

South Okanagan 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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South Okanagan 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%			

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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%			

South Okanagan Statistics -- February 2025

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

Description	Residential			
	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	115	\$86,786,140	45	\$37,865,950
Last Month	117	\$72,828,889	42	\$33,558,400
This Month Last Year	112	\$67,753,800	49	\$35,529,900
Description	Total Listings Taken		Inventory	
This Month	369		1,534	
Last Month	382		1,477	
This Month Last Year	397		1,458	

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South Okanagan Statistics -- February 2025

Quick Summary Part 2

Condo/Apt

Sales	17
New Listings	56
Current Inventory	272
Sell/Inv. Ratio	6.25%
Days to Sell	191
Average Price	\$639,818
Median Price	\$485,000

Condo/Townhouse

Sales	15
New Listings	34
Current Inventory	126
Sell/Inv. Ratio	11.90%
Days to Sell	46
Average Price	\$537,927
Median Price	\$574,900

Single Family (Excluding lakefront and acreages)

Sales	45
New Listings	143
Current Inventory	454
Sell/Inv. Ratio	9.91%
Days to Sell	80
Average Price	\$841,466
Median Price	\$800,000

Ratio of Sales vs Inventory	9.04%
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South Okanagan 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 = South Okanagan									
Acreage/House	21	26	-19.23%	45	38	18.42	112	107	4.67
Duplex	18	21	-14.29%	38	45	-15.56	50	74	-32.43
Mobile Home	19	25	-24.00%	39	35	11.43	69	43	60.47
Recreational	0	3	-100.00%	0	3	-100.00		67	-100.00
Single Family*	143	132	8.33%	279	218	27.98	454	415	9.40
Single Family Lakefront	7	6	16.67%	11	8	37.50	23	17	35.29
3/4-Plex	0	1	-100.00%	2	3	-33.33	5	6	-16.67
Timeshare	0	0	0.00%	0	0	0.00		1	-100.00
Apartment	56	60	-6.67%	123	106	16.04	272	217	25.35
Townhouse	34	47	-27.66%	73	73	0.00	126	126	0.00
Residential Total	298	321	-7.17%	610	529	15.31%	1,111	1,073	3.54
FARMS	10	7	42.86%	18	11	63.64	46	51	-9.80
MULTIFAMILY	1	1	0.00%	3	5	-40.00	8	12	-33.33
Residential Acreage	8	10	-20.00%	16	15	6.67	48	49	-2.04
Residential Acreage Lakefront	0	0	0.00%	0	0	0.00			0.00
Residential Lot	25	22	13.64%	52	33	57.58	140	116	20.69
Residential Lot Lakefront	2	2	0.00%	2	2	0.00	6	4	50.00
Residential Lots	35	34	2.94%	70	50	40.00%	194	169	14.79
Business	3	2	50.00%	6	7	-14.29	21	21	0.00
Commercial**	18	28	-35.71%	33	47	-29.79	131	120	9.17
Land***	4	4	0.00%	11	5	120.00	23	12	91.67
COMM TOTAL	4	4	0.00%	11	5	120.00%	0	0	0.00
GRAND TOTAL	369	397	-7.05%	751	654	14.83%	1,534	1,458	5.21

