





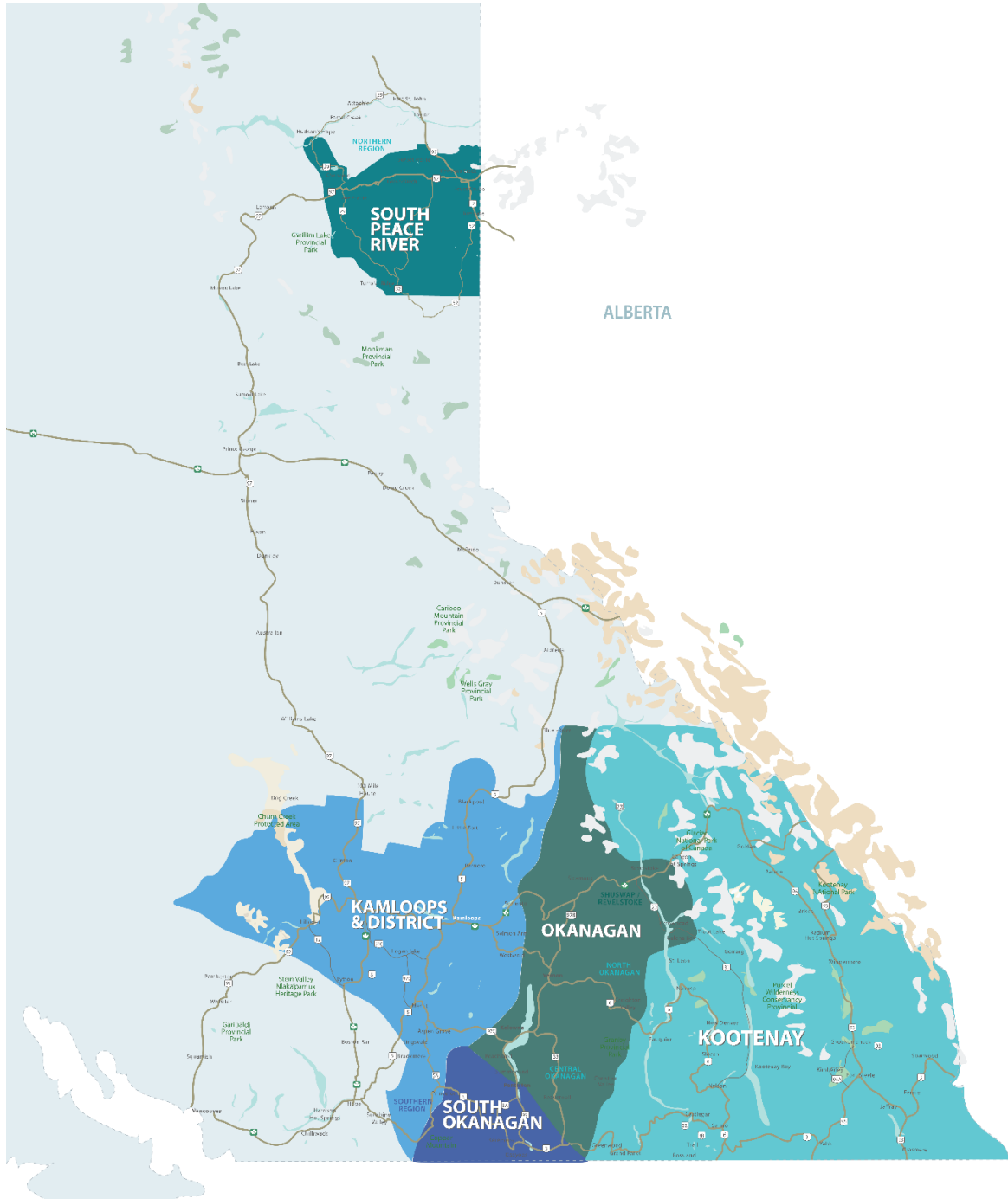


## RESIDENTIAL SALES\* JUNE 2023 SUMMARY STATISTICS

				
	Units Sold	Dollar Volume (Millions)	Active Listings	New Listings
CENTRAL OKANAGAN	504 ↑ 30.6%	\$430.2 ↑ 29.1%	2,225 ↑ 9.5%	1,149 ↓ -7.1%
NORTH OKANAGAN	210 ↑ 14.8%	\$148.8 ↑ 5.9%	776 ↑ 24.4%	324 ↓ -10.0%
SHUSWAP / REVELSTOKE	134 ↑ 35.4%	\$90.4 ↑ 31.1%	543 ↑ 2.6%	221 ↓ -10.5%
SOUTH OKANAGAN	181 ↑ 5.8%	\$117.1 ↑ 3.5%	1061 ↑ 32.3%	274 ↑ 17.6%
SOUTH PEACE RIVER AREA	44 ↓ -32.3%	\$13.0 ↓ -25.1%	286 ↑ 20.2%	19 ↓ -13.6%
KAMLOOPS AND DISTRICT	280 ↑ 6.5%	\$161.2 ↓ -10.6%	1,003 ↑ 1.7%	489 ↓ -17.3%
KOOTENAY	303 ↓ -7.9%	\$164.4 ↓ -5.3%	1,453 ↑ 16.7%	569 ↓ -3.4%
<b>TOTAL ASSOCIATION</b>	<b>1,656</b> ↑ 10.7%	<b>\$1,125.1</b> ↑ 9.5%	<b>7,347</b> ↑ 13.8%	<b>3,045</b> ↓ -7.1%

\*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.



ASSOCIATION OF

INTERIOR REALTORS®

JUNE 2023

SUMMARY STATISTICS

## SINGLE FAMILY



	CENTRAL OKANAGAN	NORTH OKANAGAN	SHUSWAP/ REVELSTOKE	SOUTH OKANAGAN
