







RESIDENTIAL SALES*
DECEMBER 2023
SUMMARY STATISTICS

| |  Units Sold |  Dollar Volume (Millions) |  Active Listings |  New Listings |
|-------------------------------|--|--|---|--|
| CENTRAL OKANAGAN | 178 ↓-2.7% | \$154.5 ↑0.9% | 2,007 ↑34.7% | 320 ↑24.5% |
| NORTH OKANAGAN | 60 ↓-4.8% | \$44.7 ↑28.6% | 605 ↑27.1% | 97 ↑32.9% |
| SHUSWAP / REVELSTOKE | 33 ↓-31.3% | \$19.3 ↓-28.9% | 368 ↑20.3% | 42 ↑10.5% |
| SOUTH OKANAGAN | 58 ↓-28.4% | \$34.6 ↓-32.8% | 962 ↑47.5% | 122 ↑34.1% |
| SOUTH PEACE RIVER AREA | 19 ↓-20.8% | \$5.2 ↓-19.4% | 192 ↓-8.6% | 21 ↑5.0% |
| KAMLOOPS AND DISTRICT | 87 ↓-6.5% | \$52.5 ↑4.7% | 740 ↑11.4% | 133 ↑19.8% |
| KOOTENAY | 93 ↓-16.2% | \$41.0 ↓-16.9% | 1,015 ↑7.9% | 124 ↓-15.1% |
| TOTAL ASSOCIATION | 528 ↓-12.4% | \$351.7 ↓-5.5% | 5,889 ↑24.3% | 859 ↑16.7% |





*Residential = Acreage, Duplex, Mobile Home, Recreational, Single Family, 3/4Plex, Apartment & Townhouse. Excludes Land





**Percentage indicates change from the same period last year







This map is for informational purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



| |  CENTRAL OKANAGAN |  NORTH OKANAGAN |  SHUSWAP/ REVELSTOKE |  SOUTH OKANAGAN |
|-------------------------|--|--|---|--|
| Sales | 82 ↓ -3.5% | 44 ↑ 63.0% | 9 ↓ -64.0% | 29 ↓ -19.4% |
| Benchmark Price* | \$966,500 ↓ -3.0% | \$712,700 ↓ -1.7% | \$670,600 ↑ 2.3% | \$714,300 ↑ 3.7% |
| Days to Sell | 62 ↓ -0.6% | 65 ↓ -0.5% | 66 ↓ -8.3% | 93 ↑ 34.2% |
| Inventory | 879 ↑ 29.5% | 287 ↑ 36.0% | 179 ↑ 16.2% | 387 ↑ 42.3% |

| |  CENTRAL OKANAGAN |  NORTH OKANAGAN |  SHUSWAP/ REVELSTOKE |  SOUTH OKANAGAN |
|-------------------------|--|--|---|--|
| Sales | 29 ↓ -19.4% | 4 ↓ -71.4% | 4 0.0% | 5 ↓ -50.0% |
| Benchmark Price* | \$731,600 ↓ -0.2% | \$600,100 ↑ 5.7% | \$572,300 ↑ 5.5% | \$505,400 ↓ -6.9% |
| Days to Sell | 52 ↑ 59.5% | 92 ↑ 59.5% | 52 ↓ -47.7% | 85 ↓ -20.6% |
| Inventory | 297 ↑ 35.0% | 56 ↓ -11.1% | 30 ↑ 66.7% | 117 ↑ 77.3% |



| |  CENTRAL OKANAGAN |  NORTH OKANAGAN |  SHUSWAP/ REVELSTOKE |  SOUTH OKANAGAN |
|-------------------------|--|--|---|--|
| Sales | 45 ↓ -4.3% | 3 ↓ -75.0% | 6 ↓ -25.0% | 13 ↓ -35.0% |
| Benchmark Price* | \$480,800 ↓ -3.6% | \$323,500 ↓ -1.2% | \$402,900 ↓ -2.5% | \$449,200 ↑ 7.7% |
| Days to Sell | 53 ↓ -8.0% | 21 ↓ -63.8% | 46 ↓ -28.4% | 97 ↑ 34.8% |
| Inventory | 498 ↑ 34.2% | 52 ↑ 36.8% | 24 ↓ -25.0% | 176 ↑ 18.1% |

*Benchmark Price: Estimated sales price of a benchmark property. Benchmarks represent a typical property within each market.