* 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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South Okanagan 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 = South Okanagan								
Acreage/House	5	1	400.00%	\$4,851,438	\$730,000	564.58%	96.32%	100.69%
Duplex	5	9	-44.44%	\$3,212,000	\$5,949,000	-46.01%	95.68%	98.92%
Mobile Home	12	8	50.00%	\$3,093,900	\$1,958,400	57.98%	95.78%	95.23%
Recreational	0	1	-100.00%	\$0	\$173,000	-100.00%	0.00%	91.10%
Single Family*	45	49	-8.16%	\$37,865,950	\$35,529,900	6.57%	97.07%	97.11%
Single Family Lakefront	1	1	0.00%	\$1,970,000	\$1,550,000	27.10%	89.55%	94.00%
3/4-Plex	1	0	0.00%	\$492,000	\$0	0.00%	98.42%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	17	19	-10.53%	\$10,876,900	\$7,923,500	37.27%	95.65%	95.96%
Townhouse	15	15	0.00%	\$8,068,900	\$7,450,000	8.31%	98.04%	97.03%
Residential Total	101	103	-1.94%	\$70,431,088	\$61,263,800	14.96%	96.57%	97.00%
FARMS	4	1	300.00%	\$7,055,000	\$3,650,000	93.29%	94.41%	96.05%
MULTIFAMILY	1	0	0.00%	\$1,150,000	\$0	0.00%	95.83%	0.00%
Residential Acreage	1	0	0.00%	\$1,015,000	\$0	0.00%	88.26%	0.00%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	4	3	33.33%	\$834,999	\$655,000	27.48%	94.91%	95.62%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	5	3	66.67%	\$1,849,999	\$655,000	182.44%	91.14%	95.62%
Business	0	2	-100.00%	\$0	\$280,000	-100.00%	0.00%	82.60%
Commercial**	4	2	100.00%	\$6,300,053	\$640,000	884.38%	84.00%	89.64%
Land***	0	1	-100.00%	\$0	\$1,265,000	-100.00%	0.00%	64.87%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	115	112	2.68%	\$86,786,140	\$67,753,800	28.09%	95.23%	95.91%

* 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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South Okanagan 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 = South Okanagan								
Acreage/House	12	6	100.00%	\$14,289,388	\$8,813,000	62.14%	95.61%	94.68%
Duplex	10	12	-16.67%	\$6,332,000	\$7,774,000	-18.55%	95.94%	98.28%
Mobile Home	20	12	66.67%	\$5,222,900	\$2,787,900	87.34%	94.91%	95.17%
Recreational	0	2	-100.00%	\$0	\$225,500	-100.00%	0.00%	90.60%
Single Family*	87	75	16.00%	\$71,424,350	\$53,039,450	34.66%	96.43%	96.70%
Single Family Lakefront	3	2	50.00%	\$4,380,000	\$4,812,500	-8.99%	91.27%	89.99%
3/4-Plex	1	0	0.00%	\$492,000	\$0	0.00%	98.42%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	42	30	40.00%	\$20,076,700	\$12,466,500	61.05%	96.41%	96.93%
Townhouse	31	24	29.17%	\$15,099,800	\$10,824,900	39.49%	97.75%	97.04%
Residential Total	206	163	26.38%	\$137,317,138	\$100,743,750	36.30%	96.24%	96.30%
FARMS	5	1	400.00%	\$8,830,000	\$3,650,000	141.92%	90.37%	96.05%
MULTIFAMILY	1	0	0.00%	\$1,150,000	\$0	0.00%	95.83%	0.00%
Residential Acreage	3	3	0.00%	\$1,631,011	\$1,027,000	58.81%	91.12%	79.80%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	6	5	20.00%	\$1,506,999	\$923,000	63.27%	95.76%	95.08%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	9	8	12.50%	\$3,138,010	\$1,950,000	60.92%	93.29%	86.37%
Business	0	5	-100.00%	\$0	\$1,365,000	-100.00%	0.00%	81.64%
Commercial**	11	5	120.00%	\$9,179,881	\$5,500,000	66.91%	86.74%	88.28%
Land***	0	2	-100.00%	\$0	\$1,577,500	-100.00%	0.00%	68.89%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	232	184	26.09%	\$159,615,029	\$114,786,250	39.05%	95.23%	94.97%