<b>Sales</b>	231 ↑ 46.2%	107 ↑ 3.9%	75 ↑ 56.3%	87 ↑ 11.5%
<b>Benchmark Price*</b>	\$1,063,800 ↓ -3.1%	\$785,800 ↓ -0.4%	\$718,500 ↓ -1.0%	\$783,600 ↓ -3.2%
<b>Days to Sell</b>	44 ↑ 48.2%	46 ↑ 37.5%	47 ↓ -11.1%	56 ↑ 61.7%
<b>Inventory</b>	1,092 ↑ 4.4%	355 ↑ 16.8%	255 ↓ -7.6%	470 ↑ 20.5%

	CENTRAL OKANAGAN	NORTH OKANAGAN	SHUSWAP/ REVELSTOKE	SOUTH OKANAGAN
<b>Sales</b>	83 ↑ 7.8%	37 ↑ 23.3%	14 ↑ 16.7%	22 ↑ 10.0%
<b>Benchmark Price*</b>	\$785,900 ↑ 0.5%	\$600,400 ↑ 1.8%	\$576,200 ↑ 2.6%	\$553,800 ↓ -6.6%
<b>Days to Sell</b>	49 ↑ 177.6%	71 ↑ 177.6%	50 ↑ 22.3%	55 ↑ 35.3%
<b>Inventory</b>	297 ↑ 2.4%	87 ↑ 33.9%	47 ↑ 88.0%	107 ↑ 13.8%

## TOWN-HOUSE



## CONDO/ APARTMENT



	CENTRAL OKANAGAN	NORTH OKANAGAN	SHUSWAP/ REVELSTOKE	SOUTH OKANAGAN
<b>Sales</b>	142 ↑ 39.2%	18 ↑ 5.9%	11 ↑ 57.1%	41 ↑ 5.1%
<b>Benchmark Price*</b>	\$533,100 ↑ 0.9%	\$354,100 ↑ 2.7%	\$446,600 ↑ 3.5%	\$437,700 ↓ -3.1%
<b>Days to Sell</b>	45 ↑ 35.2%	58 ↑ 101.9%	41 ↓ -10.1%	75 ↑ 94.5%
<b>Inventory</b>	499 ↑ 22.3%	61 ↑ 15.1%	19 ↓ -52.5%	209 ↑ 88.3%

