







RESIDENTIAL SALES*
MAY 2024
SUMMARY STATISTICS

	 Units Sold	 Dollar Volume (Millions)	 Active Listings	 New Listings
CENTRAL OKANAGAN	436 ↓-21.2%	\$353.0 ↓-26.8%	3,181 ↑58.0%	1,236 ↑18.8%
NORTH OKANAGAN	183 ↑2.2%	\$133.8 ↑8.4%	1,062 ↑39.9%	397 ↑12.8%
SHUSWAP / REVELSTOKE	116 ↑8.4%	\$83.7 ↑10.2%	737 ↑41.5%	259 ↑6.6%
SOUTH OKANAGAN	191 ↓-2.6%	\$116.0 ↓-7.6%	1,500 ↑57.6%	444 ↑23.3%
SOUTH PEACE RIVER AREA	47 ↑51.6%	\$14.4 ↑55.4%	225 ↓-14.1%	65 ↓-24.4%
KAMLOOPS AND DISTRICT	251 ↓-12.5%	\$153.8 ↓-11.9%	1,363 ↑42.1%	613 ↑28.5%
KOOTENAY	288 ↓-15.5%	\$164.4 ↓-12.0%	1,615 ↑24.7%	604 ↑6.5%
TOTAL ASSOCIATION	1,512 ↓-10.7%	\$1,019.0 ↓-13.5%	9,683 ↑43.2%	3,618 ↑15.8%

*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.



**SINGLE
FAMILY**

	CENTRAL OKANAGAN	NORTH OKANAGAN	SHUSWAP/ REVELSTOKE	SOUTH OKANAGAN
Sales	189 ↓ -25.9%	94 ↑ 1.1%	65 ↑ 6.6%	91 ↑ 3.4%
Benchmark Price*	\$1,015,700 ↓ -3.8%	\$765,400 ↓ -1.9%	\$729,100 ↑ 1.8%	\$783,500 ↑ 0.1%
Days to Sell	46 ↓ -0.4%	55 ↑ 1.4%	55 ↓ -5.8%	62 ↑ 23.3%
Inventory	1,536 ↑ 59.0%	513 ↑ 44.9%	357 ↑ 37.3%	658 ↑ 62.9%

**TOWN-
HOUSE**

	CENTRAL OKANAGAN	NORTH OKANAGAN	SHUSWAP/ REVELSTOKE	SOUTH OKANAGAN
Sales	81 ↓ -6.9%	28 ↓ -6.7%	13 ↑ 62.5%	27 ↓ -3.6%
Benchmark Price*	\$724,300 ↓ -5.3%	\$591,600 ↑ 1.1%	\$559,600 ↑ 0.4%	\$515,700 ↓ -6.5%
Days to Sell	46 ↑ 31.4%	58 ↑ 31.4%	42 ↑ 1.1%	66 ↑ 25.7%
Inventory	406 ↑ 54.4%	115 ↑ 35.3%	63 ↑ 12.5%	162 ↑ 78.0%

**CONDO/
APARTMENT**

	CENTRAL OKANAGAN	NORTH OKANAGAN	SHUSWAP/ REVELSTOKE	SOUTH OKANAGAN
Sales	124 ↓ -13.3%	22 ↑ 46.7%	10 ↑ 11.1%	39 ↑ 8.3%
Benchmark Price*	\$507,500 ↓ -2.3%	\$325,100 ↓ -1.8%	\$422,300 ↓ -2.2%	\$444,000 ↑ 1.9%
Days to Sell	51 ↓ -2.6%	47 ↓ -24.5%	41 ↓ -41.4%	120 ↑ 41.2%
Inventory	757 ↑ 56.4%	100 ↑ 40.9%	41 ↑ 57.7%	341 ↑ 66.3%