**Percentage indicate change from the same period last year



CENTRAL OKANAGAN

| Location | SINGLE FAMILY | | TOWNHOUSE | | APARTMENT | |
|------------------------------|----------------|------------------------|----------------|----------------------|----------------|----------------------|
| | Sales | Benchmark Price | Sales | Benchmark Price | Sales | Benchmark Price |
| Big White | 0 | | 1 ↓ -66.7% | \$675,800 ↓ -0.6% | 6 0.0% | \$459,100 ↓ -2.8% |
| Black Mountain | 3 ↓ -50.0% | \$1,072,600 ↓ -2.3% | 0 | \$815,600 ↓ -1.8% | 0 | |
| Crawford Estates | 0 ↓ -100.0% | \$1,260,300 ↓ -2.0% | 0 | | 0 | |
| Dilworth Mountain | 4 ↑ 100.0% | \$1,080,100 ↓ -2.8% | 1 | \$883,900 ↓ -2.5% | 1 ↓ -50.0% | \$453,800 ↓ -2.7% |
| Ellison | 0 ↓ -100.0% | \$919,000 ↓ -2.7% | 0 | \$730,600 ↓ -2.5% | 0 | |
| Fintry | 0 ↓ -100.0% | \$830,200 ↓ -1.9% | 0 | \$646,500 ↑ 7.6% | 0 | \$249,500 ↓ -0.5% |
| Glenmore | 6 ↑ 500.0% | \$904,900 ↓ -2.1% | 3 ↓ -25.0% | \$734,900 ↓ -1.8% | 6 ↑ 50.0% | \$562,700 ↓ -3.9% |
| Glenrosa | 2 ↓ -50.0% | \$719,900 ↓ -3.9% | 0 | \$742,600 ↑ 5.3% | 0 | |
| Joe Rich | 0 | \$1,057,500 ↓ -3.5% | 0 | | 0 | |
| Kelowna North | 1 ↓ -66.7% | \$917,100 ↓ -3.6% | 0 | \$791,700 ↓ -3.1% | 7 ↓ -22.2% | \$564,600 ↓ -4.3% |
| Kelowna South | 5 ↑ 25.0% | \$913,300 ↓ -2.2% | 4 ↑ 100.0% | \$710,800 ↓ -1.5% | 4 0.0% | \$501,100 ↓ -4.9% |
| Kettle Valley | 1 0.0% | \$1,239,900 ↓ -2.5% | 1 | \$776,700 ↑ 0.6% | 0 | |
| Lake Country East / Oyama | 3 ↑ 50.0% | \$1,024,200 ↓ -1.9% | 1 0.0% | \$716,600 ↓ -2.8% | 1 0.0% | \$441,300 ↓ -3.6% |
| Lake Country North West | 1 ↓ -80.0% | \$1,356,300 ↓ -2.4% | 1 ↓ -50.0% | \$810,700 ↓ -1.4% | 0 ↓ -100.0% | |
| Lake Country South West | 3 ↑ 50.0% | \$1,019,600 ↓ -3.0% | 0 ↓ -100.0% | \$892,700 ↓ -1.7% | 0 | |
| Lakeview Heights | 7 ↑ 75.0% | \$1,078,600 ↓ -2.5% | 0 ↓ -100.0% | \$970,000 ↑ 8.1% | 0 | \$663,800 ↓ -3.3% |
| Lower Mission | 2 ↓ -66.7% | \$1,183,600 ↓ -2.8% | 1 ↓ -80.0% | \$765,700 ↓ -2.1% | 5 ↓ -16.7% | \$471,700 ↓ -2.7% |

