

South Okanagan Monthly Statistics
July 2024

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
Area = Central Okanagan						
1 Units Listed	1,153	1,141	1.05%	8,325	7,146	16.50%
2 Units Sold	438	443	-1.13%	2,607	2,972	-12.28%
3 Sales Volume	\$366,826,569	\$363,343,338	0.96%	\$2,035,071,802	\$2,419,953,233	-15.90%
4 List/Sell Ratio	96.53%	96.93%		96.39%	96.80%	
5 Days to Sell	56	46	21.82%	61	56	8.57%
6 Active Listings	4,230	3,095	36.67%			
Area = North Okanagan						
1 Units Listed	354	332	6.63%	2,593	2,326	11.48%
2 Units Sold	163	167	-2.40%	1,004	1,076	-6.69%
3 Sales Volume	\$104,603,678	\$124,043,280	-15.67%	\$663,355,796	\$728,781,685	-8.98%
4 List/Sell Ratio	96.93%	97.05%		94.59%	96.93%	
5 Days to Sell	65	58	11.51%	75	63	19.00%
6 Active Listings	1,560	1,227	27.14%			
Area = Shuswap / Revel						
1 Units Listed	239	205	16.59%	1,819	1,440	26.32%
2 Units Sold	109	107	1.87%	634	670	-5.37%
3 Sales Volume	\$79,473,243	\$63,222,119	25.70%	\$417,020,209	\$412,718,848	1.04%
4 List/Sell Ratio	96.51%	97.00%		95.22%	96.62%	
5 Days to Sell	59	58	1.15%	71	74	-3.81%
6 Active Listings	1,177	876	34.36%			
Area = South Okanagan						
1 Units Listed	422	425	-0.71%	3,180	2,837	12.09%
2 Units Sold	201	184	9.24%	1,069	1,107	-3.43%
3 Sales Volume	\$139,839,919	\$124,190,816	12.60%	\$693,505,308	\$738,556,160	-6.10%
4 List/Sell Ratio	95.35%	96.51%		95.60%	96.26%	
5 Days to Sell	72	73	-2.52%	85	73	16.73%
6 Active Listings	2,038	1,599	27.45%			
Area = South Peace Riv						
1 Units Listed	111	84	32.14%	541	547	-1.10%
2 Units Sold	49	42	16.67%	251	235	6.81%
3 Sales Volume	\$15,387,500	\$14,684,252	4.79%	\$72,982,448	\$68,856,852	5.99%
4 List/Sell Ratio	97.17%	96.23%		95.90%	95.86%	
5 Days to Sell	74	112	-33.92%	99	102	-2.46%
6 Active Listings	442	503	-12.13%			
Area = Grand Total						
1 Units Listed	2,279	2,187	4.21%	16,458	14,296	15.12%
2 Units Sold	960	943	1.80%	5,565	6,060	-8.17%
3 Sales Volume	\$706,130,908	\$689,483,805	2.41%	\$3,881,935,563	\$4,368,866,778	-11.15%
4 List/Sell Ratio	96.37%	96.87%		95.80%	96.70%	
5 Days to Sell	62	58	7.26%	71	64	10.67%
6 Active Listings	9,447	7,300	29.41%			

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

South Okanagan Statistics -- July 2024

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	201	\$139,839,919	85	\$68,245,999
Last Month	187	\$129,133,400	67	\$49,694,900
This Month Last Year	184	\$124,190,816	74	\$62,918,539

Description	Total Listings Taken	Inventory
This Month	422	2,038
Last Month	504	1,994
This Month Last Year	425	1,599

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

South Okanagan Statistics -- July 2024

Quick Summary Part 2

Condo/Apt

Sales	42
New Listings	68
Current Inventory	343
Sell/Inv. Ratio	12.24%
Days to Sell	73
Average Price	\$392,774
Median Price	\$381,500

Condo/Townhouse

Sales	21
New Listings	46
Current Inventory	167
Sell/Inv. Ratio	12.57%
Days to Sell	53
Average Price	\$509,929
Median Price	\$485,000

