>									
Acreage/House	25	33	-24.24%	60	72	-16.67	114	94	21.28
Duplex	15	10	50.00%	27	27	0.00	32	9	255.56
Mobile Home	12	15	-20.00%	45	40	12.50	48	29	65.52
Recreational	1	0	0.00%	2	1	100.00	5	1	400.00
Residential	115	110	4.55%	364	324	12.35	391	255	53.33
Residential WF	6	2	200.00%	14	7	100.00	22	11	100.00
3/4-Plex	5	0	0.00%	6	2	200.00	10	4	150.00
Apartment	33	35	-5.71%	116	123	-5.69	205	90	127.78
Townhouse	27	29	-6.90%	100	70	42.86	86	62	38.71
RES TOTAL	239	234.00	2.14%	734	666	10.21%	913	555	64.50
FARMS	14	13	7.69%	33	38	-13.16	66	51	29.41
MULTIFAMILY	3	1	200.00%	6	9	-33.33	9	11	-18.18
Acreage	17	11	54.55%	44	27	62.96	68	49	38.78
Acreage WF	0	0	0.00%	0	1	-100.00	1	1	0.00
Lots	17	17	0.00%	66	55	20.00	131	73	79.45
Lots WF	0	1	-100.00%	0	1	-100.00		1	
LOTS TOTAL	34	29.00	17.24%	110	84	30.95%	200	124	61.29
Business	3	5	-40.00%	15	10	50.00	24	21	14.29
Commercial	15	17	-11.76%	55	50	10.00	101	81	24.69
Land	0	0	0.00%	1	2	-50.00	2	2	0.00
COMM TOTAL	18	22.00	-18.18%	71	62	14.52%	127	104	22.12
<b>GRAND TOTAL</b>	<b>308</b>	<b>299</b>	<b>3.01%</b>	<b>954</b>	<b>859</b>	<b>11.06%</b>	<b>1,315</b>	<b>845</b>	<b>55.62</b>

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South Okanagan Statistics -- April 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
<b>Zone = South Okanagan</b>								
Acreage/House	4	11	-63.64%	\$11,319,000	\$17,610,000	-35.72%	93.21%	99.35%
Duplex	3	12	-75.00%	\$1,899,000	\$7,530,500	-74.78%	99.74%	106.50%
Mobile Home	14	17	-17.65%	\$2,842,400	\$4,066,600	-30.10%	95.08%	97.60%
Recreational	1	0	0.00%	\$330,000	\$0	0.00%	97.09%	0.00%
Residential	65	100	-35.00%	\$47,635,300	\$85,288,369	-44.15%	96.92%	100.23%
Residential WF	0	1	-100.00%	\$0	\$1,400,000	-100.00%	0.00%	107.78%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	38	32	18.75%	\$16,403,000	\$13,802,000	18.85%	97.69%	100.53%
Townhouse	18	27	-33.33%	\$10,922,874	\$14,182,673	-22.98%	97.37%	102.29%
RES TOTAL	143	200	-28.50%	\$91,351,574	\$143,880,142	-36.51%	96.63%	100.65%
FARMS	1	2	-50.00%	\$660,000	\$3,635,000	-81.84%	91.03%	96.06%
MULTIFAMILY	1	1	0.00%	\$7,550,000	\$1,999,900	277.52%	94.43%	100.00%
Acreage	2	6	-66.67%	\$1,360,000	\$1,940,000	-29.90%	87.83%	97.05%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	6	18	-66.67%	\$1,624,000	\$7,504,100	-78.36%	92.84%	100.99%
Business	3	0	0.00%	\$216,000	\$0	0.00%	78.29%	0.00%
Commercial	4	5	-20.00%	\$3,247,014	\$4,191,009	-22.52%	93.47%	104.08%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	7	5	40.00%	\$3,463,014	\$4,191,009	-17.37%	92.35%	104.08%
<b>GRAND TOTAL</b>	<b>160</b>	<b>232</b>	<b>-31.03%</b>	<b>\$106,008,588</b>	<b>\$163,150,151</b>	<b>-35.02%</b>	<b>96.11%</b>	<b>100.59%</b>