* Percentage represents change compared to the same month last year

CENTRAL OKANAGAN

| Location | SINGLE FAMILY | | TOWNHOUSE | | APARTMENT | |
|----------------------|---------------|------------------------|----------------|------------------------|----------------|----------------------|
| | Sales | Benchmark Price | Sales | Benchmark Price | Sales | Benchmark Price |
| McKinley Landing | 1 0.0% | \$1,082,200 ↓ -1.5% | 0 | | 2 | |
| North Glenmore | 4 ↑ 33.3% | \$933,900 ↓ -2.5% | 2 | \$675,700 ↓ -2.1% | 3 ↑ 50.0% | \$453,900 ↓ -4.0% |
| Peachland | 1 0.0% | \$906,600 ↓ -2.2% | 0 ↓ -100.0% | \$760,900 ↑ 4.1% | 0 | \$550,700 ↓ -3.1% |
| Rutland North | 6 0.0% | \$749,800 ↓ -2.8% | 1 ↓ -66.7% | \$540,200 ↓ -2.8% | 4 ↑ 33.3% | \$359,900 ↓ -4.2% |
| Rutland South | 4 ↓ -20.0% | \$752,000 ↓ -3.5% | 3 ↑ 200.0% | \$579,200 ↓ -0.1% | 0 | \$381,000 ↓ -6.3% |
| Shannon Lake | 3 ↓ -40.0% | \$928,800 ↓ -2.6% | 1 | \$825,600 ↑ 6.3% | 1 0.0% | \$575,300 ↓ -4.3% |
| Smith Creek | 1 ↓ -50.0% | \$860,300 ↓ -3.8% | 0 | \$742,100 ↑ 4.5% | 0 | |
| South East Kelowna | 3 ↑ 50.0% | \$1,155,900 ↓ -2.2% | 1 | \$1,000,100 ↓ -2.6% | 0 | |
| Springfield/Spall | 5 ↑ 66.7% | \$789,600 ↓ -5.7% | 2 ↓ -33.3% | \$602,800 ↓ -3.5% | 1 ↓ -75.0% | \$480,200 ↓ -2.8% |
| University District | 1 | \$993,600 ↓ -3.9% | 1 0.0% | \$817,600 ↓ -2.6% | 0 ↓ -100.0% | \$439,400 ↓ -4.8% |
| Upper Mission | 4 ↑ 33.3% | \$1,221,700 ↓ -2.4% | 0 ↓ -100.0% | \$1,075,600 ↓ -2.3% | 0 | |
| West Kelowna Estates | 6 ↑ 200.0% | \$942,600 ↓ -3.0% | 1 | \$883,500 ↑ 6.9% | 0 | |
| Westbank Centre | 3 ↓ -25.0% | \$654,300 ↓ -3.2% | 3 ↓ -40.0% | \$662,600 ↑ 4.4% | 4 ↑ 33.3% | \$433,300 ↓ -3.6% |
| Wilden | 2 0.0% | \$1,240,300 ↓ -1.3% | 1 ↓ -50.0% | \$936,300 ↓ -2.2% | 0 | \$387,300 ↓ -1.9% |

* Percentage represents change compared to the same month last year



NORTH OKANAGAN

SINGLE FAMILY

TOWNHOUSE

APARTMENT

| Location | Sales | Benchmark Price | Sales | Benchmark Price | Sales | Benchmark Price |
|--------------------------|----------------|------------------------|----------------|-----------------------|---------------|----------------------|
| Adventure Bay | 0 | \$1,070,600 ↓ -2.4% | 0 | \$1,023,100 ↑ 4.4% | 0 | |
| Alexis Park | 2 ↓ -33.3% | \$568,100 ↓ -2.4% | 0 ↓ -100.0% | \$276,100 ↑ 5.6% | 1 ↓ -50.0% | \$290,000 ↓ -1.9% |
| Armstrong | 3 0.0% | \$688,200 ↑ 2.2% | 0 ↓ -100.0% | \$563,700 ↑ 6.5% | 0 | \$239,100 ↓ -0.7% |
| Bella Vista | 2 0.0% | \$799,000 ↓ -2.7% | 0 | \$603,800 ↑ 6.1% | 0 | |
| Cherryville | 0 | \$482,300 ↑ 1.8% | 0 | \$501,900 ↑ 5.8% | 0 | |
| City of Vernon | 1 | \$504,900 ↓ -1.1% | 0 ↓ -100.0% | \$471,100 ↑ 4.6% | 2 ↓ -60.0% | \$291,300 ↓ -1.4% |
| Coldstream | 2 ↓ -33.3% | \$884,200 ↓ -2.6% | 0 | \$848,300 ↑ 6.8% | 0 | |
| East Hill | 9 ↑ 80.0% | \$643,300 ↓ -2.2% | 0 ↓ -100.0% | \$582,800 ↑ 6.1% | 0 | |
| Enderby / Grindrod | 4 | \$559,600 ↑ 2.3% | 1 | \$473,400 ↑ 5.5% | 0 | \$332,200 ↓ -3.2% |
| Foothills | 1 0.0% | \$946,200 ↓ -1.4% | 0 ↓ -100.0% | \$1,055,700 ↑ 9.6% | 0 | |
| Harwood | 1 ↓ -66.7% | \$519,000 ↓ -2.7% | 0 ↓ -100.0% | \$458,400 ↑ 6.7% | 0 | |
| Lavington | 0 | \$911,500 ↓ -2.8% | 0 | | 0 | |
| Lumby Valley | 1 0.0% | \$548,400 ↓ -2.6% | 0 ↓ -100.0% | \$481,800 ↑ 9.5% | 0 | |
| Middleton Mtn Coldstream | 0 ↓ -100.0% | \$992,000 ↓ -2.8% | 0 | \$807,900 ↑ 6.7% | 0 | |
| Middleton Mtn Vernon | 4 ↑ 300.0% | \$820,300 ↓ -1.8% | 2 | \$655,300 ↑ 6.8% | 0 | |
| Mission Hill | 1 | \$580,400 ↓ -1.1% | 0 ↓ -100.0% | \$514,200 ↑ 8.5% | 0 | \$304,200 ↑ 0.4% |
| North BX | 4 | \$982,800 ↓ -4.6% | 0 | \$662,500 ↑ 7.3% | 0 | |