\*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		0 ↓ -100.0%	\$744,900 ↑ 3.9%	1 ↓ -75.0%	\$504,300 ↑ 0.7%
Black Mountain	13 ↑ 18.2%	\$1,174,500 ↓ -3.9%	0 ↓ -100.0%	\$894,600 ↑ 2.3%	0	
Crawford Estates	1	\$1,354,500 ↓ -3.9%	0		0	
Dilworth Mountain	4 0.0%	\$1,171,900 ↓ -5.0%	1 ↓ -66.7%	\$967,300 ↑ 1.6%	1 ↑ 0.6%	\$499,200
Ellison	5 ↓ -16.7%	\$1,006,300 ↓ -4.2%	0	\$811,900 ↑ 2.4%	0	
Fintry	9 ↑ 200.0%	\$904,700 ↓ -1.1%	0	\$643,300 ↓ -3.5%	0	\$270,700 ↑ 2.2%
Glenmore	14 ↑ 250.0%	\$987,200 ↓ -5.3%	10 ↑ 233.3%	\$805,400 ↑ 2.2%	7 ↑ 133.3%	\$625,100 ↑ 0.5%
Glenrosa	10 ↑ 42.9%	\$807,500 ↓ -0.1%	0	\$747,500 ↓ -4.4%	0	
Joe Rich	2	\$1,135,800 ↓ -5.2%	0		0	
Kelowna North	6	\$1,006,100 ↓ -4.2%	1	\$869,600 ↑ 1.5%	32 ↑ 45.5%	\$632,000 ↑ 1.1%
Kelowna South	16 ↑ 33.3%	\$994,700 ↓ -2.7%	5 0.0%	\$776,900 ↑ 3.5%	11 ↑ 83.3%	\$555,400 ↑ 0.2%
Kettle Valley	5 ↓ -16.7%	\$1,334,400 ↓ -5.5%	2 ↓ -33.3%	\$846,800 ↑ 2.7%	0	
Lake Country East / Oyama	5 ↑ 25.0%	\$1,119,500 ↓ -4.0%	2 ↑ 0.0%	\$787,800 ↑ 2.1%	4	\$484,600 ↓ -0.7%
Lake Country North West	3 ↑ 50.0%	\$1,493,500 ↓ -2.5%	2 ↓ -33.3%	\$886,700 ↑ 2.2%	3 ↑ 200.0%	
Lake Country South West	4 0.0%	\$1,110,500 ↓ -4.4%	0 ↓ -100.0%	\$983,400 ↑ 2.8%	1	
Lakeview Heights	17 ↑ 70.0%	\$1,198,900 ↑ 0.3%	2 0.0%	\$964,500 ↓ -3.9%	0 ↓ -100.0%	\$727,100 ↓ -0.5%
Lower Mission	15 ↑ 150.0%	\$1,271,500 ↓ -6.0%	13 ↑ 44.4%	\$837,700 ↑ 1.7%	17 ↑ 21.4%	\$519,300 ↑ 0.9%

\* 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	4 ↑ 100.0%	\$1,197,400 ↓ -2.8%	1		1	
North Glenmore	9 ↑ 125.0%	\$1,012,500 ↓ -4.3%	4 ↓ -69.2%	\$740,300 ↑ 2.0%	9 ↑ 200.0%	\$502,000 ↓ -0.3%
Peachland	10 ↑ 150.0%	\$1,009,700 ↑ 1.4%	5 ↑ 150.0%	\$773,900 ↓ -5.7%	2 ↑ 100.0%	\$604,200 ↓ -0.5%
Rutland North	7 ↓ -22.2%	\$825,000 ↓ -4.6%	5 ↓ -44.4%	\$589,500 ↑ 1.7%	10 ↓ -16.7%	\$400,600 ↑ 0.8%
Rutland South	8 ↓ -38.5%	\$831,200 ↓ -5.1%	3 0.0%	\$634,300 ↑ 3.3%	5 ↓ -16.7%	\$431,500 ↓ -0.7%
Shannon Lake	17 ↑ 466.7%	\$1,032,700 ↑ 0.3%	4 ↑ 300.0%	\$829,800 ↓ -3.7%	3 ↑ 200.0%	\$635,800 ↓ -0.3%
Smith Creek	1 ↓ -75.0%	\$969,500 ↓ -0.3%	0 ↓ -5.7%	\$751,300	0	
South East Kelowna	14 ↑ 100.0%	\$1,259,200 ↓ -3.6%	0 ↑ 0.9%	\$1,098,500	0	
Springfield/Spall	0 ↓ -100.0%	\$888,400 ↓ -4.5%	9 ↑ 200.0%	\$666,300 ↑ 2.6%	10 ↑ 25.0%	\$528,100 ↑ 0.8%
University District	2 ↑ 100.0%	\$1,112,200 ↓ -5.0%	4 ↑ 300.0%	\$897,900 ↑ 1.8%	8 0.0%	\$493,000 ↓ -0.3%
Upper Mission	11 0.0%	\$1,325,000 ↓ -4.9%	3 ↑ 3.1%	\$1,184,500	0	
West Kelowna Estates	8 ↑ 14.3%	\$1,049,700 ↓ -0.3%	1 ↓ -50.0%	\$879,800 ↓ -4.2%	1	
Westbank Centre	7 ↓ -22.2%	\$738,100 ↑ 1.0%	5 ↓ -28.6%	\$670,400 ↓ -5.7%	14 ↑ 16.7%	\$482,000 ↑ 0.4%
Wilden	3 ↑ 50.0%	\$1,317,700 ↓ -3.7%	0 ↓ -100.0%	\$1,028,900 ↑ 2.6%	0 ↑ 0.9%	\$423,100

