

**South Okanagan Monthly Statistics
June 2023**

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Central Okanagan Statistics -- June 2023

Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	1,316	1,370	-3.94%	5,968	6,657	-10.35%
2 Units Sold	546	419	30.31%	2,533	3,367	-24.77%
3 Sales Volume	\$467,689,085	\$348,896,850	34.05%	\$2,061,509,796	\$3,016,877,660	-31.67%
4 List/Sell Ratio	96.70%	97.84%		96.77%	100.50%	
5 Days to Sell	52	38	33.85%	58	35	67.14%
6 Active Listings	2,901	2,551	13.72%			
Area = North Okanagan						
1 Units Listed	398	411	-3.16%	1,983	2,144	-7.51%
2 Units Sold	227	202	12.38%	909	1,308	-30.50%
3 Sales Volume	\$153,183,761	\$153,076,513	0.07%	\$604,723,405	\$925,854,756	-34.68%
4 List/Sell Ratio	98.04%	97.84%		96.91%	100.03%	
5 Days to Sell	60	38	57.59%	64	46	38.98%
6 Active Listings	1,183	901	31.30%			
Area = Shuswap / Revel						
1 Units Listed	274	315	-13.02%	1,236	1,371	-9.85%
2 Units Sold	155	108	43.52%	565	692	-18.35%
3 Sales Volume	\$97,426,919	\$71,678,710	35.92%	\$350,416,832	\$427,954,513	-18.12%
4 List/Sell Ratio	97.13%	97.16%		96.56%	98.69%	
5 Days to Sell	55	48	15.37%	78	57	37.20%
6 Active Listings	836	754	10.88%			
Area = South Okanagan						
1 Units Listed	345	306	12.75%	1,636	1,520	7.63%
2 Units Sold	198	197	0.51%	925	1,254	-26.24%
3 Sales Volume	\$128,646,827	\$136,166,674	-5.52%	\$617,165,344	\$876,107,388	-29.56%
4 List/Sell Ratio	97.13%	96.81%		96.23%	98.81%	
5 Days to Sell	67	50	33.59%	72	57	27.18%
6 Active Listings	1,625	1,229	32.22%			
Area = South Peace Riv						
1 Units Listed	23	29	-20.69%	103	119	-13.45%
2 Units Sold	47	73	-35.62%	193	358	-46.09%
3 Sales Volume	\$13,311,400	\$25,416,100	-47.63%	\$54,172,600	\$98,636,970	-45.08%
4 List/Sell Ratio	96.59%	97.70%		95.76%	96.79%	
5 Days to Sell	70	84	-16.08%	99	109	-9.08%
6 Active Listings	487	450	8.22%			
Area = Grand Total						
1 Units Listed	2,356	2,431	-3.09%	10,926	11,811	-7.49%
2 Units Sold	1,173	999	17.42%	5,125	6,979	-26.57%
3 Sales Volume	\$860,257,992	\$735,234,847	17.00%	\$3,687,987,977	\$5,345,431,287	-31.01%
4 List/Sell Ratio	97.05%	97.57%		96.67%	99.92%	
5 Days to Sell	57	45	26.60%	65	47	39.62%
6 Active Listings	7,032	5,885	19.49%			

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

South Okanagan Statistics -- June 2023

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	198	\$128,646,827	87	\$70,913,462
Last Month	215	\$172,353,909	88	\$70,923,650
This Month Last Year	197	\$136,166,674	78	\$58,814,450

Description	Total Listings Taken	Inventory
This Month	345	1,625
Last Month	305	1,445
This Month Last Year	306	1,229

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South Okanagan Statistics -- June 2023

Quick Summary Part 2

Condo/Apt

Sales	41
New Listings	38
Current Inventory	209
Sell/Inv. Ratio	19.62%
Days to Sell	75
Average Price	\$495,680
Median Price	\$385,000

Condo/Townhouse

Sales	22
New Listings	32
Current Inventory	107
Sell/Inv. Ratio	20.56%
Days to Sell	55
Average Price	\$497,767
Median Price	\$443,413

Lots

Sales	4
New Listings	32
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	74
Average Price	\$389,750
Median Price	\$408,000

Residential

Sales	87
New Listings	147
Current Inventory	470
Sell/Inv. Ratio	18.51%
Days to Sell	56
Average Price	\$815,097
Median Price	\$743,000