* 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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South Okanagan 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 = South Okanagan									
Acreage/House	\$970,288	\$730,000	32.92%	\$997,438	\$730,000	36.64%	125	7	1,680.00%
Duplex	\$642,400	\$661,000	-2.81%	\$665,000	\$649,000	2.47%	36	53	-32.36%
Mobile Home	\$257,825	\$244,800	5.32%	\$206,250	\$220,500	-6.46%	89	91	-1.92%
Recreational	\$0	\$173,000	-100.00%	\$0	\$173,000	-100.00%	0	505	-100.00%
Single Family*	\$841,466	\$725,100	16.05%	\$800,000	\$689,000	16.11%	80	71	11.44%
Single Family LF	\$1,970,000	\$1,550,000	27.10%	\$1,970,000	\$1,550,000	27.10%	58	155	-62.58%
3/4-Plex	\$492,000	\$0	0.00%	\$492,000	\$0	0.00%	150	0	0.00%
Timeshare	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$639,818	\$417,026	53.42%	\$485,000	\$400,000	21.25%	191	86	122.78%
Townhouse	\$537,927	\$496,667	8.31%	\$574,900	\$480,000	19.77%	46	66	-29.31%
Residential Total	\$697,338	\$594,794	17.24%	\$635,000	\$580,000	9.48%	95	78	22.67%
FARMS	\$1,763,750	\$3,650,000	-51.68%	\$1,600,000	\$3,650,000	-56.16%	104	0	0.00%
MULTIFAMILY	\$1,150,000	\$0	0.00%	\$1,150,000	\$0	0.00%	28	0	0.00%
Res Acreage	\$1,015,000	\$0	0.00%	\$1,015,000	\$0	0.00%	42	0	0.00%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$208,750	\$218,333	-4.39%	\$197,500	\$235,000	-15.96%	86	97	-12.16%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$370,000	\$218,333	69.47%	\$299,999	\$235,000	27.66%	77	97	-21.10%
Business	\$0	\$140,000	-100.00%	\$0	\$140,000	-100.00%	0	219	-100.00%
Commercial**	\$1,575,013	\$320,000	392.19%	\$19	\$320,000	-99.99%	138	73	89.66%
Land***	\$0	\$1,265,000	-100.00%	\$0	\$1,265,000	-100.00%	0	264	-100.00%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$754,662	\$604,945	24.75%	\$635,000	\$561,750	13.04%	96	82	17.21%

* 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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South Okanagan 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 = South Okanagan									
Acreage/House	\$1,190,782	\$1,468,833	-18.93%	\$1,032,694	\$856,500	20.57%	73	131	-43.93%
Duplex	\$633,200	\$647,833	-2.26%	\$590,000	\$649,000	-9.09%	60	71	-15.72%
Mobile Home	\$261,145	\$232,325	12.41%	\$220,000	\$220,500	-0.23%	100	97	3.00%
Recreational	\$0	\$112,750	-100.00%	\$0	\$112,750	-100.00%	0	388	-100.00%
Single Family*	\$820,970	\$707,193	16.09%	\$795,000	\$688,200	15.52%	92	81	13.94%
Single Family LF	\$1,460,000	\$2,406,250	-39.32%	\$1,320,000	\$2,406,250	-45.14%	97	210	-53.81%
3/4-Plex	\$492,000	\$0	0.00%	\$492,000	\$0	0.00%	150	0	0.00%
Timeshare	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$478,017	\$415,550	15.03%	\$372,500	\$412,500	-9.70%	145	119	21.75%
Townhouse	\$487,090	\$451,038	7.99%	\$438,000	\$400,000	9.50%	83	96	-13.85%
Residential Total	\$666,588	\$618,060	7.85%	\$601,000	\$555,000	8.29%	100	98	2.19%
FARMS	\$1,766,000	\$3,650,000	-51.62%	\$1,775,000	\$3,650,000	-51.37%	93	0	0.00%
MULTIFAMILY	\$1,150,000	\$0	0.00%	\$1,150,000	\$0	0.00%	28	0	0.00%
Res Acreage	\$543,670	\$342,333	58.81%	\$356,011	\$272,000	30.89%	195	106	84.54%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$251,167	\$184,600	36.06%	\$278,500	\$180,000	54.72%	102	114	-9.92%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$348,668	\$243,750	43.04%	\$299,999	\$220,000	36.36%	133	111	20.43%
Business	\$0	\$273,000	-100.00%	\$0	\$250,000	-100.00%	0	140	-100.00%
Commercial**	\$834,535	\$1,100,000	-24.13%	\$14,795	\$380,000	-96.11%	128	144	-10.67%
Land***	\$0	\$788,750	-100.00%	\$0	\$788,750	-100.00%	0	171	-100.00%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$687,996	\$623,838	10.28%	\$592,500	\$535,500	10.64%	102	101	1.08%

* 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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