







RESIDENTIAL SALES*
APRIL 2023
SUMMARY STATISTICS

	 Units Sold	 Dollar Volume (Millions)	 Active Listings	 New Listings
CENTRAL OKANAGAN	425 ↓ -26.1%	\$338.7 ↓ -36.2%	1,946 ↑ 45.9%	821 ↓ -28.8%
NORTH OKANAGAN	150 ↓ -31.2%	\$108.9 ↓ -32.6%	682 ↑ 57.1%	274 ↓ -22.4%
SHUSWAP / REVELSTOKE	87 ↓ -17.1%	\$58.6 ↓ -24.0%	417 ↑ 30.7%	173 ↓ -14.4%
SOUTH OKANAGAN	143 ↓ -28.5%	\$91.4 ↓ -36.5%	913 ↑ 64.5%	239 ↑ 2.1%
SOUTH PEACE RIVER AREA	28 ↓ -46.2%	\$7.4 ↓ -47.5%	216 ↓ -0.5%	13 ↓ -23.5%
KAMLOOPS AND DISTRICT	192 ↓ -30.9%	\$112.0 ↓ -39.6%	923 ↑ 35.7%	413 ↓ -23.1%
KOOTENAY	201 ↓ -40.7%	\$103.1 ↓ -41.9%	1,162 ↑ 31.3%	429 ↓ -15.7%
TOTAL ASSOCIATION	1,226 ↓ -30.6%	\$820.0 ↓ -36.5%	6,259 ↑ 41.5%	2,362 ↓ -21.4%





*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	186 ↓ -23.5%	76 ↓ -31.5%	49 ↓ -5.8%	65 ↓ -35.0%
Benchmark Price*	\$1,051,100 ↓ -8.8%	\$764,400 ↓ -4.1%	\$721,400 ↓ -3.0%	\$730,900 ↓ -7.8%
Days to Sell	53 ↑ 150.7%	48 ↑ 98.6%	66 ↑ 49.9%	52 ↑ 71.6%
Inventory	896 ↑ 33.7%	325 ↑ 43.2%	217 ↑ 40.9%	391 ↑ 53.3%

	 CENTRAL OKANAGAN	 NORTH OKANAGAN	 SHUSWAP/ REVELSTOKE	 SOUTH OKANAGAN
Sales	71 ↓ -25.3%	28 ↓ -3.5%	6 0.0%	18 ↓ -33.3%
Benchmark Price*	\$717,000 ↓ -10.5%	\$575,600 ↓ -2.5%	\$537,600 ↓ -13.1%	\$567,200 ↓ -6.8%
Days to Sell	49 ↑ 278.7%	59 ↑ 278.7%	113 ↑ 498.2%	51 ↑ 66.1%
Inventory	289 ↑ 62.4%	78 ↑ 105.3%	38 ↑ 153.3%	86 ↑ 38.7%



	 CENTRAL OKANAGAN	 NORTH OKANAGAN	 SHUSWAP/ REVELSTOKE	 SOUTH OKANAGAN
Sales	133 ↓ -20.8%	19 ↓ -40.6%	6 ↓ -50.0%	38 ↑ 18.8%
Benchmark Price*	\$528,100 ↓ -4.5%	\$334,100 ↑ 5.0%	\$441,000 ↑ 4.5%	\$427,500 ↑ 0.2%
Days to Sell	49 ↑ 85.0%	38 ↑ 10.1%	79 ↑ 154.6%	68 ↑ 129.6%
Inventory	476 ↑ 69.4%	62 ↑ 82.4%	27 ↓ -34.2%	205 ↑ 127.8%

