

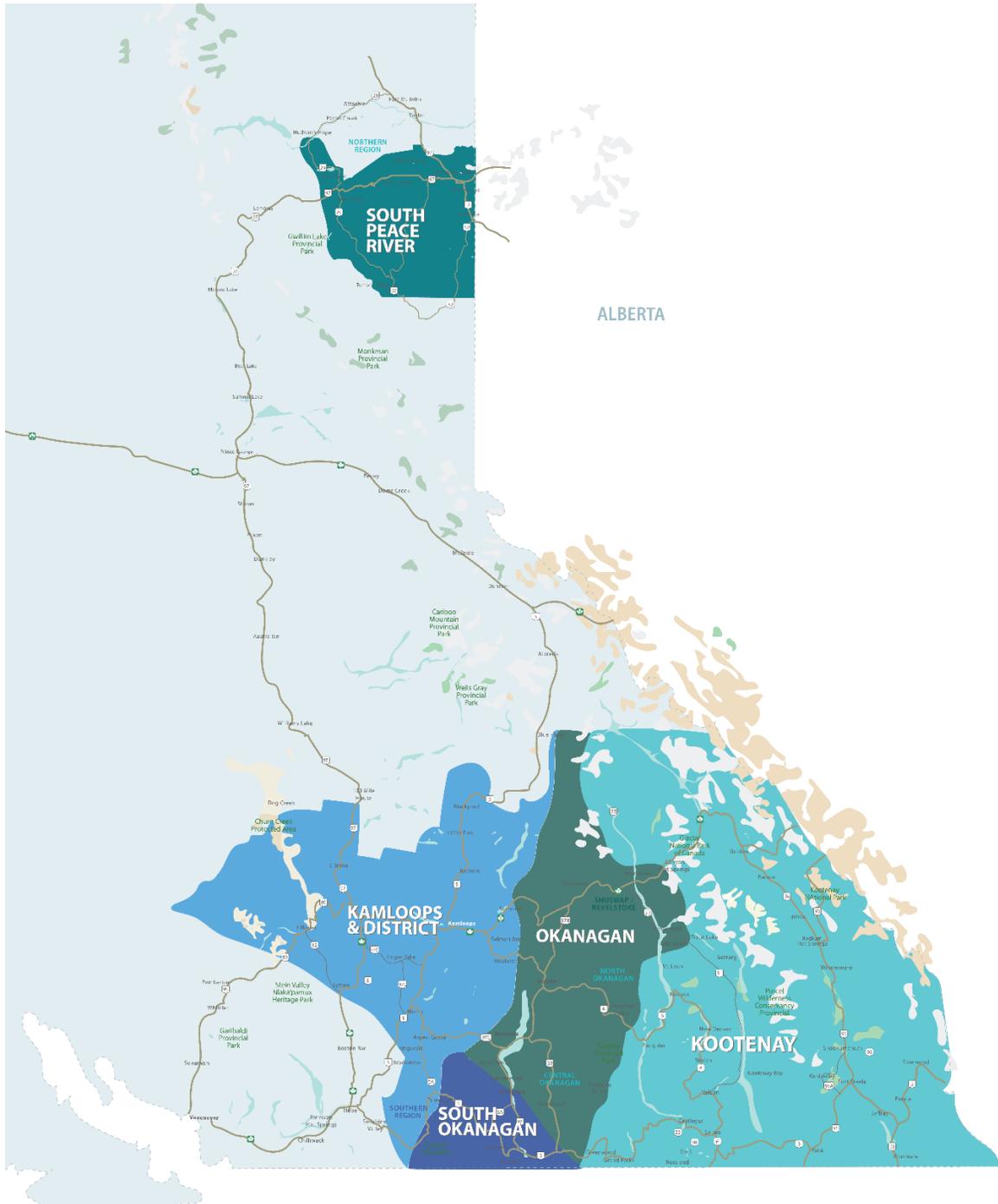


**RESIDENTIAL SALES\***  
**AUGUST 2022**  
**SUMMARY STATISTICS**

	 Units Sold	 Dollar Volume (Millions)	 Active Listings	 New Listings
<b>CENTRAL OKANAGAN</b>	394 ↓ -26.2%	\$331.3 ↓ -21.0%	2,195 ↑ 94.1%	865 ↑ 21.5%
<b>NORTH OKANAGAN</b>	142 ↓ -34.0%	\$98.3 ↓ -23.9%	706 ↑ 49.9%	270 ↑ 26.8%
<b>SHUSWAP / REVELSTOKE</b>	86 ↓ -23.9%	\$61.2 ↓ -12.1%	574 ↑ 88.2%	136 ↑ 9.7%
<b>SOUTH OKANAGAN</b>	135 ↓ -36.6%	\$93.0 ↓ -33.8%	824 ↑ 31.0%	186 ↓ -37.4%
<b>SOUTH PEACE RIVER AREA</b>	45 ↓ -36.6%	\$12.5 ↓ -45.9%	258 ↓ -26.5%	22 ↓ -72.2%
<b>KAMLOOPS AND DISTRICT</b>	165 ↓ -42.5%	\$125.6 ↓ -18.1%	1,958 ↑ 126.9%	391 ↑ 3.2%
<b>KOOTENAY</b>	238 ↓ -33.0%	\$96.2 ↓ -41.7%	1,361 ↑ 19.2%	418 ↓ -5.6%
<b>TOTAL ASSOCIATION</b>	1,205 ↓ -32.6%	\$818.2 ↓ -25.6%	7,876 ↑ 61.0%	2,152 ↓ -4.2%

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
<b>Sales</b>	170 ↓ -28.3%	69 ↓ -29.6%	48 ↓ -15.8%	64 ↓ -41.8%
