

Kootenay Monthly Statistics

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

March 2025

Report generated at midnight on 04/01/2025. Entries after 04/01/2025 will continue to be incorporated into the system and reflected in the updated statistics on the web portal.

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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	1,335	1,402	-4.78%	3,418	3,133	9.10%
2 Units Sold	370	334	10.78%	948	820	15.61%
3 Sales Volume	\$320,034,845	\$256,567,954	24.74%	\$796,316,750	\$613,289,909	29.84%
4 List/Sell Ratio	95.77%	97.03%		95.10%	96.19%	
5 Days to Sell	66	63	4.82%	76	70	9.52%
6 Active Listings	3,932	3,372	16.61%			
Area = North Okanagan						
1 Units Listed	465	373	24.66%	1,017	864	17.71%
2 Units Sold	138	105	31.43%	354	286	23.78%
3 Sales Volume	\$88,854,235	\$69,324,279	28.17%	\$225,094,277	\$178,925,865	25.80%
4 List/Sell Ratio	97.00%	96.88%		96.59%	94.77%	
5 Days to Sell	70	80	-12.24%	90	87	3.31%
6 Active Listings	1,297	1,220	6.31%			
Area = Shuswap / Revelstoke						
1 Units Listed	311	318	-2.20%	617	617	
2 Units Sold	78	74	5.41%	190	184	3.26%
3 Sales Volume	\$47,887,785	\$48,808,863	-1.89%	\$109,003,685	\$118,349,579	-7.90%
4 List/Sell Ratio	95.64%	92.08%		95.40%	93.32%	
5 Days to Sell	89	74	20.49%	102	100	1.42%
6 Active Listings	858	815	5.28%			
Area = South Okanagan						
1 Units Listed	542	533	1.69%	1,293	1,187	8.93%
2 Units Sold	160	121	32.23%	391	305	28.20%
3 Sales Volume	\$104,073,734	\$69,416,745	49.93%	\$263,407,263	\$184,202,995	43.00%
4 List/Sell Ratio	95.42%	95.89%		95.30%	95.32%	
5 Days to Sell	78	84	-6.59%	92	94	-1.80%
6 Active Listings	1,715	1,694	1.24%			
Area = South Peace River						
1 Units Listed	76	52	46.15%	199	172	15.70%
2 Units Sold	33	25	32.00%	84	79	6.33%
3 Sales Volume	\$10,649,700	\$7,642,900	39.34%	\$25,222,550	\$22,027,598	14.50%
4 List/Sell Ratio	97.35%	95.91%		96.63%	94.73%	
5 Days to Sell	92	109	-15.43%	103	147	-29.65%
6 Active Listings	333	356	-6.46%			
Area = Kamloops and District						
1 Units Listed	565	511	10.57%	1,440	1,352	6.51%
2 Units Sold	196	214	-8.41%	515	518	-0.58%
3 Sales Volume	\$111,379,443	\$121,414,165	-8.26%	\$303,891,680	\$296,999,971	2.32%
4 List/Sell Ratio	97.09%	97.02%		96.80%	96.85%	
5 Days to Sell	70	54	30.46%	74	64	16.17%
6 Active Listings	1,731	1	3,000.00%			
Area = Kootenay						
1 Units Listed	671	602	11.46%	1,553	1,400	10.93%
2 Units Sold	290	282	2.84%	725	609	19.05%
3 Sales Volume	\$161,587,153	\$141,712,676	14.02%	\$379,722,108	\$288,903,667	31.44%
4 List/Sell Ratio	96.22%	96.05%		96.31%	96.24%	
5 Days to Sell	101	86	17.80%	106	95	12.00%
6 Active Listings	2,309	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	3,965	3,791	4.59%	9,537	8,725	9.31%
2 Units Sold	1,265	1,155	9.52%	3,207	2,801	14.49%
3 Sales Volume	\$844,466,895	\$714,887,581	18.13%	\$2,102,658,312	\$1,702,699,585	23.49%
4 List/Sell Ratio	96.12%	96.34%		95.78%	95.84%	
5 Days to Sell	79	72	9.04%	88	83	6.91%
6 Active Listings	12,175	7,458	63.25%			

Kootenay Statistics -- March 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	290	\$161,587,153	145	\$90,262,775
Last Month	238	\$122,106,087	112	\$63,706,887
This Month Last Year	282	\$141,712,676	130	\$81,522,577
Description	Total Listings Taken	Inventory		
This Month	671	2,309		
Last Month	488	2,098		
This Month Last Year	602	0		

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Kootenay Statistics -- March 2025

Quick Summary Part 2

Condo/Apt

Sales	32
New Listings	43
Current Inventory	175
Sell/Inv. Ratio	18.29%
Days to Sell	71
Average Price	\$328,355
Median Price	\$277,250

Condo/Townhouse

Sales	20
New Listings	24
Current Inventory	107
Sell/Inv. Ratio	18.69%
Days to Sell	105
Average Price	\$482,406
Median Price	\$437,500

Single Family (Excluding lakefront and acreages)