*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	2		5 ↑ 150.0%	\$668,500 ↓ -14.2%	3 ↓ -70.0%	\$506,700 ↓ -3.9%
Black Mountain	3 ↓ -66.7%	\$1,173,900 ↓ -9.7%	1 ↓ -50.0%	\$825,100 ↓ -13.6%	0	
Crawford Estates	3 ↑ 50.0%	\$1,323,500 ↓ -10.3%	0		0	
Dilworth Mountain	4 ↓ -33.3%	\$1,165,100 ↓ -11.7%	1 ↓ -50.0%	\$891,800 ↓ -14.4%	1 0.0%	\$504,700 ↓ -4.4%
Ellison	2 0.0%	\$989,400 ↓ -7.9%	0 ↓ -100.0%	\$736,200 ↓ -14.0%	0	
Fintry	2 ↓ -50.0%	\$907,200 ↓ -8.8%	0	\$599,600 ↓ -9.7%	0	\$266,300 ↓ -2.6%
Glenmore	13 ↑ 85.7%	\$982,500 ↓ -10.7%	4 ↓ -42.9%	\$732,100 ↓ -14.2%	9 0.0%	\$613,700 ↓ -5.1%
Glenrosa	11 ↑ 10.0%	\$779,000 ↓ -8.2%	0	\$694,200 ↓ -10.7%	0	
Joe Rich	1 ↓ -50.0%	\$1,174,800 ↓ -10.9%	0		0	
Kelowna North	3 ↓ -76.9%	\$989,200 ↓ -10.7%	0 ↓ -100.0%	\$790,900 ↓ -15.4%	21 ↓ -30.0%	\$621,500 ↓ -4.1%
Kelowna South	8 0.0%	\$976,900 ↓ -9.3%	4 ↓ -77.8%	\$698,000 ↓ -12.7%	8 ↓ -27.3%	\$546,200 ↓ -4.7%
Kettle Valley	8 ↑ 100.0%	\$1,326,900 ↓ -11.4%	3	\$731,100 ↓ -14.2%	0	
Lake Country East / Oyama	2 ↓ -50.0%	\$1,124,300 ↓ -9.4%	3 ↑ 50.0%	\$727,800 ↓ -13.4%	4	\$485,000 ↓ -5.0%
Lake Country North West	6 ↓ -25.0%	\$1,478,300 ↓ -9.6%	3 ↑ 200.0%	\$814,700 ↓ -14.7%	2 ↑ 100.0%	
Lake Country South West	6 ↓ -25.0%	\$1,097,100 ↓ -9.3%	1	\$917,100 ↓ -13.7%	1	
Lakeview Heights	11 ↓ -50.0%	\$1,150,700 ↓ -9.5%	2	\$903,500 ↓ -8.1%	0 ↓ -100.0%	\$647,900 ↓ -4.5%
Lower Mission	8 ↓ -46.7%	\$1,260,400 ↓ -12.4%	8 ↑ 33.3%	\$777,200 ↓ -13.5%	20 ↓ -13.0%	\$514,600 ↓ -3.9%

* 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 ↓ -80.0%	\$1,185,600 ↓ -7.6%	0 ↓ -100.0%		3 ↑ 200.0%	
North Glenmore	8 0.0%	\$1,007,200 ↓ -10.1%	4 ↓ -63.6%	\$682,500 ↓ -13.6%	8 ↓ -20.0%	\$505,400 ↓ -4.4%
Peachland	11 ↑ 10.0%	\$966,200 ↓ -8.6%	2 ↓ -33.3%	\$712,500 ↓ -13.0%	1 ↓ -4.7%	\$582,500 ↓ -4.7%
Rutland North	11 ↓ -8.3%	\$826,200 ↓ -10.2%	4 ↓ -20.0%	\$574,300 ↓ -12.7%	15 0.0%	\$405,300 ↓ -4.4%
Rutland South	4 ↓ -73.3%	\$830,800 ↓ -10.3%	2 ↓ -33.3%	\$520,400 ↓ -12.5%	1 ↓ -66.7%	\$430,600 ↓ -4.8%
Shannon Lake	5 ↓ -44.4%	\$1,013,800 ↓ -8.5%	5 ↑ 150.0%	\$773,800 ↓ -10.0%	3 ↓ -40.0%	\$630,200 ↓ -4.5%
Smith Creek	4 ↑ 33.3%	\$948,900 ↓ -9.2%	0 ↓ -100.0%	\$702,900 ↓ -12.3%	0	
South East Kelowna	4 ↓ -60.0%	\$1,318,900 ↓ -10.9%	0 ↓ -100.0%	\$1,003,200 ↓ -15.4%	0	
Springfield/Spall	6 ↑ 20.0%	\$930,000 ↓ -9.9%	2 ↓ -60.0%	\$611,500 ↓ -13.4%	7 ↓ -30.0%	\$533,500 ↓ -3.9%
University District	2 ↑ 100.0%	\$1,109,500 ↓ -9.9%	2 ↓ -50.0%	\$788,200 ↓ -14.4%	8 ↓ -38.5%	\$489,400 ↓ -5.2%
Upper Mission	15 ↑ 36.4%	\$1,308,300 ↓ -10.9%	1 ↓ -13.2%	\$1,063,100 ↓ -13.2%	0	
West Kelowna Estates	11 ↓ -26.7%	\$1,022,200 ↓ -8.6%	0 ↓ -100.0%	\$814,800 ↓ -10.7%	0	
Westbank Centre	6 ↓ -33.3%	\$704,300 ↓ -8.8%	14 ↑ 100.0%	\$580,700 ↓ -12.6%	18 ↓ -25.0%	\$479,700 ↓ -5.5%
Wilden	5 0.0%	\$1,289,800 ↓ -9.2%	0 ↓ -100.0%	\$933,500 ↓ -13.5%	0 ↓ -3.3%	\$420,600 ↓ -3.3%

