

KAREN TANNOUS

REAL ESTATE

250-575-3827

ktannous@shawcable.com



MARCH 2024

RESIDENTIAL SALES BY PRICE (YEAR TO DATE)

PRICE RANGE	2024	2023
\$280,000 to \$559,000	5	4
\$560,000 to \$599,000	0	1
\$600,000 to \$699,000	18	18
\$700,000 to \$799,000	29	37
\$800,000 to \$899,000	35	25
\$900,000 to \$999,000	25	30
\$1,000,000 to \$1,199,000	30	29
\$1,200,000 to \$1,399,000	15	19
\$1,400,000 to \$1,599,000	6	14
\$1,600,000 to \$1,799,000	7	2
\$1,800,000 to \$1,999,000	2	5
\$2,000,000+	9	11

REAL ESTATE STATS LAST MONTH

	2024	2023
Avg. House Price	\$1,032,771	\$1,056,824
Median House Price	\$939,625	\$950,000
Avg. Condo price	\$467,664	\$469,511
Avg. Townhouse price	\$673,241	\$759,411
Avg. Mobile Home price	\$263,905	\$314,067
Houses listed	351	318

RESIDENTIAL SALES (YEAR TO DATE)

TYPE	2024	2023
Acreage/House	10	6
Townhouse	69	71
Condo	121	126
Lots	9	4
Mobile Homes	31	17
Residential	185	189
Residential (Waterfront)	3	5
TOTAL	428	418

ACTIVE LISTINGS

RES	MOBILE	STRATA	LOTS
954	90	917	226

Stats: Feb 2024 vs Feb 2023

Source: Association of Interior REALTORS® – Central Okanagan

NOTE: this representation is based in whole or in part on data generated by the Association of Interior REALTORS®, which assume no responsibility for its accuracy.

THE REAL ESTATE REPORT



TAKE ADVANTAGE OF THE SPRING REAL ESTATE MARKET

These key tips will make your homebuying experience a breeze

As the flowers bloom and the weather warms, the spring season ushers in a busy time in the real estate market in the Okanagan. It's important for homebuyers beginning their property search during this competitive time to be strategic in their approach. Here are some key tips to help you make informed decisions and secure your dream home in the spring market:

Start early

Don't wait until mid-April to start looking. With higher demand during this time, properties will move quickly, so being proactive can give you an advantage in finding the right home.

Do your prework

Start with a mortgage pre-approval from a lender to help you understand your budget. It will also signal to sellers that you're a serious buyer, increasing your chances of having your offer accepted. Make a list of all your must-haves and desires for your new home. Think through the variables such as location, size, amenities, and budget constraints to

narrow down your options and streamline your search process.

Partner up

Let us come alongside you on the journey to make it as easy and successful as possible. Make use of our industry expertise and our knowledge of the local market. We can provide valuable insights, guide you through the buying process, and help you make informed decisions.

Stay flexible

In a competitive market, flexibility is essential. Be open to exploring different neighbourhoods, considering homes that may need minor updates, and adjusting your criteria based on what's available and within your budget.

Be ready and steady

When you find a suitable property, be ready to make an offer. We can help ensure that you know what you need to about the property and have reviewed comparable sales so that your offer can be both considered and competitive.



REALTOR®. Member of The Canadian Real Estate Association and more.

Not intended to solicit properties already listed for sale.