Lots

Sales	8
New Listings	31
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	45
Average Price	\$1,302,438
Median Price	\$295,000

Residential

Sales	85
New Listings	172
Current Inventory	665
Sell/Inv. Ratio	12.78%
Days to Sell	64
Average Price	\$802,894
Median Price	\$750,000

Ratio of Sales vs Inventory	12.54%
-----------------------------	--------

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

South Okanagan Statistics -- July 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	30	31	-3.23%	223	213	4.69	167	147	13.61
Duplex	22	27	-18.52%	135	93	45.16	67	47	42.55
Mobile Home	18	18	0.00%	168	143	17.48	82	42	95.24
Recreational	0	9	-100.00%	11	73	-84.93	3	14	-78.57
Residential	172	181	-4.97%	1,216	1,069	13.75	665	511	30.14
Residential WF	4	7	-42.86%	55	45	22.22	32	25	28.00
3/4-Plex	1	1	0.00%	10	10	0.00	4	8	-50.00
Timeshare	0	0	0.00%	1	0	0.00	1		
Apartment	68	47	44.68%	466	370	25.95	343	198	73.23
Townhouse	46	37	24.32%	325	264	23.11	167	126	32.54
RES TOTAL	361	358	0.84%	2,610	2,280	14.47%	1,531	1,118	36.94
FARMS	7	17	-58.82%	66	101	-34.65	55	88	-37.50
MULTIFAMILY	3	6	-50.00%	12	20	-40.00	11	15	-26.67
Acreage	4	7	-42.86%	81	89	-8.99	69	90	-23.33
Acreage WF	0	0	0.00%	0	2	-100.00		1	
Lots	26	19	36.84%	207	171	21.05	189	150	26.00
Lots WF	1	0	0.00%	10	10	0.00	10		
LOTS TOTAL	31	26	19.23%	298	272	9.56%	268	241	11.20
Business	4	2	100.00%	25	35	-28.57	22	30	-26.67
Commercial	11	15	-26.67%	148	122	21.31	130	105	23.81
Land	5	1	400.00%	21	8	162.50	21	2	950.00
COMM TOTAL	20	18	11.11%	194	165	17.58%	173	137	26.28
GRAND TOTAL	422	425	-0.71%	3,180	2,838	12.05%	2,038	1,599	27.45

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

South Okanagan Statistics -- July 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	9	11	-18.18%	\$13,362,000	\$14,484,000	-7.75%	89.26%	93.05%
Duplex	10	8	25.00%	\$5,909,500	\$6,444,000	-8.29%	96.72%	99.05%
Mobile Home	13	21	-38.10%	\$3,765,000	\$4,249,300	-11.40%	95.49%	94.52%
Recreational	0	5	-100.00%	\$0	\$594,950	-100.00%	0.00%	91.08%
Residential	85	74	14.86%	\$68,245,999	\$62,918,539	8.47%	96.94%	97.30%
Residential WF	2	1	100.00%	\$4,235,000	\$1,950,000	117.18%	96.38%	92.86%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	42	32	31.25%	\$16,496,500	\$13,477,650	22.40%	93.97%	97.70%
Townhouse	21	16	31.25%	\$10,708,500	\$8,596,500	24.57%	96.34%	98.38%
RES TOTAL	182	168	8.33%	\$122,722,499	\$112,714,939	8.88%	95.51%	96.74%
FARMS	1	0	0.00%	\$1,350,000	\$0	0.00%	90.01%	0.00%
MULTIFAMILY	1	0	0.00%	\$1,880,000	\$0	0.00%	94.57%	0.00%
Acreage	4	3	33.33%	\$9,252,000	\$3,605,000	156.64%	95.63%	85.45%
Acreage WF	0	1	-100.00%	\$0	\$3,200,000	-100.00%	0.00%	91.43%
Lots	4	5	-20.00%	\$1,167,500	\$2,713,501	-56.97%	92.81%	98.71%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	8	9	-11.11%	\$10,419,500	\$9,518,501	9.47%	95.31%	90.93%
Business	1	0	0.00%	\$76,500	\$0	0.00%	76.50%	0.00%
Commercial	8	7	14.29%	\$3,391,420	\$1,957,376	73.26%	93.02%	115.40%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	9	7	28.57%	\$3,467,920	\$1,957,376	77.17%	92.58%	115.40%
GRAND TOTAL	201	184	9.24%	\$139,839,919	\$124,190,816	12.60%	95.35%	96.51%

