

**South Okanagan Monthly Statistics
January 2024**

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Central Okanagan Statistics -- January 2024

Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	712	732	-2.73%	712	732	-2.73%
2 Units Sold	218	163	33.74%	218	163	33.74%
3 Sales Volume	\$168,811,034	\$128,263,634	31.61%	\$168,811,034	\$128,263,634	31.61%
4 List/Sell Ratio	94.55%	95.45%		94.55%	95.45%	
5 Days to Sell	75	81	-8.12%	75	81	-8.12%
6 Active Listings	2,602	2,095	24.20%			
Area = North Okanagan						
1 Units Listed	218	203	7.39%	218	203	7.39%
2 Units Sold	77	58	32.76%	77	58	32.76%
3 Sales Volume	\$46,267,602	\$36,021,934	28.44%	\$46,267,602	\$36,021,934	28.44%
4 List/Sell Ratio	95.76%	95.43%		95.76%	95.43%	
5 Days to Sell	90	74	22.64%	90	74	22.64%
6 Active Listings	982	837	17.32%			
Area = Shuswap / Revel						
1 Units Listed	103	82	25.61%	103	82	25.61%
2 Units Sold	60	45	33.33%	60	45	33.33%
3 Sales Volume	\$32,546,304	\$26,808,963	21.40%	\$32,546,304	\$26,808,963	21.40%
4 List/Sell Ratio	97.06%	97.64%		97.06%	97.64%	
5 Days to Sell	123	104	18.22%	123	104	18.22%
6 Active Listings	588	482	21.99%			
Area = South Okanagan						
1 Units Listed	256	282	-9.22%	256	282	-9.22%
2 Units Sold	72	63	14.29%	72	63	14.29%
3 Sales Volume	\$47,032,450	\$29,824,100	57.70%	\$47,032,450	\$29,824,100	57.70%
4 List/Sell Ratio	93.66%	95.44%		93.66%	95.44%	
5 Days to Sell	131	87	50.86%	131	87	50.86%
6 Active Listings	1,319	1,124	17.35%			
Area = South Peace Riv						
1 Units Listed	64	53	20.75%	64	53	20.75%
2 Units Sold	22	20	10.00%	22	20	10.00%
3 Sales Volume	\$4,747,921	\$4,721,450	0.56%	\$4,747,921	\$4,721,450	0.56%
4 List/Sell Ratio	96.12%	97.33%		96.12%	97.33%	
5 Days to Sell	99	127	-21.63%	99	127	-21.63%
6 Active Listings	353	382	-7.59%			
Area = Grand Total						
1 Units Listed	1,353	1,352	0.07%	1,353	1,352	0.07%
2 Units Sold	449	349	28.65%	449	349	28.65%
3 Sales Volume	\$299,405,311	\$225,640,080	32.69%	\$299,405,311	\$225,640,080	32.69%
4 List/Sell Ratio	94.88%	95.74%		94.88%	95.74%	
5 Days to Sell	94	86	8.68%	94	86	8.68%
6 Active Listings	5,844	4,920	18.78%			

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

South Okanagan Statistics -- January 2024

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	72	\$47,032,450	26	\$17,509,550
Last Month	71	\$37,782,462		
This Month Last Year	66	\$31,182,100	24	\$14,263,600

Description	Total Listings Taken	Inventory
This Month	256	1,319
Last Month	141	1,339
This Month Last Year	282	1,124

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South Okanagan Statistics -- January 2024

Quick Summary Part 2

Condo/Apt

Sales	11
New Listings	42
Current Inventory	193
Sell/Inv. Ratio	5.70%
Days to Sell	176
Average Price	\$413,000
Median Price	\$450,000

Condo/Townhouse

Sales	9
New Listings	24
Current Inventory	109
Sell/Inv. Ratio	8.26%
Days to Sell	148
Average Price	\$374,989
Median Price	\$387,000

Lots

Sales	6
New Listings	16
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	112
Average Price	\$267,917
Median Price	\$238,500

Residential

Sales	26
New Listings	92
Current Inventory	381
Sell/Inv. Ratio	6.82%
Days to Sell	99
Average Price	\$673,444
Median Price	\$618,750

