

**South Okanagan Monthly Statistics**  
**October 2023**

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Central Okanagan Statistics -- October 2023

## Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
1 Units Listed	913	845	8.05%	9,984	10,359	-3.62%
2 Units Sold	288	336	-14.29%	3,935	4,810	-18.19%
3 Sales Volume	\$219,373,049	\$263,993,579	-16.90%	\$3,167,080,281	\$4,265,519,878	-25.75%
4 List/Sell Ratio	96.36%	95.40%		96.81%	99.17%	
5 Days to Sell	58	55	5.32%	56	39	43.61%
6 Active Listings	3,113	2,584	20.47%			
<b>Area = North Okanagan</b>						
1 Units Listed	271	280	-3.21%	3,247	3,404	-4.61%
2 Units Sold	152	138	10.14%	1,505	1,900	-20.79%
3 Sales Volume	\$101,773,121	\$91,667,395	11.02%	\$1,012,777,431	\$1,332,991,598	-24.02%
4 List/Sell Ratio	96.76%	96.06%		96.70%	99.00%	
5 Days to Sell	58	63	-7.12%	64	48	34.70%
6 Active Listings	1,189	976	21.82%			
<b>Area = Shuswap / Revel</b>						
1 Units Listed	144	147	-2.04%	1,929	2,095	-7.92%
2 Units Sold	68	74	-8.11%	899	1,075	-16.37%
3 Sales Volume	\$40,337,599	\$40,331,297	0.02%	\$550,027,095	\$657,606,100	-16.36%
4 List/Sell Ratio	93.10%	96.29%		96.17%	97.63%	
5 Days to Sell	112	70	60.53%	78	60	29.82%
6 Active Listings	775	692	11.99%			
<b>Area = South Okanagan</b>						
1 Units Listed	288	184	56.52%	2,775	2,410	15.15%
2 Units Sold	131	147	-10.88%	1,514	1,822	-16.90%
3 Sales Volume	\$86,811,992	\$88,234,949	-1.61%	\$994,359,515	\$1,237,582,691	-19.65%
4 List/Sell Ratio	94.30%	95.07%		96.09%	97.97%	
5 Days to Sell	96	70	37.24%	74	57	29.42%
6 Active Listings	1,610	1,305	23.37%			
<b>Area = South Peace Riv</b>						
1 Units Listed	15	20	-25.00%	155	196	-20.92%
2 Units Sold	61	44	38.64%	391	541	-27.73%
3 Sales Volume	\$17,343,800	\$10,800,305	60.59%	\$117,501,470	\$146,440,667	-19.76%
4 List/Sell Ratio	95.93%	94.00%		95.58%	96.35%	
5 Days to Sell	86	110	-21.82%	97	106	-8.61%
6 Active Listings	431	435	-0.92%			
<b>Area = Grand Total</b>						
1 Units Listed	1,631	1,476	10.50%	18,090	18,464	-2.03%
2 Units Sold	700	739	-5.28%	8,244	10,148	-18.76%
3 Sales Volume	\$465,639,560	\$495,027,525	-5.94%	\$5,841,745,793	\$7,640,140,933	-23.54%
4 List/Sell Ratio	95.75%	95.50%		96.58%	98.76%	
5 Days to Sell	73	64	13.47%	65	50	31.12%
6 Active Listings	7,118	5,992	18.79%			

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

South Okanagan Statistics -- October 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>	131	\$86,811,992	54	\$41,619,900
<b>Last Month</b>	122	\$80,600,686	50	\$41,414,298
<b>This Month Last Year</b>	147	\$88,234,949	67	\$46,747,599

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	288	1,610
<b>Last Month</b>	278	1,691
<b>This Month Last Year</b>	184	1,305

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South Okanagan Statistics -- October 2023

## Quick Summary Part 2

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### Condo/Apt

Sales	26
New Listings	34
Current Inventory	201
Sell/Inv. Ratio	12.94%
Days to Sell	105
Average Price	\$454,000
Median Price	\$370,500

