

South Okanagan Monthly Statistics
March 2024

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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	1,391	1,076	29.28%	3,104	2,579	20.36%
2 Units Sold	334	455	-26.59%	820	931	-11.92%
3 Sales Volume	\$256,572,954	\$369,316,224	-30.53%	\$613,294,909	\$731,274,528	-16.13%
4 List/Sell Ratio	97.04%	96.75%		96.19%	96.35%	
5 Days to Sell	63	60	5.63%	70	66	6.07%
6 Active Listings	3,372	2,457	37.24%			
Area = North Okanagan						
1 Units Listed	366	369	-0.81%	845	782	8.06%
2 Units Sold	105	149	-29.53%	286	319	-10.34%
3 Sales Volume	\$69,324,279	\$98,139,543	-29.36%	\$178,925,865	\$207,936,286	-13.95%
4 List/Sell Ratio	96.88%	95.97%		94.77%	95.61%	
5 Days to Sell	80	74	8.54%	87	73	20.22%
6 Active Listings	1,220	963	26.69%			
Area = Shuswap / Revel						
1 Units Listed	301	212	41.98%	585	438	33.56%
2 Units Sold	74	95	-22.11%	184	186	-1.08%
3 Sales Volume	\$48,808,863	\$57,561,865	-15.21%	\$118,349,579	\$109,347,527	8.23%
4 List/Sell Ratio	92.08%	94.68%		93.32%	95.63%	
5 Days to Sell	74	105	-29.81%	100	106	-5.05%
6 Active Listings	815	604	34.93%			
Area = South Okanagan						
1 Units Listed	498	393	26.72%	1,141	980	16.43%
2 Units Sold	124	163	-23.93%	309	346	-10.69%
3 Sales Volume	\$72,746,245	\$101,475,948	-28.31%	\$187,990,495	\$208,948,020	-10.03%
4 List/Sell Ratio	96.01%	96.64%		95.37%	96.22%	
5 Days to Sell	82	74	11.72%	94	77	22.49%
6 Active Listings	1,694	1,179	43.68%			
Area = South Peace Riv						
1 Units Listed	52	77	-32.47%	172	184	-6.52%
2 Units Sold	25	32	-21.88%	79	81	-2.47%
3 Sales Volume	\$7,642,900	\$8,047,500	-5.03%	\$22,027,598	\$22,345,850	-1.42%
4 List/Sell Ratio	95.91%	96.27%		94.73%	95.93%	
5 Days to Sell	109	90	20.95%	147	119	23.77%
6 Active Listings	356	402	-11.44%			
Area = Grand Total						
1 Units Listed	2,608	2,127	22.61%	5,847	4,963	17.81%
2 Units Sold	662	894	-25.95%	1,678	1,863	-9.93%
3 Sales Volume	\$455,095,241	\$634,541,080	-28.28%	\$1,120,588,447	\$1,279,852,211	-12.44%
4 List/Sell Ratio	96.27%	96.41%		95.49%	96.14%	
5 Days to Sell	72	70	2.54%	84	75	11.87%
6 Active Listings	7,457	5,605	33.04%			

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

South Okanagan Statistics -- March 2024

Quick Summary Part 1**Residential**

Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	124	\$72,746,245	49	\$35,724,900
Last Month	113	\$68,211,800	51	\$36,212,700
This Month Last Year	163	\$101,475,948	72	\$56,686,470

Description	Total Listings Taken	Inventory
This Month	498	1,694
Last Month	387	1,458
This Month Last Year	394	1,179

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South Okanagan Statistics -- March 2024

Quick Summary Part 2

Condo/Apt

Sales	24
New Listings	46
Current Inventory	228
Sell/Inv. Ratio	10.53%
Days to Sell	104
Average Price	\$434,492
Median Price	\$350,000

Condo/Townhouse

Sales	15
New Listings	52
Current Inventory	144
Sell/Inv. Ratio	10.42%
Days to Sell	101
Average Price	\$496,893
Median Price	\$423,000

Lots

Sales	5
New Listings	39
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	127
Average Price	\$256,800
Median Price	\$285,000

Residential

Sales	49
New Listings	231
Current Inventory	540
Sell/Inv. Ratio	9.07%
Days to Sell	62
Average Price	\$729,080
Median Price	\$712,000

