

**Kamloops and District Monthly Statistics
January 2025**

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Kamloops and District Statistics -- January 2025

Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	1,063	716	48.46%	1,063	716	48.46%
2 Units Sold	272	218	24.77%	272	218	24.77%
3 Sales Volume	\$211,278,654	\$168,811,034	25.16%	\$211,278,654	\$168,811,034	25.16%
4 List/Sell Ratio	92.93%	94.55%		92.93%	94.55%	
5 Days to Sell	91	75	21.41%	91	75	21.41%
6 Active Listings	3,237	2,563	26.30%			
Area = North Okanagan						
1 Units Listed	261	221	18.10%	261	221	18.10%
2 Units Sold	92	77	19.48%	92	77	19.48%
3 Sales Volume	\$57,646,355	\$46,267,602	24.59%	\$57,646,355	\$46,267,602	24.59%
4 List/Sell Ratio	96.78%	95.76%		96.78%	95.76%	
5 Days to Sell	90	90	0.26%	90	90	0.26%
6 Active Listings	1,074	951	12.93%			
Area = Shuswap / Revelstoke						
1 Units Listed	141	104	35.58%	141	104	35.58%
2 Units Sold	62	60	3.33%	62	60	3.33%
3 Sales Volume	\$33,529,916	\$32,546,304	3.02%	\$33,529,916	\$32,546,304	3.02%
4 List/Sell Ratio	94.33%	97.06%		94.33%	97.06%	
5 Days to Sell	122	123	-0.40%	122	123	-0.40%
6 Active Listings	662	584	13.36%			
Area = South Okanagan						
1 Units Listed	382	257	48.64%	382	257	48.64%
2 Units Sold	117	72	62.50%	117	72	62.50%
3 Sales Volume	\$72,828,889	\$47,032,450	54.85%	\$72,828,889	\$47,032,450	54.85%
4 List/Sell Ratio	95.24%	93.66%		95.24%	93.66%	
5 Days to Sell	109	131	-17.35%	109	131	-17.35%
6 Active Listings	1,477	1,263	16.94%			
Area = South Peace River						
1 Units Listed	70	64	9.38%	70	64	9.38%
2 Units Sold	23	22	4.55%	23	22	4.55%
3 Sales Volume	\$6,581,550	\$4,747,921	38.62%	\$6,581,550	\$4,747,921	38.62%
4 List/Sell Ratio	96.60%	96.12%		96.60%	96.12%	
5 Days to Sell	113	99	13.76%	113	99	13.76%
6 Active Listings	314	349	-10.03%			
Area = Kamloops and District						
1 Units Listed	480	373	28.69%	480	373	28.69%
2 Units Sold	150	136	10.29%	150	136	10.29%
3 Sales Volume	\$85,924,828	\$76,102,561	12.91%	\$85,924,828	\$76,102,561	12.91%
4 List/Sell Ratio	96.30%	96.28%		96.30%	96.28%	
5 Days to Sell	81	69	17.94%	81	69	17.94%
6 Active Listings	1,492	6	4,766.67%			
Area = Kootenay						
1 Units Listed	394	352	11.93%	394	352	11.93%
2 Units Sold	198	153	29.41%	198	153	29.41%
3 Sales Volume	\$97,038,868	\$66,501,047	45.92%	\$97,038,868	\$66,501,047	45.92%
4 List/Sell Ratio	95.84%	95.61%		95.84%	95.61%	
5 Days to Sell	116	107	8.07%	116	107	8.07%
6 Active Listings	1,974	0	0.00%			

Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings. e & oe

Area = Grand Total

1 Units Listed	2,791	2,087	33.73%	2,791	2,087	33.73%
2 Units Sold	914	738	23.85%	914	738	23.85%
3 Sales Volume	\$564,829,059	\$442,008,920	27.79%	\$564,829,059	\$442,008,920	27.79%
4 List/Sell Ratio	94.74%	95.23%		94.74%	95.23%	
5 Days to Sell	100	92	8.03%	100	92	8.03%
6 Active Listings	10,230	5,716	78.97%			

Kamloops and District Statistics -- January 2025

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	150	\$85,924,828	60	\$40,083,599
Last Month	140	\$77,693,500		\$0
This Month Last Year	136	\$76,102,561	74	\$47,236,528

Description	Total Listings Taken	Inventory
This Month	480	1,492
Last Month	198	1,473
This Month Last Year	373	6

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Kamloops and District Statistics -- January 2025

Quick Summary Part 2

Condo/Apt

Sales	24
New Listings	67
Current Inventory	151
Sell/Inv. Ratio	15.89%
Days to Sell	106
Average Price	\$368,508
Median Price	\$344,400

Condo/Townhouse

Sales	20
New Listings	49
Current Inventory	107
Sell/Inv. Ratio	18.69%
Days to Sell	70
Average Price	\$490,016
Median Price	\$488,750