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### Condo/Townhouse

Sales	13
New Listings	31
Current Inventory	136
Sell/Inv. Ratio	9.56%
Days to Sell	62
Average Price	\$466,873
Median Price	\$475,000

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### Lots

Sales	9
New Listings	35
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	206
Average Price	\$319,214
Median Price	\$210,000

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### Residential

Sales	54
New Listings	104
Current Inventory	497
Sell/Inv. Ratio	10.87%
Days to Sell	72
Average Price	\$770,739
Median Price	\$736,000

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Ratio of Sales vs Inventory	10.50%
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South Okanagan Statistics -- October 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	18	15	20.00%	185	187	-1.07	137	119	15.13
Duplex	14	4	250.00%	101	63	60.32	52	14	271.43
Mobile Home	8	14	-42.86%	122	108	12.96	48	57	-15.79
Recreational	0	0	0.00%	16	8	100.00	8	5	60.00
Residential	104	60	73.33%	1,083	888	21.96	497	369	34.69
Residential WF	6	1	500.00%	46	35	31.43	21	16	31.25
3/4-Plex	1	0	0.00%	11	9	22.22	7	7	0.00
Apartment	34	21	61.90%	306	295	3.73	201	121	66.12
Townhouse	31	14	121.43%	266	203	31.03	136	96	41.67
RES TOTAL	216	129.00	67.44%	2,136	1,796	18.93%	1,107	804	37.69
FARMS	8	8	0.00%	83	89	-6.74	72	63	14.29
MULTIFAMILY	3	1	200.00%	17	17	0.00	11	10	10.00
Acreage	10	6	66.67%	97	85	14.12	84	72	16.67
Acreage WF	0	0	0.00%	1	3	-66.67	2	1	100.00
Lots	25	14	78.57%	185	155	19.35	137	135	1.48
Lots WF	0	0	0.00%	0	1	-100.00			
LOTS TOTAL	35	20.00	75.00%	283	244	15.98%	223	208	7.21
Business	5	5	0.00%	36	33	9.09	31	30	3.33
Commercial	13	14	-7.14%	140	130	7.69	91	87	4.60
Land	1	1	0.00%	7	9	-22.22	5	5	0.00
COMM TOTAL	19	20.00	-5.00%	183	172	6.40%	127	122	4.10
<b>GRAND TOTAL</b>	<b>281</b>	<b>178</b>	<b>57.87%</b>	<b>2,702</b>	<b>2,318</b>	<b>16.57%</b>	<b>1,540</b>	<b>1,207</b>	<b>27.59</b>

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South Okanagan Statistics -- October 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	8	5	60.00%	\$7,143,900	\$3,650,000	95.72%	90.19%	89.07%
Duplex	5	10	-50.00%	\$3,094,900	\$6,547,050	-52.73%	97.82%	99.13%
Mobile Home	5	10	-50.00%	\$902,000	\$2,156,300	-58.17%	93.58%	95.81%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	54	67	-19.40%	\$41,619,900	\$46,747,599	-10.97%	95.56%	95.36%
Residential WF	4	3	33.33%	\$6,870,000	\$3,490,000	96.85%	90.04%	95.67%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	26	28	-7.14%	\$11,804,000	\$11,042,900	6.89%	98.43%	97.52%
Townhouse	13	10	30.00%	\$6,069,350	\$3,818,500	58.95%	97.52%	95.87%
RES TOTAL	115	133	-13.53%	\$77,504,050	\$77,452,349	0.07%	95.16%	95.70%
FARMS	2	1	100.00%	\$3,170,000	\$2,236,600	41.73%	85.72%	93.23%
MULTIFAMILY	1	1	0.00%	\$2,400,000	\$445,000	439.33%	85.74%	98.91%
Acreage	5	2	150.00%	\$1,558,000	\$635,000	145.35%	89.80%	90.91%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	4	2	100.00%	\$1,314,929	\$710,000	85.20%	89.89%	97.80%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	2	5	-60.00%	\$670,013	\$5,695,000	-88.24%	95.73%	87.14%
Land	0	1	-100.00%	\$0	\$725,000	-100.00%	0.00%	103.57%
COMM TOTAL	2	6	-66.67%	\$670,013	\$6,420,000	-89.56%	95.73%	88.73%
<b>GRAND TOTAL</b>	<b>129</b>	<b>145</b>	<b>-11.03%</b>	<b>\$86,616,992</b>	<b>\$87,898,949</b>	<b>-1.46%</b>	<b>94.31%</b>	<b>95.09%</b>