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South Okanagan Statistics -- April 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
<b>Zone = South Okanagan</b>								
Acreage/House	20	34	-41.18%	\$34,582,900	\$43,999,000	-21.40%	93.60%	96.46%
Duplex	11	37	-70.27%	\$6,889,000	\$24,905,400	-72.34%	99.51%	103.80%
Mobile Home	41	54	-24.07%	\$8,158,900	\$12,764,300	-36.08%	94.27%	98.09%
Recreational	1	0	0.00%	\$330,000	\$0	0.00%	97.09%	0.00%
Residential	206	329	-37.39%	\$155,386,856	\$272,032,712	-42.88%	96.87%	100.18%
Residential WF	3	6	-50.00%	\$3,085,000	\$8,109,000	-61.96%	92.17%	100.18%
3/4-Plex	0	4	-100.00%	\$0	\$2,395,500	-100.00%	0.00%	91.50%
Apartment	106	145	-26.90%	\$46,367,311	\$60,236,801	-23.02%	96.96%	99.99%
Townhouse	58	84	-30.95%	\$32,211,874	\$50,506,073	-36.22%	97.38%	101.43%
RES TOTAL	446	693	-35.64%	\$287,011,841	\$474,948,786	-39.57%	96.47%	100.01%
FARMS	3	17	-82.35%	\$3,510,000	\$30,779,500	-88.60%	94.26%	94.82%
MULTIFAMILY	1	8	-87.50%	\$7,550,000	\$14,179,900	-46.76%	94.43%	93.06%
Acreage	8	25	-68.00%	\$4,401,619	\$14,536,000	-69.72%	90.47%	96.27%
Acreage WF	1	0	0.00%	\$480,000	\$0	0.00%	96.02%	0.00%
Lots	15	56	-73.21%	\$3,957,300	\$21,353,288	-81.47%	94.77%	97.82%
Business	5	4	25.00%	\$377,800	\$1,191,500	-68.29%	84.96%	100.29%
Commercial	15	18	-16.67%	\$5,997,321	\$18,721,581	-67.97%	92.82%	97.11%
Land	0	1	-100.00%	\$0	\$3,290,000	-100.00%	0.00%	100.00%
COMM TOTAL	20	23	-13.04%	\$6,375,121	\$23,203,081	-72.52%	92.32%	97.67%
<b>GRAND TOTAL</b>	<b>494</b>	<b>822</b>	<b>-39.90%</b>	<b>\$313,285,881</b>	<b>\$579,000,555</b>	<b>-45.89%</b>	<b>96.19%</b>	<b>99.26%</b>