<b>Benchmark Price*</b>	\$1,017,500 ↑ 3.6%	\$739,000 ↑ 8.0%	\$696,600 ↑ 8.7%	\$791,000 ↑ 12.7%
<b>Days to Sell</b>	42 ↑ 41.3%	51 ↑ 55.9%	99 ↑ 124.9%	47 ↓ -15.8%
<b>Inventory</b>	1,091 ↑ 117.8%	349 ↑ 102.9%	282 ↑ 118.6%	361 ↑ 31.3%

	 CENTRAL OKANAGAN	 NORTH OKANAGAN	 SHUSWAP/ REVELSTOKE	 SOUTH OKANAGAN
<b>Sales</b>	54 ↓ -29.0%	29 ↓ -23.7%	6 ↓ -50.0%	17 ↓ -43.3%
<b>Benchmark Price*</b>	\$772,700 ↑ 13.1%	\$559,700 ↑ 29.2%	\$519,000 ↑ 15.2%	\$557,400 ↑ 9.1%
<b>Days to Sell</b>	57 ↓ -16.7%	39 ↓ -16.7%	47 ↓ -11.1%	47 ↓ -3.8%
<b>Inventory</b>	291 ↑ 103.5%	79 ↑ 27.4%	36 ↑ 111.8%	112 ↑ 77.8%



	 CENTRAL OKANAGAN	 NORTH OKANAGAN	 SHUSWAP/ REVELSTOKE	 SOUTH OKANAGAN
<b>Sales</b>	126 ↓ -24.6%	17 ↓ -41.4%	2 ↓ -80.0%	29 ↓ -21.6%
<b>Benchmark Price*</b>	\$526,700 ↑ 14.0%	\$328,100 ↑ 25.8%	\$428,300 ↑ 23.5%	\$459,400 ↑ 21.1%
<b>Days to Sell</b>	40 ↑ 10.5%	43 ↓ -10.8%	10 ↓ -85.8%	39 ↓ -25.5%
<b>Inventory</b>	497 ↑ 107.1%	49 ↓ -12.5%	45 ↑ 87.5%	112 ↑ 3.7%

