

**South Okanagan Monthly Statistics
November 2024**

Table of Contents

Table of Contents	2
Zone Totals	3
Quick Summary Part 1	5
Quick Summary Part 2	6
Listing Information	7
Sales Information (Month)	8
Sales Information (YTD)	9
Average/Median Price, Days to Sell (Month)	10
Average/Median Price, Days to Sell (YTD)	11

South Okanagan Statistics -- November 2024

Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	729	760	-4.08%	12,104	10,803	12.04%
2 Units Sold	333	254	31.10%	3,974	4,188	-5.11%
3 Sales Volume	\$281,538,594	\$206,119,390	36.59%	\$3,148,882,286	\$3,372,779,671	-6.64%
4 List/Sell Ratio	94.13%	93.04%		95.95%	96.57%	
5 Days to Sell	74	61	20.30%	63	57	11.91%
6 Active Listings	3,637	3,079	18.12%			
Area = North Okanagan						
1 Units Listed	212	213	-0.47%	3,631	3,460	4.94%
2 Units Sold	128	116	10.34%	1,551	1,621	-4.32%
3 Sales Volume	\$84,290,974	\$76,737,557	9.84%	\$1,065,615,385	\$1,089,514,988	-2.19%
4 List/Sell Ratio	96.80%	94.91%		94.94%	96.57%	
5 Days to Sell	78	66	18.17%	76	64	18.38%
6 Active Listings	1,196	1,149	4.09%			
Area = Shuswap / Revelstoke						
1 Units Listed	91	134	-32.09%	2,465	2,054	20.01%
2 Units Sold	64	59	8.47%	1,011	951	6.31%
3 Sales Volume	\$45,494,563	\$37,432,011	21.54%	\$656,847,322	\$583,628,756	12.55%
4 List/Sell Ratio	95.33%	94.33%		95.12%	96.04%	
5 Days to Sell	113	91	25.04%	79	79	0.04%
6 Active Listings	852	760	12.11%			
Area = South Okanagan						
1 Units Listed	251	266	-5.64%	4,588	4,267	7.52%
2 Units Sold	141	85	65.88%	1,663	1,599	4.00%
3 Sales Volume	\$82,975,047	\$47,067,324	76.29%	\$1,061,332,708	\$1,041,426,839	1.91%
4 List/Sell Ratio	94.44%	94.66%		95.06%	96.02%	
5 Days to Sell	113	82	36.92%	90	74	21.07%
6 Active Listings	1,651	1,529	7.98%			
Area = South Peace River						
1 Units Listed	48	35	37.14%	788	805	-2.11%
2 Units Sold	35	28	25.00%	434	419	3.58%
3 Sales Volume	\$8,934,538	\$6,914,411	29.22%	\$135,217,386	\$124,415,881	8.68%
4 List/Sell Ratio	95.78%	95.62%		95.48%	95.59%	
5 Days to Sell	106	69	53.05%	100	95	5.66%
6 Active Listings	351	389	-9.77%			
Area = Kamloops and District						
1 Units Listed	363	314	15.61%	5,723	5,026	13.87%
2 Units Sold	193	176	9.66%	2,410	2,441	-1.27%
3 Sales Volume	\$112,429,963	\$104,242,048	7.85%	\$1,461,176,769	\$1,424,267,742	2.59%
4 List/Sell Ratio	96.15%	96.66%		97.01%	97.07%	
5 Days to Sell	70	63	11.26%	62	59	5.01%
6 Active Listings	1,721	1 2,000.00%				
Area = Kootenay						
1 Units Listed	341	311	9.65%	6,156	5,585	10.22%
2 Units Sold	221	212	4.25%	3,075	3,044	1.02%
3 Sales Volume	\$117,284,893	\$96,230,977	21.88%	\$1,581,676,648	\$1,493,664,378	5.89%
4 List/Sell Ratio	96.66%	95.49%		96.47%	96.04%	
5 Days to Sell	89	92	-2.61%	84	80	5.24%
6 Active Listings	2,300	2 4,900.00%				

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

Area = Grand Total

1 Units Listed	2,035	2,033	0.10%	35,455	32,000	10.80%
2 Units Sold	1,115	930	19.89%	14,118	14,263	-1.02%
3 Sales Volume	\$732,948,572	\$574,743,717	27.53%	\$9,110,748,505	\$9,129,698,256	-0.21%
4 List/Sell Ratio	95.27%	94.59%		95.92%	96.45%	
5 Days to Sell	85	73	15.99%	74	67	10.32%
6 Active Listings	11,708	6,909	69.46%			

