

**South Okanagan Monthly Statistics
September 2023**

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Central Okanagan Statistics -- September 2023

Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	1,070	921	16.18%	9,071	9,515	-4.67%
2 Units Sold	294	357	-17.65%	3,651	4,475	-18.41%
3 Sales Volume	\$223,964,737	\$333,162,226	-32.78%	\$2,951,056,533	\$4,002,264,199	-26.27%
4 List/Sell Ratio	97.13%	95.74%		96.84%	99.43%	
5 Days to Sell	62	55	12.47%	56	38	47.72%
6 Active Listings	3,106	2,666	16.50%			
Area = North Okanagan						
1 Units Listed	325	273	19.05%	2,975	3,123	-4.74%
2 Units Sold	110	134	-17.91%	1,354	1,761	-23.11%
3 Sales Volume	\$75,261,237	\$98,068,983	-23.26%	\$911,964,310	\$1,240,586,303	-26.49%
4 List/Sell Ratio	96.16%	98.04%		96.69%	99.22%	
5 Days to Sell	80	54	48.23%	65	47	39.46%
6 Active Listings	1,264	991	27.55%			
Area = Shuswap / Revel						
1 Units Listed	176	157	12.10%	1,786	1,948	-8.32%
2 Units Sold	72	108	-33.33%	831	1,001	-16.98%
3 Sales Volume	\$45,025,248	\$63,333,363	-28.91%	\$509,689,496	\$617,274,803	-17.43%
4 List/Sell Ratio	94.81%	95.72%		96.42%	97.72%	
5 Days to Sell	89	69	29.85%	75	59	26.70%
6 Active Listings	836	754	10.88%			
Area = South Okanagan						
1 Units Listed	278	243	14.40%	2,487	2,226	11.73%
2 Units Sold	122	112	8.93%	1,383	1,675	-17.43%
3 Sales Volume	\$80,600,686	\$72,415,583	11.30%	\$907,547,524	\$1,149,347,742	-21.04%
4 List/Sell Ratio	95.81%	95.75%		96.27%	98.19%	
5 Days to Sell	64	55	17.47%	72	56	28.29%
6 Active Listings	1,691	1,359	24.43%			
Area = South Peace Riv						
1 Units Listed	14	12	16.67%	140	176	-20.45%
2 Units Sold	52	41	26.83%	331	497	-33.40%
3 Sales Volume	\$15,991,118	\$10,686,100	49.64%	\$100,317,670	\$135,640,362	-26.04%
4 List/Sell Ratio	94.67%	95.99%		95.48%	96.54%	
5 Days to Sell	100	99	1.06%	99	106	-6.29%
6 Active Listings	469	474	-1.05%			
Area = Grand Total						
1 Units Listed	1,863	1,606	16.00%	16,459	16,988	-3.11%
2 Units Sold	650	752	-13.56%	7,550	9,409	-19.76%
3 Sales Volume	\$440,843,026	\$577,666,254	-23.69%	\$5,380,575,532	\$7,145,113,408	-24.70%
4 List/Sell Ratio	96.39%	96.13%		96.65%	98.99%	
5 Days to Sell	71	59	20.82%	65	49	32.71%
6 Active Listings	7,366	6,244	17.97%			

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

South Okanagan Statistics -- September 2023

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	122	\$80,600,686	50	\$41,414,298
Last Month	154	\$88,390,678	63	\$45,541,998
This Month Last Year	112	\$72,415,583	45	\$31,979,900

Description	Total Listings Taken	Inventory
This Month	278	1,691
Last Month	274	1,710
This Month Last Year	243	1,359

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South Okanagan Statistics -- September 2023

Quick Summary Part 2

Condo/Apt

Sales	22
New Listings	39
Current Inventory	198
Sell/Inv. Ratio	11.11%
Days to Sell	55
Average Price	\$422,382
Median Price	\$427,000

Condo/Townhouse

Sales	15
New Listings	26
Current Inventory	139
Sell/Inv. Ratio	10.79%
Days to Sell	59
Average Price	\$454,562
Median Price	\$419,000

Lots

Sales	3
New Listings	19
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	82
Average Price	\$336,738
Median Price	\$332,500

Residential

Sales	50
New Listings	117
Current Inventory	522
Sell/Inv. Ratio	9.58%
Days to Sell	65
Average Price	\$828,286
Median Price	\$725,000

