







RESIDENTIAL SALES*
DECEMBER 2022
SUMMARY STATISTICS

	 Units Sold	 Dollar Volume (Millions)	 Active Listings	 New Listings
CENTRAL OKANAGAN	184 ↓-49.3%	\$154.7 ↓-44.7%	1,490 ↑118.5%	258 ↓-20.1%
NORTH OKANAGAN	63 ↓-50.4%	\$34.7 ↓-60.7%	476 ↑71.2%	72 ↓-26.5%
SHUSWAP / REVELSTOKE	48 ↓-9.4%	\$27.2 ↓-31.1%	306 ↑59.4%	38 ↓-30.9%
SOUTH OKANAGAN	81 ↓-6.9%	\$51.5 ↓-7.5%	652 ↑92.3%	61 ↑22.0%
SOUTH PEACE RIVER AREA	24 ↑9.1%	\$6.5 ↓-7.4%	210 ↓-13.2%	5 ↑25.0%
KAMLOOPS AND DISTRICT	75 ↓-54.8%	\$42.0 ↓-61.1%	1,911 ↑172.2%	109 ↓-3.5%
KOOTENAY	97 ↓-46.7%	\$43.3 ↓-53.2%	956 ↑43.5%	146 ↓-18.0%
TOTAL ASSOCIATION	572 ↓-42.8%	\$359.9 ↓-46.4%	6,001 ↑93.5%	651 ↓-20.7%





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





**Percentage indicate 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	86 ↓ -43.4%	27 ↓ -57.1%	24 ↓ -14.3%	35 ↓ -16.7%
Benchmark Price*	\$1,002,400 ↓ -3.4%	\$717,100 ↓ -0.2%	\$650,300 ↓ -5.9%	\$689,500 ↓ -4.2%
Days to Sell	64 ↑ 65.8%	65 ↑ 98.8%	74 ↑ 2.9%	71 ↑ 3.4%
Inventory	679 ↑ 165.2%	211 ↑ 129.4%	154 ↑ 108.1%	272 ↑ 101.5%

	 CENTRAL OKANAGAN	 NORTH OKANAGAN	 SHUSWAP/ REVELSTOKE	 SOUTH OKANAGAN
Sales	36 ↓ -32.1%	14 ↓ -33.3%	4 ↑ 300.0%	11 ↓ -21.4%
Benchmark Price*	\$726,300 ↑ 1.7%	\$574,400 ↑ 13.8%	\$536,400 ↑ 1.7%	\$546,100 ↑ 3.0%
Days to Sell	62 ↑ 19.1%	57 ↑ 19.1%	100 ↑ 610.7%	99 ↑ 35.7%
Inventory	220 ↑ 165.1%	63 ↑ 110.0%	18 ↑ 100.0%	66 ↑ 112.9%



	 CENTRAL OKANAGAN	 NORTH OKANAGAN	 SHUSWAP/ REVELSTOKE	 SOUTH OKANAGAN
Sales	47 ↓ -56.9%	12 ↓ -7.7%	8 ↑ 60.0%	20 ↑ 66.7%
Benchmark Price*	\$502,800 ↑ 1.5%	\$315,300 ↑ 11.6%	\$416,800 ↑ 11.0%	\$405,700 ↑ 7.8%
Days to Sell	57 ↑ 85.4%	57 ↑ 71.0%	65 ↑ 135.4%	72 ↑ 114.7%
Inventory	371 ↑ 96.3%	38 ↓ -5.0%	32 ↑ 23.1%	149 ↑ 140.3%