\* 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%	\$1,189,500 ↑ 0.4%	1 0.0%	\$1,027,300 ↑ 0.2%	0	
Alexis Park	2 ↓ -33.3%	\$640,200 ↑ 2.8%	0 ↓ -100.0%	\$278,200 ↑ 2.8%	1 ↓ -50.0%	\$318,000 ↑ 2.2%
Armstrong	8 ↓ -20.0%	\$743,000 ↓ -0.5%	3 ↑ 200.0%	\$563,300 ↑ 2.7%	0 ↑ 3.3%	\$262,300
Bella Vista	10 ↑ 100.0%	\$892,900 ↑ 0.8%	2 ↑ 100.0%	\$605,800 ↑ 2.0%	0	
Cherryville	0	\$498,100 ↓ -3.2%	0	\$497,900 ↑ 3.3%	0	
City of Vernon	3 ↓ -62.5%	\$559,500 ↑ 2.8%	9 ↑ 125.0%	\$472,200 ↓ -0.2%	9 ↑ 12.5%	\$320,200 ↑ 3.0%
Coldstream	7	\$979,400 ↑ 0.8%	0 ↓ -100.0%	\$827,700 ↑ 0.4%	0	
East Hill	12 ↑ 9.1%	\$710,500 ↑ 0.4%	5 ↓ -0.4%	\$579,700	0	
Enderby / Grindrod	5 0.0%	\$590,900 ↓ -3.0%	1 ↓ -50.0%	\$473,600 ↑ 1.3%	0 ↑ 1.4%	\$367,900
Foothills	7 ↑ 133.3%	\$1,034,500 ↓ -4.9%	0	\$1,029,900 ↑ 3.6%	0	
Harwood	5 ↑ 150.0%	\$587,200 ↑ 2.7%	4 ↓ -20.0%	\$453,200 ↑ 2.7%	1	
Lavington	2 ↓ -33.3%	\$1,005,100 ↓ -2.4%	0		0	
Lumby Valley	9 ↑ 28.6%	\$597,000 ↓ -5.3%	1 ↑ 0.8%	\$484,100	0	
Middleton Mtn Coldstream	0	\$1,097,800 ↓ -0.1%	0 ↑ 1.4%	\$797,500	0	
Middleton Mtn Vernon	8 ↑ 166.7%	\$908,000 ↓ -0.2%	4 ↑ 33.3%	\$650,100 ↑ 1.6%	1	
Mission Hill	5 ↑ 66.7%	\$640,300 ↑ 2.0%	0 ↓ -100.0%	\$506,900 ↑ 2.0%	0 ↓ -100.0%	\$326,400 ↑ 0.1%
North BX	3 0.0%	\$1,074,900 ↓ -5.3%	0 ↑ 3.1%	\$659,400	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	3 ↓ -25.0%	\$998,800 ↑ 0.6%	4 ↓ -20.0%	\$809,800 ↑ 2.7%	3 0.0%	\$540,600 ↑ 0.5%
Okanagan North	6 ↑ 50.0%	\$541,000 ↑ 0.1%	0	\$580,900 ↑ 2.5%	0	
Predator Ridge	2 ↓ -50.0%	\$1,216,200 ↑ 0.8%	0 ↓ -100.0%	\$929,200 ↓ -1.9%	1	
Salmon Valley	2 ↓ -33.3%	\$651,100 ↓ -3.9%	0		0	
Silver Star	1	\$1,035,900 ↓ -6.6%	0 ↓ -100.0%	\$595,600 ↑ 8.2%	2 0.0%	\$367,800 ↑ 4.3%
South Vernon	3 ↑ 200.0%	\$568,300 ↑ 3.5%	3		0	
Swan Lake West	4 ↑ 300.0%	\$1,239,100 ↑ 0.9%	0		0	
Westmount	0 ↓ -100.0%	\$645,300 ↑ 1.5%	0 ↓ -100.0%	\$483,100 ↑ 2.9%	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	13 ↑ 160.0%	\$812,000 ↓ -1.1%	0 ↑ 3.0%	\$768,800 ↑ 3.0%	0	
Eagle Bay	0 ↓ -1.0%	\$811,800 ↓ -1.0%	0 ↑ 2.7%	\$710,500 ↑ 2.7%	0	
NE Salmon Arm	9 ↑ 12.5%	\$686,600 ↓ -1.6%	3 ↓ -40.0%	\$517,000 ↑ 0.3%	2 ↑ 100.0%	\$376,200 ↑ 1.7%
North Shuswap	8 ↑ 60.0%	\$681,300 ↓ -0.5%	0 ↑ 7.8%	\$690,300 ↑ 7.8%	0	
