

**South Okanagan Monthly Statistics  
December 2024**

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## Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
1 Units Listed	411	385	6.75%	12,585	11,188	12.49%
2 Units Sold	276	197	40.10%	4,250	4,385	-3.08%
3 Sales Volume	\$208,149,971	\$164,902,480	26.23%	\$3,357,032,257	\$3,537,682,151	-5.11%
4 List/Sell Ratio	95.73%	94.54%		95.94%	96.47%	
5 Days to Sell	76	64	19.52%	64	57	12.76%
6 Active Listings	3,128	2,662	17.51%			
<b>Area = North Okanagan</b>						
1 Units Listed	164	130	26.15%	3,822	3,590	6.46%
2 Units Sold	94	72	30.56%	1,645	1,693	-2.84%
3 Sales Volume	\$75,573,476	\$46,826,589	61.39%	\$1,141,178,861	\$1,136,341,577	0.43%
4 List/Sell Ratio	97.04%	90.08%		95.08%	96.28%	
5 Days to Sell	102	71	43.02%	78	65	20.10%
6 Active Listings	1,044	999	4.50%			
<b>Area = Shuswap / Revelstoke</b>						
1 Units Listed	68	63	7.94%	2,553	2,117	20.60%
2 Units Sold	36	45	-20.00%	1,047	996	5.12%
3 Sales Volume	\$21,652,000	\$24,080,599	-10.09%	\$678,499,322	\$607,709,355	11.65%
4 List/Sell Ratio	95.46%	94.95%		95.14%	96.00%	
5 Days to Sell	118	89	32.27%	80	79	1.14%
6 Active Listings	709	624	13.62%			
<b>Area = South Okanagan</b>						
1 Units Listed	160	141	13.48%	4,796	4,409	8.78%
2 Units Sold	90	71	26.76%	1,753	1,670	4.97%
3 Sales Volume	\$52,117,244	\$37,782,462	37.94%	\$1,113,449,952	\$1,079,209,301	3.17%
4 List/Sell Ratio	95.51%	89.93%		95.08%	95.80%	
5 Days to Sell	86	99	-12.45%	90	75	19.16%
6 Active Listings	1,471	1,339	9.86%			
<b>Area = South Peace River</b>						
1 Units Listed	22	27	-18.52%	813	835	-2.63%
2 Units Sold	19	22	-13.64%	453	441	2.72%
3 Sales Volume	\$7,942,011	\$7,109,000	11.72%	\$143,159,397	\$131,524,881	8.85%
4 List/Sell Ratio	100.08%	94.33%		95.73%	95.52%	
5 Days to Sell	144	132	9.18%	102	97	5.54%
6 Active Listings	318	346	-8.09%			
<b>Area = Kamloops and District</b>						
1 Units Listed	198	207	-4.35%	5,922	5,233	13.17%
2 Units Sold	140	101	38.61%	2,547	2,542	0.20%
3 Sales Volume	\$77,693,500	\$60,777,525	27.83%	\$1,535,786,269	\$1,485,045,267	3.42%
4 List/Sell Ratio	96.12%	96.15%		96.96%	97.03%	
5 Days to Sell	80	64	24.44%	63	59	6.32%
6 Active Listings	1,473	3	9,000.00%			
<b>Area = Kootenay</b>						
1 Units Listed	219	195	12.31%	6,376	5,780	10.31%
2 Units Sold	156	132	18.18%	3,230	3,176	1.70%
3 Sales Volume	\$73,240,164	\$57,600,717	27.15%	\$1,654,409,412	\$1,551,265,095	6.65%
4 List/Sell Ratio	96.35%	94.12%		96.47%	95.97%	
5 Days to Sell	110	99	10.90%	86	81	5.75%
6 Active Listings	2,087	8	5,987.50%			

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	1,242	1,148	8.19%	36,867	33,152	11.21%
2 Units Sold	811	640	26.72%	14,925	14,903	0.15%
3 Sales Volume	\$516,368,366	\$399,079,372	29.39%	\$9,623,515,471	\$9,528,777,628	0.99%
4 List/Sell Ratio	96.10%	93.74%		95.93%	96.33%	
5 Days to Sell	91	80	13.67%	75	68	10.77%
6 Active Listings	10,230	5,981	71.04%			