\*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		3 ↓ -50.0%	\$699,700 ↑ 6.7%	4 ↓ -71.4%	\$502,300 ↑ 14.3%
Black Mountain	4 ↓ -71.4%	\$1,112,200 ↓ -0.1%	0 ↓ -100.0%	\$859,200 ↑ 5.2%	0	
Crawford Estates	2 0.0%	\$1,323,900 ↑ 3.2%	0		0	
Dilworth Mountain	6 ↑ 200.0%	\$1,142,300 ↑ 1.5%	2 ↓ -33.3%	\$940,700 ↑ 6.4%	2	\$504,400 ↑ 14.1%
Ellison	3 0.0%	\$950,500 ↑ 6.5%	0	\$782,600 ↑ 6.1%	0	
Fintry	4 ↑ 100.0%	\$883,300 ↑ 5.0%	0	\$685,500 ↑ 19.7%	0	\$261,300 ↑ 15.5%
Glenmore	8 ↓ -33.3%	\$950,400 ↑ 0.4%	5 ↑ 66.7%	\$766,500 ↑ 7.5%	2 ↓ -71.4%	\$613,800 ↑ 13.1%
Glenrosa	7 ↓ -58.8%	\$757,400 ↑ 4.9%	0	\$798,800 ↑ 19.8%	0	
Joe Rich	0 ↓ -100.0%	\$1,160,700 ↑ 4.9%	0		0	
Kelowna North	1 ↓ -90.9%	\$950,900 ↑ 2.0%	1 ↓ -50.0%	\$832,600 ↑ 6.6%	21 ↓ -34.4%	\$622,100 ↑ 14.3%
Kelowna South	10 ↓ -28.6%	\$933,800 ↑ 4.3%	5 ↓ -44.4%	\$727,900 ↑ 7.1%	11 0.0%	\$548,600 ↑ 14.3%
Kettle Valley	2 ↓ -60.0%	\$1,314,000 ↑ 2.1%	0	\$767,900 ↑ 7.9%	0	
Lake Country East / Oyama	3 ↓ -25.0%	\$1,065,300 ↑ 0.5%	0 ↓ -100.0%	\$761,300 ↑ 7.6%	0 ↓ -100.0%	\$487,800 ↑ 14.9%
Lake Country North West	2 0.0%	\$1,429,300 ↑ 3.4%	1 ↓ -50.0%	\$848,300 ↑ 4.5%	1 ↓ -75.0%	
Lake Country South West	6 ↓ -25.0%	\$1,055,300 ↑ 2.5%	2	\$955,600 ↑ 5.3%	0	
Lakeview Heights	14 ↓ -6.7%	\$1,129,900 ↑ 4.5%	3 0.0%	\$1,062,100 ↑ 24.5%	2 ↑ 100.0%	\$649,600 ↑ 13.5%
Lower Mission	15 ↑ 87.5%	\$1,254,500 ↑ 3.3%	3 ↓ -70.0%	\$812,700 ↑ 5.8%	16 ↓ -15.8%	\$511,600 ↑ 14.2%

\* 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 ↓ -66.7%	\$1,098,900 ↓ -0.8%	0		1 ↓ -50.0%	
North Glenmore	7 ↓ -30.0%	\$974,900 ↑ 2.0%	3 ↓ -25.0%	\$718,700 ↑ 7.7%	1 ↓ -83.3%	\$505,600 ↑ 14.7%
Peachland	10 ↓ -16.7%	\$941,500 ↑ 5.1%	1 ↓ -66.7%	\$825,300 ↑ 15.1%	11 ↑ 13.5%	\$585,200 ↑ 13.5%
Rutland North	6 ↓ -62.5%	\$791,500 ↑ 1.1%	5 0.0%	\$599,200 ↑ 9.5%	9 ↓ -43.8%	\$405,300 ↑ 15.2%
Rutland South	11 0.0%	\$792,300 ↓ -0.5%	5 ↑ 150.0%	\$537,700 ↑ 7.3%	7 ↑ 250.0%	\$430,900 ↑ 12.4%
Shannon Lake	6 ↓ -45.5%	\$979,700 ↑ 3.2%	3 ↑ 200.0%	\$894,500 ↑ 19.3%	2 ↓ -66.7%	\$631,300 ↑ 14.1%
Smith Creek	1 ↓ -80.0%	\$915,500 ↑ 2.2%	0	\$822,000 ↑ 17.1%	0	
South East Kelowna	3 ↓ -66.7%	\$1,305,500 ↑ 4.7%	0	\$1,053,000 ↑ 2.7%	0	
Springfield/Spall	5 ↓ -28.6%	\$876,700 ↓ -2.6%	4 ↓ -50.0%	\$646,000 ↑ 7.6%	12 ↓ -7.7%	\$531,000 ↑ 13.7%
University District	1 ↓ -85.7%	\$1,035,900 ↓ -3.0%	2 ↓ -33.3%	\$837,500 ↑ 5.8%	11 ↓ -45.0%	\$493,800 ↑ 15.3%
Upper Mission	11 ↑ 37.5%	\$1,277,700 ↑ 2.8%	0	\$1,113,700 ↑ 7.5%	0	
West Kelowna Estates	7 ↑ 75.0%	\$992,000 ↑ 2.4%	2 ↑ 100.0%	\$939,600 ↑ 18.0%	0 ↓ -100.0%	
Westbank Centre	9 ↑ 28.6%	\$691,200 ↑ 3.3%	4 ↓ -55.6%	\$681,500 ↑ 17.3%	12 ↑ 9.1%	\$479,300 ↑ 13.8%
Wilden	4 0.0%	\$1,266,800 ↑ 4.0%	0	\$982,400 ↑ 7.3%	0	\$416,300 ↑ 14.5%

