

**South Okanagan Monthly Statistics  
December 2023**

# Table of Contents

---

Table of Contents	2
Zone Totals	3
Quick Summary Part 1	4
Quick Summary Part 2	5
Listing Information	6
Sales Information (Month)	7
Sales Information (YTD)	8
Average/Median Price, Days to Sell (Month)	9
Average/Median Price, Days to Sell (YTD)	10

## Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
1 Units Listed	385	311	23.79%	11,185	11,330	-1.28%
2 Units Sold	197	205	-3.90%	4,386	5,241	-16.31%
3 Sales Volume	\$164,902,480	\$163,001,967	1.17%	\$3,538,102,151	\$4,636,130,755	-23.68%
4 List/Sell Ratio	94.54%	95.18%		96.47%	98.86%	
5 Days to Sell	64	66	-3.28%	57	41	39.07%
6 Active Listings	2,662	1,928	38.07%			
<b>Area = North Okanagan</b>						
1 Units Listed	130	102	27.45%	3,589	3,714	-3.37%
2 Units Sold	73	67	8.96%	1,696	2,055	-17.47%
3 Sales Volume	\$47,535,839	\$37,037,759	28.34%	\$1,139,700,827	\$1,422,939,890	-19.91%
4 List/Sell Ratio	90.13%	96.07%		96.27%	98.80%	
5 Days to Sell	71	71	-0.42%	65	49	32.80%
6 Active Listings	999	815	22.58%			
<b>Area = Shuswap / Revel</b>						
1 Units Listed	63	59	6.78%	2,127	2,263	-6.01%
2 Units Sold	45	54	-16.67%	1,004	1,191	-15.70%
3 Sales Volume	\$24,080,599	\$29,769,450	-19.11%	\$611,695,955	\$724,560,949	-15.58%
4 List/Sell Ratio	94.95%	94.99%		96.00%	97.32%	
5 Days to Sell	89	79	13.35%	79	62	27.40%
6 Active Listings	624	510	22.35%			
<b>Area = South Okanagan</b>						
1 Units Listed	141	114	23.68%	4,185	4,203	-0.43%
2 Units Sold	71	90	-21.11%	1,670	2,018	-17.24%
3 Sales Volume	\$37,782,462	\$56,862,765	-33.56%	\$1,079,209,301	\$1,368,436,332	-21.14%
4 List/Sell Ratio	89.93%	89.16%		95.80%	97.48%	
5 Days to Sell	99	90	10.16%	75	59	27.84%
6 Active Listings	1,339	1,006	33.10%			
<b>Area = South Peace Riv</b>						
1 Units Listed	27	32	-15.63%	670	968	-30.79%
2 Units Sold	22	29	-24.14%	441	602	-26.74%
3 Sales Volume	\$7,109,000	\$7,342,650	-3.18%	\$131,524,881	\$176,210,217	-25.36%
4 List/Sell Ratio	94.33%	96.87%		95.52%	94.92%	
5 Days to Sell	132	69	90.87%	97	105	-7.54%
6 Active Listings	346	389	-11.05%			
<b>Area = Grand Total</b>						
1 Units Listed	746	618	20.71%	21,756	22,478	-3.21%
2 Units Sold	408	445	-8.31%	9,197	11,107	-17.20%
3 Sales Volume	\$281,410,380	\$294,014,591	-4.29%	\$6,500,233,115	\$8,328,278,143	-21.95%
4 List/Sell Ratio	93.16%	94.08%		96.26%	98.40%	
5 Days to Sell	78	73	5.93%	66	51	28.54%
6 Active Listings	5,970	4,648	28.44%			

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

South Okanagan Statistics -- December 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>	71	\$37,782,462	29	\$19,417,999
<b>Last Month</b>	85	\$47,067,324	34	\$23,014,250
<b>This Month Last Year</b>	90	\$56,862,765	36	\$22,845,900

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	141	1,339
<b>Last Month</b>	229	1,529
<b>This Month Last Year</b>	114	1,006

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

South Okanagan Statistics -- December 2023

## Quick Summary Part 2

---

### Condo/Apt

Sales	13
New Listings	21
Current Inventory	176
Sell/Inv. Ratio	7.39%
Days to Sell	97
Average Price	\$293,012
Median Price	\$265,000

