

# Central Okanagan MLS® 2024 Statistics

RESIDENTIAL HOMES																					
	Sales	%Change	Sales	%Change	Sales	Inventory	%Change	Inventory	%Change	Inventory	Median price	%Change	Median price	%Change	Median price	Avg price	%Change	Avg price	%Change	Avg price	
	2024	24v23	2023	23v22	2022	2024	24v23	2023	23v22	2022	2024	24v23	2023	23v22	2022	2024	24v23	2023	23v22	2022	
January	79	25%▲	63	-60%▼	157	856	22%▲	699	162%▲	267	\$875,000.00	2%▲	\$860,000.00	-16%▼	\$1,025,000.00	\$1,020,297.00	8%▲	\$947,774.00	-14%▼	\$1,096,289.00	
February	106	-14%▼	123	-47%▼	231	954	26%▲	760	148%▲	306	\$939,625.00	-3%▼	\$965,000.00	-15%▼	\$1,140,000.00	\$1,032,771.00	-3%▼	\$1,061,756.00	-15%▼	\$1,251,713.00	
March	131	-27%▼	180	-40%▼	301	1203	40%▲	859	82%▲	473	\$904,000.00	-4%▼	\$942,000.00	-18%▼	\$1,150,000.00	\$989,284.00	-9%▼	\$1,086,923.00	-15%▼	\$1,281,050.00	
April	189	2%▲	186	-24%▼	245	1376	54%▲	896	34%▲	670	\$950,000.00	1%▲	\$941,000.00	-14%▼	\$1,100,000.00	\$1,026,478.00	-5%▼	\$1,083,027.00	-13%▼	\$1,242,760.00	
May	189	-24%▼	249	-2%▲	243	1536	59%▲	966	15%▲	842	\$985,000.00	-4%▼	\$1,024,000.00	-3%▼	\$1,055,000.00	\$1,057,934.00	-5%▼	\$1,112,576.00	-2%▼	\$1,139,134.00	
June	186	-19%▼	231	44%▲	160	1690	55%▲	1092	4%▲	1046	\$980,000.00	3%▲	\$952,623.00	-5%▼	\$1,000,000.00	\$1,071,446.00	-1%▼	\$1,084,093.00	-7%▼	\$1,166,575.00	
July	185	3%▲	180	45%▲	124	1626	41%▲	1154	2%▲	1126	\$949,900.00	-0%▼	\$950,000.00	-6%▼	\$1,011,250.00	\$1,032,064.00	-6%▼	\$1,103,313.00	2%▲	\$1,077,431.00	
August	152	-3%▼	157	-8%▼	170	1611	43%▲	1129	3%▲	1091	\$922,250.00	-9%▼	\$1,010,000.00	6%▲	\$952,500.00	\$1,031,685.00	-5%▼	\$1,088,641.00	4%▲	\$1,046,552.00	
September	117	1%▲	116	-25%▼	155	1644	39%▲	1184	15%▲	1029	\$955,500.00	7%▲	\$890,000.00	-7%▼	\$955,000.00	\$1,050,830.00	-4%▼	\$1,093,992.00	0%▲	\$1,090,830.00	
October			111	-12%▼	126			1144	13%▲	1009			\$950,000.00	3%▲	\$922,500.00			\$1,021,985.00	-6%▼	\$1,091,603.00	
November			108	-10%▼	120			1080	25%▲	862			\$915,000.00	1%▲	\$909,000.00			\$1,051,620.00	-2%▼	\$1,073,250.00	
December			82	-5%▼	86			879	29%▲	679			\$910,058.00	3%▲	\$887,000.00			\$1,005,010.00	-2%▼	\$1,022,234.00	
YTD Total	1334	264%▲	1786	-16%▼	2118	12496	439%▲	11842	26%▲	9400	\$8,461,275.00	206%▲	\$11,309,681.00	-7%▼	\$12,107,250.00	\$9,312,789.00	201%▲	\$12,740,710.00	-6%▼	\$13,579,421.00	
APARTMENTS																					
	Sales	%Change	Sales	%Change	Sales	Inventory	%Change	Inventory	%Change	Inventory	Median price	%Change	Median price	%Change	Median price	Avg price	%Change	Avg price	%Change	Avg price	
	2024	24v23	2023	23v22	2022	2024	24v23	2023	23v22	2022	2024	24v23	2023	23v22	2022	2024	24v23	2023	23v22	2022	
January	57	10%▲	52	-50%▼	103	498	17%▲	425	115%▲	198	\$460,000.00	2%▲	\$451,500.00	-7%▼	\$485,000.00	\$517,624.00	10%▲	\$470,173.00	-12%▼	\$532,907.00	