Ratio of Sales vs Inventory	9.69%
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South Okanagan Statistics -- March 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	33	29	13.79%	72	65	10.77	127	94	35.11
Duplex	15	9	66.67%	60	20	200.00	73	23	217.39
Mobile Home	11	19	-42.11%	35	50	-30.00	44	48	-8.33
Recreational	15	9	66.67%	29	30	-3.33	77	5	1,440.00
Residential	231	152	51.97%	459	357	28.57	540	335	61.19
Residential WF	10	6	66.67%	16	13	23.08	22	15	46.67
3/4-Plex	2	0	0.00%	5	1	400.00	8	6	33.33
Timeshare	0	0	0.00%	0	0	0.00	3		
Apartment	46	47	-2.13%	140	147	-4.76	228	197	15.74
Townhouse	52	46	13.04%	121	99	22.22	144	88	63.64
RES TOTAL	415	317	30.91%	937	782	19.82%	1,266	811	56.10
FARMS	16	11	45.45%	27	33	-18.18	57	57	0.00
MULTIFAMILY	1	2	-50.00%	6	4	50.00	13	8	62.50
Acreage	9	14	-35.71%	24	34	-29.41	48	55	-12.73
Acreage WF	0	1	-100.00%	0	1	-100.00		1	
Lots	28	17	64.71%	60	55	9.09	136	126	7.94
Lots WF	2	1	100.00%	3	8	-62.50	5		
LOTS TOTAL	39	33	18.18%	87	98	-11.22%	189	182	3.85
Business	3	8	-62.50%	10	16	-37.50	24	24	0.00
Commercial	20	23	-13.04%	66	46	43.48	128	94	36.17
Land	4	0	0.00%	8	2	300.00	17	3	466.67
COMM TOTAL	27	31	-12.90%	84	64	31.25%	169	121	39.67
GRAND TOTAL	498	394	26.40%	1,141	981	16.31%	1,694	1,179	43.68

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South Okanagan Statistics -- March 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	5	0.00%	\$6,310,500	\$8,839,900	-28.61%	91.86%	91.92%
Duplex	6	5	20.00%	\$4,297,500	\$3,400,000	26.40%	95.69%	100.03%
Mobile Home	13	7	85.71%	\$3,072,200	\$1,462,500	110.06%	95.87%	94.29%
Recreational	2	8	-75.00%	\$284,000	\$918,727	-69.09%	90.19%	94.74%
Residential	49	72	-31.94%	\$35,724,900	\$56,686,470	-36.98%	96.42%	97.13%
Residential WF	0	1	-100.00%	\$0	\$680,000	-100.00%	0.00%	97.28%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare								
Apartment	24	33	-27.27%	\$10,427,800	\$14,818,111	-29.63%	96.34%	97.49%
Townhouse	15	18	-16.67%	\$7,453,400	\$9,744,300	-23.51%	97.97%	98.29%
RES TOTAL	114	149	-23.49%	\$67,570,300	\$96,550,008	-30.02%	96.03%	96.83%
FARMS	2	1	100.00%	\$3,247,500	\$1,900,000	70.92%	95.68%	95.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	2	2	0.00%	\$655,000	\$947,619	-30.88%	96.61%	87.42%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	2	4	-50.00%	\$459,000	\$986,500	-53.47%	92.00%	96.83%
Lots WF	1	0	0.00%	\$170,000	\$0	0.00%	89.52%	0.00%
LOTS TOTAL	5	6	-16.67%	\$1,284,000	\$1,934,119	-33.61%	93.94%	91.98%
Business	0	2	-100.00%	\$0	\$161,800	-100.00%	0.00%	95.85%
Commercial	3	5	-40.00%	\$644,445	\$930,021	-30.71%	99.23%	90.91%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	3	7	-57.14%	\$644,445	\$1,091,821	-40.98%	99.23%	91.61%
GRAND TOTAL	124	163	-23.93%	\$72,746,245	\$101,475,948	-28.31%	96.01%	96.64%

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South Okanagan Statistics -- March 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	12	16	-25.00%	\$15,581,500	\$23,263,900	-33.02%	93.51%	93.80%
Duplex	18	8	125.00%	\$12,071,500	\$4,990,000	141.91%	97.34%	99.42%
Mobile Home	23	27	-14.81%	\$5,177,300	\$5,316,500	-2.62%	95.26%	93.85%
Recreational	4	12	-66.67%	\$509,500	\$1,670,727	-69.50%	90.37%	94.88%
Residential	126	140	-10.00%	\$89,447,150	\$107,002,556	-16.41%	96.60%	96.82%
Residential WF	2	3	-33.33%	\$4,812,500	\$3,085,000	56.00%	89.99%	92.17%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare								
Apartment	54	68	-20.59%	\$22,894,300	\$29,964,311	-23.59%	96.66%	96.56%
Townhouse	39	41	-4.88%	\$18,278,300	\$22,038,000	-17.06%	97.42%	97.48%
RES TOTAL	278	315	-11.75%	\$168,772,050	\$197,330,994	-14.47%	96.19%	96.38%
FARMS	3	2	50.00%	\$6,897,500	\$2,850,000	142.02%	95.88%	95.03%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	6	7	-14.29%	\$1,994,500	\$3,521,619	-43.36%	86.53%	92.27%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	7	9	-22.22%	\$1,382,000	\$2,333,300	-40.77%	94.03%	96.16%
Lots WF	1	0	0.00%	\$170,000	\$0	0.00%	89.52%	0.00%
LOTS TOTAL	14	16	-12.50%	\$3,546,500	\$5,854,919	-39.43%	89.45%	93.78%
Business	5	2	150.00%	\$1,365,000	\$161,800	743.63%	81.64%	95.85%
Commercial	8	11	-27.27%	\$6,144,445	\$2,750,307	123.41%	89.31%	92.07%
Land	1	0	0.00%	\$1,265,000	\$0	0.00%	64.87%	0.00%
COMM TOTAL	14	13	7.69%	\$8,774,445	\$2,912,107	201.31%	83.55%	92.28%
GRAND TOTAL	309	346	-10.69%	\$187,990,495	\$208,948,020	-10.03%	95.37%	96.22%

