

**South Okanagan Monthly Statistics
November 2023**

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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	758	584	29.79%	10,741	10,943	-1.85%
2 Units Sold	254	267	-4.87%	4,189	5,077	-17.49%
3 Sales Volume	\$206,164,623	\$230,891,063	-10.71%	\$3,373,244,904	\$4,496,410,941	-24.98%
4 List/Sell Ratio	93.06%	95.83%		96.57%	99.00%	
5 Days to Sell	61	57	7.49%	57	40	41.01%
6 Active Listings	3,079	2,396	28.51%			
Area = North Okanagan						
1 Units Listed	213	207	2.90%	3,460	3,611	-4.18%
2 Units Sold	118	107	10.28%	1,623	2,007	-19.13%
3 Sales Volume	\$79,387,557	\$67,276,833	18.00%	\$1,092,164,988	\$1,400,268,431	-22.00%
4 List/Sell Ratio	94.73%	95.67%		96.55%	98.83%	
5 Days to Sell	67	58	15.90%	64	48	33.60%
6 Active Listings	1,149	912	25.99%			
Area = Shuswap / Revel						
1 Units Listed	135	109	23.85%	2,064	2,204	-6.35%
2 Units Sold	61	65	-6.15%	959	1,140	-15.88%
3 Sales Volume	\$38,338,261	\$38,324,399	0.04%	\$587,615,356	\$695,930,499	-15.56%
4 List/Sell Ratio	94.29%	94.00%		96.04%	97.42%	
5 Days to Sell	90	81	10.85%	79	61	28.46%
6 Active Listings	760	629	20.83%			
Area = South Okanagan						
1 Units Listed	216	217	-0.46%	2,990	2,627	13.82%
2 Units Sold	85	112	-24.11%	1,599	1,934	-17.32%
3 Sales Volume	\$47,067,324	\$77,276,876	-39.09%	\$1,041,426,839	\$1,314,859,567	-20.80%
4 List/Sell Ratio	94.66%	96.29%		96.02%	97.87%	
5 Days to Sell	82	66	24.14%	74	58	29.01%
6 Active Listings	1,529	1,185	29.03%			
Area = South Peace Riv						
1 Units Listed	17	6	183.33%	172	202	-14.85%
2 Units Sold	28	33	-15.15%	419	574	-27.00%
3 Sales Volume	\$6,914,411	\$22,625,900	-69.44%	\$124,415,881	\$169,066,567	-26.41%
4 List/Sell Ratio	95.62%	86.10%		95.59%	94.84%	
5 Days to Sell	69	114	-39.62%	95	106	-10.76%
6 Active Listings	389	415	-6.27%			
Area = Grand Total						
1 Units Listed	1,339	1,123	19.23%	19,427	19,587	-0.82%
2 Units Sold	546	584	-6.51%	8,789	10,732	-18.10%
3 Sales Volume	\$377,872,176	\$436,395,071	-13.41%	\$6,218,867,968	\$8,076,536,004	-23.00%
4 List/Sell Ratio	93.78%	95.17%		96.41%	98.55%	
5 Days to Sell	69	65	6.95%	65	51	29.49%
6 Active Listings	6,906	5,537	24.72%			

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

South Okanagan Statistics -- November 2023

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	85	\$47,067,324	34	\$23,014,250
Last Month	131	\$86,811,992	55	\$41,729,900
This Month Last Year	112	\$77,276,876	59	\$42,703,865

Description	Total Listings Taken	Inventory
This Month	216	1,529
Last Month	288	1,540
This Month Last Year	217	1,185

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South Okanagan Statistics -- November 2023

Quick Summary Part 2

Condo/Apt

Sales	21
New Listings	30
Current Inventory	190
Sell/Inv. Ratio	11.05%
Days to Sell	68
Average Price	\$431,914
Median Price	\$355,000

Condo/Townhouse

Sales	8
New Listings	23
Current Inventory	124
Sell/Inv. Ratio	6.45%
Days to Sell	69
Average Price	\$504,344
Median Price	\$487,500

