

Kamloops and District Monthly Statistics
All property types: Residential, Farms, Multifamily, Land, Commercial
February 2025

Report generated at midnight on 03/01/2025. Entries after 03/01/2025 will continue to be incorporated into the system and reflected in the updated statistics on the web portal.

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Kamloops and District Statistics -- February 2025

Zone Totals

All property types: Residential, Farms, Multifamily, Land, Commercial

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	1,019	1,015	0.39%	2,082	1,731	20.28%
2 Units Sold	306	268	14.18%	578	486	18.93%
3 Sales Volume	\$265,004,250	\$187,910,921	41.03%	\$476,282,904	\$356,721,955	33.52%
4 List/Sell Ratio	96.08%	96.56%		94.66%	95.60%	
5 Days to Sell	76	74	2.78%	83	74	11.58%
6 Active Listings	3,520	2,880	22.22%			
Area = North Okanagan						
1 Units Listed	292	270	8.15%	553	491	12.63%
2 Units Sold	126	104	21.15%	216	181	19.34%
3 Sales Volume	\$79,826,186	\$63,333,984	26.04%	\$136,240,042	\$109,601,586	24.30%
4 List/Sell Ratio	96.00%	91.90%		96.33%	93.49%	
5 Days to Sell	113	92	22.19%	103	91	12.48%
6 Active Listings	1,146	1,070	7.10%			
Area = Shuswap / Revelstoke						
1 Units Listed	165	187	-11.76%	306	291	5.15%
2 Units Sold	50	50		112	110	1.82%
3 Sales Volume	\$27,585,984	\$36,994,412	-25.43%	\$61,115,900	\$69,540,716	-12.11%
4 List/Sell Ratio	96.30%	91.85%		95.21%	94.22%	
5 Days to Sell	96	112	-14.50%	111	118	-6.32%
6 Active Listings	710	652	8.90%			
Area = South Okanagan						
1 Units Listed	369	397	-7.05%	751	654	14.83%
2 Units Sold	115	112	2.68%	232	184	26.09%
3 Sales Volume	\$86,786,140	\$67,753,800	28.09%	\$159,615,029	\$114,786,250	39.05%
4 List/Sell Ratio	95.23%	95.91%		95.23%	94.97%	
5 Days to Sell	96	82	17.21%	102	101	1.08%
6 Active Listings	1,534	1,458	5.21%			
Area = South Peace River						
1 Units Listed	53	56	-5.36%	123	120	2.50%
2 Units Sold	28	32	-12.50%	51	54	-5.56%
3 Sales Volume	\$7,991,300	\$9,636,777	-17.07%	\$14,572,850	\$14,384,698	1.31%
4 List/Sell Ratio	95.72%	93.16%		96.12%	94.12%	
5 Days to Sell	109	210	-48.06%	111	165	-32.75%
6 Active Listings	314	358	-12.29%			
Area = Kamloops and District						
1 Units Listed	395	454	-13.00%	875	827	5.80%
2 Units Sold	169	167	1.20%	319	303	5.28%
3 Sales Volume	\$106,587,409	\$99,483,213	7.14%	\$192,512,237	\$175,585,774	9.64%
4 List/Sell Ratio	96.89%	97.08%		96.63%	96.73%	
5 Days to Sell	73	71	2.56%	77	70	9.59%
6 Active Listings	1,558	3	1,833.33%			
Area = Kootenay						
1 Units Listed	488	445	9.66%	882	797	10.66%
2 Units Sold	238	174	36.78%	436	327	33.33%
3 Sales Volume	\$122,106,087	\$80,689,944	51.33%	\$219,144,955	\$147,190,991	48.88%
4 List/Sell Ratio	96.76%	97.12%		96.35%	96.43%	
5 Days to Sell	105	98	6.57%	110	103	7.15%
6 Active Listings	2,098	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	2,781	2,824	-1.52%	5,572	4,911	13.46%
2 Units Sold	1,032	907	13.78%	1,944	1,645	18.18%
3 Sales Volume	\$695,887,356	\$545,803,051	27.50%	\$1,259,483,916	\$987,811,971	27.50%
4 List/Sell Ratio	96.21%	95.70%		95.55%	95.49%	
5 Days to Sell	91	88	2.98%	95	90	5.43%
6 Active Listings	10,880	6,421	69.44%			

