

**South Okanagan Monthly Statistics
August 2024**

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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	1,016	907	12.02%	9,356	8,053	16.18%
2 Units Sold	341	383	-10.97%	2,946	3,355	-12.19%
3 Sales Volume	\$263,941,560	\$304,838,663	-13.42%	\$2,297,822,762	\$2,724,791,896	-15.67%
4 List/Sell Ratio	95.07%	96.96%		96.24%	96.82%	
5 Days to Sell	63	52	19.89%	61	56	9.79%
6 Active Listings	4,192	3,048	37.53%			
Area = North Okanagan						
1 Units Listed	293	324	-9.57%	2,891	2,650	9.09%
2 Units Sold	152	168	-9.52%	1,156	1,244	-7.07%
3 Sales Volume	\$111,255,778	\$107,921,388	3.09%	\$774,596,574	\$836,703,073	-7.42%
4 List/Sell Ratio	96.83%	95.47%		94.90%	96.74%	
5 Days to Sell	69	66	5.09%	75	64	17.10%
6 Active Listings	1,535	1,226	25.20%			
Area = Shuswap / Revel						
1 Units Listed	237	170	39.41%	2,060	1,610	27.95%
2 Units Sold	111	89	24.72%	745	759	-1.84%
3 Sales Volume	\$70,724,235	\$51,945,400	36.15%	\$487,744,444	\$464,664,248	4.97%
4 List/Sell Ratio	94.49%	96.29%		95.11%	96.58%	
5 Days to Sell	75	73	2.06%	72	74	-2.96%
6 Active Listings	1,190	877	35.69%			
Area = South Okanagan						
1 Units Listed	377	379	-0.53%	3,569	3,219	10.87%
2 Units Sold	164	154	6.49%	1,232	1,261	-2.30%
3 Sales Volume	\$109,739,175	\$88,390,678	24.15%	\$802,420,483	\$826,946,838	-2.97%
4 List/Sell Ratio	94.19%	96.70%		95.40%	96.31%	
5 Days to Sell	96	72	32.60%	86	72	18.88%
6 Active Listings	2,033	1,631	24.65%			
Area = South Peace Riv						
1 Units Listed	66	66		607	615	-1.30%
2 Units Sold	47	44	6.82%	298	279	6.81%
3 Sales Volume	\$13,126,800	\$15,469,700	-15.15%	\$86,109,248	\$84,326,552	2.11%
4 List/Sell Ratio	94.73%	94.61%		95.72%	95.63%	
5 Days to Sell	119	84	41.84%	102	99	3.48%
6 Active Listings	435	489	-11.04%			
Area = Grand Total						
1 Units Listed	1,989	1,846	7.75%	18,483	16,147	14.47%
2 Units Sold	815	838	-2.74%	6,377	6,898	-7.55%
3 Sales Volume	\$568,787,548	\$568,565,828	0.04%	\$4,448,693,511	\$4,937,432,606	-9.90%
4 List/Sell Ratio	95.16%	96.51%		95.72%	96.68%	
5 Days to Sell	75	63	20.64%	72	64	11.92%
6 Active Listings	9,385	7,271	29.07%			

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

South Okanagan Statistics -- August 2024

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	164	\$109,739,175	70	\$53,394,201
Last Month	201	\$139,839,919	85	\$68,245,999
This Month Last Year	154	\$88,390,678	62	\$45,146,998

Description	Total Listings Taken	Inventory
This Month	377	2,033
Last Month	424	2,038
This Month Last Year	379	1,631

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South Okanagan Statistics -- August 2024

Quick Summary Part 2

Condo/Apt

Sales	33
New Listings	52
Current Inventory	330
Sell/Inv. Ratio	10.00%
Days to Sell	127
Average Price	\$422,870
Median Price	\$389,000

Condo/Townhouse

Sales	19
New Listings	31
Current Inventory	160
Sell/Inv. Ratio	11.88%
Days to Sell	69
Average Price	\$483,382
Median Price	\$485,000

Lots

Sales	5
New Listings	31
Current Inventory	
Sell/Inv. Ratio	
Days to Sell	97
Average Price	\$213,800
Median Price	\$170,000