\* 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	2 0.0%	\$1,097,900 ↑ 4.6%	0	\$942,800 ↑ 16.9%	0	
Alexis Park	0 ↓ -100.0%	\$597,600 ↑ 5.5%	1 ↓ -50.0%	\$254,600 ↑ 18.4%	7 ↑ 600.0%	\$310,800 ↑ 15.2%
Armstrong	12 ↑ 9.1%	\$690,600 ↑ 8.3%	4	\$546,500 ↑ 16.5%	0 ↓ -100.0%	\$254,500 ↑ 16.7%
Bella Vista	3 ↓ -50.0%	\$826,700 ↑ 3.9%	3 0.0%	\$587,200 ↑ 16.7%	0	
Cherryville	0	\$496,400 ↑ 8.8%	0	\$423,400 ↑ 14.2%	0	
City of Vernon	2 ↓ -50.0%	\$518,300 ↑ 6.9%	3 ↓ -62.5%	\$443,300 ↑ 18.1%	5 ↓ -58.3%	\$271,700 ↑ 16.8%
Coldstream	6 ↓ -40.0%	\$915,900 ↑ 3.7%	3	\$761,000 ↑ 15.4%	1 0.0%	
East Hill	12 ↑ 50.0%	\$670,700 ↑ 4.7%	1 ↓ -75.0%	\$544,300 ↑ 15.6%	0	
Enderby / Grindrod	4 ↓ -33.3%	\$577,200 ↑ 9.3%	2	\$438,200 ↑ 17.8%	1	\$352,800 ↑ 14.9%
Foothills	2 0.0%	\$980,900 ↓ -1.4%	0	\$945,000 ↑ 19.7%	0	
Harwood	0 ↓ -100.0%	\$533,300 ↑ 5.1%	5 ↑ 25.0%	\$415,000 ↑ 18.6%	0 ↓ -100.0%	
Lavington	0 ↓ -100.0%	\$966,600 ↑ 2.8%	0		0	
Lumby Valley	2 ↓ -60.0%	\$567,100 ↑ 1.4%	0 ↓ -100.0%	\$440,700 ↑ 15.4%	0	
Middleton Mtn Coldstream	2 ↑ 100.0%	\$1,035,100 ↑ 3.5%	0	\$790,100 ↑ 15.4%	0	
Middleton Mtn Vernon	2 ↑ 100.0%	\$848,800 ↑ 1.4%	1 ↓ -66.7%	\$601,700 ↑ 17.7%	0 ↓ -100.0%	
Mission Hill	2 ↓ -50.0%	\$576,400 ↑ 4.3%	0 ↓ -100.0%	\$506,800 ↑ 17.3%	1 0.0%	\$305,500 ↑ 17.5%
North BX	1 ↓ -66.7%	\$1,060,200 ↑ 8.3%	0	\$526,900 ↑ 17.4%	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
<b>Okanagan Landing</b>	5 ↑ 25.0%	\$872,400 ↑ 4.0%	1 ↓ -80.0%	\$750,200 ↑ 15.7%	1 ↓ -75.0%	\$566,000 ↑ 14.3%
<b>Okanagan North</b>	3 ↑ 50.0%	\$508,300 ↑ 1.6%	0		0	
<b>Predator Ridge</b>	2 ↑ 100.0%	\$1,103,300 ↑ 3.0%	3 0.0%	\$873,900 ↑ 15.8%	0 ↓ -100.0%	
<b>Salmon Valley</b>	1	\$657,000 ↑ 9.6%	0		0	
<b>Silver Star</b>	0 ↓ -100.0%	\$1,062,600 ↑ 7.4%	0	\$516,500 ↑ 16.7%	1 ↓ -80.0%	\$350,600 ↑ 15.9%
<b>South Vernon</b>	3	\$522,600 ↑ 5.8%	0		0	
<b>Swan Lake West</b>	1 ↓ -85.7%	\$1,123,700 ↑ 4.8%	0		0	
<b>Westmount</b>	1 0.0%	\$600,500 ↑ 2.6%	2 ↓ -33.3%	\$428,300 ↑ 18.0%	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	8 ↓ -42.9%	\$794,800 ↑ 8.1%	0	\$696,200 ↑ 16.8%	0	
Eagle Bay	1	\$789,400 ↑ 8.3%	0		0	
NE Salmon Arm	10 ↑ 11.1%	\$673,500 ↑ 7.5%	2 ↓ -71.4%	\$484,200 ↑ 16.7%	0 ↓ -100.0%	\$364,100 ↑ 15.7%