Kamloops and District Statistics -- February 2025

Quick Summary Part 1**All property types: Residential, Farms, Multifamily, Land, Commercial**

Description	All property types: Residential, Farms, Multifamily, Land, Commercial		Residential	
	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	169	\$106,587,409	68	\$49,924,975
Last Month	150	\$85,924,828	59	\$39,058,599
This Month Last Year	167	\$99,483,213	74	\$52,203,905
Description	Total Listings Taken		Inventory	
This Month	395	1,558		
Last Month	480	1,492		
This Month Last Year	454	3		

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Kamloops and District Statistics -- February 2025

Quick Summary Part 2

Condo/Apt

Sales	22
New Listings	40
Current Inventory	152
Sell/Inv. Ratio	14.47%
Days to Sell	62
Average Price	\$365,091
Median Price	\$375,450

Condo/Townhouse

Sales	23
New Listings	40
Current Inventory	113
Sell/Inv. Ratio	20.35%
Days to Sell	72
Average Price	\$670,317
Median Price	\$570,000

Single Family (Excluding lakefront and acreages)

Sales	68
New Listings	167
Current Inventory	444
Sell/Inv. Ratio	15.32%
Days to Sell	55
Average Price	\$734,191
Median Price	\$681,750

Ratio of Sales vs Inventory	15.94%
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Kamloops and District Statistics -- February 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	25	31	-19.35%	52	62	-16.13	119		0.00
Duplex	29	26	11.54%	53	49	8.16	65		0.00
Mobile Home	28	25	12.00%	67	42	59.52	89		0.00
Recreational	0	5	-100.00%	0	5	-100.00	2		0.00
Single Family*	167	180	-7.22%	355	339	4.72	444		0.00
Single Family Lakefront	7	8	-12.50%	11	8	37.50	17		0.00
3/4-Plex	0	0	0.00%	0	1	-100.00	6		0.00
Apartment	40	58	-31.03%	107	111	-3.60	152	1	15,100.00
Townhouse	40	54	-25.93%	89	80	11.25	113	1	11,200.00
Residential Total	336	387	-13.18%	734	697	5.31%	1,007	2	50,250.00
FARMS	3	2	50.00%	5	3	66.67	10		0.00
MULTIFAMILY	1	0	0.00%	3	0	0.00	4		0.00
Residential Acreage	7	15	-53.33%	15	22	-31.82	66		0.00
Residential Acreage Lakefront	0	0	0.00%	1	0	0.00	3		0.00
Residential Lot	24	29	-17.24%	52	43	20.93	246		0.00
Residential Lot Lakefront	0	0	0.00%	0	0	0.00	6		0.00
Residential Lots	31	44	-29.55%	68	65	4.62%	321	0	0.00
Business	3	5	-40.00%	4	14	-71.43	29	1	2,800.00
Commercial**	20	12	66.67%	58	39	48.72	169		0.00
Land***	1	4	-75.00%	3	9	-66.67	18		0.00
COMM TOTAL	24	21	14.29%	65	62	4.84%	216	1	21,500.00
GRAND TOTAL	395	454	-13.00%	875	827	5.80%	1,558	3	51,833.33

* Excludes lakefront and acreage.