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South Okanagan Statistics -- October 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	63	68	-7.35%	\$80,515,800	\$91,838,900	-12.33%	93.27%	95.10%
Duplex	58	69	-15.94%	\$38,411,527	\$45,239,250	-15.09%	98.47%	101.65%
Mobile Home	120	130	-7.69%	\$23,223,399	\$28,001,900	-17.06%	94.25%	96.84%
Recreational	2	1	100.00%	\$780,000	\$350,000	122.86%	92.98%	87.50%
Residential	623	756	-17.59%	\$487,043,703	\$601,680,129	-19.05%	96.87%	98.60%
Residential WF	15	26	-42.31%	\$22,797,500	\$38,718,226	-41.12%	91.65%	96.85%
3/4-Plex	2	6	-66.67%	\$2,476,000	\$4,425,500	-44.05%	98.06%	89.99%
Apartment	288	322	-10.56%	\$127,939,786	\$136,163,812	-6.04%	97.38%	99.04%
Townhouse	172	185	-7.03%	\$89,641,734	\$102,895,566	-12.88%	97.75%	100.06%
RES TOTAL	1,343	1,563	-14.08%	\$872,829,449	\$1,049,313,283	-16.82%	96.54%	98.45%
FARMS	11	29	-62.07%	\$14,465,000	\$46,601,100	-68.96%	90.38%	94.57%
MULTIFAMILY	4	10	-60.00%	\$13,825,000	\$14,626,100	-5.48%	91.84%	93.23%
Acreage	22	44	-50.00%	\$14,975,619	\$25,125,400	-40.40%	89.77%	94.51%
Acreage WF	1	0	0.00%	\$480,000	\$0	0.00%	96.02%	0.00%
Lots	43	84	-48.81%	\$14,830,842	\$32,901,163	-54.92%	96.07%	97.32%
Business	8	9	-11.11%	\$16,507,800	\$7,425,499	122.31%	83.73%	100.26%
Commercial	44	46	-4.35%	\$39,489,964	\$53,031,596	-25.54%	98.45%	94.94%
Land	1	2	-50.00%	\$1,750,001	\$4,015,000	-56.41%	100.00%	100.63%
COMM TOTAL	53	57	-7.02%	\$57,747,765	\$64,472,095	-10.43%	93.78%	95.87%
<b>GRAND TOTAL</b>	<b>1,477</b>	<b>1,787</b>	<b>-17.35%</b>	<b>\$989,153,675</b>	<b>\$1,233,039,141</b>	<b>-19.78%</b>	<b>96.10%</b>	<b>97.98%</b>