Ratio of Sales vs Inventory	7.11%
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South Okanagan Statistics -- January 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	11	17	-35.29%	11	17	-35.29	97	79	22.78
Duplex	2	0	0.00%	2	0	0.00	12	16	-25.00
Mobile Home	4	16	-75.00%	4	16	-75.00	36	44	-18.18
Recreational	6	1	500.00%	6	1	500.00	63	4	1,475.00
Residential	92	100	-8.00%	92	100	-8.00	381	289	31.83
Residential WF	2	8	-75.00%	2	8	-75.00	14	13	7.69
3/4-Plex	2	0	0.00%	2	0	0.00	7	6	16.67
Apartment	42	41	2.44%	42	41	2.44	193	162	19.14
Townhouse	24	26	-7.69%	24	26	-7.69	109	70	55.71
RES TOTAL	185	209	-11.48%	185	209	-11.48%	912	683	33.53
FARMS	4	11	-63.64%	4	11	-63.64	50	52	-3.85
MULTIFAMILY	4	0	0.00%	4	0	0.00	11	5	120.00
Acreage	5	13	-61.54%	5	13	-61.54	48	53	-9.43
Acreage WF	0	0	0.00%	0	0	0.00		1	
Lots	11	20	-45.00%	11	20	-45.00	106	125	-15.20
Lots WF	0	5	-100.00%	0	5	-100.00	2		
LOTS TOTAL	16	38	-57.89%	16	38	-57.89%	156	179	-12.85
Business	5	5	0.00%	5	5	0.00	21	22	-4.55
Commercial	19	14	35.71%	19	14	35.71	104	88	18.18
Land	1	2	-50.00%	1	2	-50.00	9	4	125.00
COMM TOTAL	25	21	19.05%	25	21	19.05%	134	114	17.54
GRAND TOTAL	234	279	-16.13%	234	279	-16.13%	1,263	1,033	22.27

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South Okanagan Statistics -- January 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	2	150.00%	\$8,083,000	\$1,309,000	517.49%	94.18%	93.23%
Duplex	1	0	0.00%	\$450,000	\$0	0.00%	94.14%	0.00%
Mobile Home	4	8	-50.00%	\$829,500	\$1,576,000	-47.37%	95.04%	92.90%
Recreational	1	0	0.00%	\$52,500	\$0	0.00%	88.98%	0.00%
Residential	26	24	8.33%	\$17,509,550	\$14,263,600	22.76%	95.87%	96.56%
Residential WF	1	1	0.00%	\$3,262,500	\$245,000	1,231.63%	88.20%	94.59%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	11	15	-26.67%	\$4,543,000	\$5,879,400	-22.73%	98.66%	94.52%
Townhouse	9	12	-25.00%	\$3,374,900	\$5,714,100	-40.94%	97.07%	96.14%
RES TOTAL	58	62	-6.45%	\$38,104,950	\$28,987,100	31.45%	95.18%	95.68%
FARMS	0	1	-100.00%	\$0	\$950,000	-100.00%	0.00%	95.10%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	4	2	100.00%	\$1,339,500	\$660,000	102.95%	82.33%	88.02%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	2	0	0.00%	\$268,000	\$0	0.00%	93.77%	0.00%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	6	2	200.00%	\$1,607,500	\$660,000	143.56%	84.04%	88.02%
Business	3	0	0.00%	\$1,085,000	\$0	0.00%	81.40%	0.00%
Commercial	3	1	200.00%	\$4,860,000	\$585,000	730.77%	88.10%	97.66%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	6	1	500.00%	\$5,945,000	\$585,000	916.24%	86.80%	97.66%
GRAND TOTAL	70	66	6.06%	\$45,657,450	\$31,182,100	46.42%	93.56%	95.52%

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South Okanagan Statistics -- January 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	5	2	150.00%	\$8,083,000	\$1,309,000	517.49%	94.18%	93.23%
Duplex	1	0	0.00%	\$450,000	\$0	0.00%	94.14%	0.00%
Mobile Home	4	8	-50.00%	\$829,500	\$1,576,000	-47.37%	95.04%	92.90%
Recreational	1	0	0.00%	\$52,500	\$0	0.00%	88.98%	0.00%
Residential	26	24	8.33%	\$17,509,550	\$14,263,600	22.76%	95.87%	96.56%
Residential WF	1	1	0.00%	\$3,262,500	\$245,000	1,231.63%	88.20%	94.59%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	11	15	-26.67%	\$4,543,000	\$5,879,400	-22.73%	98.66%	94.52%
Townhouse	9	12	-25.00%	\$3,374,900	\$5,714,100	-40.94%	97.07%	96.14%
RES TOTAL	58	62	-6.45%	\$38,104,950	\$28,987,100	31.45%	95.18%	95.68%
FARMS	0	1	-100.00%	\$0	\$950,000	-100.00%	0.00%	95.10%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	4	2	100.00%	\$1,339,500	\$660,000	102.95%	82.33%	88.02%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	2	0	0.00%	\$268,000	\$0	0.00%	93.77%	0.00%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	6	2	200.00%	\$1,607,500	\$660,000	143.56%	84.04%	88.02%
Business	3	0	0.00%	\$1,085,000	\$0	0.00%	81.40%	0.00%
Commercial	3	1	200.00%	\$4,860,000	\$585,000	730.77%	88.10%	97.66%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	6	1	500.00%	\$5,945,000	\$585,000	916.24%	86.80%	97.66%
GRAND TOTAL	70	66	6.06%	\$45,657,450	\$31,182,100	46.42%	93.56%	95.52%