*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		1	\$716,300 ↓ -6.1%	2	\$475,600 ↓ -66.7% ↓ -2.1%
Black Mountain	8 ↓ -38.5%	\$1,129,000 ↓ -2.4%	1	\$810,400 ↓ -6.5%	0	
Crawford Estates	4 ↑ 33.3%	\$1,264,600 ↓ -6.0%	0		0	
Dilworth Mountain	9 ↑ 125.0%	\$1,111,100 ↓ -3.9%	3 ↑ 200.0%	\$895,100 ↓ -7.0%	2 ↓ -33.3%	\$471,900 ↓ -1.2%
Ellison	1 0.0%	\$984,300 ↓ -2.9%	0	\$715,800 ↓ -5.8%	0	
Fintry	4 ↑ 100.0%	\$876,800 ↓ -4.0%	0	\$628,200 ↑ 1.3%	0	\$265,300 ↑ 0.5%
Glenmore	16 ↑ 33.3%	\$957,700 ↓ -1.7%	10 ↑ 100.0%	\$680,100 ↓ -8.5%	2 ↓ -33.3%	\$555,900 ↓ -4.4%
Glenrosa	13 ↑ 44.4%	\$774,100 ↓ -2.7%	0	\$703,800 ↓ -0.7%	0	
Joe Rich	0 ↓ -100.0%	\$1,074,700 ↓ -3.9%	0		0	↓ -100.0%
Kelowna North	2 ↓ -66.7%	\$946,900 ↓ -4.1%	2 ↓ -33.3%	\$787,100 ↓ -8.2%	29 ↓ -3.3%	\$623,900 ↓ -2.0%
Kelowna South	8 ↓ -20.0%	\$946,200 ↓ -2.3%	4 ↓ -60.0%	\$711,900 ↓ -6.5%	10 ↓ -37.5%	\$515,100 ↓ -4.5%
Kettle Valley	4 ↓ -63.6%	\$1,252,000 ↓ -5.3%	0	\$742,600 ↓ -5.1%	0	
Lake Country East / Oyama	1 ↓ -83.3%	\$1,070,200 ↓ -3.0%	3 ↑ 200.0%	\$715,500 ↓ -7.7%	0 ↓ -100.0%	\$453,200 ↓ -2.9%
Lake Country North West	2 ↓ -71.4%	\$1,383,400 ↓ -4.2%	5 0.0%	\$810,100 ↓ -7.6%	2 0.0%	
Lake Country South West	9 ↓ -18.2%	\$1,058,600 ↓ -3.6%	0 ↓ -100.0%	\$911,500 ↓ -7.6%	0	
Lakeview Heights	11 ↓ -54.2%	\$1,143,400 ↓ -3.7%	0	\$956,200 ↑ 2.9%	1 ↓ -50.0%	\$695,100 ↓ -2.9%
Lower Mission	12 ↑ 9.1%	\$1,208,200 ↓ -4.0%	11 ↑ 10.0%	\$784,100 ↓ -5.9%	19 0.0%	\$498,100 ↓ -1.6%