Ratio of Sales vs Inventory	8.95%
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South Okanagan Statistics -- September 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	17	17	0.00%	167	172	-2.91	152	123	23.58
Duplex	19	6	216.67%	86	59	45.76	49	18	172.22
Mobile Home	10	7	42.86%	114	94	21.28	46	51	-9.80
Recreational	0	0	0.00%	16	8	100.00	15	5	200.00
Residential	117	100	17.00%	980	828	18.36	522	396	31.82
Residential WF	0	5	-100.00%	40	34	17.65	23	22	4.55
3/4-Plex	2	2	0.00%	10	9	11.11	6	7	-14.29
Apartment	39	25	56.00%	272	274	-0.73	198	122	62.30
Townhouse	26	15	73.33%	235	189	24.34	139	106	31.13
RES TOTAL	230	177.00	29.94%	1,920	1,667	15.18%	1,150	850	35.29
FARMS	9	9	0.00%	75	81	-7.41	88	61	44.26
MULTIFAMILY	0	2	-100.00%	14	16	-12.50	12	11	9.09
Acreage	8	11	-27.27%	87	79	10.13	90	79	13.92
Acreage WF	1	0	0.00%	1	3	-66.67	2	1	100.00
Lots	10	14	-28.57%	160	141	13.48	147	134	9.70
Lots WF	0	0	0.00%	0	1	-100.00			
LOTS TOTAL	19	25.00	-24.00%	248	224	10.71%	239	214	11.68
Business	3	4	-25.00%	31	28	10.71	29	29	0.00
Commercial	13	16	-18.75%	127	116	9.48	98	93	5.38
Land	1	0	0.00%	6	8	-25.00	4	5	-20.00
COMM TOTAL	17	20.00	-15.00%	164	152	7.89%	131	127	3.15
GRAND TOTAL	275	233	18.03%	2,421	2,140	13.13%	1,620	1,263	28.27

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South Okanagan Statistics -- September 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	4	25.00%	\$5,295,000	\$11,695,000	-54.72%	92.18%	89.40%
Duplex	11	2	450.00%	\$7,664,799	\$1,118,000	585.58%	98.40%	99.03%
Mobile Home	8	10	-20.00%	\$1,949,699	\$2,164,000	-9.90%	97.36%	95.56%
Recreational	0	1	-100.00%	\$0	\$350,000	-100.00%	0.00%	87.50%
Residential	50	45	11.11%	\$41,414,298	\$31,979,900	29.50%	95.43%	96.69%
Residential WF	2	3	-33.33%	\$3,090,000	\$4,737,226	-34.77%	95.96%	101.37%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	22	22	0.00%	\$9,292,400	\$9,070,050	2.45%	97.19%	97.10%
Townhouse	15	14	7.14%	\$6,818,435	\$7,908,523	-13.78%	96.78%	98.30%
RES TOTAL	113	101	11.88%	\$75,524,631	\$69,022,699	9.42%	95.89%	95.85%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	1	1	0.00%	\$2,675,000	\$1,200	222,816.67%	93.53%	0.00%
Acreage	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	3	5	-40.00%	\$1,010,213	\$2,223,025	-54.56%	90.76%	93.15%
Business	0	1	-100.00%	\$0	\$349,000	-100.00%	0.00%	100.00%
Commercial	4	2	100.00%	\$1,347,842	\$550,009	145.06%	99.81%	91.68%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	4	3	33.33%	\$1,347,842	\$899,009	49.93%	99.81%	94.74%
GRAND TOTAL	121	110	10.00%	\$80,557,686	\$72,145,933	11.66%	95.81%	95.75%

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South Okanagan Statistics -- September 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	55	63	-12.70%	\$73,371,900	\$88,188,900	-16.80%	93.58%	95.37%
Duplex	53	59	-10.17%	\$35,316,627	\$38,692,200	-8.72%	98.52%	102.09%
Mobile Home	115	120	-4.17%	\$22,321,399	\$25,845,600	-13.64%	94.27%	96.92%
Recreational	2	1	100.00%	\$780,000	\$350,000	122.86%	92.98%	87.50%
Residential	569	689	-17.42%	\$445,423,803	\$554,932,530	-19.73%	97.00%	98.88%
Residential WF	11	23	-52.17%	\$15,927,500	\$35,228,226	-54.79%	92.36%	96.97%
3/4-Plex	2	6	-66.67%	\$2,476,000	\$4,425,500	-44.05%	98.06%	89.99%
Apartment	262	294	-10.88%	\$116,135,786	\$125,120,912	-7.18%	97.27%	99.18%
Townhouse	159	175	-9.14%	\$83,572,384	\$99,077,066	-15.65%	97.77%	100.22%
RES TOTAL	1,228	1,430	-14.13%	\$795,325,399	\$971,860,934	-18.16%	96.68%	98.68%
FARMS	9	28	-67.86%	\$11,295,000	\$44,364,500	-74.54%	91.79%	94.64%
MULTIFAMILY	3	9	-66.67%	\$11,425,000	\$14,181,100	-19.44%	93.23%	93.06%
Acreage	17	42	-59.52%	\$13,417,619	\$24,490,400	-45.21%	89.77%	94.60%
Acreage WF	1	0	0.00%	\$480,000	\$0	0.00%	96.02%	0.00%
Lots	39	82	-52.44%	\$13,515,913	\$32,191,163	-58.01%	96.72%	97.31%
Business	8	9	-11.11%	\$16,507,800	\$7,425,499	122.31%	83.73%	100.26%
Commercial	42	41	2.44%	\$38,819,952	\$47,336,596	-17.99%	98.49%	95.98%
Land	1	1	0.00%	\$1,750,001	\$3,290,000	-46.81%	100.00%	100.00%
COMM TOTAL	51	51	0.00%	\$57,077,753	\$58,052,095	-1.68%	93.76%	96.73%
GRAND TOTAL	1,348	1,642	-17.90%	\$902,536,684	\$1,145,140,192	-21.19%	96.27%	98.21%