---

### Condo/Townhouse

Sales	5
New Listings	12
Current Inventory	117
Sell/Inv. Ratio	4.27%
Days to Sell	85
Average Price	\$884,280
Median Price	\$510,000

---

### Lots

Sales	5
New Listings	7
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	104
Average Price	\$309,780
Median Price	\$300,000

---

### Residential

Sales	29
New Listings	54
Current Inventory	387
Sell/Inv. Ratio	7.49%
Days to Sell	93
Average Price	\$669,586
Median Price	\$650,000

---

Ratio of Sales vs Inventory	7.05%
-----------------------------	-------

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

South Okanagan Statistics -- December 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	11	8	37.50%	307	293	4.78	105	82	28.05
Duplex	15	2	650.00%	167	99	68.69	63	19	231.58
Mobile Home	6	5	20.00%	174	228	-23.68	38	45	-15.56
Recreational	2	0	0.00%	40	18	122.22	48	3	1,500.00
Residential	54	41	31.71%	1,638	1,615	1.42	387	272	42.28
Residential WF	1	4	-75.00%	82	99	-17.17	22	9	144.44
3/4-Plex	0	0	0.00%	14	21	-33.33	6	7	-14.29
Apartment	21	14	50.00%	532	613	-13.21	176	149	18.12
Townhouse	12	17	-29.41%	408	391	4.35	117	66	77.27
RES TOTAL	122	91	34.07%	3,362	3,377	-0.44%	962	652	47.55
FARMS	3	3	0.00%	146	137	6.57	54	52	3.85
MULTIFAMILY	0	1	-100.00%	21	28	-25.00	10	5	100.00
Acreage	1	2	-50.00%	121	131	-7.63	58	54	7.41
Acreage WF	0	0	0.00%	2	3	-33.33		2	
Lots	6	6	0.00%	252	262	-3.82	115	128	-10.16
Lots WF	0	0	0.00%	11	10	10.00	2		
LOTS TOTAL	7	8	-12.50%	386	406	-4.93%	175	184	-4.89
Business	1	1	0.00%	45	43	4.65	25	22	13.64
Commercial	8	9	-11.11%	211	203	3.94	104	87	19.54
Land	0	1	-100.00%	14	9	55.56	9	4	125.00
COMM TOTAL	9	11	-18.18%	270	255	5.88%	138	113	22.12
<b>GRAND TOTAL</b>	<b>141</b>	<b>114</b>	<b>23.68%</b>	<b>4,185</b>	<b>4,203</b>	<b>-0.43%</b>	<b>1,339</b>	<b>1,006</b>	<b>33.10</b>

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

South Okanagan Statistics -- December 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	7	4	75.00%	\$5,896,500	\$10,795,000	-45.38%	92.98%	69.63%
Duplex	1	1	0.00%	\$320,000	\$710,000	-54.93%	97.00%	98.61%
Mobile Home	3	7	-57.14%	\$759,500	\$1,336,000	-43.15%	94.47%	93.73%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	29	36	-19.44%	\$19,417,999	\$22,845,900	-15.00%	95.61%	94.67%
Residential WF	0	3	-100.00%	\$0	\$1,985,000	-100.00%	0.00%	96.69%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	13	20	-35.00%	\$3,809,150	\$8,605,750	-55.74%	95.84%	96.23%
Townhouse	5	10	-50.00%	\$4,421,400	\$5,225,015	-15.38%	98.26%	96.89%
RES TOTAL	58	81	-28.40%	\$34,624,549	\$51,502,665	-32.77%	95.49%	88.54%
FARMS	3	0	0.00%	\$620,000	\$0	0.00%	20.17%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	1	4	-75.00%	\$300,000	\$1,210,000	-75.21%	91.19%	91.40%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	4	1	300.00%	\$1,248,900	\$332,500	275.61%	95.45%	89.89%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	5	5	0.00%	\$1,548,900	\$1,542,500	0.41%	94.60%	91.07%
Business	3	0	0.00%	\$419,000	\$0	0.00%	94.58%	0.00%
Commercial	2	4	-50.00%	\$570,013	\$3,817,600	-85.07%	95.16%	97.45%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	5	4	25.00%	\$989,013	\$3,817,600	-74.09%	94.91%	97.45%
<b>GRAND TOTAL</b>	<b>71</b>	<b>90</b>	<b>-21.11%</b>	<b>\$37,782,462</b>	<b>\$56,862,765</b>	<b>-33.56%</b>	<b>89.93%</b>	<b>89.16%</b>