North Shuswap	4 0.0%	\$666,400 ↑ 9.4%	0	\$610,000 ↑ 17.8%	0 ↓ -100.0%	
NW Salmon Arm	0 ↓ -100.0%	\$807,200 ↑ 7.6%	0 ↓ -100.0%	\$509,000 ↑ 16.0%	0	\$324,500 ↑ 16.6%
Revelstoke	5 ↓ -54.5%	\$706,300 ↑ 9.6%	0	\$505,600 ↑ 18.0%	0 ↓ -100.0%	\$517,300 ↑ 13.9%
SE Salmon Arm	8 ↓ -11.1%	\$733,600 ↑ 7.6%	2	\$497,200 ↑ 16.6%	0	
Sicamous	10 ↑ 25.0%	\$558,200 ↑ 9.8%	2 ↓ -50.0%	\$457,700 ↑ 16.6%	1 ↓ -80.0%	\$461,300 ↑ 14.6%
Sorrento	0	\$637,400 ↑ 10.1%	0	\$584,400 ↑ 15.9%	0	
SW Salmon Arm	1 0.0%	\$759,700 ↑ 8.2%	0	\$504,900 ↑ 15.9%	1 0.0%	
Tappen	1	\$748,900	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	1 ↓ -80.0%	\$545,700 ↑ 11.6%	0 ↓ -100.0%	\$444,800 ↑ 13.1%	0	
Eastside / Lkshr Hi / Skaha Est	0	\$1,220,300 ↑ 7.8%	0		0	
Kaleden	1 0.0%	\$1,096,300 ↑ 9.4%	0		0	
Kaleden / Okanagan Falls Rural	0 ↓ -100.0%	\$1,165,300 ↓ -3.7%	0		0	
Okanagan Falls	2 ↓ -60.0%	\$634,600 ↑ 5.7%	0	\$637,500 ↑ 10.0%	1 0.0%	\$386,700 ↑ 22.5%
Naramata Rural	2 ↓ -60.0%	\$1,161,800 ↑ 9.3%	0		0	
Oliver	4 ↓ -50.0%	\$656,000 ↑ 8.8%	0	\$432,200 ↑ 10.9%	1 ↓ -50.0%	\$319,400 ↑ 22.1%
Oliver Rural	4 0.0%	\$714,000 ↑ 15.2%	0		0	
Osoyoos	6 ↓ -25.0%	\$770,700 ↑ 10.6%	0 ↓ -100.0%	\$627,800 ↑ 14.1%	4 0.0%	\$450,500 ↑ 21.2%
Osoyoos Rural	0	\$1,440,200 ↑ 7.7%	0		0	
Rock Crk. & Area	0		0		0	
Columbia / Duncan	5 ↑ 66.7%	\$907,300 ↑ 9.1%	1 ↓ -50.0%	\$650,000 ↑ 9.9%	1	\$271,900 ↑ 22.5%
Husula / West Bench / Sage Mesa	3 0.0%	\$886,800 ↑ 6.4%	0		0	
Main North	11 ↓ -47.6%	\$634,500 ↑ 8.3%	10 ↑ 11.1%	\$610,900 ↑ 12.1%	7 ↓ -53.3%	\$496,100 ↑ 17.5%
Main South	2 ↓ -75.0%	\$771,000 ↑ 7.0%	4 0.0%	\$470,800 ↑ 9.7%	11 ↓ -8.3%	\$499,900 ↑ 17.8%
Penticton Apex	0	\$819,900 ↑ 7.4%	0 ↓ -100.0%		1 0.0%	\$322,500 ↑ 20.3%
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	2 ↓ -71.4%	\$1,071,200 ↑ 8.4%	0		0	
Wiltse / Valleyview	5 ↑ 0.0%	\$981,700 ↑ 8.0%	0	\$756,900 ↑ 8.0%	0	
Princeton	2 ↓ -83.3%	\$394,600 ↑ 15.6%	1		0 ↓ -100.0%	
Princeton Rural	0 ↓ -100.0%	\$799,600 ↑ 11.0%	0		0	
Lower Town	1	\$955,800 ↑ 4.0%	0 ↓ -100.0%		0	\$414,700 ↑ 19.5%
Main Town	7 0.0%	\$755,500 ↑ 10.4%	1 ↓ -66.7%	\$503,900 ↑ 10.6%	3 ↑ 200.0%	\$395,900 ↑ 20.0%
Summerland Rural	1	\$1,023,300 ↑ 6.9%	0 ↓ -100.0%		0	
Trout Creek	2	\$1,143,400 ↑ 6.8%	0	\$610,300 ↑ 13.1%	0	

