







RESIDENTIAL SALES*
MARCH 2024
SUMMARY STATISTICS

				
	Units Sold	Dollar Volume (Millions)	Active Listings	New Listings
CENTRAL OKANAGAN	297 ↓-29.5%	\$238.9 ↓-31.0%	2,645 ↑41.4%	1,188 ↑28.0%
NORTH OKANAGAN	91 ↓-30.5%	\$62.9 ↓-29.9%	808 ↑27.0%	299 ↑0.7%
SHUSWAP / REVELSTOKE	64 ↓-17.9%	\$46.5 ↓-10.7%	529 ↑43.8%	239 ↑50.3%
SOUTH OKANAGAN	114 ↓-23.5%	\$67.6 ↓-30.0%	1,266 ↑56.1%	415 ↑30.9%
SOUTH PEACE RIVER AREA	23 ↓-11.5%	\$6.8 ↓-4.2%	199 ↓-7.0%	42 ↓-31.1%
KAMLOOPS AND DISTRICT	174 ↓-24.7%	\$98.6 ↓-26.1%	1,063 ↑25.4%	455 ↑15.2%
KOOTENAY	214 ↓-1.4%	\$115.7 ↑10.1%	1,220 ↑19.8%	448 ↑9.5%
TOTAL ASSOCIATION	977 ↓-22.0%	\$637.0 ↓-23.3%	7,730 ↑34.1%	3,086 ↑20.3%





*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	131 ↓ -28.0%	55 ↓ -14.1%	34 ↓ -15.0%	49 ↓ -31.9%
Benchmark Price*	\$986,600 ↓ -1.3%	\$716,500 ↓ -3.4%	\$680,700 ↓ -0.7%	\$758,500 ↑ 5.6%
Days to Sell	63 ↑ 13.3%	73 ↑ 27.8%	71 ↓ -19.3%	62 ↓ -3.5%
Inventory	1,203 ↑ 40.1%	371 ↑ 23.7%	252 ↑ 34.0%	540 ↑ 61.2%

	 CENTRAL OKANAGAN	 NORTH OKANAGAN	 SHUSWAP/ REVELSTOKE	 SOUTH OKANAGAN
Sales	60 ↑ 7.1%	12 ↓ -53.9%	7 0.0%	15 ↓ -16.7%
Benchmark Price*	\$719,600 ↑ 0.0%	\$552,300 ↓ -1.2%	\$526,400 ↓ -1.8%	\$498,800 ↓ -7.8%
Days to Sell	46 ↓ -15.5%	45 ↓ -15.5%	73 ↓ -6.8%	101 ↑ 71.7%
Inventory	370 ↑ 37.0%	81 ↑ 2.5%	38 ↑ 2.7%	144 ↑ 63.6%



	 CENTRAL OKANAGAN	 NORTH OKANAGAN	 SHUSWAP/ REVELSTOKE	 SOUTH OKANAGAN
Sales	81 ↓ -37.7%	9 ↓ -35.7%	7 ↓ -30.0%	24 ↓ -27.3%
Benchmark Price*	\$496,000 ↑ 2.2%	\$332,500 ↑ 3.9%	\$413,500 ↑ 2.2%	\$411,100 ↓ -5.8%
Days to Sell	56 ↓ -0.9%	58 ↓ -18.8%	18 ↓ -71.5%	104 ↑ 23.8%
Inventory	682 ↑ 38.1%	85 ↑ 51.8%	28 ↑ 12.0%	228 ↑ 15.7%