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South Okanagan Statistics -- October 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	\$892,988	\$730,000	22.33%	\$772,000	\$690,000	11.88%	166	155	7.40%
Duplex	\$618,980	\$654,705	-5.46%	\$570,000	\$653,500	-12.78%	33	88	-62.14%
Mobile Home	\$180,400	\$215,630	-16.34%	\$189,000	\$217,450	-13.08%	58	37	56.52%
Recreational									
Residential	\$770,739	\$697,725	10.46%	\$736,000	\$650,000	13.23%	72	61	19.29%
Residential WF	\$1,717,500	\$1,163,333	47.64%	\$1,675,000	\$840,000	99.40%	82	102	-20.11%
3/4-Plex									
Apartment	\$454,000	\$394,389	15.11%	\$370,500	\$382,750	-3.20%	105	56	85.94%
Townhouse	\$466,873	\$381,850	22.27%	\$475,000	\$386,250	22.98%	62	71	-13.00%
RES TOTAL	\$673,948	\$582,348	15.73%	\$600,000	\$570,000	5.26%	83	65	27.22%
FARMS	\$1,585,000	\$2,236,600	-29.13%	\$1,585,000	\$2,236,600	-29.13%	53	145	-63.45%
MULTIFAMILY	\$2,400,000	\$445,000	439.33%	\$2,400,000	\$445,000	439.33%	196	108	81.48%
Acreage	\$311,600	\$317,500	-1.86%	\$293,000	\$317,500	-7.72%	170	111	53.48%
Acreage WF									
Lots	\$328,732	\$355,000	-7.40%	\$170,715	\$355,000	-51.91%	251	181	39.06%
Business									
Commercial	\$335,006	\$1,139,000	-70.59%	\$335,006	\$660,000	-49.24%	136	90	51.23%
Land		\$725,000			\$725,000			93	
COMM TOTAL	\$335,006	\$1,070,000	-68.69%	\$335,006	\$692,500	-51.62%	136	90	50.28%
<b>GRAND TOTAL</b>	<b>\$671,450</b>	<b>\$606,200</b>	<b>10.76%</b>	<b>\$585,000</b>	<b>\$570,000</b>	<b>2.63%</b>	<b>93</b>	<b>69</b>	<b>33.83%</b>

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South Okanagan Statistics -- October 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	\$1,278,029	\$1,350,572	-5.37%	\$1,075,000	\$1,172,000	-8.28%	109	70	55.37%
Duplex	\$662,268	\$655,641	1.01%	\$604,500	\$635,000	-4.80%	43	53	-18.52%
Mobile Home	\$193,528	\$215,399	-10.15%	\$180,000	\$180,000	0.00%	69	48	44.56%
Recreational	\$390,000	\$350,000	11.43%	\$390,000	\$350,000	11.43%	84	118	-28.81%
Residential	\$781,772	\$795,873	-1.77%	\$720,000	\$749,950	-3.99%	60	44	34.82%
Residential WF	\$1,519,833	\$1,489,163	2.06%	\$1,525,000	\$1,340,000	13.81%	65	62	4.99%
3/4-Plex	\$1,238,000	\$737,583	67.85%	\$1,238,000	\$790,750	56.56%	52	60	-13.09%
Apartment	\$444,235	\$422,869	5.05%	\$380,000	\$375,000	1.33%	82	47	74.67%
Townhouse	\$521,173	\$556,192	-6.30%	\$478,250	\$499,900	-4.33%	56	40	38.92%
RES TOTAL	\$649,910	\$671,346	-3.19%	\$580,000	\$612,000	-5.23%	66	46	42.87%
FARMS	\$1,315,000	\$1,606,934	-18.17%	\$1,300,000	\$1,475,000	-11.86%	70	61	15.03%
MULTIFAMILY	\$3,456,250	\$1,462,610	136.31%	\$2,537,500	\$1,140,000	122.59%	90	124	-27.24%
Acreage	\$680,710	\$571,032	19.21%	\$387,500	\$377,500	2.65%	139	98	41.40%
Acreage WF	\$480,000			\$480,000			37		
Lots	\$344,903	\$391,681	-11.94%	\$332,500	\$324,500	2.47%	126	112	12.03%
Business	\$2,063,475	\$825,055	150.10%	\$101,000	\$350,000	-71.14%	112	236	-52.84%
Commercial	\$897,499	\$1,152,861	-22.15%	\$358,250	\$602,500	-40.54%	99	111	-10.51%
Land	\$1,750,001	\$2,007,500	-12.83%	\$1,750,001	\$2,007,500	-12.83%	47	169	-72.11%
COMM TOTAL	\$1,089,580	\$1,131,089	-3.67%	\$354,000	\$600,000	-41.00%	100	133	-24.56%
<b>GRAND TOTAL</b>	<b>\$669,705</b>	<b>\$690,005</b>	<b>-2.94%</b>	<b>\$570,000</b>	<b>\$600,000</b>	<b>-5.00%</b>	<b>70</b>	<b>54</b>	<b>29.90%</b>

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