* Percentage represents change compared to the same month last year

NORTH OKANAGAN

| Location | SINGLE FAMILY | | TOWNHOUSE | | APARTMENT | |
|-------------------------|----------------|-------------------------------|----------------|----------------------------|----------------|-----------------------------|
| | Sales | Benchmark Price | Sales | Benchmark Price | Sales | Benchmark Price |
| Okanagan Landing | 1 0.0% | \$895,900 ↑ 2.0% | 1 0.0% | \$823,900 ↑ 6.7% | 0 ↓ -100.0% | \$490,500 ↓ -3.0% |
| Okanagan North | 1 | \$486,500 ↓ -2.6% | 0 | \$582,400 ↑ 6.6% | 0 | |
| Predator Ridge | 0 | \$1,078,700 ↓ -3.4% | 0 ↓ -100.0% | \$934,300 ↑ 3.8% | 0 ↓ -100.0% | |
| Salmon Valley | 1 | \$613,500 ↑ 1.8% | 0 | | 0 | |
| Silver Star | 2 | \$993,900 ↓ -2.7% | 0 | \$607,800 ↑ 8.2% | 0 ↓ -100.0% | \$342,700 ↑ 0.7% |
| South Vernon | 2 | \$512,900 ↑ 0.3% | 0 | | 0 | |
| Swan Lake West | 0 | \$1,111,800 ↓ -1.8% | 0 | | 0 | |
| Westmount | 0 ↓ -100.0% | \$570,700 ↓ -2.0% | 0 ↓ -100.0% | \$481,400 ↑ 4.2% | 0 | |

* Percentage represents change compared to the same month last year

SHUSWAP/REVELSTOKE

| Location | SINGLE FAMILY | | TOWNHOUSE | | APARTMENT | |
|---------------|----------------|----------------------|----------------|---------------------|---------------|----------------------|
| | Sales | Benchmark Price | Sales | Benchmark Price | Sales | Benchmark Price |
| Blind Bay | 1 ↓ -50.0% | \$750,100 ↑ 1.1% | 1 ↑ 6.7% | \$772,700 ↑ 6.7% | 0 | |
| Eagle Bay | 0 | \$776,900 ↑ 4.2% | 0 | \$718,700 ↑ 7.5% | 0 | |
| NE Salmon Arm | 2 ↓ -50.0% | \$628,000 ↑ 0.6% | 1 ↓ -50.0% | \$522,100 ↑ 7.1% | 2 ↑ 100.0% | \$340,400 ↓ -2.1% |
| North Shuswap | 1 0.0% | \$651,000 ↑ 4.0% | 0 | \$673,500 ↑ 5.6% | 0 | |
| NW Salmon Arm | 0 | \$856,800 ↓ -2.3% | 0 | \$558,000 ↑ 6.7% | 0 | \$293,600 ↓ -3.1% |
| Revelstoke | 2 ↓ -50.0% | \$690,800 ↑ 3.9% | 0 ↓ -100.0% | \$510,100 ↑ 8.5% | 2 0.0% | \$476,400 ↓ -3.0% |
| SE Salmon Arm | 3 ↓ -62.5% | \$702,800 ↑ 0.5% | 0 | \$542,900 ↑ 6.7% | 0 | ↓ -100.0% |
| Sicamous | 0 ↓ -100.0% | \$525,600 ↑ 2.2% | 1 0.0% | \$519,800 ↑ 5.4% | 1 ↓ -66.7% | \$441,300 ↓ -1.7% |
| Sorrento | 0 ↓ -100.0% | \$598,700 ↑ 0.4% | 0 | \$648,800 ↑ 6.3% | 0 | |
| SW Salmon Arm | 0 | \$691,000 ↓ -1.9% | 1 | \$626,600 ↑ 6.1% | 1 0.0% | |
| Tappen | 0 | \$790,900 ↑ 4.5% | 0 | | 0 | |