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

South Okanagan Statistics -- December 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	72	76	-5.26%	\$89,452,300	\$106,573,899	-16.07%	93.21%	91.52%
Duplex	62	71	-12.68%	\$40,069,427	\$46,549,250	-13.92%	98.26%	101.51%
Mobile Home	128	143	-10.49%	\$24,719,899	\$30,539,100	-19.05%	94.25%	96.57%
Recreational	2	1	100.00%	\$780,000	\$350,000	122.86%	92.98%	87.50%
Residential	713	876	-18.61%	\$531,787,065	\$669,987,695	-20.63%	96.79%	98.32%
Residential WF	25	40	-37.50%	\$25,893,227	\$43,138,976	-39.98%	92.00%	96.78%
3/4-Plex	3	7	-57.14%	\$2,696,000	\$5,641,500	-52.21%	97.92%	91.48%
Apartment	322	363	-11.29%	\$140,819,136	\$153,294,462	-8.14%	97.34%	98.80%
Townhouse	186	205	-9.27%	\$98,846,884	\$114,443,981	-13.63%	97.71%	99.81%
RES TOTAL	1,513	1,782	-15.10%	\$955,063,938	\$1,170,518,863	-18.41%	96.48%	97.84%
FARMS	15	29	-48.28%	\$16,770,000	\$46,601,100	-64.01%	80.34%	94.57%
MULTIFAMILY	5	11	-54.55%	\$14,925,000	\$15,626,100	-4.49%	91.83%	93.08%
Acreage	26	47	-44.68%	\$13,797,919	\$26,205,400	-47.35%	86.32%	94.12%
Acreage WF	1	2	-50.00%	\$3,200,000	\$2,065,000	54.96%	91.43%	95.25%
Lots	49	82	-40.24%	\$16,971,143	\$30,004,813	-43.44%	96.90%	97.08%
Lots WF	2	5	-60.00%	\$1,494,500	\$4,218,850	-64.58%	91.35%	99.04%
LOTS TOTAL	78	136	-42.65%	\$35,463,562	\$62,494,063	-43.25%	91.80%	95.89%
Business	9	7	28.57%	\$1,746,800	\$2,355,499	-25.84%	95.05%	103.04%
Commercial	50	58	-13.79%	\$55,240,001	\$70,836,707	-22.02%	93.58%	95.48%
Land	0	1	-100.00%	\$0	\$3,290,000	-100.00%	0.00%	100.00%
COMM TOTAL	59	66	-10.61%	\$56,986,801	\$76,482,206	-25.49%	93.62%	95.89%
<b>GRAND TOTAL</b>	<b>1,670</b>	<b>2,024</b>	<b>-17.49%</b>	<b>\$1,079,209,301</b>	<b>\$1,371,722,332</b>	<b>-21.32%</b>	<b>95.80%</b>	<b>97.47%</b>