* 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	2 ↓ -33.3%	\$1,169,400 ↓ -2.3%	0 ↓ -100.0%		0 ↓ -100.0%	
North Glenmore	5 ↓ -28.6%	\$953,300 ↓ -3.6%	8 ↑ 300.0%	\$677,400 ↓ -6.3%	7 ↑ 133.3%	\$471,000 ↓ -2.5%
Peachland	2 ↓ -77.8%	\$967,900 ↓ -3.8%	0 ↓ -100.0%	\$741,100 ↑ 1.5%	0 ↓ -100.0%	\$579,400 ↓ -1.4%
Rutland North	10 ↓ -41.2%	\$786,500 ↓ -0.5%	10 ↓ -16.7%	\$576,200 ↓ -6.1%	12 ↑ 33.3%	\$378,300 ↓ -2.9%
Rutland South	9 ↓ -47.1%	\$796,900 ↓ -2.3%	2 ↑ 100.0%	\$524,600 ↓ -5.5%	5 ↑ 25.0%	\$396,500 ↓ -4.4%
Shannon Lake	5 ↓ -50.0%	\$979,100 ↓ -3.4%	5 ↓ -28.6%	\$795,700 ↑ 0.4%	2 ↓ -50.0%	\$595,600 ↓ -2.9%
Smith Creek	3 ↓ -57.1%	\$934,200 ↓ -3.7%	0 ↓ -100.0%	\$713,400 ↓ -0.5%	0 ↓ -100.0%	
South East Kelowna	4 ↓ -60.0%	\$1,161,900 ↓ -5.3%	0 ↓ -100.0%	\$1,002,100 ↓ -5.8%	0 ↓ -100.0%	
Springfield/Spall	5 ↓ -50.0%	\$840,600 ↓ -4.3%	8 0.0%	\$598,000 ↓ -9.0%	13 0.0%	\$499,900 ↓ -1.3%
University District	0 ↓ -100.0%	\$1,046,700 ↓ -3.3%	4 ↓ -33.3%	\$787,400 ↓ -8.2%	5 ↓ -16.7%	\$454,400 ↓ -3.3%
Upper Mission	15 ↑ 15.4%	\$1,248,400 ↓ -4.3%	0 ↓ -100.0%	\$1,071,500 ↓ -6.8%	0 ↓ -100.0%	
West Kelowna Estates	8 0.0%	\$981,100 ↓ -4.8%	1 0.0%	\$853,600 ↑ 0.7%	0 ↓ -100.0%	
Westbank Centre	9 0.0%	\$703,400 ↓ -1.4%	1 ↓ -87.5%	\$638,800 ↓ -0.3%	12 ↓ -20.0%	\$450,000 ↓ -2.6%
Wilden	6 ↑ 50.0%	\$1,262,500 ↓ -3.9%	2 ↑ 100.0%	\$950,800 ↓ -6.6%	0 ↓ -100.0%	\$401,800 ↓ -0.2%

* 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 ↓ -100.0%	\$1,116,500 ↓ -4.5%	0 ↓ -100.0%	\$1,003,000 ↑ 1.4%	0	
Alexis Park	2 0.0%	\$638,300 ↓ -0.9%	2 ↓ -33.3%	\$293,000 ↑ 3.2%	3 0.0%	\$239,900 ↑ 0.9%
Armstrong	14 ↑ 7.7%	\$734,700 ↑ 1.1%	3 ↑ 50.0%	\$546,600 ↑ 1.5%	0 ↓ -100.0%	\$257,200 ↑ 0.4%
Bella Vista	5 ↓ -16.7%	\$873,700 ↓ -1.1%	2 ↓ -33.3%	\$658,700 ↑ 1.8%	0	
Cherryville	0 ↓ -100.0%	\$532,800 ↑ 3.2%	0		0	
City of Vernon	3 ↑ 50.0%	\$543,600 ↓ -1.8%	3 0.0%	\$458,500 ↑ 1.1%	13 ↑ 160.0%	\$300,600 ↓ -2.1%
Coldstream	9 ↑ 12.5%	\$994,000 ↓ -4.5%	1 ↑ 4.8%	\$834,000 ↑ 4.8%	0	
East Hill	9 ↑ 12.5%	\$676,100 ↓ -3.2%	3 ↑ 50.0%	\$574,900 ↑ 2.1%	0	
Enderby / Grindrod	3 0.0%	\$600,100 ↑ 2.6%	2 ↑ 3.2%	\$476,400 ↑ 3.2%	1 ↓ -50.0%	\$336,800 ↑ 0.1%
Foothills	3	\$975,000 ↓ -2.9%	0	\$1,020,800 ↑ 5.1%	0	
Harwood	2 ↓ -33.3%	\$572,300 ↓ -2.6%	2 ↓ -50.0%	\$483,700 ↑ 2.2%	1	
Lavington	1 0.0%	\$952,800 ↓ -2.9%	0		0	
Lumby Valley	6 ↑ 200.0%	\$584,800 ↓ -3.4%	0 ↓ -100.0%	\$438,500 ↑ 3.1%	0	
Middleton Mtn Coldstream	5 ↑ 66.7%	\$1,054,100 ↓ -4.1%	0		0	
Middleton Mtn Vernon	7 ↑ 133.3%	\$877,100 ↓ -3.3%	2 ↑ 100.0%	\$640,300 ↑ 1.7%	1	
Mission Hill	3 ↓ -40.0%	\$614,800 ↓ -2.3%	2 ↓ -33.3%	\$511,600 ↑ 2.3%	2	\$292,200 ↓ -2.5%
North BX	5 ↑ 25.0%	\$1,011,700 ↓ -4.3%	0	\$597,500 ↑ 4.7%	0	