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

South Okanagan Statistics -- July 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	49	46	6.52%	\$68,366,500	\$63,321,900	7.97%	92.23%	93.60%
Duplex	48	36	33.33%	\$30,781,500	\$24,511,928	25.58%	96.34%	98.49%
Mobile Home	92	102	-9.80%	\$25,025,600	\$21,716,387	15.24%	96.24%	95.01%
Recreational	11	34	-67.65%	\$1,819,900	\$5,417,840	-66.41%	92.47%	94.62%
Residential	421	446	-5.61%	\$319,618,848	\$353,483,520	-9.58%	96.84%	97.15%
Residential WF	12	8	50.00%	\$23,402,400	\$12,057,500	94.09%	94.30%	91.13%
3/4-Plex	2	1	100.00%	\$959,000	\$506,000	89.53%	96.98%	94.60%
Timeshare	1	0	0.00%	\$431,500	\$0	0.00%	96.10%	0.00%
Apartment	196	215	-8.84%	\$82,788,392	\$96,417,261	-14.14%	96.35%	97.23%
Townhouse	134	125	7.20%	\$67,224,850	\$67,397,549	-0.26%	97.20%	97.79%
RES TOTAL	966	1,013	-4.64%	\$620,418,490	\$644,829,885	-3.79%	96.13%	96.70%
FARMS	11	7	57.14%	\$20,931,500	\$8,670,000	141.42%	92.75%	93.05%
MULTIFAMILY	1	2	-50.00%	\$1,880,000	\$8,750,000	-78.51%	94.57%	93.14%
Acreage	17	15	13.33%	\$14,622,500	\$9,787,619	49.40%	92.61%	89.60%
Acreage WF	0	1	-100.00%	\$0	\$3,200,000	-100.00%	0.00%	91.43%
Lots	29	28	3.57%	\$7,703,095	\$10,017,701	-23.11%	93.21%	97.94%
Lots WF	1	1	0.00%	\$170,000	\$611,000	-72.18%	89.52%	95.92%
LOTS TOTAL	47	45	4.44%	\$22,495,595	\$23,616,320	-4.75%	92.79%	93.39%
Business	8	6	33.33%	\$4,019,500	\$1,327,800	202.72%	90.90%	95.20%
Commercial	35	34	2.94%	\$22,495,223	\$51,362,155	-56.20%	90.69%	93.39%
Land	1	0	0.00%	\$1,265,000	\$0	0.00%	64.87%	0.00%
COMM TOTAL	44	40	10.00%	\$27,779,723	\$52,689,955	-47.28%	89.11%	93.43%
GRAND TOTAL	1,069	1,107	-3.43%	\$693,505,308	\$738,556,160	-6.10%	95.60%	96.26%