NW Salmon Arm	0 ↓ -100.0%	\$966,500 ↓ -3.0%	1 0.0%	\$553,500 ↑ 1.6%	0 ↓ -0.6%	\$321,200 ↓ -0.6%
Revelstoke	12 ↑ 33.3%	\$731,500 ↓ -0.3%	0 ↑ 2.0%	\$504,500 ↑ 2.0%	2 ↓ -50.0%	\$523,200 ↑ 0.3%
SE Salmon Arm	14 ↑ 27.3%	\$765,100 ↓ -1.1%	4 ↑ 100.0%	\$541,800 ↑ 1.8%	2	
Sicamous	9 ↑ 80.0%	\$560,300 ↓ -1.8%	3 ↑ 50.0%	\$523,500 ↑ 2.4%	4 ↑ 300.0%	\$485,500 ↑ 5.4%
Sorrento	3 0.0%	\$663,900 ↓ -0.3%	1 ↑ 5.1%	\$645,300 ↑ 5.1%	0	
SW Salmon Arm	4 ↓ -1.4%	\$776,400 ↓ -1.4%	2 0.0%	\$624,400 ↑ 1.7%	1 0.0%	
Tappen	3 ↑ 200.0%	\$839,300 ↑ 2.1%	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	5 ↑ 400.0%	\$513,300 ↑ 1.9%	1 0.0%	\$431,300 ↓ -7.8%	0	
Eastside / Lkshr Hi / Skaha Est	1 0.0%	\$1,209,000 ↓ -3.9%	0		0	
Kaleden	3	\$1,051,700 ↓ -3.9%	0		0	
Kaleden / Okanagan Falls Rural	1 ↓ -200.0%	\$1,197,600 ↓ -3.6%	0		0	
Okanagan Falls	4 ↑ 33.3%	\$635,000 ↓ -0.3%	1 ↓ -7.6%	\$620,600	0 ↓ -2.1%	\$361,200
Naramata Rural	1 0.0%	\$1,107,000 ↓ -1.8%	0		0	
Oliver	8 0.0%	\$642,600 ↓ -4.1%	1 ↓ -50.0%	\$426,400 ↓ -6.7%	0 ↓ -100.0%	\$357,500 ↑ 2.3%
Oliver Rural	0	\$774,200 ↑ 1.0%	0		1	
Osoyoos	5 ↓ -37.5%	\$843,300 ↓ -1.0%	3 ↓ -40.0%	\$625,100 ↓ -5.7%	4 ↓ -20.0%	\$463,600 ↓ -2.2%
Osoyoos Rural	1	\$1,303,300 ↓ -0.3%	0		0	
Rock Crk. & Area	0		0		0	
Columbia / Duncan	5 0.0%	\$879,100 ↓ -4.5%	1 0.0%	\$620,600 ↓ -7.9%	0 ↓ -100.0%	\$249,700 ↓ -1.0%
Husula / West Bench / Sage Mesa	3 ↑ 50.0%	\$837,300 ↓ -5.3%	0		0	
Main North	10 ↓ -16.7%	\$623,300 ↓ -5.1%	6 ↑ 100.0%	\$620,400 ↓ -6.2%	14 ↑ 55.6%	\$449,700 ↓ -4.4%
Main South	7 ↓ -12.5%	\$776,600 ↓ -4.6%	4 ↓ -42.9%	\$458,100 ↓ -8.6%	13 ↓ -13.3%	\$455,800 ↓ -5.0%
Penticton Apex	1 0.0%		0		1 0.0%	\$291,300 ↓ -2.4%
Penticton Rural	1		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	\$1,061,200 ↓ -4.9%	0		0	
Wiltse / Valleyview	7 ↑ 75.0%	\$954,900 ↓ -5.1%	1 0.0%	\$757,200 ↓ -9.4%	0	
Princeton	4 ↓ -42.9%	\$380,800 ↓ -1.1%	1		0	
Princeton Rural	1 0.0%	\$799,000 ↓ -4.0%	0		0	
Lower Town	2 ↑ 100.0%	\$931,900 ↓ -8.3%	0		2 ↑ 100.0%	\$525,600 ↓ -3.8%
Main Town	11 ↓ -15.4%	\$755,800 ↓ -1.9%	3 ↓ -5.9%	\$496,000	5 ↑ 400.0%	\$367,800 ↓ -2.1%
Summerland Rural	2 ↑ 100.0%	\$1,040,900 ↓ -3.1%	0		0	
Trout Creek	0	\$1,120,700 ↓ -6.4%	0 ↓ -8.3%	\$596,700	0	