*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	0 ↓ -100.0%		3 ↓ -25.0%	\$678,600 ↓ -2.0%	6 ↓ -25.0%	\$480,700 ↑ 1.7%
Black Mountain	6 ↑ 50.0%	\$1,104,500 ↓ -7.4%	0	\$832,900 ↓ -2.9%	0	
Crawford Estates	1	\$1,303,600 ↓ -3.6%	0		0	
Dilworth Mountain	2 ↑ 100.0%	\$1,119,000 ↓ -7.1%	0 ↓ -100.0%	\$908,800 ↓ -2.6%	2 ↑ 100.0%	\$479,600 ↑ 0.9%
Ellison	3	\$934,300 ↓ -3.6%	0	\$749,400 ↓ -3.2%	0	
Fintry	1 ↓ -80.0%	\$864,100 ↓ -0.5%	0	\$604,000 ↑ 5.2%	0	\$250,200 ↑ 2.2%
Glenmore	2 ↓ -81.8%	\$927,700 ↓ -8.1%	4 ↓ -33.3%	\$742,700 ↓ -3.5%	4 ↑ 33.3%	\$583,800 ↑ 1.1%
Glenrosa	4 ↓ -71.4%	\$748,500 ↑ 0.5%	0	\$699,900 ↑ 3.2%	0	
Joe Rich	0 ↓ -100.0%	\$1,145,100 ↓ -3.9%	0		0	
Kelowna North	3 ↓ -57.1%	\$949,800 ↓ -4.8%	0 ↓ -100.0%	\$796,400 ↓ -5.1%	9 ↓ -62.5%	\$592,700 ↑ 1.4%
Kelowna South	4 ↓ -55.6%	\$926,100 ↓ -3.9%	2 0.0%	\$706,900 ↓ -2.5%	4 ↓ -66.7%	\$525,500 ↑ 2.5%
Kettle Valley	1 ↓ -50.0%	\$1,278,000 ↓ -5.2%	0	\$735,000 ↓ -4.4%	0	
Lake Country East / Oyama	2 0.0%	\$1,052,200 ↓ -7.2%	1 ↓ -50.0%	\$736,000 ↓ -1.8%	1 0.0%	\$462,000 ↑ 1.7%
Lake Country North West	5 ↑ 66.7%	\$1,407,500 ↓ -5.7%	2 ↓ -33.3%	\$822,100 ↓ -3.7%	1 ↓ -66.7%	
Lake Country South West	2 ↓ -50.0%	\$1,042,600 ↓ -5.4%	1 0.0%	\$928,200 ↓ -2.8%	0	
Lakeview Heights	4 ↓ -55.6%	\$1,109,700 ↓ -0.1%	1	\$895,800 ↑ 6.0%	0 ↓ -100.0%	\$620,900 ↑ 1.3%
Lower Mission	6 ↓ -45.5%	\$1,224,400 ↓ -5.0%	5 ↑ 25.0%	\$784,300 ↓ -3.0%	6 ↓ -14.3%	\$488,200 ↑ 1.7%

* 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	\$1,088,800 ↓ -8.1%	0	↓ -100.0%	0	
North Glenmore	2	\$959,200 0.0% ↓ -5.9%	1	↓ -66.7% ↓ -2.5%	2	\$481,300 ↓ -50.0% ↑ 1.3%
Peachland	1	\$919,600 ↓ -83.3% ↓ -0.4%	1	↓ -83.3% ↑ 2.3%	0	\$555,200 ↑ 0.4%
Rutland North	7	\$779,400 ↓ -22.2% ↓ -7.5%	3	\$581,000 0.0% ↓ -1.2%	3	\$386,200 ↓ -40.0% ↑ 2.6%
Rutland South	4	\$784,400 ↓ -33.3% ↓ -8.6%	1	\$517,400 ↓ -50.0% ↓ -2.0%	0	\$412,500 ↓ -100.0% ↑ 0.9%
Shannon Lake	5	\$966,700 ↑ 66.7% ↓ -0.5%	0	↓ -100.0% ↑ 4.1%	1	\$602,900 ↓ -83.3% ↑ 1.6%
Smith Creek	2	\$906,200 ↓ -33.3% ↓ -1.7%	0	\$714,000 ↑ 1.0%	0	
South East Kelowna	2	\$1,273,500 ↓ -50.0% ↓ -5.0%	0	\$1,022,700 ↓ -100.0% ↓ -4.6%	0	
Springfield/Spall	3	\$872,800 ↑ 200.0% ↓ -8.2%	3	\$622,800 0.0% ↓ -2.1%	4	\$507,100 ↓ -71.4% ↑ 1.5%
University District	0	\$1,033,700 ↓ -100.0% ↓ -10.6%	1	\$802,400 ↓ -4.0%	1	\$467,300 ↓ -85.7% ↑ 1.8%
Upper Mission	3	\$1,251,600 ↓ -57.1% ↓ -5.8%	1	\$1,079,400 ↓ -1.8%	0	
West Kelowna Estates	2	\$970,900 ↓ -75.0% ↓ -1.2%	0	\$820,100 ↓ -100.0% ↑ 2.3%	0	
Westbank Centre	5	\$675,700 ↓ -54.5% ↓ -1.7%	4	\$594,700 ↑ 33.3% ↑ 2.1%	3	\$456,000 ↓ -72.7% ↑ 0.4%
Wilden	2	\$1,247,000 ↑ 100.0% ↓ -2.7%	2	\$949,500 ↑ 100.0% ↓ -1.9%	0	\$398,100 ↑ 1.6%