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



South Okanagan Statistics -- December 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	\$842,357	\$2,698,750	-68.79%	\$875,000	\$960,000	-8.85%	165	58	184.97%
Duplex	\$320,000	\$710,000	-54.93%	\$320,000	\$710,000	-54.93%	22	36	-38.89%
Mobile Home	\$253,167	\$190,857	32.65%	\$270,000	\$155,000	74.19%	42	68	-38.98%
Recreational									
Residential	\$669,586	\$634,608	5.51%	\$650,000	\$612,500	6.12%	93	70	34.19%
Residential WF		\$661,667			\$475,000			109	
3/4-Plex									
Apartment	\$293,012	\$430,288	-31.90%	\$265,000	\$354,000	-25.14%	97	72	34.75%
Townhouse	\$884,280	\$522,502	69.24%	\$510,000	\$517,500	-1.45%	85	108	-20.56%
RES TOTAL	\$596,975	\$635,835	-6.11%	\$566,500	\$485,000	16.80%	98	75	30.56%
FARMS	\$620,000			\$620,000			114		
<b>MULTIFAMILY</b>									
Acreage	\$300,000	\$302,500	-0.83%	\$300,000	\$292,500	2.56%	98	113	-13.08%
Acreage WF									
Lots	\$312,225	\$332,500	-6.10%	\$286,950	\$332,500	-13.70%	106	175	-39.57%
Lots WF									
LOTS TOTAL	\$309,780	\$308,500	0.41%	\$300,000	\$310,000	-3.23%	104	125	-16.77%
Business	\$139,667			\$109,000			113		
Commercial	\$285,007	\$954,400	-70.14%	\$285,007	\$920,000	-69.02%	51	334	-84.86%
Land									
COMM TOTAL	\$197,803	\$954,400	-79.27%	\$109,000	\$920,000	-88.15%	88	334	-73.61%
<b>GRAND TOTAL</b>	<b>\$547,572</b>	<b>\$631,809</b>	<b>-13.33%</b>	<b>\$525,000</b>	<b>\$480,000</b>	<b>9.38%</b>	<b>99</b>	<b>90</b>	<b>10.16%</b>

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

South Okanagan Statistics -- December 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	\$1,242,393	\$1,402,288	-11.40%	\$1,035,000	\$1,162,500	-10.97%	115	71	61.31%
Duplex	\$646,281	\$655,623	-1.42%	\$597,500	\$635,000	-5.91%	44	53	-17.31%
Mobile Home	\$193,124	\$213,560	-9.57%	\$182,000	\$179,900	1.17%	68	50	35.74%
Recreational	\$390,000	\$350,000	11.43%	\$390,000	\$350,000	11.43%	84	118	-28.81%
Residential	\$745,844	\$764,826	-2.48%	\$700,000	\$725,000	-3.45%	68	52	30.73%
Residential WF	\$1,035,729	\$1,078,474	-3.96%	\$905,000	\$927,500	-2.43%	121	84	44.17%
3/4-Plex	\$898,667	\$805,929	11.51%	\$506,000	\$900,000	-43.78%	58	58	-1.30%
Apartment	\$437,327	\$422,299	3.56%	\$376,000	\$375,000	0.27%	82	49	68.19%
Townhouse	\$531,435	\$558,263	-4.81%	\$480,000	\$515,000	-6.80%	57	46	24.60%
RES TOTAL	\$631,239	\$656,857	-3.90%	\$565,000	\$595,250	-5.08%	72	52	37.65%
FARMS	\$1,290,000	\$1,606,934	-19.72%	\$1,300,000	\$1,475,000	-11.86%	102	61	67.50%
MULTIFAMILY	\$2,985,000	\$1,420,555	110.13%	\$2,400,000	\$1,000,000	140.00%	117	122	-3.96%
Acreage	\$530,689	\$557,562	-4.82%	\$387,500	\$370,000	4.73%	127	101	26.09%
Acreage WF	\$3,200,000	\$1,032,500	209.93%	\$3,200,000	\$1,032,500	209.93%	67	58	15.52%
Lots	\$346,350	\$365,912	-5.35%	\$309,000	\$324,500	-4.78%	116	116	0.67%
Lots WF	\$747,250	\$843,770	-11.44%	\$747,250	\$943,950	-20.84%	146	47	211.97%
LOTS TOTAL	\$454,661	\$459,515	-1.06%	\$337,500	\$339,450	-0.57%	120	107	12.10%
Business	\$194,089	\$336,500	-42.32%	\$83,000	\$349,000	-76.22%	101	246	-58.88%
Commercial	\$1,104,800	\$1,221,323	-9.54%	\$358,250	\$620,000	-42.22%	100	121	-17.70%
Land		\$3,290,000			\$3,290,000			244	
COMM TOTAL	\$965,878	\$1,158,821	-16.65%	\$109,000	\$607,500	-82.06%	100	136	-26.66%
<b>GRAND TOTAL</b>	<b>\$647,008</b>	<b>\$677,728</b>	<b>-4.53%</b>	<b>\$550,000</b>	<b>\$585,000</b>	<b>-5.98%</b>	<b>75</b>	<b>59</b>	<b>27.65%</b>

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