Lots

Sales	6
New Listings	17
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	49
Average Price	\$313,033
Median Price	\$341,000

Residential

Sales	34
New Listings	66
Current Inventory	492
Sell/Inv. Ratio	6.91%
Days to Sell	89
Average Price	\$676,890
Median Price	\$684,750

Ratio of Sales vs Inventory	7.84%
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South Okanagan Statistics -- November 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	15	6	150.00%	200	196	2.04	125	105	19.05
Duplex	12	4	200.00%	113	67	68.66	61	20	205.00
Mobile Home	5	9	-44.44%	126	117	7.69	44	54	-18.52
Recreational	0	1	-100.00%	18	10	80.00	12	4	200.00
Residential	66	51	29.41%	1,197	997	20.06	492	319	54.23
Residential WF	6	5	20.00%	74	70	5.71	41	15	173.33
3/4-Plex	1	1	0.00%	13	10	30.00	6	7	-14.29
Apartment	30	90	-66.67%	336	385	-12.73	190	174	9.20
Townhouse	23	14	64.29%	290	217	33.64	124	91	36.26
RES TOTAL	158	181	-12.71%	2,367	2,069	14.40%	1,095	789	38.78
FARMS	6	2	200.00%	84	87	-3.45	67	60	11.67
MULTIFAMILY	2	0	0.00%	19	17	11.76	10	5	100.00
Acreage	1	4	-75.00%	98	90	8.89	74	66	12.12
Acreage WF	0	0	0.00%	1	2	-50.00		2	
Lots	15	11	36.36%	193	163	18.40	131	140	-6.43
Lots WF	1	0	0.00%	9	9	0.00	2		
LOTS TOTAL	17	15	13.33%	301	264	14.02%	207	208	-0.48
Business	3	2	50.00%	35	29	20.69	29	26	11.54
Commercial	28	17	64.71%	171	153	11.76	113	92	22.83
Land	2	0	0.00%	13	8	62.50	8	5	60.00
COMM TOTAL	33	19	73.68%	219	190	15.26%	150	123	21.95
GRAND TOTAL	216	217	-0.46%	2,990	2,627	13.82%	1,529	1,185	29.03

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South Okanagan Statistics -- November 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	2	3	-33.33%	\$2,600,000	\$3,175,000	-18.11%	94.58%	93.99%
Duplex	3	1	200.00%	\$1,337,900	\$600,000	122.98%	92.98%	95.25%
Mobile Home	5	6	-16.67%	\$737,000	\$1,201,200	-38.64%	94.02%	93.78%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	34	59	-42.37%	\$23,014,250	\$42,703,865	-46.11%	96.31%	96.36%
Residential WF	1	2	-50.00%	\$1,390,000	\$1,415,000	-1.77%	92.98%	97.59%
3/4-Plex	1	1	0.00%	\$220,000	\$1,216,000	-81.91%	96.36%	97.36%
Apartment	21	21	0.00%	\$9,070,200	\$8,524,900	6.40%	97.50%	97.55%
Townhouse	8	10	-20.00%	\$4,034,750	\$6,323,400	-36.19%	95.94%	98.32%
RES TOTAL	75	103	-27.18%	\$42,404,100	\$65,159,365	-34.92%	96.15%	96.57%
FARMS	1	0	0.00%	\$1,685,000	\$0	0.00%	93.87%	0.00%
MULTIFAMILY	1	1	0.00%	\$1,100,000	\$1,000,000	10.00%	91.67%	90.91%
Acreage	3	1	200.00%	\$1,242,300	\$1,935,000	-35.80%	62.97%	92.14%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	3	1	200.00%	\$635,900	\$265,000	139.96%	97.26%	91.70%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	6	2	200.00%	\$1,878,200	\$2,200,000	-14.63%	71.50%	92.09%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	2	6	-66.67%	\$24	\$8,917,511	-100.00%	0.00%	95.95%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	2	6	-66.67%	\$24	\$8,917,511	-100.00%	0.00%	95.95%
GRAND TOTAL	85	112	-24.11%	\$47,067,324	\$77,276,876	-39.09%	94.66%	96.29%

