

**Kootenay Monthly Statistics**  
**January 2025**

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Kootenay Statistics -- January 2025

## Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
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%			
<b>Area = North Okanagan</b>						
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%			
<b>Area = Shuswap / Revelstoke</b>						
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%			
<b>Area = South Okanagan</b>						
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%			
<b>Area = South Peace River</b>						
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%			
<b>Area = Kamloops and District</b>						
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%			
<b>Area = Kootenay</b>						
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%			

Kootenay Statistics -- January 2025

**Quick Summary Part 1**

			<b>Residential</b>	
<b>Description</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>	<b>Total Units Sold</b>	<b>Total Sales Volume</b>
<b>This Month</b>	198	\$97,038,868	88	\$52,121,703
<b>Last Month</b>	156	\$73,240,164		\$0
<b>This Month Last Year</b>	153	\$66,501,047	53	\$29,443,750

  

<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>
<b>This Month</b>	394	1,974
<b>Last Month</b>	219	2,087
<b>This Month Last Year</b>	352	0

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Kootenay Statistics -- January 2025

## Quick Summary Part 2

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### Condo/Apt

Sales	20
New Listings	41
Current Inventory	156
Sell/Inv. Ratio	12.82%
Days to Sell	75
Average Price	\$313,545
Median Price	\$278,450

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### Condo/Townhouse

Sales	14
New Listings	28
Current Inventory	108
Sell/Inv. Ratio	12.96%
Days to Sell	119
Average Price	\$266,536
Median Price	\$143,500

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### Lots

Sales	22
New Listings	62
Current Inventory	528
Sell/Inv. Ratio	4.17%
Days to Sell	170
Average Price	\$243,795
Median Price	\$187,500

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### Residential

Sales	88
New Listings	154
Current Inventory	558
Sell/Inv. Ratio	15.77%
Days to Sell	111
Average Price	\$592,292
Median Price	\$529,950

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Ratio of Sales vs Inventory	14.19%
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Kootenay 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%
<b>Zone = Kootenay</b>									
Acreage/House	33	25	32.00%	33	25	32.00	213		0.00
Duplex	9	10	-10.00%	9	10	-10.00	38		0.00
Mobile Home	18	23	-21.74%	18	23	-21.74	93		0.00
Recreational	0	0	0.00%	0	0	0.00			0.00
Residential	154	129	19.38%	154	129	19.38	558		0.00
Residential WF	3	0	0.00%	3	0	0.00	4		0.00
3/4-Plex	3	1	200.00%	3	1	200.00	12		0.00
Apartment	41	38	7.89%	41	38	7.89	156		0.00
Townhouse	28	23	21.74%	28	23	21.74	108		0.00
RES TOTAL	289	249	16.06%	289	249	16.06%	1,182	0	0.00
FARMS	3	1	200.00%	3	1	200.00	10		0.00
MULTIFAMILY	1	0	0.00%	1	0	0.00	12		0.00
Acreage	22	18	22.22%	22	18	22.22	193		0.00
Lots	40	51	-21.57%	40	51	-21.57	335		0.00
Lots WF	0	0	0.00%	0	0	0.00			0.00
LOTS TOTAL	62	69	-10.14%	62	69	-10.14%	528	0	0.00
Business	2	4	-50.00%	2	4	-50.00	37		0.00
Commercial	33	19	73.68%	33	19	73.68	148		0.00
Land	4	8	-50.00%	4	8	-50.00	56		0.00
COMM TOTAL	39	31	25.81%	39	31	25.81%	241	0	0.00
<b>GRAND TOTAL</b>	<b>394</b>	<b>350</b>	<b>12.57%</b>	<b>394</b>	<b>350</b>	<b>12.57%</b>	<b>1,973</b>	<b>0</b>	