South Okanagan Statistics -- December 2024

**Quick Summary Part 1****Residential**

<b>Description</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>
<b>This Month</b>	90	\$52,117,244	33	\$24,087,722
<b>Last Month</b>	141	\$82,975,047	54	\$38,631,652
<b>This Month Last Year</b>	71	\$37,782,462	28	\$19,162,999

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	160	1,471
<b>Last Month</b>	259	1,651
<b>This Month Last Year</b>	141	1,339

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South Okanagan Statistics -- December 2024

## Quick Summary Part 2

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### Condo/Apt

Sales	19
New Listings	25
Current Inventory	252
Sell/Inv. Ratio	7.54%
Days to Sell	93
Average Price	\$424,205
Median Price	\$329,000

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### Condo/Townhouse

Sales	10
New Listings	18
Current Inventory	126
Sell/Inv. Ratio	7.94%
Days to Sell	103
Average Price	\$467,540
Median Price	\$388,500

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### Lots

Sales	2
New Listings	18
Current Inventory	197
Sell/Inv. Ratio	1.02%
Days to Sell	92
Average Price	\$407,500
Median Price	\$407,500

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### Residential

Sales	33
New Listings	48
Current Inventory	431
Sell/Inv. Ratio	7.66%
Days to Sell	70
Average Price	\$729,931
Median Price	\$682,222

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Ratio of Sales vs Inventory	7.42%
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South Okanagan Statistics -- December 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%
<b>Zone = South Okanagan</b>									
Acreage/House	9	11	-18.18%	318	324	-1.85	109	105	3.81
Duplex	7	16	-56.25%	196	180	8.89	39	63	-38.10
Mobile Home	8	11	-27.27%	273	212	28.77	65	38	71.05
Recreational	0	1	-100.00%	11	82	-86.59	1	48	-97.92
Residential	48	49	-2.04%	1,836	1,640	11.95	431	387	11.37
Residential WF	3	1	200.00%	75	63	19.05	18	22	-18.18
3/4-Plex	0	0	0.00%	15	15	0.00	4	6	-33.33
Timeshare	0	1	-100.00%	1	1	0.00			0.00
Apartment	25	21	19.05%	707	583	21.27	252	176	43.18
Townhouse	18	11	63.64%	470	426	10.33	126	117	7.69
RES TOTAL	118	122	-3.28%	3,902	3,526	10.66%	1,045	962	8.63
FARMS	2	3	-33.33%	103	158	-34.81	40	54	-25.93
MULTIFAMILY	0	0	0.00%	19	24	-20.83	7	10	-30.00
Acreage	3	1	200.00%	106	130	-18.46	53	58	-8.62
Acreage WF	0	0	0.00%	0	2	-100.00			0.00
Lots	14	6	133.33%	314	273	15.02	138	115	20.00
Lots WF	1	0	0.00%	18	11	63.64	6	2	200.00
LOTS TOTAL	18	7	157.14%	438	416	5.29%	197	175	12.57
Business	1	1	0.00%	32	51	-37.25	22	25	-12.00
Commercial	19	8	137.50%	266	219	21.46	138	104	32.69
Land	2	0	0.00%	36	16	125.00	22	9	144.44
COMM TOTAL	22	9	144.44%	334	286	16.78%	182	138	31.88
<b>GRAND TOTAL</b>	<b>160</b>	<b>141</b>	<b>13.48%</b>	<b>4,796</b>	<b>4,410</b>	<b>8.75%</b>	<b>1,471</b>	<b>1,339</b>	<b>9.86</b>