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South Okanagan Statistics -- March 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	\$1,262,100	\$1,767,980	-28.61%	\$1,200,000	\$1,249,900	-3.99%	70	60	15.89%
Duplex	\$716,250	\$680,000	5.33%	\$662,500	\$609,000	8.78%	68	45	49.78%
Mobile Home	\$236,323	\$208,929	13.11%	\$230,000	\$205,000	12.20%	80	70	13.16%
Recreational	\$142,000	\$114,841	23.65%	\$142,000	\$63,250	124.51%	99	156	-36.69%
Residential	\$729,080	\$787,312	-7.40%	\$712,000	\$689,950	3.20%	62	64	-3.53%
Residential WF		\$680,000			\$680,000			56	
3/4-Plex									
Timeshare									
Apartment	\$434,492	\$449,034	-3.24%	\$350,000	\$405,000	-13.58%	104	84	23.75%
Townhouse	\$496,893	\$541,350	-8.21%	\$423,000	\$500,000	-15.40%	101	59	71.70%
RES TOTAL	\$592,722	\$647,987	-8.53%	\$567,000	\$590,000	-3.90%	79	72	9.57%
FARMS	\$1,623,750	\$1,900,000	-14.54%	\$1,623,750	\$1,900,000	-14.54%	49	28	75.00%
MULTIFAMILY									
Acreage	\$327,500	\$473,810	-30.88%	\$327,500	\$473,810	-30.88%	47	182	-74.10%
Acreage WF									
Lots	\$229,500	\$246,625	-6.94%	\$229,500	\$281,250	-18.40%	207	79	162.03%
Lots WF	\$170,000			\$170,000			128		
LOTS TOTAL	\$256,800	\$322,353	-20.34%	\$285,000	\$333,750	-14.61%	127	113	12.40%
Business		\$80,900			\$80,900			55	
Commercial	\$214,815	\$186,004	15.49%	\$430	\$5,000	-91.40%	147	83	75.86%
Land									
COMM TOTAL	\$214,815	\$155,974	37.72%	\$430	\$78,800	-99.45%	147	75	94.81%
GRAND TOTAL	\$586,663	\$622,552	-5.76%	\$555,000	\$545,000	1.83%	82	74	11.72%

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South Okanagan Statistics -- March 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	\$1,298,458	\$1,453,994	-10.70%	\$869,000	\$1,232,450	-29.49%	110	85	29.23%
Duplex	\$670,639	\$623,750	7.52%	\$649,000	\$597,000	8.71%	70	49	44.10%
Mobile Home	\$225,100	\$196,907	14.32%	\$216,000	\$171,000	26.32%	86	77	11.32%
Recreational	\$127,375	\$139,227	-8.51%	\$128,500	\$86,000	49.42%	244	156	55.92%
Residential	\$709,898	\$764,304	-7.12%	\$688,600	\$684,950	0.53%	74	68	9.34%
Residential WF	\$2,406,250	\$1,028,333	134.00%	\$2,406,250	\$905,000	165.88%	210	51	309.09%
3/4-Plex									
Timeshare									
Apartment	\$423,969	\$440,652	-3.79%	\$355,000	\$369,950	-4.04%	112	82	36.24%
Townhouse	\$468,674	\$537,512	-12.81%	\$400,000	\$477,500	-16.23%	98	57	71.78%
RES TOTAL	\$607,094	\$626,448	-3.09%	\$559,500	\$540,000	3.61%	90	74	22.47%
FARMS	\$2,299,167	\$1,425,000	61.35%	\$2,172,500	\$1,425,000	52.46%	33	78	-58.12%
MULTIFAMILY									
Acreage	\$332,417	\$503,088	-33.92%	\$301,250	\$347,619	-13.34%	82	144	-43.40%
Acreage WF									
Lots	\$197,429	\$259,256	-23.85%	\$180,000	\$230,000	-21.74%	140	65	114.72%
Lots WF	\$170,000			\$170,000			128		
LOTS TOTAL	\$253,321	\$365,932	-30.77%	\$237,500	\$279,000	-14.87%	114	100	14.50%
Business	\$273,000	\$80,900	237.45%	\$250,000	\$80,900	209.02%	140	55	155.27%
Commercial	\$768,056	\$250,028	207.19%	\$280,000	\$5,000	5,500.00%	145	123	17.78%
Land	\$1,265,000			\$1,265,000			264		
COMM TOTAL	\$626,746	\$224,008	179.79%	\$255,000	\$78,800	223.60%	152	113	34.87%
GRAND TOTAL	\$608,383	\$603,896	0.74%	\$542,000	\$526,000	3.04%	94	77	22.49%

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