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South Okanagan Statistics -- November 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	65	72	-9.72%	\$83,555,800	\$95,778,899	-12.76%	93.23%	94.88%
Duplex	61	70	-12.86%	\$39,749,427	\$45,839,250	-13.29%	98.27%	101.56%
Mobile Home	125	136	-8.09%	\$23,960,399	\$29,203,100	-17.95%	94.24%	96.71%
Recreational	2	1	100.00%	\$780,000	\$350,000	122.86%	92.98%	87.50%
Residential	684	840	-18.57%	\$512,369,066	\$647,141,795	-20.83%	96.84%	98.46%
Residential WF	25	37	-32.43%	\$25,893,227	\$41,153,976	-37.08%	92.00%	96.79%
3/4-Plex	3	7	-57.14%	\$2,696,000	\$5,641,500	-52.21%	97.92%	91.48%
Apartment	309	343	-9.91%	\$137,009,986	\$144,688,712	-5.31%	97.39%	98.95%
Townhouse	181	195	-7.18%	\$94,425,484	\$109,218,966	-13.54%	97.69%	99.95%
RES TOTAL	1,455	1,701	-14.46%	\$920,439,389	\$1,119,016,198	-17.75%	96.52%	98.32%
FARMS	12	29	-58.62%	\$16,150,000	\$46,601,100	-65.34%	90.74%	94.57%
MULTIFAMILY	5	11	-54.55%	\$14,925,000	\$15,626,100	-4.49%	91.83%	93.08%
Acreage	25	43	-41.86%	\$13,497,919	\$24,995,400	-46.00%	86.22%	94.26%
Acreage WF	1	2	-50.00%	\$3,200,000	\$2,065,000	54.96%	91.43%	95.25%
Lots	45	81	-44.44%	\$15,722,243	\$29,672,313	-47.01%	97.02%	97.17%
Lots WF	2	5	-60.00%	\$1,494,500	\$4,218,850	-64.58%	91.35%	99.04%
LOTS TOTAL	73	131	-44.27%	\$33,914,662	\$60,951,563	-44.36%	91.67%	96.01%
Business	6	7	-14.29%	\$1,327,800	\$2,355,499	-43.63%	95.20%	103.04%
Commercial	48	54	-11.11%	\$54,669,988	\$67,019,107	-18.43%	93.56%	95.37%
Land	0	1	-100.00%	\$0	\$3,290,000	-100.00%	0.00%	100.00%
COMM TOTAL	54	62	-12.90%	\$55,997,788	\$72,664,606	-22.94%	93.60%	95.81%
GRAND TOTAL	1,599	1,934	-17.32%	\$1,041,426,839	\$1,314,859,567	-20.80%	96.02%	97.87%

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South Okanagan Statistics -- November 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	\$1,300,000	\$1,058,333	22.83%	\$1,300,000	\$1,075,000	20.93%	118	108	9.60%
Duplex	\$445,967	\$600,000	-25.67%	\$440,000	\$600,000	-26.67%	63	69	-8.70%
Mobile Home	\$147,400	\$200,200	-26.37%	\$185,000	\$189,000	-2.12%	67	85	-20.79%
Recreational									
Residential	\$676,890	\$723,794	-6.48%	\$684,750	\$620,000	10.44%	89	66	33.70%
Residential WF	\$1,390,000	\$707,500	96.47%	\$1,390,000	\$707,500	96.47%	26	117	-77.78%
3/4-Plex	\$220,000	\$1,216,000	-81.91%	\$220,000	\$1,216,000	-81.91%	69	50	38.00%
Apartment	\$431,914	\$405,948	6.40%	\$355,000	\$426,500	-16.76%	68	51	32.81%
Townhouse	\$504,344	\$632,340	-20.24%	\$487,500	\$605,000	-19.42%	69	86	-19.81%
RES TOTAL	\$565,388	\$632,615	-10.63%	\$450,000	\$585,000	-23.08%	78	68	14.20%
FARMS	\$1,685,000			\$1,685,000			422		
MULTIFAMILY	\$1,100,000	\$1,000,000	10.00%	\$1,100,000	\$1,000,000	10.00%	225	103	118.45%
Acreage	\$414,100	\$1,935,000	-78.60%	\$442,300	\$1,935,000	-77.14%	58	72	-18.98%
Acreage WF									
Lots	\$211,967	\$265,000	-20.01%	\$189,000	\$265,000	-28.68%	40	20	98.33%
Lots WF									
LOTS TOTAL	\$313,033	\$1,100,000	-71.54%	\$341,000	\$1,100,000	-69.00%	49	46	6.52%
Business									
Commercial	\$12	\$1,486,252	-100.00%	\$12	\$550,000	-100.00%	95	30	218.54%
Land									
COMM TOTAL	\$12	\$1,486,252	-100.00%	\$12	\$550,000	-100.00%	95	30	218.54%
GRAND TOTAL	\$553,733	\$689,972	-19.75%	\$440,000	\$585,000	-24.79%	82	66	24.14%