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NORTH OKANAGAN

Location	SINGLE FAMILY		TOWNHOUSE		APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
Okanagan Landing	4 ↓ -33.3%	\$1,005,800 ↑ 4.2%	4 ↑ 100.0%	\$823,900 ↑ 6.2%	0 ↓ -100.0%	\$503,100 ↓ -2.8%
Okanagan North	3 ↓ -62.5%	\$506,900 ↓ -4.6%	0	\$567,700 ↑ 1.4%	0	
Predator Ridge	1	\$1,164,500 ↓ -1.8%	0 ↓ -100.0%	\$859,600 ↓ -4.7%	1 0.0%	
Salmon Valley	1 ↓ -50.0%	\$651,800 ↓ -1.4%	0		0	
Silver Star	0	\$1,019,700 ↓ -2.8%	0	\$667,200 ↑ 1.0%	0 ↓ -100.0%	\$359,100 0.0%
South Vernon	3	\$590,200 ↑ 5.3%	0 ↓ -100.0%		0	
Swan Lake West	4 0.0%	\$1,201,300 ↓ -3.3%	0		0	
Westmount	0 ↓ -100.0%	\$624,600 ↓ -1.4%	2 0.0%	\$469,900 ↑ 1.2%	0	

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SHUSWAP/REVELSTOKE

Location	SINGLE FAMILY		TOWNHOUSE		APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
Blind Bay	12 0.0%	\$811,500 ↑ 0.2%	1 0.0%	\$757,700 ↑ 3.4%	0	
Eagle Bay	1 0.0%	\$818,400 ↑ 3.7%	0		0	
NE Salmon Arm	12 ↓ -14.3%	\$681,000 ↓ -0.8%	1 ↓ -50.0%	\$507,300 ↑ 0.7%	1 0.0%	\$357,600 ↓ -1.7%
North Shuswap	2 ↓ -66.7%	\$699,700 ↑ 4.1%	1 ↑ 0.9%	\$716,300 ↑ 0.9%	1	
NW Salmon Arm	0 ↓ -100.0%	\$923,100 ↓ -5.3%	0	\$499,900 ↑ 0.8%	0	\$304,500 ↓ -1.6%
Revelstoke	15 ↑ 150.0%	\$744,000 ↑ 2.6%	2 ↑ 1.8%	\$527,000 ↑ 1.8%	0 ↓ -100.0%	\$499,700 ↓ -2.4%
SE Salmon Arm	11 ↑ 83.3%	\$762,300 ↓ -0.4%	5 ↑ 400.0%	\$531,000 ↑ 2.1%	0 ↓ -100.0%	
Sicamous	6 ↑ 50.0%	\$571,800 ↑ 4.3%	1 ↓ -75.0%	\$506,800 ↑ 0.4%	7 ↑ 250.0%	\$467,500 ↑ 0.6%
Sorrento	2 ↑ 100.0%	\$712,900 ↑ 2.3%	0	\$627,800 ↑ 2.8%	0	
SW Salmon Arm	1 ↓ -85.7%	\$807,700 ↓ -4.0%	2 ↑ 1.2%	\$604,400 ↑ 1.2%	1 0.0%	
Tappen	2 0.0%	\$862,400 ↑ 2.5%	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	6 ↓ -14.3%	\$562,000 ↑ 1.3%	0 ↓ -100.0%	\$398,800 ↓ -4.2%	0	