Ratio of Sales vs Inventory	17.58%
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South Okanagan Statistics -- June 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	28	20	40.00%	112	121	-7.44	150	114	31.58
Duplex	9	7	28.57%	41	46	-10.87	37	19	94.74
Mobile Home	14	13	7.69%	79	65	21.54	46	41	12.20
Recreational	1	1	0.00%	8	5	60.00	10	3	233.33
Residential	147	127	15.75%	621	564	10.11	470	390	20.51
Residential WF	4	3	33.33%	27	19	42.11	23	21	9.52
3/4-Plex	1	1	0.00%	8	6	33.33	9	9	0.00
Apartment	38	35	8.57%	189	197	-4.06	209	111	88.29
Townhouse	32	26	23.08%	156	124	25.81	107	94	13.83
RES TOTAL	274	233.00	17.60%	1,241	1,147	8.20%	1,061	802	32.29
FARMS	11	9	22.22%	49	58	-15.52	82	60	36.67
MULTIFAMILY	0	1	-100.00%	10	10	0.00	11	11	0.00
Acreage	12	19	-36.84%	70	59	18.64	90	71	26.76
Acreage WF	0	0	0.00%	0	1	-100.00	1	1	0.00
Lots	20	18	11.11%	107	91	17.58	154	88	75.00
Lots WF	0	0	0.00%	0	1	-100.00		1	
LOTS TOTAL	32	37.00	-13.51%	177	152	16.45%	245	161	52.17
Business	2	7	-71.43%	23	20	15.00	28	31	-9.68
Commercial	14	13	7.69%	83	81	2.47	108	86	25.58
Land	2	1	100.00%	3	4	-25.00	3	2	50.00
COMM TOTAL	18	21.00	-14.29%	109	105	3.81%	139	119	16.81
GRAND TOTAL	335	301	11.30%	1,586	1,472	7.74%	1,538	1,153	33.39

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South Okanagan Statistics -- June 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	7	9	-22.22%	\$5,720,000	\$12,198,000	-53.11%	94.13%	95.16%
Duplex	8	4	100.00%	\$5,323,690	\$2,325,900	128.89%	96.66%	94.21%
Mobile Home	15	16	-6.25%	\$2,405,400	\$2,913,100	-17.43%	92.19%	96.30%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	87	78	11.54%	\$70,913,462	\$58,814,450	20.57%	97.54%	97.35%
Residential WF	1	5	-80.00%	\$1,460,000	\$9,923,000	-85.29%	98.32%	95.07%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	41	39	5.13%	\$20,322,900	\$16,643,101	22.11%	97.50%	98.11%
Townhouse	22	20	10.00%	\$10,950,875	\$10,283,580	6.49%	97.93%	99.15%
RES TOTAL	181	171	5.85%	\$117,096,327	\$113,101,131	3.53%	97.25%	97.08%
FARMS	2	2	0.00%	\$2,410,000	\$1,525,000	58.03%	100.42%	85.92%
MULTIFAMILY	1	0	0.00%	\$1,200,000	\$0	0.00%	85.78%	0.00%
Acreage	2	3	-33.33%	\$926,000	\$2,085,000	-55.59%	97.58%	89.11%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	2	5	-60.00%	\$633,000	\$2,219,000	-71.47%	95.20%	93.67%
Business	1	0	0.00%	\$950,000	\$0	0.00%	100.00%	0.00%
Commercial	4	9	-55.56%	\$4,265,000	\$16,525,043	-74.19%	95.99%	97.67%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	5	9	-44.44%	\$5,215,000	\$16,525,043	-68.44%	96.70%	97.67%
GRAND TOTAL	193	190	1.58%	\$127,480,327	\$135,455,174	-5.89%	97.16%	96.82%

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South Okanagan Statistics -- June 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	35	50	-30.00%	\$48,397,900	\$64,210,000	-24.63%	93.92%	96.29%
Duplex	28	48	-41.67%	\$18,067,928	\$31,574,300	-42.78%	98.29%	102.78%
Mobile Home	75	81	-7.41%	\$14,797,100	\$18,005,400	-17.82%	93.98%	97.59%
Recreational	1	0	0.00%	\$330,000	\$0	0.00%	97.09%	0.00%
Residential	381	505	-24.55%	\$297,223,968	\$411,895,481	-27.84%	97.16%	99.65%
Residential WF	7	12	-41.67%	\$10,107,500	\$19,482,000	-48.12%	90.81%	97.26%
3/4-Plex	1	4	-75.00%	\$506,000	\$2,395,500	-78.88%	94.60%	91.50%
Apartment	183	223	-17.94%	\$82,939,611	\$94,241,802	-11.99%	97.16%	99.61%
Townhouse	108	126	-14.29%	\$58,052,049	\$73,502,243	-21.02%	97.67%	100.93%
RES TOTAL	819	1,049	-21.93%	\$530,422,056	\$715,306,726	-25.85%	96.73%	99.45%
FARMS	7	28	-75.00%	\$8,670,000	\$44,364,500	-80.46%	93.05%	94.64%
MULTIFAMILY	2	8	-75.00%	\$8,750,000	\$14,179,900	-38.29%	93.14%	93.06%
Acreage	11	35	-68.57%	\$5,702,619	\$19,858,000	-71.28%	91.91%	95.80%
Acreage WF	1	0	0.00%	\$480,000	\$0	0.00%	96.02%	0.00%
Lots	24	70	-65.71%	\$7,915,200	\$27,105,238	-70.80%	97.52%	97.56%
Business	7	5	40.00%	\$15,227,800	\$5,641,500	169.92%	83.03%	100.06%
Commercial	26	33	-21.21%	\$35,504,779	\$43,301,624	-18.01%	97.66%	97.03%
Land	0	1	-100.00%	\$0	\$3,290,000	-100.00%	0.00%	100.00%
COMM TOTAL	33	39	-15.38%	\$50,732,579	\$52,233,124	-2.87%	92.75%	97.53%
GRAND TOTAL	897	1,229	-27.01%	\$612,672,454	\$873,047,488	-29.82%	96.24%	98.82%