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South Okanagan Statistics -- December 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
<b>Zone = South Okanagan</b>								
Acreage/House	2	7	-71.43%	\$2,375,000	\$5,896,500	-59.72%	95.23%	92.98%
Duplex	6	1	500.00%	\$3,878,000	\$320,000	1,111.88%	98.75%	97.00%
Mobile Home	13	4	225.00%	\$3,026,200	\$1,014,500	198.29%	94.23%	94.02%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	33	28	17.86%	\$24,087,722	\$19,162,999	25.70%	95.92%	95.65%
Residential WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
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	19	13	46.15%	\$8,059,900	\$3,809,150	111.59%	96.80%	95.84%
Townhouse	10	5	100.00%	\$4,675,400	\$4,421,400	5.74%	97.77%	98.26%
RES TOTAL	83	58	43.10%	\$46,102,222	\$34,624,549	33.15%	96.34%	95.49%
FARMS	1	3	-66.67%	\$1,850,000	\$620,000	198.39%	92.50%	20.17%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	1	1	0.00%	\$285,000	\$300,000	-5.00%	96.61%	91.19%
Acreage WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Lots	1	4	-75.00%	\$530,000	\$1,248,900	-57.56%	84.80%	95.45%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	2	5	-60.00%	\$815,000	\$1,548,900	-47.38%	88.59%	94.60%
Business	0	3	-100.00%	\$0	\$419,000	-100.00%	0.00%	94.58%
Commercial	3	2	50.00%	\$1,600,022	\$570,013	180.70%	89.14%	95.16%
Land	1	0	0.00%	\$1,750,000	\$0	0.00%	87.59%	0.00%
COMM TOTAL	4	5	-20.00%	\$3,350,022	\$989,013	238.72%	88.32%	94.91%
<b>GRAND TOTAL</b>	<b>90</b>	<b>71</b>	<b>26.76%</b>	<b>\$52,117,244</b>	<b>\$37,782,462</b>	<b>37.94%</b>	<b>95.51%</b>	<b>89.93%</b>

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South Okanagan Statistics -- December 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
<b>Zone = South Okanagan</b>								
Acreage/House	78	72	8.33%	\$100,991,000	\$89,452,300	12.90%	90.83%	93.21%
Duplex	88	62	41.94%	\$53,311,825	\$40,069,427	33.05%	96.72%	98.26%
Mobile Home	157	140	12.14%	\$41,437,550	\$29,664,886	39.69%	95.80%	94.93%
Recreational	11	42	-73.81%	\$1,819,900	\$6,343,840	-71.31%	92.47%	94.54%
Residential	696	670	3.88%	\$527,791,804	\$522,983,965	0.92%	96.39%	96.80%
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	327	322	1.55%	\$134,907,287	\$140,819,136	-4.20%	96.56%	97.34%
Townhouse	207	186	11.29%	\$103,330,550	\$98,846,884	4.54%	97.23%	97.71%
RES TOTAL	1,585	1,513	4.76%	\$999,742,416	\$955,063,938	4.68%	95.82%	96.48%
FARMS	18	15	20.00%	\$29,770,500	\$16,770,000	77.52%	85.47%	80.34%
MULTIFAMILY	4	5	-20.00%	\$6,655,000	\$14,925,000	-55.41%	91.63%	91.83%
Acreage	24	26	-7.69%	\$17,291,500	\$13,797,919	25.32%	92.97%	86.32%
Acreage WF	0	1	-100.00%	\$0	\$3,200,000	-100.00%	0.00%	91.43%
Lots	46	49	-6.12%	\$12,067,097	\$16,971,143	-28.90%	91.87%	96.90%
Lots WF	1	2	-50.00%	\$170,000	\$1,494,500	-88.62%	89.52%	91.35%
LOTS TOTAL	71	78	-8.97%	\$29,528,597	\$35,463,562	-16.74%	92.50%	91.80%
Business	10	9	11.11%	\$4,389,500	\$1,746,800	151.29%	90.66%	95.05%
Commercial	60	50	20.00%	\$37,463,940	\$55,240,001	-32.18%	90.40%	93.58%
Land	5	0	0.00%	\$5,900,000	\$0	0.00%	79.34%	0.00%
COMM TOTAL	75	59	27.12%	\$47,753,440	\$56,986,801	-16.20%	88.89%	93.62%
<b>GRAND TOTAL</b>	<b>1,753</b>	<b>1,670</b>	<b>4.97%</b>	<b>\$1,113,449,952</b>	<b>\$1,079,209,301</b>	<b>3.17%</b>	<b>95.08%</b>	<b>95.80%</b>