** Inclusive of Hospitality/Resort, industrial, Mixed use, office retail, services and specialty property subtypes

***Excludes residential land

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Kamloops and District Statistics -- February 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	15	12	25.00%	\$17,095,595	\$10,487,261	63.01%	92.92%	92.08%
Duplex	14	9	55.56%	\$8,261,300	\$5,293,100	56.08%	97.92%	96.78%
Mobile Home	15	12	25.00%	\$4,147,200	\$2,505,500	65.52%	96.13%	93.65%
Recreational	0	1	-100.00%	\$0	\$225,700	-100.00%	0.00%	100.00%
Single Family*	68	74	-8.11%	\$49,924,975	\$52,203,905	-4.37%	97.75%	97.86%
Single Family Lakefront	2	2	0.00%	\$1,217,000	\$815,000	49.33%	97.45%	93.80%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	22	17	29.41%	\$8,032,000	\$7,018,500	14.44%	97.13%	98.74%
Townhouse	23	28	-17.86%	\$15,417,299	\$16,561,300	-6.91%	98.33%	98.10%
Residential Total	159	155	2.58%	\$104,095,369	\$95,110,266	9.45%	96.91%	97.08%
FARMS	0	1	-100.00%	\$0	\$2,135,000	-100.00%	0.00%	99.07%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	2	5	-60.00%	\$425,000	\$1,360,000	-68.75%	89.10%	94.20%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	2	2	0.00%	\$860,000	\$677,900	26.86%	97.20%	98.99%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	4	7	-42.86%	\$1,285,000	\$2,037,900	-36.94%	94.36%	95.74%
Business	1	1	0.00%	\$310,000	\$200,000	55.00%	95.38%	88.89%
Commercial**	4	3	33.33%	\$837,040	\$47,780	836.06%	98.60%	0.00%
Land***	1	0	0.00%	\$60,000	\$0	0.00%	120.24%	0.00%
COMM TOTAL	6	4	50.00%	\$1,207,040	\$200,047	503.38%	98.63%	88.89%
GRAND TOTAL	169	167	1.20%	\$106,587,409	\$99,483,213	7.14%	96.89%	97.08%

* Excludes lakefront and acreage.

** Inclusive of Hospitality/Resort, industrial, Mixed use, office retail, services and specialty property subtypes

***Excludes residential land

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Kamloops and District Statistics -- February 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	24	15	60.00%	\$25,637,095	\$14,030,761	82.72%	92.96%	93.00%
Duplex	23	13	76.92%	\$13,274,800	\$7,862,500	68.84%	97.54%	97.25%
Mobile Home	32	21	52.38%	\$8,375,300	\$5,029,000	66.54%	95.56%	94.54%
Recreational	1	1	0.00%	\$325,000	\$225,700	44.00%	93.12%	100.00%
Single Family*	127	148	-14.19%	\$88,983,574	\$99,440,433	-10.52%	97.76%	97.21%
Single Family Lakefront	3	2	50.00%	\$2,242,000	\$815,000	175.09%	99.70%	93.80%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	46	31	48.39%	\$16,876,200	\$12,041,300	40.15%	97.10%	97.98%
Townhouse	43	47	-8.51%	\$25,217,625	\$26,429,100	-4.58%	98.32%	97.84%
Residential Total	299	278	7.55%	\$180,931,594	\$165,873,794	9.08%	96.96%	96.90%
FARMS	0	2	-100.00%	\$0	\$3,260,000	-100.00%	0.00%	97.20%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	4	9	-55.56%	\$685,000	\$2,729,000	-74.90%	87.60%	92.62%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	6	5	20.00%	\$1,469,860	\$1,377,900	6.67%	95.60%	92.93%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	10	14	-28.57%	\$2,154,860	\$4,106,900	-47.53%	92.90%	92.72%
Business	1	2	-50.00%	\$310,000	\$875,000	-64.57%	95.38%	87.50%
Commercial**	8	7	14.29%	\$9,055,783	\$1,470,080	516.01%	91.18%	94.84%
Land***	1	0	0.00%	\$60,000	\$0	0.00%	120.24%	0.00%
COMM TOTAL	10	9	11.11%	\$9,425,783	\$2,345,080	301.94%	91.45%	91.96%
GRAND TOTAL	319	303	5.28%	\$192,512,237	\$175,585,774	9.64%	96.63%	96.73%

* Excludes lakefront and acreage.