Residential

Sales	70
New Listings	162
Current Inventory	671
Sell/Inv. Ratio	10.43%
Days to Sell	88
Average Price	\$762,774
Median Price	\$705,000

Ratio of Sales vs Inventory	10.32%
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South Okanagan Statistics -- August 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	25	28	-10.71%	247	241	2.49	172	153	12.42
Duplex	12	10	20.00%	148	103	43.69	63	44	43.18
Mobile Home	26	20	30.00%	197	163	20.86	91	44	106.82
Recreational	0	3	-100.00%	11	76	-85.53	2	15	-86.67
Residential	162	141	14.89%	1,382	1,210	14.21	671	516	30.04
Residential WF	5	6	-16.67%	60	51	17.65	32	28	14.29
3/4-Plex	0	1	-100.00%	10	11	-9.09	2	6	-66.67
Timeshare	0	0	0.00%	1	0	0.00	1		
Apartment	52	40	30.00%	521	410	27.07	330	194	70.10
Townhouse	31	44	-29.55%	357	308	15.91	160	138	15.94
RES TOTAL	313	293	6.83%	2,934	2,573	14.03%	1,524	1,138	33.92
FARMS	11	13	-15.38%	77	115	-33.04	59	91	-35.16
MULTIFAMILY	2	0	0.00%	14	20	-30.00	11	14	-21.43
Acreage	6	8	-25.00%	87	98	-11.22	70	89	-21.35
Acreage WF	0	0	0.00%	0	2	-100.00		1	
Lots	23	34	-32.35%	230	206	11.65	191	157	21.66
Lots WF	2	0	0.00%	12	10	20.00	9		
LOTS TOTAL	31	42	-26.19%	329	316	4.11%	270	247	9.31
Business	2	4	-50.00%	27	39	-30.77	20	29	-31.03
Commercial	15	25	-40.00%	164	147	11.56	127	109	16.51
Land	3	2	50.00%	24	10	140.00	22	3	633.33
COMM TOTAL	20	31	-35.48%	215	196	9.69%	169	141	19.86
GRAND TOTAL	377	379	-0.53%	3,569	3,220	10.84%	2,033	1,631	24.65

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South Okanagan Statistics -- August 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	4	125.00%	\$12,160,000	\$5,195,000	134.07%	82.22%	93.44%
Duplex	6	6	0.00%	\$3,476,900	\$3,139,900	10.73%	96.52%	99.09%
Mobile Home	12	15	-20.00%	\$3,633,500	\$2,845,300	27.70%	96.34%	94.00%
Recreational	0	2	-100.00%	\$0	\$330,000	-100.00%	0.00%	95.24%
Residential	70	62	12.90%	\$53,394,201	\$45,146,998	18.27%	95.45%	97.19%
Residential WF	2	1	100.00%	\$7,262,600	\$780,000	831.10%	94.39%	98.11%
3/4-Plex	0	1	-100.00%	\$0	\$1,970,000	-100.00%	0.00%	98.99%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	33	25	32.00%	\$13,954,700	\$10,426,125	33.84%	97.02%	97.73%
Townhouse	19	20	-5.00%	\$9,184,250	\$10,105,400	-9.12%	97.89%	98.47%
RES TOTAL	151	136	11.03%	\$103,066,151	\$79,938,723	28.93%	94.07%	97.17%
FARMS	2	2	0.00%	\$1,799,000	\$2,625,000	-31.47%	97.40%	87.85%
MULTIFAMILY	1	0	0.00%	\$3,000,000	\$0	0.00%	100.01%	0.00%
Acreage	0	2	-100.00%	\$0	\$910,000	-100.00%	0.00%	88.87%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	5	8	-37.50%	\$1,069,000	\$3,627,000	-70.53%	89.70%	96.83%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	5	10	-50.00%	\$1,069,000	\$4,537,000	-76.44%	89.70%	95.12%
Business	2	0	0.00%	\$370,000	\$0	0.00%	88.10%	0.00%
Commercial	3	6	-50.00%	\$435,024	\$1,289,955	-66.28%	88.99%	93.12%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	5	6	-16.67%	\$805,024	\$1,289,955	-37.59%	88.58%	93.12%
GRAND TOTAL	164	154	6.49%	\$109,739,175	\$88,390,678	24.15%	94.19%	96.70%