South Okanagan Statistics -- November 2024

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	141	\$82,975,047	54	\$38,631,652
Last Month	166	\$106,300,658	77	\$62,316,981
This Month Last Year	85	\$47,067,324	31	\$22,656,250

Description	Total Listings Taken	Inventory
This Month	251	1,651
Last Month	347	1,841
This Month Last Year	266	1,529

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

South Okanagan Statistics -- November 2024

Quick Summary Part 2

Condo/Apt

Sales	33
New Listings	39
Current Inventory	271
Sell/Inv. Ratio	12.18%
Days to Sell	159
Average Price	\$343,379
Median Price	\$330,500

Condo/Townhouse

Sales	14
New Listings	33
Current Inventory	130
Sell/Inv. Ratio	10.77%
Days to Sell	87
Average Price	\$549,993
Median Price	\$470,000

Lots

Sales	6
New Listings	22
Current Inventory	224
Sell/Inv. Ratio	2.68%
Days to Sell	282
Average Price	\$259,833
Median Price	\$213,500

Residential

Sales	54
New Listings	75
Current Inventory	511
Sell/Inv. Ratio	10.57%
Days to Sell	77
Average Price	\$715,401
Median Price	\$676,250

Ratio of Sales vs Inventory	11.00%
-----------------------------	--------

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

South Okanagan Statistics -- November 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	14	18	-22.22%	307	313	-1.92	128	125	2.40
Duplex	13	19	-31.58%	187	164	14.02	46	61	-24.59
Mobile Home	16	7	128.57%	262	201	30.35	79	44	79.55
Recreational	0	0	0.00%	11	81	-86.42	1	12	-91.67
Residential	75	88	-14.77%	1,766	1,591	11.00	511	492	3.86
Residential WF	3	2	50.00%	72	62	16.13	21	41	-48.78
3/4-Plex	0	1	-100.00%	15	15	0.00	5	6	-16.67
Timeshare	0	0	0.00%	1	0	0.00			0.00
Apartment	39	40	-2.50%	672	562	19.57	271	190	42.63
Townhouse	33	26	26.92%	450	415	8.43	130	124	4.84
RES TOTAL	193	201	-3.98%	3,743	3,404	9.96%	1,192	1,095	8.86
FARMS	6	10	-40.00%	101	155	-34.84	46	67	-31.34
MULTIFAMILY	0	1	-100.00%	19	24	-20.83	10	10	0.00
Acreage	1	1	0.00%	101	129	-21.71	61	74	-17.57
Acreage WF	0	0	0.00%	0	2	-100.00			0.00
Lots	21	15	40.00%	297	267	11.24	157	131	19.85
Lots WF	0	1	-100.00%	17	11	54.55	6	2	200.00
LOTS TOTAL	22	17	29.41%	415	409	1.47%	224	207	8.21
Business	1	4	-75.00%	31	50	-38.00	23	29	-20.69
Commercial	27	30	-10.00%	246	210	17.14	134	113	18.58
Land	2	3	-33.33%	33	16	106.25	22	8	175.00
COMM TOTAL	30	37	-18.92%	310	276	12.32%	179	150	19.33
GRAND TOTAL	251	266	-5.64%	4,588	4,268	7.50%	1,651	1,529	7.98

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

South Okanagan Statistics -- November 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	7	2	250.00%	\$5,850,000	\$2,600,000	125.00%	96.41%	94.58%
Duplex	3	3	0.00%	\$2,030,000	\$1,337,900	51.73%	96.49%	92.98%
Mobile Home	9	5	80.00%	\$2,203,500	\$737,000	198.98%	95.20%	94.02%
Recreational	0	3	-100.00%	\$0	\$358,000	-100.00%	0.00%	94.96%
Residential	54	31	74.19%	\$38,631,652	\$22,656,250	70.51%	96.28%	96.33%
Residential WF	1	1	0.00%	\$689,000	\$1,390,000	-50.43%	98.57%	92.98%
3/4-Plex	0	1	-100.00%	\$0	\$220,000	-100.00%	0.00%	96.36%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	33	21	57.14%	\$11,331,495	\$9,070,200	24.93%	96.97%	97.50%
Townhouse	14	8	75.00%	\$7,699,900	\$4,034,750	90.84%	97.26%	95.94%
RES TOTAL	121	75	61.33%	\$68,435,547	\$42,404,100	61.39%	96.51%	96.15%
FARMS	1	1	0.00%	\$1,090,000	\$1,685,000	-35.31%	91.67%	93.87%
MULTIFAMILY	2	1	100.00%	\$1,775,000	\$1,100,000	61.36%	78.03%	91.67%
Acreage	1	3	-66.67%	\$230,000	\$1,242,300	-81.49%	88.80%	62.97%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	5	3	66.67%	\$1,329,000	\$635,900	109.00%	91.99%	97.26%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	6	6	0.00%	\$1,559,000	\$1,878,200	-16.99%	91.50%	71.50%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	9	2	350.00%	\$7,565,500	\$24	522,816.67%	87.36%	0.00%
Land	2	0	0.00%	\$2,550,000	\$0	0.00%	81.78%	0.00%
COMM TOTAL	11	2	450.00%	\$10,115,500	\$24	147,816.67%	85.89%	0.00%
GRAND TOTAL	141	85	65.88%	\$82,975,047	\$47,067,324	76.29%	94.44%	94.66%