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South Okanagan Statistics -- December 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%
<b>Zone = South Okanagan</b>									
Acreage/House	\$1,187,500	\$842,357	40.97%	\$1,187,500	\$875,000	35.71%	173	165	5.12%
Duplex	\$646,333	\$320,000	101.98%	\$628,500	\$320,000	96.41%	66	22	200.76%
Mobile Home	\$232,785	\$253,625	-8.22%	\$179,900	\$262,500	-31.47%	79	48	65.06%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential	\$729,931	\$684,393	6.65%	\$682,222	\$652,500	4.56%	70	94	-26.19%
Residential WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Timeshare	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$424,205	\$293,012	44.77%	\$329,000	\$265,000	24.15%	93	97	-4.55%
Townhouse	\$467,540	\$884,280	-47.13%	\$388,500	\$510,000	-23.82%	103	85	20.14%
RES TOTAL	\$555,448	\$596,975	-6.96%	\$522,500	\$566,500	-7.77%	83	98	-15.88%
FARMS	\$1,850,000	\$620,000	198.39%	\$1,850,000	\$620,000	198.39%	52	114	-54.25%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Acreage	\$285,000	\$300,000	-5.00%	\$285,000	\$300,000	-5.00%	165	98	68.37%
Acreage WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Lots	\$530,000	\$312,225	69.75%	\$530,000	\$286,950	84.70%	18	106	-82.98%
Lots WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
LOTS TOTAL	\$407,500	\$309,780	31.54%	\$407,500	\$300,000	35.83%	92	104	-12.19%
Business	\$0	\$139,667	-100.00%	\$0	\$109,000	-100.00%	0	113	-100.00%
Commercial	\$533,341	\$285,007	87.13%	\$12	\$285,007	-100.00%	129	51	156.11%
Land	\$1,750,000	\$0	0.00%	\$1,750,000	\$0	0.00%	287	0	0.00%
COMM TOTAL	\$837,506	\$197,803	323.40%	\$800,006	\$109,000	633.95%	169	88	91.76%
<b>GRAND TOTAL</b>	<b>\$579,080</b>	<b>\$547,572</b>	<b>5.75%</b>	<b>\$526,250</b>	<b>\$525,000</b>	<b>0.24%</b>	<b>86</b>	<b>99</b>	<b>-12.45%</b>

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South Okanagan Statistics -- December 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%
<b>Zone = South Okanagan</b>									
Acreage/House	\$1,311,571	\$1,242,393	5.57%	\$947,000	\$1,035,000	-8.50%	98	115	-14.43%
Duplex	\$605,816	\$646,281	-6.26%	\$599,000	\$597,500	0.25%	84	44	90.15%
Mobile Home	\$263,933	\$211,892	24.56%	\$229,000	\$190,000	20.53%	86	73	18.59%
Recreational	\$165,445	\$151,044	9.53%	\$150,000	\$92,500	62.16%	136	198	-31.44%
Residential	\$758,322	\$780,573	-2.85%	\$712,250	\$720,000	-1.08%	71	61	16.69%
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	\$412,561	\$437,327	-5.66%	\$360,000	\$376,000	-4.26%	122	82	49.23%
Townhouse	\$499,181	\$531,435	-6.07%	\$475,000	\$480,000	-1.04%	75	57	31.90%
RES TOTAL	\$631,151	\$631,239	-0.01%	\$555,000	\$565,000	-1.77%	86	72	20.36%
FARMS	\$1,751,206	\$1,290,000	35.75%	\$1,350,000	\$1,300,000	3.85%	110	102	7.14%
MULTIFAMILY	\$1,663,750	\$2,985,000	-44.26%	\$1,477,500	\$2,400,000	-38.44%	78	117	-33.76%
Acreage	\$720,479	\$530,689	35.76%	\$290,000	\$387,500	-25.16%	96	127	-24.13%
Acreage WF	\$0	\$3,200,000	-100.00%	\$0	\$3,200,000	-100.00%	0	67	-100.00%
Lots	\$262,328	\$346,350	-24.26%	\$237,500	\$309,000	-23.14%	114	116	-1.92%
Lots WF	\$170,000	\$747,250	-77.25%	\$170,000	\$747,250	-77.25%	128	146	-12.33%
LOTS TOTAL	\$415,896	\$454,661	-8.53%	\$275,000	\$337,500	-18.52%	108	120	-9.76%
Business	\$438,950	\$194,089	126.16%	\$255,000	\$83,000	207.23%	133	101	31.69%
Commercial	\$624,399	\$1,104,800	-43.48%	\$310,000	\$358,250	-13.47%	142	100	42.06%
Land	\$1,180,000	\$0	0.00%	\$1,265,000	\$0	0.00%	168	0	0.00%
COMM TOTAL	\$636,713	\$965,878	-34.08%	\$310,000	\$109,000	184.40%	142	100	42.41%
<b>GRAND TOTAL</b>	<b>\$635,894</b>	<b>\$647,008</b>	<b>-1.72%</b>	<b>\$543,500</b>	<b>\$550,000</b>	<b>-1.18%</b>	<b>90</b>	<b>75</b>	<b>19.16%</b>

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