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ROYAL LEPAGE
K E L O W N A

**January
2023**

RESIDENTIAL SALES BY PRICE (Year To Date)

Price Range	2022	2021
280,000 to 559,000	23	76
560,000 to 599,000	17	55
600,000 to 699,000	60	279
700,000 to 799,000	155	473
800,000 to 899,000	260	553
900,000 to 999,000	265	435
1,000,000 to 1,199,000	358	406
1,200,000 to 1,399,000	276	285
1,400,000 to 1,599,000	144	134
1,600,000 to 1,799,000	87	80
1,800,000 to 1,999,000	47	56
2,000,000 +	122	106

The Real Estate Report

The Most Popular Property Features for Resale

These upgrades will spark joy in both you and future buyers

As the calendar turns to 2023, why not add your home to the list of improvements you want to make in this new year? Strategically chosen upgrades can not only improve your current quality of life, but also increase your future profit when you choose to sell. Here are some of the most popular buyer features trending now:

Laundry room

Coming up on nearly every list, it is evident that people want a separate room to do their laundry. Keeping the clutter isolated and having enough room to fold, hang and iron laundry are key. Adequate shelving and flat surfaces are also pluses.

Work smart

Like it or not, the pandemic changed the way we think about work, especially work from home (WFH). Garden offices are trending as people think of ways to improve their WFH situation. Having an office with a view, extra attention to functional storage, soundproofing and tech/internet accessibility are desirable.

Outdoor living

It's not just about curb appeal anymore, as people look for functional outdoor spaces to spend time in. Porches and patios are gaining popularity as ways to increase living space in a fresh air environment. Exterior lighting accents the attractive areas and increases security.

Walk right in

Walk-in pantries and closets are classics that continue to appear on many lists. The additional space and ability to clearly categorize and organize are features that will never go out of style.

Big Energy

Energy efficiency continues to be a byword, both to reduce costs and increase comfort when stuck indoors. Energy Star-rated appliances, windows and light bulbs are the expected norm for many buyers looking save on utility bills. Programmable thermostats and underfloor heating are big sellers for those chilly winter mornings and an efficient fireplace is always a draw (no pun intended).

Stats: January 2023 vs January 2022

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.

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Not intended to solicit properties already listed for sale.

REAL ESTATE STATS LAST MONTH

	2022	2021
Average house price	1,022,234	1,010,128
Median house price	887,000	919,500
Average Condo price	525,740	509,335
Average Townhome price	723,784	697,817
Average Mobile home price	215,448	250,230
Houses Listed	128	132



RESIDENTIAL SALES

	2022	2021
Acreage/House	93	173
Townhouse	780	1,157
Condo	1,430	2,178
Lots	155	386
Mobile Homes	253	291
Residential	2,110	3,332
Residential (waterfront)	37	81
TOTAL	4,858	7,598

ACTIVE LISTINGS (Current Total Inventory)

Res	Mobiles	Strata	Lots
679	53	591	110

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