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South Okanagan Statistics -- January 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	\$1,616,600	\$654,500	147.00%	\$948,000	\$654,500	44.84%	155	60	160.84%
Duplex	\$450,000			\$450,000			201		
Mobile Home	\$207,375	\$197,000	5.27%	\$221,000	\$154,450	43.09%	109	97	12.63%
Recreational	\$52,500			\$52,500			271		
Residential	\$673,444	\$594,317	13.31%	\$618,750	\$567,000	9.13%	99	80	23.04%
Residential WF 3/4-Plex	\$3,262,500	\$245,000	1,231.63%	\$3,262,500	\$245,000	1,231.63%	265	156	69.87%
Apartment	\$413,000	\$391,960	5.37%	\$450,000	\$355,000	26.76%	176	97	82.32%
Townhouse	\$374,989	\$476,175	-21.25%	\$387,000	\$460,000	-15.87%	148	73	102.59%
RES TOTAL	\$656,982	\$467,534	40.52%	\$515,500	\$442,250	16.56%	134	85	56.98%
FARMS		\$950,000			\$950,000			128	
MULTIFAMILY									
Acreage	\$334,875	\$330,000	1.48%	\$292,250	\$330,000	-11.44%	99	46	117.03%
Acreage WF									
Lots	\$134,000			\$134,000			138		
Lots WF									
LOTS TOTAL	\$267,917	\$330,000	-18.81%	\$238,500	\$330,000	-27.73%	112	46	145.79%
Business	\$361,667			\$260,000			88		
Commercial Land	\$1,620,000	\$585,000	176.92%	\$380,000	\$585,000	-35.04%	191	172	11.24%
COMM TOTAL	\$990,833	\$585,000	69.37%	\$320,000	\$585,000	-45.30%	140	172	-18.80%
GRAND TOTAL	\$652,249	\$472,456	38.06%	\$470,000	\$452,000	3.98%	133	86	53.96%

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South Okanagan Statistics -- January 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	\$1,616,600	\$654,500	147.00%	\$948,000	\$654,500	44.84%	155	60	160.84%
Duplex	\$450,000			\$450,000			201		
Mobile Home	\$207,375	\$197,000	5.27%	\$221,000	\$154,450	43.09%	109	97	12.63%
Recreational	\$52,500			\$52,500			271		
Residential	\$673,444	\$594,317	13.31%	\$618,750	\$567,000	9.13%	99	80	23.04%
Residential WF	\$3,262,500	\$245,000	1,231.63%	\$3,262,500	\$245,000	1,231.63%	265	156	69.87%
3/4-Plex									
Apartment	\$413,000	\$391,960	5.37%	\$450,000	\$355,000	26.76%	176	97	82.32%
Townhouse	\$374,989	\$476,175	-21.25%	\$387,000	\$460,000	-15.87%	148	73	102.59%
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FARMS		\$950,000			\$950,000			128	
MULTIFAMILY									
Acreage	\$334,875	\$330,000	1.48%	\$292,250	\$330,000	-11.44%	99	46	117.03%
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Lots WF									
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Business	\$361,667			\$260,000			88		
Commercial	\$1,620,000	\$585,000	176.92%	\$380,000	\$585,000	-35.04%	191	172	11.24%
Land									
COMM TOTAL	\$990,833	\$585,000	69.37%	\$320,000	\$585,000	-45.30%	140	172	-18.80%
GRAND TOTAL	\$652,249	\$472,456	38.06%	\$470,000	\$452,000	3.98%	133	86	53.96%

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