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Kootenay 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
<b>Zone = Kootenay</b>								
Acreage/House	18	12	50.00%	\$14,291,000	\$9,210,500	55.16%	96.49%	92.00%
Duplex	7	3	133.33%	\$3,595,500	\$1,450,500	147.88%	98.65%	96.84%
Mobile Home	20	14	42.86%	\$6,414,341	\$4,920,160	30.37%	96.17%	94.31%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	88	53	66.04%	\$52,121,703	\$29,443,750	77.02%	95.64%	97.16%
Residential WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
3/4-Plex	1	0	0.00%	\$265,400	\$0	0.00%	98.33%	0.00%
Apartment	20	30	-33.33%	\$6,270,900	\$8,916,900	-29.67%	96.56%	97.00%
Townhouse	14	12	16.67%	\$3,731,500	\$3,580,000	4.23%	97.72%	97.00%
RES TOTAL	168	124	35.48%	\$86,690,344	\$57,521,810	50.71%	96.10%	96.01%
FARMS	1	0	0.00%	\$879,000	\$0	0.00%	98.88%	0.00%
MULTIFAMILY	1	0	0.00%	\$42,000	\$0	0.00%	93.33%	0.00%
Acreage	7	9	-22.22%	\$2,430,000	\$2,512,400	-3.28%	94.81%	86.83%
Lots	15	13	15.38%	\$2,933,500	\$3,106,000	-5.55%	92.27%	93.22%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	22	22	0.00%	\$5,363,500	\$5,618,400	-4.54%	93.40%	90.25%
Business	1	0	0.00%	\$35,000	\$0	0.00%	100.00%	0.00%
Commercial	5	3	66.67%	\$4,029,024	\$2,600,032	54.96%	93.09%	100.00%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	6	3	100.00%	\$4,064,024	\$2,600,032	56.31%	93.15%	100.00%
<b>GRAND TOTAL</b>	<b>198</b>	<b>149</b>	<b>32.89%</b>	<b>\$97,038,868</b>	<b>\$65,740,242</b>	<b>47.61%</b>	<b>95.84%</b>	<b>95.64%</b>

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Kootenay 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
<b>Zone = Kootenay</b>								
Acreage/House	18	12	50.00%	\$14,291,000	\$9,210,500	55.16%	96.49%	92.00%
Duplex	7	3	133.33%	\$3,595,500	\$1,450,500	147.88%	98.65%	96.84%
Mobile Home	20	14	42.86%	\$6,414,341	\$4,920,160	30.37%	96.17%	94.31%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	88	53	66.04%	\$52,121,703	\$29,443,750	77.02%	95.64%	97.16%
Residential WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
3/4-Plex	1	0	0.00%	\$265,400	\$0	0.00%	98.33%	0.00%
Apartment	20	30	-33.33%	\$6,270,900	\$8,916,900	-29.67%	96.56%	97.00%
Townhouse	14	12	16.67%	\$3,731,500	\$3,580,000	4.23%	97.72%	97.00%
RES TOTAL	168	124	35.48%	\$86,690,344	\$57,521,810	50.71%	96.10%	96.01%
FARMS	1	0	0.00%	\$879,000	\$0	0.00%	98.88%	0.00%
MULTIFAMILY	1	0	0.00%	\$42,000	\$0	0.00%	93.33%	0.00%
Acreage	7	9	-22.22%	\$2,430,000	\$2,512,400	-3.28%	94.81%	86.83%
Lots	15	13	15.38%	\$2,933,500	\$3,106,000	-5.55%	92.27%	93.22%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	22	22	0.00%	\$5,363,500	\$5,618,400	-4.54%	93.40%	90.25%
Business	1	0	0.00%	\$35,000	\$0	0.00%	100.00%	0.00%
Commercial	5	3	66.67%	\$4,029,024	\$2,600,032	54.96%	93.09%	100.00%
Land	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	6	3	100.00%	\$4,064,024	\$2,600,032	56.31%	93.15%	100.00%
<b>GRAND TOTAL</b>	<b>198</b>	<b>149</b>	<b>32.89%</b>	<b>\$97,038,868</b>	<b>\$65,740,242</b>	<b>47.61%</b>	<b>95.84%</b>	<b>95.64%</b>