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South Okanagan Statistics -- August 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	58	50	16.00%	\$80,526,500	\$68,516,900	17.53%	90.56%	93.59%
Duplex	54	42	28.57%	\$34,258,400	\$27,651,828	23.89%	96.36%	98.56%
Mobile Home	104	117	-11.11%	\$28,659,100	\$24,561,687	16.68%	96.26%	94.89%
Recreational	11	36	-69.44%	\$1,819,900	\$5,747,840	-68.34%	92.47%	94.66%
Residential	491	508	-3.35%	\$373,013,049	\$398,630,518	-6.43%	96.64%	97.15%
Residential WF	14	9	55.56%	\$30,665,000	\$12,837,500	138.87%	94.32%	91.53%
3/4-Plex	2	2	0.00%	\$959,000	\$2,476,000	-61.27%	96.98%	98.06%
Timeshare	1	0	0.00%	\$431,500	\$0	0.00%	96.10%	0.00%
Apartment	229	240	-4.58%	\$96,743,092	\$106,843,386	-9.45%	96.45%	97.28%
Townhouse	152	145	4.83%	\$75,585,100	\$77,502,949	-2.47%	97.25%	97.88%
RES TOTAL	1,116	1,149	-2.87%	\$722,660,641	\$724,768,608	-0.29%	95.82%	96.75%
FARMS	13	9	44.44%	\$22,730,500	\$11,295,000	101.24%	93.10%	91.79%
MULTIFAMILY	2	2	0.00%	\$4,880,000	\$8,750,000	-44.23%	97.84%	93.14%
Acreage	17	17	0.00%	\$14,622,500	\$10,697,619	36.69%	92.61%	89.54%
Acreage WF	0	1	-100.00%	\$0	\$3,200,000	-100.00%	0.00%	91.43%
Lots	34	36	-5.56%	\$8,772,095	\$13,644,701	-35.71%	92.77%	97.64%
Lots WF	1	1	0.00%	\$170,000	\$611,000	-72.18%	89.52%	95.92%
LOTS TOTAL	52	55	-5.45%	\$23,564,595	\$28,153,320	-16.30%	92.65%	93.66%
Business	10	6	66.67%	\$4,389,500	\$1,327,800	230.58%	90.66%	95.20%
Commercial	38	40	-5.00%	\$22,930,247	\$52,652,110	-56.45%	90.66%	93.38%
Land	1	0	0.00%	\$1,265,000	\$0	0.00%	64.87%	0.00%
COMM TOTAL	49	46	6.52%	\$28,584,747	\$53,979,910	-47.05%	89.09%	93.43%
GRAND TOTAL	1,232	1,261	-2.30%	\$802,420,483	\$826,946,838	-2.97%	95.40%	96.31%