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South Okanagan Statistics -- November 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	\$1,285,474	\$1,330,262	-3.37%	\$1,075,000	\$1,162,500	-7.53%	110	72	52.20%
Duplex	\$651,630	\$654,846	-0.49%	\$599,999	\$631,500	-4.99%	44	53	-17.01%
Mobile Home	\$191,683	\$214,729	-10.73%	\$180,000	\$180,000	0.00%	69	49	39.61%
Recreational	\$390,000	\$350,000	11.43%	\$390,000	\$350,000	11.43%	84	118	-28.81%
Residential	\$749,078	\$770,407	-2.77%	\$700,000	\$727,450	-3.77%	67	51	30.55%
Residential WF	\$1,035,729	\$1,112,270	-6.88%	\$905,000	\$985,000	-8.12%	121	82	47.80%
3/4-Plex	\$898,667	\$805,929	11.51%	\$506,000	\$900,000	-43.78%	58	58	-1.30%
Apartment	\$443,398	\$421,833	5.11%	\$379,900	\$378,000	0.50%	81	47	71.70%
Townhouse	\$521,688	\$560,097	-6.86%	\$479,000	\$515,000	-6.99%	56	42	32.07%
RES TOTAL	\$632,604	\$657,858	-3.84%	\$565,000	\$600,000	-5.83%	71	51	38.55%
FARMS	\$1,345,833	\$1,606,934	-16.25%	\$1,312,500	\$1,475,000	-11.02%	100	61	62.93%
MULTIFAMILY	\$2,985,000	\$1,420,555	110.13%	\$2,400,000	\$1,000,000	140.00%	117	122	-3.96%
Acreage	\$539,917	\$581,288	-7.12%	\$400,000	\$375,000	6.67%	128	100	28.68%
Acreage WF	\$3,200,000	\$1,032,500	209.93%	\$3,200,000	\$1,032,500	209.93%	67	58	15.52%
Lots	\$349,383	\$366,325	-4.62%	\$309,000	\$320,000	-3.44%	117	115	2.13%
Lots WF	\$747,250	\$843,770	-11.44%	\$747,250	\$943,950	-20.84%	146	47	211.97%
LOTS TOTAL	\$464,584	\$465,279	-0.15%	\$347,619	\$340,000	2.24%	121	106	13.85%
Business	\$221,300	\$336,500	-34.23%	\$80,900	\$349,000	-76.82%	95	246	-61.27%
Commercial	\$1,138,958	\$1,241,095	-8.23%	\$358,250	\$620,000	-42.22%	102	105	-3.48%
Land		\$3,290,000			\$3,290,000			244	
COMM TOTAL	\$1,036,996	\$1,172,010	-11.52%	\$101,000	\$592,500	-82.95%	101	124	-18.22%
GRAND TOTAL	\$651,299	\$679,865	-4.20%	\$555,000	\$590,000	-5.93%	74	58	29.01%

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