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

South Okanagan Statistics -- November 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	76	65	16.92%	\$98,616,000	\$83,555,800	18.02%	90.73%	93.23%
Duplex	82	61	34.43%	\$49,433,825	\$39,749,427	24.36%	96.56%	98.27%
Mobile Home	144	136	5.88%	\$38,411,350	\$28,650,386	34.07%	95.92%	94.96%
Recreational	11	42	-73.81%	\$1,819,900	\$6,343,840	-71.31%	92.47%	94.54%
Residential	663	642	3.27%	\$503,704,082	\$503,820,966	-0.02%	96.41%	96.84%
Residential WF	17	16	6.25%	\$34,327,000	\$24,187,500	41.92%	94.41%	91.72%
3/4-Plex	3	3	0.00%	\$1,394,000	\$2,696,000	-48.29%	96.88%	97.92%
Timeshare	1	0	0.00%	\$431,500	\$0	0.00%	96.10%	0.00%
Apartment	308	309	-0.32%	\$126,847,387	\$137,009,986	-7.42%	96.54%	97.39%
Townhouse	197	181	8.84%	\$98,655,150	\$94,425,484	4.48%	97.21%	97.69%
RES TOTAL	1,502	1,455	3.23%	\$953,640,194	\$920,439,389	3.61%	95.80%	96.52%
FARMS	17	12	41.67%	\$27,920,500	\$16,150,000	72.88%	85.04%	90.74%
MULTIFAMILY	4	5	-20.00%	\$6,655,000	\$14,925,000	-55.41%	91.63%	91.83%
Acreage	23	25	-8.00%	\$17,006,500	\$13,497,919	25.99%	92.91%	86.22%
Acreage WF	0	1	-100.00%	\$0	\$3,200,000	-100.00%	0.00%	91.43%
Lots	45	45	0.00%	\$11,537,097	\$15,722,243	-26.62%	92.23%	97.02%
Lots WF	1	2	-50.00%	\$170,000	\$1,494,500	-88.62%	89.52%	91.35%
LOTS TOTAL	69	73	-5.48%	\$28,713,597	\$33,914,662	-15.34%	92.61%	91.67%
Business	10	6	66.67%	\$4,389,500	\$1,327,800	230.58%	90.66%	95.20%
Commercial	57	48	18.75%	\$35,863,918	\$54,669,988	-34.40%	90.45%	93.56%
Land	4	0	0.00%	\$4,150,000	\$0	0.00%	76.32%	0.00%
COMM TOTAL	71	54	31.48%	\$44,403,418	\$55,997,788	-20.71%	88.93%	93.60%
GRAND TOTAL	1,663	1,599	4.00%	\$1,061,332,708	\$1,041,426,839	1.91%	95.06%	96.02%