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South Okanagan Statistics -- August 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	\$1,520,000	\$1,298,750	17.04%	\$923,500	\$1,322,500	-30.17%	51	75	-32.37%
Duplex	\$579,483	\$523,317	10.73%	\$582,450	\$537,500	8.36%	81	35	132.69%
Mobile Home	\$302,792	\$189,687	59.63%	\$266,500	\$169,900	56.86%	81	59	37.44%
Recreational		\$165,000			\$165,000			520	
Residential	\$762,774	\$728,177	4.75%	\$705,000	\$663,000	6.33%	88	51	72.75%
Residential WF	\$3,631,300	\$780,000	365.55%	\$3,631,300	\$780,000	365.55%	315	102	208.33%
3/4-Plex		\$1,970,000			\$1,970,000			74	
Timeshare									
Apartment	\$422,870	\$417,045	1.40%	\$389,000	\$379,900	2.40%	127	83	53.08%
Townhouse	\$483,382	\$505,270	-4.33%	\$485,000	\$420,500	15.34%	69	57	20.59%
RES TOTAL	\$687,108	\$587,785	16.90%	\$571,125	\$565,000	1.08%	94	66	42.33%
FARMS	\$899,500	\$1,312,500	-31.47%	\$899,500	\$1,312,500	-31.47%	95	83	13.86%
MULTIFAMILY	\$3,000,000			\$3,000,000			34		
Acreage		\$455,000			\$455,000			52	
Acreage WF									
Lots	\$213,800	\$453,375	-52.84%	\$170,000	\$424,750	-59.98%	97	178	-45.62%
Lots WF									
LOTS TOTAL	\$213,800	\$453,700	-52.88%	\$170,000	\$424,750	-59.98%	97	153	-36.65%
Business	\$185,000			\$185,000			216		
Commercial	\$145,008	\$214,993	-32.55%	\$125,000	\$2,275	5,394.51%	126	75	68.30%
Land									
COMM TOTAL	\$161,005	\$214,993	-25.11%	\$125,000	\$2,275	5,394.51%	162	75	116.43%
GRAND TOTAL	\$673,246	\$573,965	17.30%	\$550,000	\$560,000	-1.79%	96	72	32.60%

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South Okanagan Statistics -- August 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	\$1,412,746	\$1,370,338	3.09%	\$947,000	\$1,177,500	-19.58%	97	96	0.40%
Duplex	\$634,415	\$658,377	-3.64%	\$608,500	\$620,000	-1.85%	91	44	106.21%
Mobile Home	\$275,568	\$209,929	31.27%	\$231,000	\$190,000	21.58%	88	76	15.93%
Recreational	\$165,445	\$159,662	3.62%	\$150,000	\$110,000	36.36%	136	203	-33.07%
Residential	\$759,701	\$784,706	-3.19%	\$720,000	\$720,000	0.00%	69	56	21.86%
Residential WF	\$2,190,357	\$1,426,389	53.56%	\$2,070,000	\$1,500,000	38.00%	98	58	69.33%
3/4-Plex	\$479,500	\$1,238,000	-61.27%	\$479,500	\$1,238,000	-61.27%	47	52	-10.58%
Timeshare	\$431,500			\$431,500			135		
Apartment	\$422,459	\$445,181	-5.10%	\$375,217	\$379,950	-1.25%	116	82	40.82%
Townhouse	\$497,270	\$534,503	-6.97%	\$480,000	\$482,500	-0.52%	70	54	28.24%
RES TOTAL	\$648,126	\$630,782	2.75%	\$564,000	\$565,000	-0.18%	84	69	20.87%
FARMS	\$1,748,500	\$1,255,000	39.32%	\$1,350,000	\$1,300,000	3.85%	94	74	26.85%
MULTIFAMILY	\$2,440,000	\$4,375,000	-44.23%	\$2,440,000	\$4,375,000	-44.23%	64	40	60.00%
Acreage	\$860,147	\$629,272	36.69%	\$312,500	\$410,000	-23.78%	85	128	-33.36%
Acreage WF		\$3,200,000			\$3,200,000			67	
Lots	\$258,003	\$379,019	-31.93%	\$232,500	\$333,750	-30.34%	93	114	-18.93%
Lots WF	\$170,000	\$611,000	-72.18%	\$170,000	\$611,000	-72.18%	128	85	50.59%
LOTS TOTAL	\$453,165	\$511,879	-11.47%	\$256,000	\$366,000	-30.05%	91	117	-22.37%
Business	\$438,950	\$221,300	98.35%	\$255,000	\$80,900	215.20%	133	95	39.83%
Commercial	\$603,428	\$1,316,303	-54.16%	\$265,000	\$395,000	-32.91%	131	100	31.22%
Land	\$1,265,000			\$1,265,000			264		
COMM TOTAL	\$583,362	\$1,173,476	-50.29%	\$260,000	\$358,250	-27.42%	134	99	35.21%
GRAND TOTAL	\$651,844	\$655,787	-0.60%	\$550,000	\$555,000	-0.90%	86	72	18.88%

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