* Percentage represents change compared to the same month last year



SOUTH OKANAGAN

| Location | SINGLE FAMILY | | TOWNHOUSE | | APARTMENT | |
|---------------------------------|----------------|------------------------|----------------|----------------------|---------------|----------------------|
| | Sales | Benchmark Price | Sales | Benchmark Price | Sales | Benchmark Price |
| Keremeos | 1 ↓ -66.7% | \$459,900 ↑ 7.3% | 0 | \$399,800 ↓ -7.2% | 0 | |
| Eastside / Lkshr Hi / Skaha Est | 0 | \$1,119,300 ↑ 3.5% | 0 | | 0 | |
| Kaleden | 0 | \$954,500 ↑ 4.6% | 0 | | 0 | |
| Kaleden / Okanagan Falls Rural | 0 | \$1,106,300 ↑ 2.2% | 0 | | 0 | |
| Okanagan Falls | 0 | \$593,000 ↑ 8.0% | 0 ↓ -100.0% | \$579,700 ↓ -5.2% | 0 | \$363,100 ↑ 7.9% |
| Naramata Rural | 1 | \$1,001,400 ↑ 4.1% | 0 | | 0 | |
| Oliver | 3 ↑ 200.0% | \$581,200 ↑ 3.9% | 0 | \$386,900 ↓ -7.0% | 1 ↓ -50.0% | \$366,200 ↑ 11.3% |
| Oliver Rural | 2 ↑ 100.0% | \$695,700 ↑ 2.1% | 0 | | 0 | |
| Osoyoos | 2 0.0% | \$757,700 ↑ 3.4% | 0 ↓ -100.0% | \$577,700 ↓ -6.1% | 3 0.0% | \$479,000 ↑ 8.8% |
| Osoyoos Rural | 0 | \$1,200,700 ↑ 13.9% | 0 | | 0 | |
| Rock Crk. & Area | 0 ↓ -100.0% | | 0 | | 0 | |
| Columbia / Duncan | 3 ↑ 200.0% | \$805,700 ↑ 4.0% | 0 | \$565,900 ↓ -8.6% | 0 | \$248,500 ↑ 6.7% |
| Husula / West Bench / Sage Mesa | 1 | \$728,300 ↓ -4.5% | 0 | | 0 | |
| Main North | 5 ↑ 66.7% | \$569,400 ↑ 2.7% | 1 ↓ -66.7% | \$557,500 ↓ -6.8% | 3 ↓ -57.1% | \$461,600 ↑ 7.3% |
| Main South | 3 ↓ -25.0% | \$706,700 ↑ 2.4% | 2 0.0% | \$424,600 ↓ -6.1% | 2 ↓ -75.0% | \$468,900 ↑ 6.9% |
| Penticton Apex | 1 | | 1 | | 1 | \$305,200 ↑ 10.1% |
| Penticton Rural | 0 | | 0 | | 0 | |

* Percentage represents change compared to the same month last year



SOUTH OKANAGAN

SINGLE FAMILY

TOWNHOUSE

APARTMENT

| Location | Sales | Benchmark Price | Sales | Benchmark Price | Sales | Benchmark Price |
|---------------------|----------------|-----------------------|----------------|----------------------|-------|---------------------|
| Uplands / Redlands | 0 ↓ -100.0% | \$969,800 ↑ 3.0% | 0 | | 0 | |
| Wiltse / Valleyview | 0 ↓ -100.0% | \$901,200 ↑ 5.1% | 0 ↓ -100.0% | \$704,300 ↓ -8.4% | 0 | |
| Princeton | 2 ↓ -50.0% | \$354,100 ↑ 6.4% | 0 | | 1 | |
| Princeton Rural | 0 ↓ -100.0% | \$744,500 ↑ 3.5% | 0 | | 0 | |
| Lower Town | 0 ↓ -100.0% | \$858,200 ↓ -0.4% | 0 | | 0 | \$539,300 ↑ 8.4% |
| Main Town | 3 0.0% | \$690,700 ↑ 4.5% | 0 ↓ -100.0% | \$454,300 ↓ -6.4% | 1 | \$373,800 ↑ 7.5% |
| Summerland Rural | 0 ↓ -100.0% | \$957,000 ↑ 5.1% | 0 | | 0 | |
| Trout Creek | 0 | \$1,061,300 ↑ 2.0% | 1 ↓ -9.0% | \$551,000 | 0 | |

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