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

South Okanagan Statistics -- November 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	\$835,714	\$1,300,000	-35.71%	\$850,000	\$1,300,000	-34.62%	67	118	-43.10%
Duplex	\$676,667	\$445,967	51.73%	\$725,000	\$440,000	64.77%	97	63	53.44%
Mobile Home	\$244,833	\$147,400	66.10%	\$237,000	\$185,000	28.11%	83	67	23.51%
Recreational	\$0	\$119,333	-100.00%	\$0	\$42,000	-100.00%	0	149	-100.00%
Residential	\$715,401	\$730,847	-2.11%	\$676,250	\$775,000	-12.74%	77	83	-7.52%
Residential WF	\$689,000	\$1,390,000	-50.43%	\$689,000	\$1,390,000	-50.43%	11	26	-57.69%
3/4-Plex	\$0	\$220,000	-100.00%	\$0	\$220,000	-100.00%	0	69	-100.00%
Timeshare	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$343,379	\$431,914	-20.50%	\$330,500	\$355,000	-6.90%	159	68	134.23%
Townhouse	\$549,993	\$504,344	9.05%	\$470,000	\$487,500	-3.59%	87	69	25.65%
RES TOTAL	\$565,583	\$565,388	0.03%	\$528,000	\$450,000	17.33%	100	78	28.38%
FARMS	\$1,090,000	\$1,685,000	-35.31%	\$1,090,000	\$1,685,000	-35.31%	214	422	-49.29%
MULTIFAMILY	\$887,500	\$1,100,000	-19.32%	\$887,500	\$1,100,000	-19.32%	91	225	-59.56%
Acreage	\$230,000	\$414,100	-44.46%	\$230,000	\$442,300	-48.00%	205	58	251.43%
Acreage WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Lots	\$265,800	\$211,967	25.40%	\$197,000	\$189,000	4.23%	297	40	648.74%
Lots WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
LOTS TOTAL	\$259,833	\$313,033	-16.99%	\$213,500	\$341,000	-37.39%	282	49	474.83%
Business	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Commercial	\$840,611	\$12,004,992	992.59%	\$614,500	\$12,120,733	1933.33%	164	95	74.02%
Land	\$1,275,000	\$0	0.00%	\$1,275,000	\$0	0.00%	86	0	0.00%
COMM TOTAL	\$919,591	\$12,663,157	157.58%	\$614,500	\$12,120,733	1933.33%	150	95	58.92%
GRAND TOTAL	\$588,476	\$553,733	6.27%	\$528,000	\$440,000	20.00%	113	82	36.92%

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

South Okanagan Statistics -- November 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	\$1,314,880	\$1,285,474	2.29%	\$940,000	\$1,075,000	-12.56%	96	110	-12.05%
Duplex	\$602,852	\$651,630	-7.49%	\$597,000	\$599,999	-0.50%	85	44	91.47%
Mobile Home	\$266,745	\$210,665	26.62%	\$231,000	\$190,000	21.58%	87	73	18.28%
Recreational	\$165,445	\$151,044	9.53%	\$150,000	\$92,500	62.16%	136	198	-31.44%
Residential	\$759,735	\$784,768	-3.19%	\$715,000	\$725,000	-1.38%	71	60	19.67%
Residential WF	\$2,019,235	\$1,511,719	33.57%	\$2,015,000	\$1,512,500	33.22%	87	63	39.12%
3/4-Plex	\$464,667	\$898,667	-48.29%	\$435,000	\$506,000	-14.03%	37	58	-36.42%
Timeshare	\$431,500	\$0	0.00%	\$431,500	\$0	0.00%	135	0	0.00%
Apartment	\$411,842	\$443,398	-7.12%	\$364,450	\$379,900	-4.07%	124	81	52.65%
Townhouse	\$500,788	\$521,688	-4.01%	\$480,000	\$479,000	0.21%	73	56	31.25%
RES TOTAL	\$635,337	\$632,604	0.43%	\$555,000	\$565,000	-1.77%	86	71	22.45%
FARMS	\$1,745,031	\$1,345,833	29.66%	\$1,299,500	\$1,312,500	-0.99%	113	100	13.55%
MULTIFAMILY	\$1,663,750	\$2,985,000	-44.26%	\$1,477,500	\$2,400,000	-38.44%	78	117	-33.76%
Acreage	\$739,413	\$539,917	36.95%	\$290,000	\$400,000	-27.50%	93	128	-27.15%
Acreage WF	\$0	\$3,200,000	-100.00%	\$0	\$3,200,000	-100.00%	0	67	-100.00%
Lots	\$256,380	\$349,383	-26.62%	\$235,000	\$309,000	-23.95%	116	117	-0.89%
Lots WF	\$170,000	\$747,250	-77.25%	\$170,000	\$747,250	-77.25%	128	146	-12.33%
LOTS TOTAL	\$416,139	\$464,584	-10.43%	\$272,000	\$347,619	-21.75%	109	121	-10.17%
Business	\$438,950	\$221,300	98.35%	\$255,000	\$80,900	215.20%	133	95	39.83%
Commercial	\$629,192	\$1,138,958	-44.76%	\$310,000	\$358,250	-13.47%	142	102	39.84%
Land	\$1,037,500	\$0	0.00%	\$800,000	\$0	0.00%	139	0	0.00%
COMM TOTAL	\$625,400	\$1,036,996	-39.69%	\$310,000	\$101,000	206.93%	141	101	39.37%
GRAND TOTAL	\$638,972	\$651,299	-1.89%	\$545,000	\$555,000	-1.80%	90	74	21.07%

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