\* Percentage represents change compared to the same month last year

For Immediate Release

## **Local Residential Market Activity Picking Up As We Head Into Fall**

**KELOWNA, B.C. – September 6<sup>th</sup>, 2022.** Residential real estate sales for the month of August in the region showing signs of returning to stronger market activity, reports the Association of Interior REALTORS® (the Association).

A total of 1,205 residential unit sales were recorded across the Association region last month, an increase from 1,196 recorded in July 2022, but 32.6% below the number of units sold during the frenzied market of August 2021.

“After the unpredictable hot market through the majority of last year, it is nice to see some typical seasonal consumer behaviour returning as we head into this Fall,” says the Association of Interior REALTORS® President Lyndi Cruickshank, adding “this is a welcomed optimistic sign for a potential return of a balanced market to come, sooner than anticipated.”

New residential listings saw a 4.2% decrease within the region compared to August 2021 with 2,152 new listings recorded. The overall inventory saw a healthy increase of 61% with 7,876 units currently on market compared to the same time last year.

“The market seems to have started turning the corner with respect to overall inventory levels. With an increase of properties available, this could bode well for sellers and buyers who have been sidelined for much of the year,” notes Cruickshank.

The benchmark price for homes in the Central Okanagan, North Okanagan, South Okanagan and Shuswap/Revelstoke regions saw increases in year-over-year comparisons across all home categories with the most noticeable increase seen in the North Okanagan for the second consecutive month, this time in the townhomes category. The benchmark price for townhomes in the North Okanagan increased to \$559,700, or 29.2%, compared to August 2021.

The average number of days to sell a home, always a good barometer to watch, increased from 54 days in July to 57 days in August. It’s important to note that the average of days on market is for the entire Okanagan region and that the indicator will vary depending on home type and sub-region.

Given the high stakes on such a significant financial transaction, home sellers and buyers can benefit from the knowledge and skills of a practiced REALTOR®. Contact your local REALTOR® to find out more about the real estate market and how they can help you achieve your real estate goals.

*The Association of Interior REALTORS® is a member-based professional organization serving approximately 2,500 REALTORS® who live and work in communities across the interior of British Columbia including the Okanagan Valley, Kamloops and Kootenay regions, as well as the South Peace River region.*

*The Association of Interior REALTORS® was formed on January 1, 2021 through the amalgamation of the Okanagan Mainline Real Estate Board and the South Okanagan Real Estate Board. The Association has since also amalgamated with the Kamloops & District Real Estate Association and the Kootenay Association of REALTORS®*

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**Province-wide statistical information:**

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**About HPI**

The MLS® Home Price Index (HPI) is the most advanced and accurate tool to gauge home price levels and trends by using benchmark pricing rather than median or average. It consists of software tools configured to provide time-related indices on residential markets of participating real estate boards in Canada.

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