*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	1 0.0%		3 ↓ -25.0%	\$663,500 ↓ -2.6%	5 ↓ -44.4%	\$474,100 ↑ 2.9%
Black Mountain	7 0.0%	\$1,113,200 ↑ 1.1%	0 ↓ -100.0%	\$803,000 ↓ -3.1%	0	
Crawford Estates	1 ↓ -66.7%	\$1,251,100 ↓ -1.6%	0		0	
Dilworth Mountain	0 ↓ -100.0%	\$1,102,000 ↓ -0.1%	2 ↑ 100.0%	\$869,400 ↓ -3.5%	0 ↓ -100.0%	\$466,200 ↑ 2.3%
Ellison	2 0.0%	\$954,600 ↑ 0.3%	2	\$720,200 ↓ -2.6%	0	
Fintry	4 ↓ -20.0%	\$818,200 ↓ -5.4%	0	\$639,800 ↑ 12.8%	0	\$258,800 ↑ 5.1%
Glenmore	10 ↓ -23.1%	\$934,300 ↑ 0.5%	4 0.0%	\$717,000 ↓ -3.1%	6 ↓ -14.3%	\$578,400 ↑ 1.5%
Glenrosa	7 ↓ -12.5%	\$716,800 ↓ -5.9%	0	\$730,700 ↑ 11.1%	0	
Joe Rich	0	\$1,069,700 ↑ 0.1%	0		0	
Kelowna North	1 ↓ -50.0%	\$936,500 ↓ -0.3%	2	\$777,700 ↓ -4.3%	15 ↓ -55.9%	\$581,400 ↑ 1.4%
Kelowna South	6 ↓ -57.1%	\$935,400 ↑ 1.4%	5 ↑ 25.0%	\$698,400 ↓ -3.0%	8 ↓ -20.0%	\$516,400 ↑ 1.6%
Kettle Valley	2 ↓ -60.0%	\$1,246,400 ↓ -2.1%	1	\$748,700 ↓ -3.8%	0	
Lake Country East / Oyama	1 ↓ -75.0%	\$1,052,900 ↑ 0.6%	1 ↓ -66.7%	\$702,000 ↓ -5.1%	2 ↑ 100.0%	\$454,800 ↑ 1.4%
Lake Country North West	3	\$1,385,600 ↑ 0.8%	7 ↑ 75.0%	\$800,000 ↓ -2.1%	4 ↑ 100.0%	
Lake Country South West	5 0.0%	\$1,042,900 ↓ -0.1%	3 ↑ 200.0%	\$879,100 ↓ -3.0%	0	
Lakeview Heights	14 ↑ 7.7%	\$1,060,300 ↓ -6.1%	0 ↓ -100.0%	\$944,300 ↑ 10.8%	1	\$685,800 ↑ 3.3%
Lower Mission	8 ↓ -50.0%	\$1,197,900 ↓ -0.2%	5 ↑ 25.0%	\$753,600 ↓ -3.4%	5 ↓ -70.6%	\$487,900 ↑ 3.2%

* 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%	\$1,122,200 ↑ 1.1%	0		2 ↑ 100.0%	
North Glenmore	8 ↑ 60.0%	\$951,000 ↓ -0.2%	2 ↓ -80.0%	\$665,100 ↓ -3.5%	3 ↓ -25.0%	\$467,600 ↑ 1.7%
Peachland	2 ↓ -60.0%	\$887,600 ↓ -6.5%	0 ↓ -100.0%	\$753,500 ↑ 10.0%	0	\$569,900 ↑ 2.8%
Rutland North	8 ↓ -27.3%	\$788,500 ↑ 2.2%	4 ↑ 33.3%	\$536,200 ↓ -3.1%	5 ↓ -61.5%	\$373,600 ↑ 2.6%
Rutland South	7 ↓ -22.2%	\$783,600 ↑ 0.2%	0	\$558,900 ↓ -3.6%	6 ↑ 50.0%	\$395,000 ↑ 0.1%
Shannon Lake	5 0.0%	\$914,000 ↓ -5.9%	4 ↑ 300.0%	\$813,500 ↑ 10.6%	1 ↓ -83.3%	\$594,800 ↑ 2.4%
Smith Creek	0 ↓ -100.0%	\$848,500 ↓ -6.8%	0	\$733,700 ↑ 10.1%	0	
South East Kelowna	4 ↑ 100.0%	\$1,171,000 ↓ -0.2%	0	\$986,000 ↓ -3.7%	0	
Springfield/Spall	8 ↑ 166.7%	\$824,200 ↓ -1.1%	9 ↑ 125.0%	\$592,800 ↓ -4.2%	9 ↑ 12.5%	\$498,100 ↑ 3.4%
University District	0 ↓ -100.0%	\$1,039,500 ↓ -0.5%	3 ↑ 200.0%	\$806,900 ↓ -2.8%	3 ↓ -62.5%	\$452,200 ↑ 0.8%
Upper Mission	7 ↓ -22.2%	\$1,246,800 ↑ 0.3%	0	\$1,060,300 ↓ -3.5%	0	
West Kelowna Estates	5 0.0%	\$919,300 ↓ -7.2%	1 0.0%	\$873,100 ↑ 12.7%	0	
Westbank Centre	3 ↓ -72.7%	\$656,100 ↓ -5.4%	2 ↓ -66.7%	\$657,000 ↑ 10.5%	6 ↑ 20.0%	\$450,200 ↑ 2.4%
Wilden	0 ↓ -100.0%	\$1,245,500 ↑ 0.4%	0 ↓ -100.0%	\$921,400 ↓ -3.6%	0	\$402,900 ↑ 4.5%