February	64	-14%▼	74	-56%▼	167	589	27%▲	465	135%▲	198	\$453,500.00	5%▲	\$433,750.00	-12%▼	\$495,000.00	\$467,664.00	-0%▼	\$469,511.00	-11%▼	\$525,350.00	
March	81	-38%▼	130	-35%▼	201	682	38%▲	494	102%▲	245	\$438,500.00	-5%▼	\$460,000.00	-12%▼	\$520,000.00	\$480,482.00	0%▲	\$478,830.00	-13%▼	\$550,328.00	
April	110	-17%▼	133	-21%▼	168	715	50%▲	476	69%▲	281	\$475,000.00	6%▲	\$448,750.00	-9%▼	\$493,750.00	\$511,379.00	4%▲	\$490,683.00	-11%▼	\$548,560.00	
May	124	-13%▼	143	-13%▼	164	757	56%▲	484	60%▲	303	\$449,500.00	-3%▼	\$462,500.00	-5%▼	\$485,500.00	\$483,880.00	-8%▼	\$524,882.00	1%▲	\$518,637.00	
June	98	-31%▼	142	39%▲	102	804	61%▲	499	22%▲	408	\$442,000.00	-5%▼	\$463,500.00	2%▲	\$453,500.00	\$452,513.00	-8%▼	\$492,425.00	-3%▼	\$505,412.00	
July	117	-6%▼	124	46%▲	85	771	46%▲	527	14%▲	461	\$450,000.00	-4%▼	\$467,500.00	2%▲	\$459,600.00	\$476,224.00	-5%▼	\$502,793.00	-3%▼	\$517,384.00	
August	77	-23%▼	100	-21%▼	126	755	49%▲	507	2%▲	497	\$430,000.00	-4%▼	\$447,950.00	-8%▼	\$488,500.00	\$460,565.00	-7%▼	\$493,395.00	-28%▼	\$682,653.00	
September	82	14%▲	72	-29%▼	102	699	32%▲	531	7%▲	495	\$458,000.00	-1%▼	\$464,000.00	-1%▼	\$468,250.00	\$460,764.00	-13%▼	\$531,634.00	-9%▼	\$585,664.00	
October			76	-19%▼	94			534	16%▲	460			\$489,000.00	4%▲	\$470,000.00			\$522,410.00	-0%▼	\$525,020.00	
November			62	-14%▼	72			581	31%▲	443			\$416,000.00	2%▲	\$407,500.00			\$438,043.00	-18%▼	\$537,024.00	
December			45	-4%▼	47			498	34%▲	371			\$440,000.00	-7%▼	\$471,675.00			\$484,254.00	-8%▼	\$525,740.00	
YTD Total	810	216%▲	1153	-19%▼	1431	6270	353%▲	6021	38%▲	4360	\$4,056,500.00	202%▲	\$5,444,450.00	-4%▼	\$5,698,275.00	\$4,311,095.00	204%▲	\$5,899,033.00	-10%▼	\$6,554,679.00	
TOWNHOMES																					
	Sales	%Change	Sales	%Change	Sales	Inventory	%Change	Inventory	%Change	Inventory	Median price	%Change	Median price	%Change	Median price	Avg price	%Change	Avg price	%Change	Avg price	
	2024	24v23	2023	23v22	2022	2024	24v23	2023	23v22	2022	2024	24v23	2023	23v22	2022	2024	24v23	2023	23v22	2022	
January	28	-22%▼	36	-46%▼	67	293	27%▲	230	145%▲	94	\$654,000.00	-7%▼	\$706,000.00	6%▲	\$667,000.00	\$687,136.00	-5%▼	\$719,893.00	2%▲	\$707,445.00	
February	41	5%▲	39	-61%▼	99	328	36%▲	242	218%▲	76	\$665,000.00	-8%▼	\$721,000.00	-1%▼	\$727,500.00	\$673,241.00	-12%▼	\$760,867.00	-1%▼	\$767,120.00	
March	60	3%▲	58	-30%▼	83	370	37%▲	270	111%▲	128	\$661,950.00	1%▲	\$652,500.00	-17%▼	\$786,000.00	\$702,899.00	3%▲	\$679,141.00	-21%▼	\$860,573.00	
April	71	0%▲	71	-25%▼	95	385	33%▲	289	62%▲	178	\$677,000.00	-3%▼	\$700,000.00	-10%▼	\$775,000.00	\$717,629.00	3%▲	\$696,114.00	-10%▼	\$774,601.00	
May	81	-16%▼	97	7%▲	91	406	54%▲	263	23%▲	213	\$675,000.00	-1%▼	\$685,000.00	-4%▼	\$715,000.00	\$700,205.00	-1%▼	\$705,962.00	-8%▼	\$768,155.00	
June	58	-30%▼	83	8%▲	77	443	49%▲	297	2%▲	290	\$710,500.00	1%▲	\$704,500.00	3%▲	\$684,000.00	\$701,298.00	-5%▼	\$741,828.00	7%▲	\$694,794.00	