** Inclusive of Hospitality/Resort, industrial, Mixed use, office retail, services and specialty property subtypes

***Excludes residential land

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Kamloops and District Statistics -- February 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	\$1,139,706	\$873,938	30.41%	\$900,000	\$715,000	25.87%	146	151	-2.90%
Duplex	\$590,093	\$588,122	0.34%	\$602,450	\$540,000	11.56%	37	44	-14.23%
Mobile Home	\$276,480	\$208,792	32.42%	\$258,000	\$178,750	44.34%	74	94	-21.14%
Recreational	\$0	\$225,700	-100.00%	\$0	\$225,700	-100.00%	0	5	-100.00%
Single Family*	\$734,191	\$705,458	4.07%	\$681,750	\$630,900	8.06%	55	58	-5.82%
Single Family LF	\$608,500	\$407,500	49.33%	\$608,500	\$407,500	49.33%	113	118	-3.83%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$365,091	\$412,853	-11.57%	\$375,450	\$397,000	-5.43%	62	49	28.32%
Townhouse	\$670,317	\$591,475	13.33%	\$570,000	\$565,000	0.88%	72	65	11.19%
Residential Total	\$654,688	\$613,615	6.69%	\$590,000	\$601,000	-1.83%	68	68	0.23%
FARMS	\$0	\$2,135,000	-100.00%	\$0	\$2,135,000	-100.00%	0	126	-100.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$212,500	\$272,000	-21.88%	\$212,500	\$150,000	41.67%	192	142	35.40%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$430,000	\$338,950	26.86%	\$430,000	\$338,950	26.86%	193	150	28.67%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$321,250	\$291,129	10.35%	\$252,500	\$150,000	68.33%	193	144	33.55%
Business	\$310,000	\$200,000	55.00%	\$310,000	\$200,000	55.00%	126	124	1.61%
Commercial**	\$209,260	\$16,335,602.05%		\$118,512	\$15,789,983.17%		122	36	238.19%
Land***	\$60,000	\$0	0.00%	\$60,000	\$0	0.00%	138	0	0.00%
COMM TOTAL	\$201,173	\$50,012	302.25%	\$148,500	\$17,899,900.00%		125	58	115.80%
GRAND TOTAL	\$630,695	\$595,708	5.87%	\$585,000	\$575,000	1.74%	73	71	2.56%

* Excludes lakefront and acreage.

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***Excludes residential land

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Kamloops and District Statistics -- February 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	\$1,068,212	\$935,384	14.20%	\$922,500	\$865,000	6.65%	130	141	-7.83%
Duplex	\$577,165	\$604,808	-4.57%	\$598,000	\$539,000	10.95%	49	60	-17.59%
Mobile Home	\$261,728	\$239,476	9.29%	\$226,250	\$230,000	-1.63%	74	80	-6.68%
Recreational	\$325,000	\$225,700	44.00%	\$325,000	\$225,700	44.00%	25	5	400.00%
Single Family*	\$700,658	\$671,895	4.28%	\$660,000	\$635,000	3.94%	62	60	2.54%
Single Family LF	\$747,333	\$407,500	83.39%	\$742,000	\$407,500	82.09%	131	118	11.77%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$366,874	\$388,429	-5.55%	\$363,000	\$380,000	-4.47%	85	43	97.69%
Townhouse	\$586,456	\$562,321	4.29%	\$492,500	\$540,000	-8.80%	71	64	11.97%
Residential Total	\$605,122	\$596,668	1.42%	\$567,500	\$575,000	-1.30%	73	65	12.65%
FARMS	\$0	\$1,630,000	-100.00%	\$0	\$1,630,000	-100.00%	0	136	-100.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$171,250	\$303,222	-43.52%	\$142,500	\$210,000	-32.14%	193	130	48.02%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$244,977	\$275,580	-11.11%	\$186,250	\$200,000	-6.88%	111	99	11.39%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$215,486	\$293,350	-26.54%	\$146,250	\$205,000	-28.66%	143	119	20.36%
Business	\$310,000	\$437,500	-29.14%	\$310,000	\$437,500	-29.14%	126	125	1.20%
Commercial**	\$1,131,973	\$210,011	439.01%	\$118,512	\$18	658,302.64%	112	138	-18.95%
Land***	\$60,000	\$0	0.00%	\$60,000	\$0	0.00%	138	0	0.00%
COMM TOTAL	\$942,578	\$260,564	261.74%	\$148,500	\$18	824,900.00%	116	135	-14.16%
GRAND TOTAL	\$603,487	\$579,491	4.14%	\$547,500	\$540,000	1.39%	77	70	9.59%

* Excludes lakefront and acreage.

** Inclusive of Hospitality/Resort, industrial, Mixed use, office retail, services and specialty property subtypes

***Excludes residential land

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