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South Okanagan Statistics -- April 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%
<b>Zone = South Okanagan</b>									
Acreage/House	\$2,829,750	\$1,600,909	76.76%	\$1,460,000	\$1,485,000	-1.68%	86	43	99.00%
Duplex	\$633,000	\$627,542	0.87%	\$520,000	\$623,500	-16.60%	23	33	-28.21%
Mobile Home	\$203,029	\$239,212	-15.13%	\$202,450	\$245,000	-17.37%	82	34	144.77%
Recreational	\$330,000			\$330,000			49		
Residential	\$732,851	\$852,884	-14.07%	\$705,000	\$772,500	-8.74%	52	30	71.56%
Residential WF		\$1,400,000			\$1,400,000			14	
3/4-Plex									
Apartment	\$431,658	\$431,313	0.08%	\$365,000	\$380,000	-3.95%	68	30	129.60%
Townhouse	\$606,826	\$525,284	15.52%	\$521,437	\$499,900	4.31%	51	30	66.06%
RES TOTAL	\$638,822	\$719,401	-11.20%	\$536,500	\$638,500	-15.97%	59	31	89.89%
FARMS	\$660,000	\$1,817,500	-63.69%	\$660,000	\$1,817,500	-63.69%	121	24	404.17%
MULTIFAMILY	\$7,550,000	\$1,999,900	277.52%	\$7,550,000	\$1,999,900	277.52%	22	49	-55.10%
Acreage	\$680,000	\$323,333	110.31%	\$680,000	\$300,000	126.67%	200	161	24.04%
Acreage WF									
Lots	\$270,667	\$416,894	-35.08%	\$212,500	\$334,450	-36.46%	135	114	18.50%
Business	\$72,000			\$55,000			122		
Commercial	\$811,754	\$838,202	-3.16%	\$1,010,000	\$575,000	75.65%	77	143	-46.08%
Land									
COMM TOTAL	\$494,716	\$838,202	-40.98%	\$119,000	\$575,000	-79.30%	96	143	-32.67%
<b>GRAND TOTAL</b>	<b>\$662,554</b>	<b>\$703,233</b>	<b>-5.78%</b>	<b>\$535,000</b>	<b>\$616,500</b>	<b>-13.22%</b>	<b>66</b>	<b>43</b>	<b>51.31%</b>

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South Okanagan Statistics -- April 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%
<b>Zone = South Okanagan</b>									
Acreage/House	\$1,729,145	\$1,294,088	33.62%	\$1,254,950	\$1,157,500	8.42%	85	69	24.51%
Duplex	\$626,273	\$673,119	-6.96%	\$585,000	\$619,000	-5.49%	42	47	-12.02%
Mobile Home	\$198,998	\$236,376	-15.81%	\$184,000	\$225,000	-18.22%	79	53	48.39%
Recreational	\$330,000			\$330,000			49		
Residential	\$754,305	\$826,847	-8.77%	\$700,000	\$754,000	-7.16%	62	45	39.80%
Residential WF	\$1,028,333	\$1,351,500	-23.91%	\$905,000	\$1,194,500	-24.24%	51	70	-27.01%
3/4-Plex		\$598,875			\$565,250			79	
Apartment	\$437,427	\$415,426	5.30%	\$365,000	\$369,000	-1.08%	77	46	66.14%
Townhouse	\$555,377	\$601,263	-7.63%	\$492,500	\$522,500	-5.74%	56	33	68.19%
RES TOTAL	\$643,524	\$685,352	-6.10%	\$547,500	\$615,000	-10.98%	67	46	45.53%
FARMS	\$1,170,000	\$1,810,559	-35.38%	\$950,000	\$1,660,000	-42.77%	92	65	41.16%
MULTIFAMILY	\$7,550,000	\$1,772,488	325.96%	\$7,550,000	\$1,714,950	340.25%	22	126	-82.52%
Acreage	\$550,202	\$581,440	-5.37%	\$378,810	\$350,000	8.23%	171	118	45.27%
Acreage WF	\$480,000			\$480,000			37		
Lots	\$263,820	\$381,309	-30.81%	\$230,000	\$318,700	-27.83%	93	132	-29.33%
Business	\$75,560	\$297,875	-74.63%	\$78,800	\$235,000	-66.47%	95	131	-27.62%
Commercial	\$399,821	\$1,040,088	-61.56%	\$400,000	\$643,750	-37.86%	111	132	-16.11%
Land		\$3,290,000			\$3,290,000			244	
COMM TOTAL	\$318,756	\$1,008,830	-68.40%	\$80,900	\$620,000	-86.95%	107	137	-21.90%
<b>GRAND TOTAL</b>	<b>\$634,182</b>	<b>\$704,380</b>	<b>-9.97%</b>	<b>\$535,000</b>	<b>\$600,000</b>	<b>-10.83%</b>	<b>71</b>	<b>58</b>	<b>23.06%</b>

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