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

South Okanagan Statistics -- July 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	\$1,484,667	\$1,316,727	12.75%	\$860,000	\$1,220,000	-29.51%	80	128	-37.19%
Duplex	\$590,950	\$805,500	-26.64%	\$608,500	\$687,500	-11.49%	127	41	208.33%
Mobile Home	\$289,615	\$202,348	43.13%	\$229,000	\$192,000	19.27%	94	53	78.90%
Recreational		\$118,990			\$38,000			124	
Residential	\$802,894	\$850,251	-5.57%	\$750,000	\$755,000	-0.66%	64	60	6.95%
Residential WF	\$2,117,500	\$1,950,000	8.59%	\$2,117,500	\$1,950,000	8.59%	52	29	79.31%
3/4-Plex									
Timeshare									
Apartment	\$392,774	\$421,177	-6.74%	\$381,500	\$415,000	-8.07%	73	102	-28.91%
Townhouse	\$509,929	\$537,281	-5.09%	\$485,000	\$506,250	-4.20%	53	49	8.56%
RES TOTAL	\$674,299	\$670,922	0.50%	\$592,500	\$588,500	0.68%	71	71	-0.34%
FARMS	\$1,350,000			\$1,350,000			218		
MULTIFAMILY	\$1,880,000			\$1,880,000			94		
Acreage	\$2,313,000	\$1,201,667	92.48%	\$295,000	\$1,100,000	-73.18%	39	103	-62.02%
Acreage WF		\$3,200,000			\$3,200,000			67	
Lots	\$291,875	\$542,700	-46.22%	\$293,750	\$265,000	10.85%	50	105	-52.23%
Lots WF									
LOTS TOTAL	\$1,302,438	\$1,057,611	23.15%	\$295,000	\$441,500	-33.18%	45	100	-55.40%
Business	\$76,500			\$76,500			32		
Commercial	\$423,928	\$279,625	51.61%	\$334,500	\$354,000	-5.51%	100	96	4.11%
Land									
COMM TOTAL	\$385,324	\$279,625	37.80%	\$220,000	\$354,000	-37.85%	92	96	-3.74%
GRAND TOTAL	\$695,721	\$674,950	3.08%	\$575,000	\$577,500	-0.43%	72	73	-2.52%

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

South Okanagan Statistics -- July 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	\$1,395,235	\$1,376,563	1.36%	\$947,000	\$1,125,000	-15.82%	105	98	7.10%
Duplex	\$641,281	\$680,887	-5.82%	\$611,000	\$626,750	-2.51%	93	46	101.91%
Mobile Home	\$272,017	\$212,906	27.76%	\$227,550	\$191,000	19.14%	89	78	13.41%
Recreational	\$165,445	\$159,348	3.83%	\$150,000	\$107,500	39.53%	136	184	-26.30%
Residential	\$759,190	\$792,564	-4.21%	\$720,000	\$725,000	-0.69%	65	57	14.65%
Residential WF	\$1,950,200	\$1,507,188	29.39%	\$1,925,000	\$1,618,750	18.92%	62	53	18.41%
3/4-Plex	\$479,500	\$506,000	-5.24%	\$479,500	\$506,000	-5.24%	47	30	55.00%
Timeshare	\$431,500			\$431,500			135		
Apartment	\$422,390	\$448,452	-5.81%	\$375,109	\$380,000	-1.29%	114	82	38.63%
Townhouse	\$501,678	\$539,180	-6.96%	\$480,000	\$485,000	-1.03%	70	54	29.18%
RES TOTAL	\$642,255	\$636,555	0.90%	\$561,250	\$565,000	-0.66%	82	70	17.77%
FARMS	\$1,902,864	\$1,238,571	53.63%	\$1,450,000	\$960,000	51.04%	94	72	31.20%
MULTIFAMILY	\$1,880,000	\$4,375,000	-57.03%	\$1,880,000	\$4,375,000	-57.03%	94	40	135.00%
Acreage	\$860,147	\$652,508	31.82%	\$312,500	\$410,000	-23.78%	85	138	-38.26%
Acreage WF		\$3,200,000			\$3,200,000			67	
Lots	\$265,624	\$357,775	-25.76%	\$235,000	\$287,000	-18.12%	92	96	-4.34%
Lots WF	\$170,000	\$611,000	-72.18%	\$170,000	\$611,000	-72.18%	128	85	50.59%
LOTS TOTAL	\$478,630	\$524,807	-8.80%	\$272,000	\$366,000	-25.68%	90	109	-17.33%
Business	\$502,438	\$221,300	127.04%	\$255,000	\$80,900	215.20%	113	95	18.27%
Commercial	\$642,721	\$1,510,652	-57.45%	\$380,000	\$485,000	-21.65%	131	104	26.07%
Land	\$1,265,000			\$1,265,000			264		
COMM TOTAL	\$631,357	\$1,317,249	-52.07%	\$320,000	\$395,000	-18.99%	131	103	27.34%
GRAND TOTAL	\$648,742	\$667,169	-2.76%	\$550,000	\$555,000	-0.90%	85	73	16.73%

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