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

For Immediate Release

## **Local Residential Real Estate Market Activity Moving at an Even Pace**

**KELOWNA, B.C. – July 6, 2023.** Residential real estate market sales activity continues trending on average as the summer slowdown kicks in, reports the Association of Interior REALTORS® (the Association).

A total of 1,656 residential unit sales were recorded across the Association region in June, representing a 10.7% increase in sales compared to the same month last year, but down compared to May's 1,662 unit sales.

New residential listings saw a decrease for another consecutive month, down 7.1% compared to June 2022 with 3,045 new listings recorded, yet up from May 2023's 2,910 new listings. The total number of active listings saw an increase of 13.8% of total inventory compared to June last year with 7,347 total residential listings recorded across the Association region. The highest percentage increase in active listings was recorded in the South Okanagan with a total increase of 32.3% compared to the same month last year.

"After a long supply drought, it is encouraging to see that inventory has slowly been creeping up the last few months. However, there is still a segment of the market that is not available to meet certain buyer's needs due to the high cost of lending, in particular affordable housing," says the Association of Interior REALTORS® President Chelsea Mann, adding that "demand for affordable housing is at an all-time high."

The benchmark price for single-family homes in the Central Okanagan, North Okanagan, South Okanagan and Shuswap/Revelstoke regions all saw decreases in year-over-year comparisons for another consecutive month, with the highest percentage decrease for single-family homes recorded in the South Okanagan region; down 3.2% coming in at \$783,600. The townhome and condominium housing categories saw increases in the Central Okanagan, North Okanagan and Shuswap regions, while the South Okanagan saw decreases in the benchmark price for townhomes and condominiums.

"Competitively priced homes and those in the mid-range price points are moving at a more even pace than those that are priced at the higher end," says Mann, adding "that the costs of carrying mortgages could impact sales activity as interest rate sensitive buyers can no longer afford what they could have a year or so ago."

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 2,600 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®

**For more information, please contact:**

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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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