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NORTH OKANAGAN

SINGLE FAMILY

TOWNHOUSE

APARTMENT

Location	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
Adventure Bay	0 ↓ -100.0%	\$1,052,300 ↓ -6.4%	1 ↓ -100.0%	\$946,900 ↓ -1.1%	0	
Alexis Park	0	\$568,700 ↓ -4.9%	0 ↓ -100.0%	\$258,000 ↑ 0.3%	0 ↓ -100.0%	\$299,400 ↑ 4.1%
Armstrong	8 ↑ 166.7%	\$699,600 ↓ -1.0%	0	\$518,700 ↓ -1.3%	1	\$249,300 ↑ 6.3%
Bella Vista	3 0.0%	\$794,700 ↓ -5.8%	1 ↓ -66.7%	\$553,900 ↓ -1.8%	0	
Cherryville	0 ↓ -100.0%	\$481,400 ↓ -3.7%	0	\$450,000 ↓ -1.0%	0	
City of Vernon	0 ↓ -100.0%	\$497,600 ↓ -3.9%	1 ↓ -50.0%	\$437,200 ↓ -1.0%	3 ↓ -40.0%	\$300,700 ↑ 4.3%
Coldstream	8 ↑ 60.0%	\$873,700 ↓ -5.8%	1	\$769,300 ↑ 0.8%	0	
East Hill	8 ↓ -20.0%	\$629,200 ↓ -6.1%	2 0.0%	\$542,600 ↓ -1.3%	0	
Enderby / Grindrod	2 ↓ -33.3%	\$563,800 ↓ -1.1%	0 ↓ -100.0%	\$444,600 ↓ -0.3%	0	\$344,400 ↑ 3.1%
Foothills	2 ↓ -50.0%	\$969,000 ↑ 0.5%	0	\$945,600 ↑ 1.8%	0	
Harwood	2 ↑ 100.0%	\$521,300 ↓ -4.3%	3 ↓ -57.1%	\$423,700 ↑ 0.0%	0	
Lavington	0 ↓ -100.0%	\$941,200 ↑ 0.9%	0		0	
Lumby Valley	2 ↓ -33.3%	\$565,800 ↑ 1.2%	0 ↓ -100.0%	\$441,500 ↑ 1.2%	0	
Middleton Mtn Coldstream	0 ↓ -100.0%	\$973,100 ↓ -5.6%	0	\$738,100 ↓ -1.6%	0	
Middleton Mtn Vernon	3	\$805,300 ↓ -5.6%	2 ↑ 100.0%	\$607,700 ↓ -0.3%	0 ↓ -100.0%	
Mission Hill	3 ↓ -40.0%	\$569,100 ↓ -5.0%	0	\$472,900 ↓ -0.1%	1	\$309,700 ↑ 4.6%
North BX	3 0.0%	\$1,031,000 ↑ 0.6%	0	\$610,600 ↑ 0.5%	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 ↓ -66.7%	\$929,400 ↓ -1.1%	1 ↓ -75.0%	\$767,600 ↑ 0.4%	1 ↓ -50.0%	\$504,500 ↑ 2.4%
Okanagan North	1 ↓ -75.0%	\$478,200 ↓ -5.9%	0	\$535,700 ↓ -1.2%	0	
Predator Ridge	1 0.0%	\$1,075,300 ↓ -5.3%	0 ↓ -100.0%	\$826,300 ↓ -3.7%	0	
Salmon Valley	1 0.0%	\$628,100 ↓ -2.4%	0		0	
Silver Star	0 ↓ -100.0%	\$1,004,500 ↑ 1.8%	0 ↓ -100.0%	\$544,900 ↓ 0.0%	2 0.0%	\$355,600 ↑ 5.3%
South Vernon	0 ↓ -100.0%	\$532,900 ↑ 1.9%	0 ↓ -100.0%		0	
Swan Lake West	6 ↑ 200.0%	\$1,071,900 ↓ -7.5%	0		0	
Westmount	1 0.0%	\$572,300 ↓ -5.2%	0	\$444,500 ↓ -2.7%	1 0.0%	