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South Okanagan Statistics -- September 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	\$1,059,000	\$2,923,750	-63.78%	\$1,200,000	\$2,700,000	-55.56%	147	43	244.33%
Duplex	\$696,800	\$559,000	24.65%	\$560,000	\$559,000	0.18%	44	71	-37.07%
Mobile Home	\$243,712	\$216,400	12.62%	\$233,450	\$180,250	29.51%	47	57	-18.42%
Recreational		\$350,000			\$350,000			118	
Residential	\$828,286	\$710,664	16.55%	\$725,000	\$680,000	6.62%	65	50	30.55%
Residential WF	\$1,545,000	\$1,579,075	-2.16%	\$1,545,000	\$1,590,226	-2.84%	66	44	48.86%
3/4-Plex									
Apartment	\$422,382	\$412,275	2.45%	\$427,000	\$332,500	28.42%	55	61	-9.93%
Townhouse	\$454,562	\$564,895	-19.53%	\$419,000	\$506,312	-17.24%	59	56	5.68%
RES TOTAL	\$668,360	\$683,393	-2.20%	\$585,000	\$562,500	4.00%	63	55	15.04%
FARMS									
MULTIFAMILY	\$2,675,000	\$1,200	222,816.67%	\$2,675,000	\$1,200	222,816.67%	84	122	-31.15%
Acreage									
Acreage WF									
Lots	\$336,738	\$444,605	-24.26%	\$332,500	\$350,000	-5.00%	82	43	89.92%
Business		\$349,000			\$349,000			108	
Commercial	\$336,961	\$275,004	22.53%	\$663	\$275,004	-99.76%	109	34	223.88%
Land									
COMM TOTAL	\$336,961	\$299,670	12.44%	\$663	\$349,000	-99.81%	109	58	86.00%
GRAND TOTAL	\$665,766	\$655,872	1.51%	\$560,000	\$549,500	1.91%	65	55	18.58%

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South Okanagan Statistics -- September 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	\$1,334,035	\$1,399,824	-4.70%	\$1,180,000	\$1,180,000	0.00%	100	63	58.67%
Duplex	\$666,351	\$655,800	1.61%	\$610,000	\$619,000	-1.45%	44	47	-6.36%
Mobile Home	\$194,099	\$215,380	-9.88%	\$180,000	\$179,950	0.03%	69	48	42.91%
Recreational	\$390,000	\$350,000	11.43%	\$390,000	\$350,000	11.43%	84	118	-28.81%
Residential	\$782,819	\$805,417	-2.81%	\$717,500	\$750,000	-4.33%	58	43	37.03%
Residential WF	\$1,447,955	\$1,531,662	-5.47%	\$1,500,000	\$1,400,000	7.14%	59	57	4.15%
3/4-Plex	\$1,238,000	\$737,583	67.85%	\$1,238,000	\$790,750	56.56%	52	60	-13.09%
Apartment	\$443,266	\$425,581	4.16%	\$380,000	\$375,000	1.33%	80	46	73.15%
Townhouse	\$525,612	\$566,155	-7.16%	\$479,000	\$510,000	-6.08%	55	38	44.05%
RES TOTAL	\$647,659	\$679,623	-4.70%	\$577,500	\$615,000	-6.10%	65	45	44.97%
FARMS	\$1,255,000	\$1,584,446	-20.79%	\$1,300,000	\$1,462,500	-11.11%	74	58	27.58%
MULTIFAMILY	\$3,808,333	\$1,575,678	141.69%	\$2,675,000	\$1,430,000	87.06%	55	125	-56.42%
Acreage	\$789,272	\$583,105	35.36%	\$410,000	\$382,500	7.19%	130	98	32.95%
Acreage WF	\$480,000			\$480,000			37		
Lots	\$346,562	\$392,575	-11.72%	\$332,500	\$324,500	2.47%	113	111	2.14%
Business	\$2,063,475	\$825,055	150.10%	\$101,000	\$350,000	-71.14%	112	236	-52.84%
Commercial	\$924,285	\$1,154,551	-19.94%	\$358,250	\$585,000	-38.76%	98	114	-14.08%
Land	\$1,750,001	\$3,290,000	-46.81%	\$1,750,001	\$3,290,000	-46.81%	47	244	-80.74%
COMM TOTAL	\$1,119,172	\$1,138,276	-1.68%	\$354,000	\$585,000	-39.49%	99	138	-28.32%
GRAND TOTAL	\$669,538	\$697,406	-4.00%	\$565,000	\$600,000	-5.83%	68	53	29.13%

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