Eastside / Lkshr Hi / Skaha Est	0 ↓ -100.0%	\$1,158,400 ↑ 0.1%	0		0	
Kaleden	1 ↓ -50.0%	\$1,001,700 ↑ 2.4%	0		0	
Kaleden / Okanagan Falls Rural	0	\$1,208,400 ↓ -4.5%	0		0	
Okanagan Falls	6 ↑ 25.0%	\$642,800 ↑ 1.3%	1 0.0%	\$609,800 ↓ -4.2%	0 ↓ -100.0%	\$358,900 ↑ 0.2%
Naramata Rural	5 ↑ 25.0%	\$1,087,600 ↑ 0.1%	0		0	
Oliver	12 ↑ 9.1%	\$633,900 ↑ 0.6%	1 0.0%	\$402,500 ↓ -5.4%	2 0.0%	\$359,800 ↑ 2.0%
Oliver Rural	4 ↑ 33.3%	\$684,100 ↓ -9.4%	0		0	
Osoyoos	2 ↓ -71.4%	\$827,000 ↑ 0.9%	6 ↑ 200.0%	\$598,900 ↓ -5.3%	6 ↓ -25.0%	\$477,300 ↑ 4.3%
Osoyoos Rural	3 ↑ 50.0%	\$1,245,200 ↑ 4.0%	0		0	
Rock Crk. & Area	0		0		0	
Columbia / Duncan	7 ↑ 250.0%	\$867,100 ↑ 0.3%	1 0.0%	\$546,300 ↓ -5.8%	0	\$244,900 ↑ 1.1%
Husula / West Bench / Sage Mesa	3 ↑ 50.0%	\$753,600 ↓ -8.0%	0		0	
Main North	5 ↓ -54.5%	\$636,700 ↑ 3.7%	7 ↑ 75.0%	\$589,300 ↓ -6.7%	9 0.0%	\$447,400 ↑ 1.5%
Main South	7 ↑ 16.7%	\$760,000 ↑ 2.1%	6 ↓ -25.0%	\$447,200 ↓ -2.6%	18 ↑ 80.0%	\$472,600 ↑ 1.8%
Penticton Apex	0		0		0	\$292,100 ↑ 1.0%
Penticton Rural	0 ↓ -100.0%		0		0	

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SOUTH OKANAGAN

SINGLE FAMILY

TOWNHOUSE

APARTMENT

Location	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
Uplands / Redlands	1 ↓ -50.0%	\$1,057,300 ↑ 2.2%	0		0	
Wiltse / Valleyview	7 ↑ 40.0%	\$968,600 ↓ -0.4%	0 ↓ -100.0%	\$705,700 ↓ -10.2%	0	
Princeton	6 0.0%	\$377,300 ↑ 1.2%	0		0 ↓ -100.0%	
Princeton Rural	1 0.0%	\$869,400 ↑ 3.2%	0		0	
Lower Town	2	\$929,300 ↑ 1.8%	1 0.0%		3 ↑ 0.2%	\$525,400
Main Town	7 ↓ -41.7%	\$758,400 ↑ 2.4%	4 ↓ -33.3%	\$424,600 ↓ -3.7%	1 ↓ -50.0%	\$353,700 ↑ 0.7%
Summerland Rural	2 ↑ 100.0%	\$1,058,800 ↑ 1.9%	0		0	
Trout Creek	0 ↓ -100.0%	\$1,102,800 ↑ 1.4%	0	\$587,100 ↓ -5.4%	0	

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