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Kootenay 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%
<b>Zone = Kootenay</b>									
Acreage/House	\$793,944	\$767,542	3.44%	\$767,500	\$712,500	7.72%	180	159	13.24%
Duplex	\$513,643	\$483,500	6.23%	\$460,000	\$490,000	-6.12%	92	66	39.83%
Mobile Home	\$320,717	\$351,440	-8.74%	\$252,500	\$294,000	-14.12%	80	117	-31.37%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential	\$592,292	\$555,542	6.62%	\$529,950	\$510,000	3.91%	111	98	13.81%
Residential WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
3/4-Plex	\$265,400	\$0	0.00%	\$265,400	\$0	0.00%	36	0	0.00%
Apartment	\$313,545	\$297,230	5.49%	\$278,450	\$273,750	1.72%	75	78	-4.42%
Townhouse	\$266,536	\$298,333	-10.66%	\$143,500	\$294,500	-51.27%	119	82	44.45%
RES TOTAL	\$516,014	\$463,886	11.24%	\$440,500	\$432,250	1.91%	110	99	11.30%
FARMS	\$879,000	\$0	0.00%	\$879,000	\$0	0.00%	129	0	0.00%
MULTIFAMILY	\$42,000	\$0	0.00%	\$42,000	\$0	0.00%	14	0	0.00%
Acreage	\$347,143	\$279,156	24.35%	\$300,000	\$219,900	36.43%	198	126	56.64%
Lots	\$195,567	\$238,923	-18.15%	\$131,000	\$195,000	-32.82%	157	153	2.67%
Lots WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
LOTS TOTAL	\$243,795	\$255,382	-4.54%	\$187,500	\$214,750	-12.69%	170	142	19.69%
Business	\$35,000	\$0	0.00%	\$35,000	\$0	0.00%	52	0	0.00%
Commercial	\$805,805	\$866,677	-7.02%	\$830,000	\$17,811,494	94.20%	116	175	-33.49%
Land	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
COMM TOTAL	\$677,337	\$866,677	-21.85%	\$664,500	\$17,852,073	91.91%	106	175	-39.62%
<b>GRAND TOTAL</b>	<b>\$490,095</b>	<b>\$441,210</b>	<b>11.08%</b>	<b>\$422,000</b>	<b>\$407,000</b>	<b>3.69%</b>	<b>116</b>	<b>107</b>	<b>8.80%</b>

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Kootenay 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%
<b>Zone = Kootenay</b>									
Acreage/House	\$793,944	\$767,542	3.44%	\$767,500	\$712,500	7.72%	180	159	13.24%
Duplex	\$513,643	\$483,500	6.23%	\$460,000	\$490,000	-6.12%	92	66	39.83%
Mobile Home	\$320,717	\$351,440	-8.74%	\$252,500	\$294,000	-14.12%	80	117	-31.37%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential	\$592,292	\$555,542	6.62%	\$529,950	\$510,000	3.91%	111	98	13.81%
Residential WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
3/4-Plex	\$265,400	\$0	0.00%	\$265,400	\$0	0.00%	36	0	0.00%
Apartment	\$313,545	\$297,230	5.49%	\$278,450	\$273,750	1.72%	75	78	-4.42%
Townhouse	\$266,536	\$298,333	-10.66%	\$143,500	\$294,500	-51.27%	119	82	44.45%
RES TOTAL	\$516,014	\$463,886	11.24%	\$440,500	\$432,250	1.91%	110	99	11.30%
FARMS	\$879,000	\$0	0.00%	\$879,000	\$0	0.00%	129	0	0.00%
MULTIFAMILY	\$42,000	\$0	0.00%	\$42,000	\$0	0.00%	14	0	0.00%
Acreage	\$347,143	\$279,156	24.35%	\$300,000	\$219,900	36.43%	198	126	56.64%
Lots	\$195,567	\$238,923	-18.15%	\$131,000	\$195,000	-32.82%	157	153	2.67%
Lots WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
LOTS TOTAL	\$243,795	\$255,382	-4.54%	\$187,500	\$214,750	-12.69%	170	142	19.69%
Business	\$35,000	\$0	0.00%	\$35,000	\$0	0.00%	52	0	0.00%
Commercial	\$805,805	\$866,677	-7.02%	\$830,000	\$17,811,494	94.20%	116	175	-33.49%
Land	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
COMM TOTAL	\$677,337	\$866,677	-21.85%	\$664,500	\$17,852,073	93.91%	106	175	-39.62%
<b>GRAND TOTAL</b>	<b>\$490,095</b>	<b>\$441,210</b>	<b>11.08%</b>	<b>\$422,000</b>	<b>\$407,000</b>	<b>3.69%</b>	<b>116</b>	<b>107</b>	<b>8.80%</b>

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