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South Okanagan Statistics -- June 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	\$817,143	\$1,355,333	-39.71%	\$710,000	\$1,160,000	-38.79%	151	56	167.77%
Duplex	\$665,461	\$581,475	14.44%	\$621,750	\$582,500	6.74%	63	61	3.27%
Mobile Home	\$160,360	\$182,069	-11.92%	\$141,000	\$158,850	-11.24%	60	34	77.52%
Recreational									
Residential	\$815,097	\$754,031	8.10%	\$743,000	\$739,000	0.54%	56	35	61.65%
Residential WF	\$1,460,000	\$1,984,600	-26.43%	\$1,460,000	\$2,300,000	-36.52%	45	52	-13.79%
3/4-Plex									
Apartment	\$495,680	\$426,746	16.15%	\$385,000	\$389,000	-1.03%	75	38	94.49%
Townhouse	\$497,767	\$514,179	-3.19%	\$443,413	\$451,000	-1.68%	55	41	35.25%
RES TOTAL	\$646,941	\$661,410	-2.19%	\$590,000	\$620,000	-4.84%	65	39	67.61%
FARMS	\$1,205,000	\$762,500	58.03%	\$1,205,000	\$762,500	58.03%	62	37	66.22%
MULTIFAMILY	\$1,200,000			\$1,200,000			58		
Acreage	\$463,000	\$695,000	-33.38%	\$463,000	\$370,000	25.14%	124	109	13.76%
Acreage WF									
Lots	\$316,500	\$443,800	-28.68%	\$316,500	\$380,000	-16.71%	25	41	-39.66%
Business	\$950,000			\$950,000			97		
Commercial	\$1,066,250	\$1,836,116	-41.93%	\$867,500	\$570,000	52.19%	48	103	-53.10%
Land									
COMM TOTAL	\$1,043,000	\$1,836,116	-43.20%	\$950,000	\$570,000	66.67%	58	103	-43.63%
GRAND TOTAL	\$660,520	\$712,922	-7.35%	\$593,000	\$605,750	-2.10%	65	43	51.04%

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South Okanagan Statistics -- June 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	\$1,382,797	\$1,284,200	7.68%	\$1,075,000	\$1,162,500	-7.53%	88	64	36.62%
Duplex	\$645,283	\$657,798	-1.90%	\$614,500	\$614,500	0.00%	47	44	7.73%
Mobile Home	\$197,295	\$222,289	-11.24%	\$184,000	\$189,800	-3.06%	78	49	60.52%
Recreational	\$330,000			\$330,000			49		
Residential	\$780,115	\$815,635	-4.35%	\$717,500	\$760,000	-5.59%	58	41	42.11%
Residential WF	\$1,443,929	\$1,623,500	-11.06%	\$1,500,000	\$1,425,000	5.26%	56	62	-9.30%
3/4-Plex	\$506,000	\$598,875	-15.51%	\$506,000	\$565,250	-10.48%	30	79	-61.78%
Apartment	\$453,222	\$422,609	7.24%	\$375,000	\$375,000	0.00%	78	46	70.41%
Townhouse	\$537,519	\$583,351	-7.86%	\$481,250	\$537,500	-10.47%	55	35	56.60%
RES TOTAL	\$647,646	\$681,894	-5.02%	\$575,000	\$620,000	-7.26%	65	44	49.13%
FARMS	\$1,238,571	\$1,584,446	-21.83%	\$960,000	\$1,462,500	-34.36%	72	58	23.27%
MULTIFAMILY	\$4,375,000	\$1,772,488	146.83%	\$4,375,000	\$1,714,950	155.11%	40	126	-68.22%
Acreage	\$518,420	\$567,371	-8.63%	\$375,000	\$375,000	0.00%	157	104	50.35%
Acreage WF	\$480,000			\$480,000			37		
Lots	\$329,800	\$387,218	-14.83%	\$320,750	\$324,500	-1.16%	94	121	-22.44%
Business	\$2,175,400	\$1,128,300	92.80%	\$83,000	\$350,000	-76.29%	110	157	-29.84%
Commercial	\$1,365,568	\$1,312,170	4.07%	\$537,500	\$667,500	-19.48%	103	112	-8.08%
Land		\$3,290,000			\$3,290,000			244	
COMM TOTAL	\$1,537,351	\$1,339,311	14.79%	\$450,000	\$620,000	-27.42%	104	121	-13.75%
GRAND TOTAL	\$683,024	\$710,372	-3.85%	\$570,000	\$609,000	-6.40%	68	53	28.74%

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