* 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%	\$1,083,900 ↑ 0.1%	0 ↓ -100.0%	\$970,900 ↑ 2.8%	0	
Alexis Park	3 0.0%	\$583,500 ↓ -0.1%	1 0.0%	\$263,600 ↑ 4.0%	2	\$297,000 ↑ 1.8%
Armstrong	4 ↓ -63.6%	\$643,100 ↓ -6.7%	2 ↑ 100.0%	\$565,600 ↑ 3.2%	0	\$243,800 ↑ 3.3%
Bella Vista	2 ↑ 100.0%	\$818,500 ↑ 0.0%	0	\$605,200 ↑ 3.0%	0	
Cherryville	0	\$468,400 ↓ -4.5%	0	\$446,200 ↑ 3.5%	0	
City of Vernon	0 ↓ -100.0%	\$509,100 ↑ 2.0%	2 ↑ 0.0%	\$451,900 ↑ 3.0%	5 ↓ -28.6%	\$260,400 ↑ 3.2%
Coldstream	3	\$907,000 ↑ 0.3%	0	\$793,100 ↑ 1.5%	0	
East Hill	5 ↑ 25.0%	\$662,100 ↑ 1.0%	1 ↓ -75.0%	\$552,700 ↑ 1.7%	0	
Enderby / Grindrod	0 ↓ -100.0%	\$535,400 ↓ -6.6%	0	\$449,300 ↑ 6.1%	0	\$335,200 ↑ 1.0%
Foothills	1 ↓ -75.0%	\$965,200 ↓ -9.2%	1	\$962,300 ↑ 3.7%	0	
Harwood	3 ↑ 50.0%	\$520,500 ↑ 0.7%	1 ↓ -66.7%	\$429,800 ↑ 4.1%	0	
Lavington	0	\$955,800 ↓ -6.3%	0		0	
Lumby Valley	1 ↓ -80.0%	\$558,500 ↓ -7.2%	1	\$439,800 ↓ -1.4%	0	
Middleton Mtn Coldstream	1 ↓ -50.0%	\$1,022,500 ↓ -0.1%	0	\$812,600 ↑ 2.3%	0	
Middleton Mtn Vernon	1 ↓ -50.0%	\$838,000 ↓ -2.7%	0 ↓ -100.0%	\$614,800 ↑ 3.9%	0	
Mission Hill	0 ↓ -100.0%	\$571,700 ↑ 2.1%	1	\$521,600 ↑ 2.9%	0 ↓ -100.0%	\$286,100 ↑ 1.8%
North BX	0 ↓ -100.0%	\$1,019,900 ↓ -6.9%	0	\$541,700 ↑ 2.6%	0	

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NORTH OKANAGAN

Location	SINGLE FAMILY		TOWNHOUSE		APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
Okanagan Landing	1 ↓ -66.7%	\$807,700 ↓ -5.8%	1 ↓ -85.7%	\$770,300 ↑ 3.0%	2 ↑ 100.0%	\$541,200 ↑ 1.6%
Okanagan North	0 ↓ -100.0%	\$501,400 ↓ -0.9%	0		0	
Predator Ridge	0 ↓ -100.0%	\$1,098,200 ↓ -0.4%	2	\$903,700 ↑ 3.7%	1	
Salmon Valley	1	\$598,000 ↓ -6.9%	0		0	
Silver Star	0 ↓ -100.0%	\$1,041,000 ↓ -0.1%	0	\$556,200 ↑ 7.6%	1 ↓ -66.7%	\$345,400 ↑ 6.1%
South Vernon	0	\$515,600 ↑ 0.4%	0		0	
Swan Lake West	0 ↓ -100.0%	\$1,120,200 ↓ -0.5%	0		0	
Westmount	1 0.0%	\$586,100 ↓ -1.9%	1	\$438,000 ↑ 3.1%	0	