* 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	\$1,132,800 ↓ -8.5%	1 0.0%	\$988,400 ↓ -10.3%	0	
Alexis Park	0 ↓ -100.0%	\$619,400 ↓ -6.5%	2 ↓ -33.3%	\$264,500 ↓ -11.0%	2 ↓ -33.3%	\$314,600 ↓ -3.6%
Armstrong	11 ↓ -21.4%	\$717,600 ↓ -3.3%	1	\$568,400 ↓ -11.6%	1	\$258,700 ↓ -2.6%
Bella Vista	3 ↓ -57.1%	\$856,000 ↓ -8.0%	1 ↓ -66.7%	\$611,500 ↓ -11.9%	0 ↓ -100.0%	
Cherryville	0	\$517,800 ↓ -1.0%	0	\$422,800 ↓ -16.7%	0	
City of Vernon	5 0.0%	\$531,300 ↓ -7.4%	5 ↑ 25.0%	\$450,300 ↓ -12.7%	13 ↓ -7.1%	\$279,500 ↓ -1.0%
Coldstream	6 ↓ -40.0%	\$947,300 ↓ -7.8%	0 ↓ -100.0%	\$784,800 ↓ -12.7%	0	
East Hill	7 ↓ -30.0%	\$687,200 ↓ -8.4%	4 0.0%	\$553,700 ↓ -13.3%	0	
Enderby / Grindrod	3 ↑ 50.0%	\$593,100 ↓ -4.0%	0	\$452,900 ↓ -10.7%	0 ↓ -100.0%	\$354,000 ↓ -3.9%
Foothills	6 ↑ 20.0%	\$1,028,200 ↓ -10.2%	0	\$964,100 ↓ -10.0%	0	
Harwood	0 ↓ -100.0%	\$544,400 ↓ -8.1%	4 ↓ -42.9%	\$431,000 ↓ -10.3%	0	
Lavington	0 ↓ -100.0%	\$1,000,400 ↓ -9.7%	0		0	
Lumby Valley	2 ↓ -66.7%	\$589,800 ↓ -9.7%	0	\$447,900 ↓ -13.4%	0	
Middleton Mtn Coldstream	4 ↑ 100.0%	\$1,064,500 ↓ -9.4%	0	\$811,800 ↓ -12.8%	0	
Middleton Mtn Vernon	9 0.0%	\$880,300 ↓ -8.5%	1 ↓ -50.0%	\$618,400 ↓ -11.4%	0 ↓ -100.0%	
Mission Hill	5 0.0%	\$603,900 ↓ -6.5%	0	\$526,500 ↓ -12.3%	0 ↓ -100.0%	\$305,700 ↓ -4.6%
North BX	1 ↓ -75.0%	\$1,058,800 ↓ -10.8%	0	\$544,300 ↓ -12.2%	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	5 ↓ -16.7%	\$889,600 ↓ -6.5%	6 ↑ 50.0%	\$757,200 ↓ -12.5%	1 ↓ -66.7%	\$569,800 ↓ -4.1%
Okanagan North	2 ↓ -71.4%	\$527,100 ↓ -7.8%	0		0	
Predator Ridge	1 ↓ -80.0%	\$1,149,000 ↓ -8.5%	2	\$894,900 ↓ -12.4%	0 ↓ -100.0%	
Salmon Valley	1 ↓ -50.0%	\$677,500 ↓ -1.1%	0		0	
Silver Star	1	\$1,037,100 ↓ -13.1%	0	\$567,400 ↓ -3.9%	2 ↓ -33.3%	\$367,000 ↓ -0.2%
South Vernon	0 ↓ -100.0%	\$542,000 ↓ -6.7%	0		0	
Swan Lake West	1 ↓ -50.0%	\$1,180,300 ↓ -8.2%	0		0	
Westmount	1 0.0%	\$626,900 ↓ -8.2%	1	\$436,300 ↓ -12.2%	0	