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SHUSWAP/REVELSTOKE

Location	SINGLE FAMILY		TOWNHOUSE		APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
Blind Bay	5 ↑ 25.0%	\$769,800 ↓ -0.6%	0 ↓ 0.0%	\$705,700 ↓ 0.0%	0	
Eagle Bay	0	\$755,000 ↓ -4.0%	0	\$658,400 ↑ 0.6%	0	
NE Salmon Arm	10 ↑ 25.0%	\$654,500 ↑ 0.8%	0 ↓ -100.0%	\$481,200 ↓ -0.6%	0	\$348,700 ↑ 1.6%
North Shuswap	2 ↑ 100.0%	\$630,300 ↓ -5.0%	1 0.0%	\$628,200 ↓ -1.6%	0	
NW Salmon Arm	1 0.0%	\$935,700 ↑ 2.9%	0 ↓ -100.0%	\$511,600 ↓ -0.5%	0	\$299,500 ↑ 1.6%
Revelstoke	3 ↓ -57.1%	\$689,400 ↓ -1.6%	1 0.0%	\$471,700 ↓ -0.1%	2 ↓ -33.3%	\$491,700 ↑ 2.8%
SE Salmon Arm	8 ↓ -11.1%	\$728,700 ↑ 0.1%	2	\$498,900 ↓ -1.2%	2 ↑ 100.0%	
Sicamous	4 ↓ -33.3%	\$517,900 ↓ -1.5%	2	\$478,500 ↓ -1.8%	1 ↓ -75.0%	\$455,500 ↑ 4.3%
Sorrento	1	\$667,100 ↑ 5.7%	0	\$591,000 ↓ -1.0%	0 ↓ -100.0%	
SW Salmon Arm	0 ↓ -100.0%	\$755,100 ↑ 3.0%	1	\$573,100 ↓ -1.1%	2 ↑ 100.0%	
Tappen	0 ↓ -100.0%	\$781,500 ↓ -1.8%	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	2 0.0%	\$514,700 ↑ 12.9%	0	\$400,700 ↓ -5.4%	0	
Eastside / Lkshr Hi / Skaha Est	1 ↓ -50.0%	\$1,164,600 ↑ 4.5%	0		0	
Kaleden	0 ↓ -100.0%	\$1,023,400 ↑ 7.1%	0		0	
Kaleden / Okanagan Falls Rural	0 ↓ -100.0%	\$1,110,700 ↑ 0.4%	0		0	
Okanagan Falls	2 ↓ -33.3%	\$627,500 ↑ 9.3%	1	\$578,800 ↓ -3.9%	0	\$337,100 ↓ -5.2%
Naramata Rural	2 0.0%	\$1,012,900 ↑ 1.1%	0		0	
Oliver	6 ↑ 20.0%	\$634,900 ↑ 8.8%	0 ↓ -100.0%	\$390,700 ↓ -4.5%	4 ↑ 100.0%	\$331,200 ↓ -4.3%
Oliver Rural	4 ↑ 0.1%	\$709,000	0		0	
Osoyoos	1 ↓ -85.7%	\$811,800 ↑ 6.0%	4 ↑ 33.3%	\$571,500 ↓ -6.9%	1 ↓ -50.0%	\$434,700 ↓ -5.5%
Osoyoos Rural	1 ↑ 9.8%	\$1,246,200	0		0	
Rock Crk. & Area	1		0		0	
Columbia / Duncan	5 ↓ -16.7%	\$856,500 ↑ 5.6%	2 ↑ 100.0%	\$552,000 ↓ -9.7%	0 ↓ -100.0%	\$230,000 ↓ -4.7%
Husula / West Bench / Sage Mesa	1 0.0%	\$771,900 ↓ -0.1%	0		0	
Main North	4 ↓ -55.6%	\$622,800 ↑ 8.1%	2	\$562,400 ↓ -6.7%	6 ↓ -40.0%	\$421,800 ↓ -6.2%
Main South	2 ↓ -60.0%	\$762,700 ↑ 6.7%	3 ↓ -50.0%	\$421,000 ↓ -6.3%	9 ↓ -30.8%	\$430,500 ↓ -6.1%
Penticton Apex	1 0.0%		1		0	\$276,300 ↓ -4.4%
Penticton Rural	0		0		0	

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SOUTH OKANAGAN

SINGLE FAMILY

TOWNHOUSE

APARTMENT

Location	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
Uplands / Redlands	0 ↓ -100.0%	\$1,003,300 ↑ 3.6%	0 ↓ -100.0%		0	
Wiltse / Valleyview	7 ↑ 250.0%	\$902,200 ↑ 1.5%	0	\$669,100 ↓ -10.5%	0	
Princeton	0 ↓ -100.0%	\$366,100 ↑ 4.3%	0		0	
Princeton Rural	1 0.0%	\$767,500 ↑ 3.1%	0		0	
Lower Town	1 ↓ -50.0%	\$891,400 ↑ 2.8%	0 ↓ -100.0%		1 ↓ -75.0%	\$489,400 ↓ -6.5%
Main Town	4 ↓ -63.6%	\$741,900 ↑ 7.9%	2 ↓ -50.0%	\$456,600 ↓ -5.7%	3 ↑ 200.0%	\$344,400 ↓ -5.3%
Summerland Rural	1 ↓ -75.0%	\$978,300 ↑ 4.0%	0		0	
Trout Creek	0 ↓ -100.0%	\$1,030,300 ↓ -2.8%	0	\$550,000 ↓ -6.4%	0	

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