Lots

Sales	6
New Listings	37
Current Inventory	313
Sell/Inv. Ratio	1.92%
Days to Sell	111
Average Price	\$144,977
Median Price	\$130,000

Residential

Sales	60
New Listings	193
Current Inventory	413
Sell/Inv. Ratio	14.53%
Days to Sell	72
Average Price	\$668,060
Median Price	\$635,000

Ratio of Sales vs Inventory	14.88%
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Kamloops and District Statistics -- January 2025

Comparative Activity -- Listing Information

Description	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Inventory		
							Cur Mo	Lst Yr Mo	Incr/Decr%
Zone = Kamloops and District									
Acreage/House	27	31	-12.90%	27	31	-12.90	123		0.00
Duplex	24	23	4.35%	24	23	4.35	59		0.00
Mobile Home	37	17	117.65%	37	17	117.65	86		0.00
Recreational	0	0	0.00%	0	0	0.00	4		0.00
Residential	193	159	21.38%	193	159	21.38	413	1	41,200.00
Residential WF	1	0	0.00%	1	0	0.00	4		0.00
3/4-Plex	0	1	-100.00%	0	1	-100.00	6		0.00
Apartment	67	53	26.42%	67	53	26.42	151	1	15,000.00
Townhouse	49	26	88.46%	49	26	88.46	107	1	10,600.00
RES TOTAL	398	310	28.39%	398	310	28.39%	953	3	31,666.67
FARMS	2	1	100.00%	2	1	100.00	12		0.00
MULTIFAMILY	2	0	0.00%	2	0	0.00	3		0.00
Acreage	9	7	28.57%	9	7	28.57	68	1	6,700.00
Lots	28	14	100.00%	28	14	100.00	245		0.00
Business	1	9	-88.89%	1	9	-88.89	30	1	2,900.00
Commercial	38	27	40.74%	38	27	40.74	162	1	16,100.00
Land	2	5	-60.00%	2	5	-60.00	19		0.00
COMM TOTAL	41	41	0.00%	41	41	0.00%	211	2	10,450.00
GRAND TOTAL	480	373	28.69%	480	373	28.69%	1,492	6	24,766.67

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Kamloops and District Statistics -- January 2025

Comparative Activity -- Sales Information (Month)

Description	Unit Sales			Sales Volume			List/Sale Ratio	
	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo
Zone = Kamloops and District								
Acreage/House	9	3	200.00%	\$8,541,500	\$3,543,500	141.05%	93.05%	95.82%
Duplex	9	4	125.00%	\$5,013,500	\$2,569,400	95.12%	96.93%	98.24%
Mobile Home	17	9	88.89%	\$4,228,100	\$2,523,500	67.55%	95.01%	95.43%
Recreational	1	0	0.00%	\$325,000	\$0	0.00%	93.12%	0.00%
Residential	60	74	-18.92%	\$40,083,599	\$47,236,528	-15.14%	97.88%	96.50%
Residential WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	24	14	71.43%	\$8,844,200	\$5,022,800	76.08%	97.07%	96.94%
Townhouse	20	19	5.26%	\$9,800,326	\$9,867,800	-0.68%	98.30%	97.40%
RES TOTAL	140	123	13.82%	\$76,836,225	\$70,763,528	8.58%	97.04%	96.65%
FARMS	0	1	-100.00%	\$0	\$1,125,000	-100.00%	0.00%	93.83%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	2	4	-50.00%	\$260,000	\$1,369,000	-81.01%	85.25%	91.09%
Lots	4	3	33.33%	\$609,860	\$700,000	-12.88%	93.44%	87.73%
Business	0	1	-100.00%	\$0	\$675,000	-100.00%	0.00%	87.10%
Commercial	4	4	0.00%	\$8,218,743	\$1,470,033	459.09%	90.48%	94.84%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	4	5	-20.00%	\$8,218,743	\$2,145,033	283.15%	90.48%	92.26%
GRAND TOTAL	150	136	10.29%	\$85,924,828	\$76,102,561	12.91%	96.30%	96.28%

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Kamloops and District Statistics -- January 2025

Comparative Activity -- Sales Information (YTD)