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SHUSWAP/REVELSTOKE

Location	SINGLE FAMILY		TOWNHOUSE		APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
Blind Bay	4 ↓ -55.6%	\$819,600 ↓ -3.8%	0 ↓ -100.0%	\$720,300 ↓ -11.3%	0	
Eagle Bay	0 ↓ -100.0%	\$824,500 ↓ -2.5%	0		0	
NE Salmon Arm	11 ↑ 10.0%	\$696,900 ↓ -4.1%	0 ↓ -100.0%	\$496,600 ↓ -13.3%	0 ↓ -100.0%	\$365,300 ↓ -4.2%
North Shuswap	0 ↓ -100.0%	\$691,800 ↓ -2.1%	0	\$645,400 ↓ -10.3%	0	
NW Salmon Arm	3	\$828,200 ↓ -3.2%	1	\$520,600 ↓ -12.8%	0	\$323,700 ↓ -5.3%
Revelstoke	5 ↓ -28.6%	\$738,500 ↓ -1.6%	1	\$522,400 ↓ -12.8%	2 ↑ 100.0%	\$518,800 ↓ -4.3%
SE Salmon Arm	9 0.0%	\$767,100 ↓ -2.7%	2 ↑ 100.0%	\$517,300 ↓ -12.3%	1 0.0%	
Sicamous	7 ↑ 250.0%	\$565,900 ↓ -4.9%	0 ↓ -100.0%	\$476,000 ↓ -12.2%	2 ↓ -60.0%	\$480,700 ↓ -1.6%
Sorrento	1 ↓ -50.0%	\$655,400 ↓ -1.6%	0	\$609,400 ↓ -10.3%	0	
SW Salmon Arm	6	\$783,100 ↓ -3.8%	1 ↓ -50.0%	\$518,100 ↓ -13.3%	1 ↓ -75.0%	
Tappen	2 0.0%	\$788,400 ↓ -0.4%	1		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 ↓ -40.0%	\$517,900 ↓ -6.4%	0	\$446,800 ↓ -6.4%	0	
Eastside / Lkshr Hi / Skaha Est	1 ↓ -66.7%	\$1,128,000 ↓ -11.5%	0		0	
Kaleden	0 ↓ -100.0%	\$998,600 ↓ -13.2%	0		0	
Kaleden / Okanagan Falls Rural	1 0.0%	\$1,072,600 ↓ -14.5%	0		0	
Okanagan Falls	1 0.0%	\$592,100 ↓ -10.4%	0 ↓ -100.0%	\$645,200 ↓ -5.4%	0	\$355,400 ↓ -2.5%
Naramata Rural	0 ↓ -100.0%	\$1,063,100 ↓ -11.1%	0		0	
Oliver	6 ↓ -45.5%	\$606,100 ↓ -11.2%	2 ↓ -33.3%	\$432,000 ↓ -6.2%	0 ↓ -100.0%	\$303,600 ↑ 2.4%
Oliver Rural	1 ↓ -66.7%	\$670,600 ↓ -5.3%	0		0	
Osoyoos	3 ↓ -62.5%	\$724,100 ↓ -9.4%	5 ↑ 150.0%	\$646,300 ↓ -4.0%	2 ↓ -66.7%	\$421,400 ↓ -1.1%
Osoyoos Rural	0	\$1,295,300 ↓ -12.4%	0		0	
Rock Crk. & Area	0		0		0	
Columbia / Duncan	6 ↑ 20.0%	\$832,500 ↓ -11.9%	2	\$654,500 ↓ -5.7%	0	\$252,800 ↓ -1.5%
Husula / West Bench / Sage Mesa	3 ↑ 200.0%	\$811,300 ↓ -12.2%	0		0	
Main North	11 ↓ -21.4%	\$581,400 ↓ -11.6%	1 ↓ -88.9%	\$624,400 ↓ -4.7%	7 ↓ -12.5%	\$457,600 ↓ -2.6%
Main South	5 ↓ -28.6%	\$709,800 ↓ -11.9%	3 ↓ -50.0%	\$467,700 ↓ -7.1%	20 ↑ 66.7%	\$460,500 ↓ -2.8%
Penticton Apex	0	\$746,100 ↓ -13.8%	0		1 ↓ -66.7%	\$306,600 ↑ 0.8%
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	0 ↓ -100.0%	\$988,600 ↓ -12.9%	0		0	
Wiltse / Valleyview	4 ↓ -33.3%	\$899,500 ↓ -11.8%	1 ↓ -50.0%	\$771,500 ↓ -7.1%	0	
Princeton	0 ↓ -100.0%	\$366,700 ↓ -5.1%	0		0	
Princeton Rural	2 ↓ -33.3%	\$730,800 ↓ -11.3%	0		0	
Lower Town	3 ↓ -25.0%	\$884,000 ↓ -12.4%	1 ↓ -50.0%		2 ↓ -2.7%	\$380,200
Main Town	11 ↓ -15.4%	\$705,300 ↓ -9.8%	3 ↑ 50.0%	\$508,200 ↓ -4.4%	5 ↑ 150.0%	\$366,800 ↓ -2.0%
Summerland Rural	0	\$937,600 ↓ -14.0%	0		0	
Trout Creek	1 ↓ -66.7%	\$1,034,200 ↓ -14.0%	0 ↓ -5.6%	\$626,200	0	

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