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SHUSWAP/REVELSTOKE

Location	SINGLE FAMILY		TOWNHOUSE		APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
Blind Bay	2 ↓ -33.3%	\$740,900 ↓ -6.2%	0	\$721,200 ↑ 3.9%	0	
Eagle Bay	0	\$739,600 ↓ -6.3%	0		0	
NE Salmon Arm	5 ↓ -28.6%	\$625,700 ↓ -6.4%	2	\$492,400 ↑ 0.6%	1	\$348,300 ↑ 3.3%
North Shuswap	1 ↓ -66.7%	\$623,100 ↓ -5.7%	0	\$650,300 ↑ 6.1%	0	
NW Salmon Arm	0	\$740,800 ↓ -7.2%	0 ↓ -100.0%	\$522,500 ↑ 1.4%	0	\$309,600 ↑ 2.2%
Revelstoke	4 ↑ 33.3%	\$663,200 ↓ -5.1%	1	\$517,600 ↑ 2.4%	2 ↑ 100.0%	\$493,500 ↑ 1.2%
SE Salmon Arm	8 ↑ 14.3%	\$691,100 ↓ -5.5%	0	\$512,200 ↑ 2.9%	1 ↓ -50.0%	
Sicamous	3 ↑ 50.0%	\$519,500 ↓ -6.8%	1	\$471,100 ↑ 2.6%	3 ↑ 200.0%	\$455,300 ↑ 5.2%
Sorrento	1 0.0%	\$585,200 ↓ -5.7%	0	\$614,300 ↑ 5.5%	0	
SW Salmon Arm	0	\$702,100 ↓ -6.0%	0	\$517,600 ↑ 1.6%	1 0.0%	
Tappen	0 ↓ -100.0%	\$709,900	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	3 ↑200.0%	\$467,800 ↓-7.0%	0	\$433,700 ↑5.6%	0	
Eastside / Lkshr Hi / Skaha Est	0	\$1,072,700 ↓-10.2%	0		0	
Kaleden	0	\$942,100 ↓-10.2%	0		0	
Kaleden / Okanagan Falls Rural	0 ↓-100.0%	\$1,047,100 ↓-10.3%	0		0	
Okanagan Falls	0 ↓-100.0%	\$551,500 ↓-8.5%	2	\$624,400 ↑3.4%	0 ↓-100.0%	\$336,400 ↑4.9%
Naramata Rural	0 ↓-100.0%	\$1,012,400 ↓-6.7%	0		0	
Oliver	1 ↓-83.3%	\$559,500 ↓-10.5%	0 ↓-100.0%	\$419,300 ↑3.6%	2	\$283,600 ↑6.6%
Oliver Rural	1 ↓-66.7%	\$626,400 ↓-2.1%	0		0	
Osoyoos	2 ↓-66.7%	\$679,100 ↓-6.3%	1 0.0%	\$617,000 ↑7.3%	3 0.0%	\$399,000 ↑8.0%
Osoyoos Rural	0	\$1,190,600 ↓-14.6%	0		0	
Rock Crk. & Area	1		0		0	
Columbia / Duncan	1 ↓-50.0%	\$787,200 ↓-8.2%	0 ↓-100.0%	\$641,100 ↑6.4%	0	\$243,200 ↑6.7%
Husula / West Bench / Sage Mesa	0 ↓-100.0%	\$774,300 ↓-8.5%	0		0	
Main North	3 ↓-66.7%	\$553,200 ↓-7.8%	3 ↓-57.1%	\$594,000 ↑4.0%	7 ↑250.0%	\$435,100 ↑4.5%
Main South	3 ↑50.0%	\$674,600 ↓-6.9%	3	\$455,800 ↑3.4%	8 ↑100.0%	\$438,500 ↑4.4%
Penticton Apex	0	\$760,800 ↑1.8%	0 ↓-100.0%		0	\$290,900 ↑8.8%
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	1	\$938,700 ↓ -6.5%	0		0	
Wiltse / Valleyview	3 ↓ -25.0%	\$859,100 ↓ -7.0%	1	\$759,800 ↑ 5.2%	0	
Princeton	4 ↑ 100.0%	\$345,200 ↓ -3.2%	0		0	
Princeton Rural	1	\$705,600 ↓ -3.9%	0		0	
Lower Town	1 0.0%	\$858,100 ↓ -6.7%	0		0	\$361,600 ↑ 3.4%
Main Town	3 ↑ 200.0%	\$661,400 ↓ -6.3%	1 0.0%	\$493,600 ↑ 4.5%	0 ↓ -100.0%	\$346,600 ↑ 6.6%
Summerland Rural	1	\$897,900 ↓ -8.1%	0		0	
Trout Creek	0	\$1,045,600 ↓ -0.9%	0	\$605,800 ↑ 7.4%	0	

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