Description	Unit Sales			Sales Volume			List/Sale Ratio	
	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD
Zone = Kamloops and District								
Acreage/House	9	3	200.00%	\$8,541,500	\$3,543,500	141.05%	93.05%	95.82%
Duplex	9	4	125.00%	\$5,013,500	\$2,569,400	95.12%	96.93%	98.24%
Mobile Home	17	9	88.89%	\$4,228,100	\$2,523,500	67.55%	95.01%	95.43%
Recreational	1	0	0.00%	\$325,000	\$0	0.00%	93.12%	0.00%
Residential	60	74	-18.92%	\$40,083,599	\$47,236,528	-15.14%	97.88%	96.50%
Residential WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	24	14	71.43%	\$8,844,200	\$5,022,800	76.08%	97.07%	96.94%
Townhouse	20	19	5.26%	\$9,800,326	\$9,867,800	-0.68%	98.30%	97.40%
RES TOTAL	140	123	13.82%	\$76,836,225	\$70,763,528	8.58%	97.04%	96.65%
FARMS	0	1	-100.00%	\$0	\$1,125,000	-100.00%	0.00%	93.83%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	2	4	-50.00%	\$260,000	\$1,369,000	-81.01%	85.25%	91.09%
Lots	4	3	33.33%	\$609,860	\$700,000	-12.88%	93.44%	87.73%
Business	0	1	-100.00%	\$0	\$675,000	-100.00%	0.00%	87.10%
Commercial	4	4	0.00%	\$8,218,743	\$1,470,033	459.09%	90.48%	94.84%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	4	5	-20.00%	\$8,218,743	\$2,145,033	283.15%	90.48%	92.26%
GRAND TOTAL	150	136	10.29%	\$85,924,828	\$76,102,561	12.91%	96.30%	96.28%

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Kamloops and District Statistics -- January 2025

Average/Median price, Days to Sell (Month)

Description	Average Price			Median Price			Days to Sell		
	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%
Zone = Kamloops and District									
Acreage/House	\$949,056	\$1,181,167	-19.65%	\$945,000	\$976,000	-3.18%	103	102	0.33%
Duplex	\$557,056	\$642,350	-13.28%	\$598,000	\$524,500	14.01%	67	96	-29.56%
Mobile Home	\$248,712	\$280,389	-11.30%	\$222,500	\$284,000	-21.65%	75	61	22.57%
Recreational	\$325,000	\$0	0.00%	\$325,000	\$0	0.00%	25	0	0.00%
Residential	\$668,060	\$638,331	4.66%	\$635,000	\$640,000	-0.78%	72	63	14.62%
Residential WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$368,508	\$358,771	2.71%	\$344,400	\$363,750	-5.32%	106	37	190.76%
Townhouse	\$490,016	\$519,358	-5.65%	\$488,750	\$525,000	-6.90%	70	62	13.77%
RES TOTAL	\$548,830	\$575,313	-4.60%	\$532,500	\$540,000	-1.39%	79	62	28.80%
FARMS	\$0	\$1,125,000	-100.00%	\$0	\$1,125,000	-100.00%	0	145	-100.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Acreage	\$130,000	\$342,250	-62.02%	\$130,000	\$367,500	-64.63%	194	116	67.17%
Lots	\$152,465	\$233,333	-34.66%	\$113,750	\$200,000	-43.13%	69	65	5.99%
Business	\$0	\$675,000	-100.00%	\$0	\$675,000	-100.00%	0	125	-100.00%
Commercial	\$2,054,686	\$367,508	459.09%	\$1,009,365	\$150,009	572.87%	101	214	-52.63%
Land	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
COMM TOTAL	\$2,054,686	\$429,007	378.94%	\$1,009,365	\$300,000	236.45%	101	196	-48.34%
GRAND TOTAL	\$572,832	\$559,578	2.37%	\$525,000	\$532,500	-1.41%	81	69	17.94%

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Kamloops and District Statistics -- January 2025

Average/Median price, Days to Sell (YTD)

Description	Average Price			Median Price			Days to Sell		
	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%
Zone = Kamloops and District									
Acreage/House	\$949,056	\$1,181,167	-19.65%	\$945,000	\$976,000	-3.18%	103	102	0.33%
Duplex	\$557,056	\$642,350	-13.28%	\$598,000	\$524,500	14.01%	67	96	-29.56%
Mobile Home	\$248,712	\$280,389	-11.30%	\$222,500	\$284,000	-21.65%	75	61	22.57%
Recreational	\$325,000	\$0	0.00%	\$325,000	\$0	0.00%	25	0	0.00%
Residential	\$668,060	\$638,331	4.66%	\$635,000	\$640,000	-0.78%	72	63	14.62%
Residential WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$368,508	\$358,771	2.71%	\$344,400	\$363,750	-5.32%	106	37	190.76%
Townhouse	\$490,016	\$519,358	-5.65%	\$488,750	\$525,000	-6.90%	70	62	13.77%
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MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Acreage	\$130,000	\$342,250	-62.02%	\$130,000	\$367,500	-64.63%	194	116	67.17%
Lots	\$152,465	\$233,333	-34.66%	\$113,750	\$200,000	-43.13%	69	65	5.99%
Business	\$0	\$675,000	-100.00%	\$0	\$675,000	-100.00%	0	125	-100.00%
Commercial	\$2,054,686	\$367,508	459.09%	\$1,009,365	\$150,009	572.87%	101	214	-52.63%
Land	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
COMM TOTAL	\$2,054,686	\$429,007	378.94%	\$1,009,365	\$300,000	236.45%	101	196	-48.34%
GRAND TOTAL	\$572,832	\$559,578	2.37%	\$525,000	\$532,500	-1.41%	81	69	17.94%

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