July	63	-10%▼	70	35%▲	52	447	37%▲	327	16%▲	281	\$685,000.00	-1%▼	\$695,000.00	1%▲	\$689,500.00	\$729,059.00	1%▲	\$721,661.00	2%▲	\$707,297.00	
August	45	-33%▼	67	24%▲	54	442	40%▲	315	8%▲	291	\$704,667.00	4%▲	\$675,000.00	-3%▼	\$697,950.00	\$717,399.00	0%▲	\$716,351.00	-4%▼	\$746,631.00	
September	39	-7%▼	42	-11%▼	47	446	29%▲	347	18%▲	295	\$662,500.00	2%▲	\$650,000.00	-7%▼	\$700,000.00	\$673,235.00	-5%▼	\$710,740.00	-9%▼	\$778,794.00	
October			45	0%▲	45			330	3%▲	319			\$705,000.00	6%▲	\$666,150.00			\$739,943.00	10%▲	\$671,290.00	
November			34	0%▲	34			328	12%▲	293			\$660,000.00	-11%▼	\$744,250.00			\$674,871.00	-13%▼	\$776,996.00	
December			29	-19%▼	36			297	35%▲	220			\$650,000.00	2%▲	\$637,500.00			\$697,324.00	-4%▼	\$723,784.00	
YTD Total	486	265%▲	671	-14%▼	780	3560	380%▲	3535	32%▲	2678	\$6,095,617.00	193%▲	\$8,204,000.00	-3%▼	\$8,489,850.00	\$6,302,101.00	192%▲	\$8,564,700.00	-5%▼	\$8,977,480.00	
LOTS																					
	Sales	%Change	Sales	%Change	Sales	Inventory	%Change	Inventory	%Change	Inventory	Median price	%Change	Median price	%Change	Median price	Avg price	%Change	Avg price	%Change	Avg price	
	2024	24v23	2023	23v22	2022	2024	24v23	2023	23v22	2022	2024	24v23	2023	23v22	2022	2024	24v23	2023	23v22	2022	
January	8	700%▲	1	-98%▼	55	274	40%▲	196	38%▲	142	\$925,000.00	19%▲	\$775,000.00	74%▲	\$444,999.00	\$1,034,750.00	34%▲	\$775,000.00	25%▲	\$619,717.00	
February	3	-50%▼	6	-80%▼	30	272	29%▲	211	60%▲	132	\$245,000.00	-39%▼	\$402,000.00	-8%▼	\$434,950.00	\$378,333.00	-10%▼	\$419,167.00	-44%▼	\$744,140.00	
March	12	71%▲	7	-72%▼	25	304	30%▲	233	89%▲	123	\$367,500.00	-16%▼	\$440,000.00	-29%▼	\$620,000.00	\$371,867.00	-22%▼	\$474,929.00	-21%▼	\$603,760.00	
April	11	10%▲	10	-38%▼	16	307	27%▲	241	63%▲	148	\$525,000.00	-19%▼	\$647,000.00	33%▲	\$487,500.00	\$819,545.00	26%▲	\$652,690.00	0%▲	\$650,945.00	
May	10	-23%▼	13	0%▲	13	341	38%▲	248	41%▲	176	\$467,950.00	-9%▼	\$515,000.00	-6%▼	\$549,000.00	\$481,580.00	-42%▼	\$825,492.00	10%▲	\$749,646.00	
June	8	-50%▼	16	167%▲	6	364	25%▲	292	49%▲	196	\$347,450.00	-61%▼	\$892,500.00	109%▲	\$526,250.00	\$511,038.00	-53%▼	\$1,080,187.00	124%▲	\$481,233.00	
July	10	-33%▼	15	114%▲	7	371	22%▲	305	54%▲	198	\$575,500.00	12%▲	\$512,500.00	-57%▼	\$1,202,500.00	\$495,080.00	-34%▼	\$751,800.00	-47%▼	\$1,429,286.00	
August	5	-17%▼	6	-50%▼	12	386	32%▲	293	55%▲	189	\$370,000.00	-49%▼	\$726,200.00	-21%▼	\$925,000.00	\$505,600.00	-20%▼	\$628,215.00	-48%▼	\$1,200,781.00	
September	7	-22%▼	9	50%▲	6	410	72%▲	238	18%▲	201	\$340,000.00	-21%▼	\$430,000.00	-33%▼	\$637,500.00	\$260,714.00	-67%▼	\$787,778.00	29%▲	\$608,333.00	
October			5	-29%▼	7			294	70%▲	173			\$610,000.00	61%▲	\$379,000.00			\$768,800.00	-12%▼	\$877,000.00	
November			4	0%▲	4			305	75%▲	174			\$280,000.00	-19%▼	\$347,000.00			\$363,000.00	-5%▼	\$380,500.00	
December			1	-67%▼	3			271	76%▲	154			\$411,000.00	229%▲	\$125,000.00			\$411,000.00	69%▲	\$243,333.00	