Sales	145
New Listings	278
Current Inventory	652
Sell/Inv. Ratio	22.24%
Days to Sell	80
Average Price	\$622,502
Median Price	\$590,750

Ratio of Sales vs Inventory	21.09%
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Kootenay Statistics -- March 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 = Kootenay									
Acreage/House	58	57	1.75%	139	133	4.51	242		0.00
Duplex	14	10	40.00%	37	31	19.35	44		0.00
Mobile Home	48	45	6.67%	98	93	5.38	114		0.00
Recreational	0	0	0.00%	0	3	-100.00			0.00
Single Family*	278	223	24.66%	611	518	17.95	652		0.00
Single Family Lakefront	12	12	0.00%	25	16	56.25	32		0.00
3/4-Plex	2	4	-50.00%	5	5	0.00	10		0.00
Apartment	43	75	-42.67%	138	157	-12.10	175		0.00
Townhouse	24	24	0.00%	80	85	-5.88	107		0.00
Residential Total	479	450	6.44%	1,133	1,041	8.84%	1,376	0	0.00
FARMS	2	0	0.00%	7	3	133.33	13		0.00
MULTIFAMILY	2	2	0.00%	3	3	0.00	7		0.00
Residential Acreage	46	41	12.20%	99	83	19.28	208		0.00
Residential Acreage Lakefront	2	3	-33.33%	4	8	-50.00	14		0.00
Residential Lot	97	68	42.65%	190	149	27.52	409		0.00
Residential Lot Lakefront	6	5	20.00%	9	7	28.57	16		0.00
Residential Lots	151	117	29.06%	302	247	22.27%	647	0	0.00
Business	5	6	-16.67%	13	18	-27.78	40		0.00
Commercial**	24	20	20.00%	78	64	21.88	163		0.00
Land***	8	4	100.00%	17	17	0.00	62		0.00
COMM TOTAL	8	4	100.00%	17	17	0.00%	0	0	0.00
GRAND TOTAL	671	599	12.02%	1,553	1,393	11.49%	2,308	0	

* 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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Kootenay Statistics -- March 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 = Kootenay								
Acreage/House	23	19	21.05%	\$19,473,400	\$13,936,000	39.73%	96.29%	95.88%
Duplex	11	12	-8.33%	\$6,371,100	\$5,342,000	19.26%	98.63%	85.97%
Mobile Home	16	24	-33.33%	\$5,983,400	\$6,539,200	-8.50%	97.84%	96.17%
Recreational	0	1	-100.00%	\$0	\$375,000	-100.00%	0.00%	93.98%
Single Family*	145	130	11.54%	\$90,262,775	\$81,522,577	10.72%	97.11%	97.29%
Single Family Lakefront	3	5	-40.00%	\$3,235,000	\$3,442,100	-6.02%	94.04%	101.09%
3/4-Plex	1	0	0.00%	\$705,000	\$0	0.00%	94.13%	0.00%
Apartment	32	31	3.23%	\$10,507,350	\$9,492,900	10.69%	97.50%	92.41%
Townhouse	20	17	17.65%	\$9,648,120	\$9,736,400	-0.91%	97.93%	98.13%
Residential Total	251	239	5.02%	\$146,186,145	\$130,386,177	12.12%	97.09%	96.34%
FARMS	1	0	0.00%	\$1,188,000	\$0	0.00%	93.18%	0.00%
MULTIFAMILY	3	0	0.00%	\$3,080,000	\$0	0.00%	88.66%	0.00%
Residential Acreage	11	10	10.00%	\$4,778,000	\$2,574,999	85.55%	84.46%	92.76%
Residential Acreage Lakefront	1	0	0.00%	\$1,700,000	\$0	0.00%	85.00%	0.00%
Residential Lot	17	25	-32.00%	\$2,966,000	\$3,854,000	-23.04%	93.60%	91.23%
Residential Lot Lakefront	2	0	0.00%	\$1,060,000	\$0	0.00%	92.26%	0.00%
Residential Lots	31	35	-11.43%	\$10,504,000	\$6,428,999	63.38%	87.72%	91.84%
Business	2	0	0.00%	\$339,000	\$0	0.00%	94.46%	0.00%
Commercial**	2	7	-71.43%	\$290,008	\$4,187,500	-93.07%	100.00%	93.89%
Land***	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	290	281	3.20%	\$161,587,153	\$141,002,676	14.60%	96.22%	96.05%

* 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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Kootenay Statistics -- March 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 = Kootenay								
Acreage/House	58	39	48.72%	\$49,559,649	\$29,265,500	69.34%	95.46%	94.33%
Duplex	26	21	23.81%	\$14,920,500	\$9,233,688	61.59%	98.74%	90.86%
Mobile Home	55	53	3.77%	\$18,561,980	\$16,198,141	14.59%	96.76%	95.55%
Recreational	0	1	-100.00%	\$0	\$375,000	-100.00%	0.00%	93.98%
Single Family*	340	265	28.30%	\$199,716,365	\$157,959,927	26.43%	97.08%	97.38%
Single Family Lakefront	9	5	80.00%	\$10,143,100	\$3,442,100	194.68%	93.11%	101.09%
3/4-Plex	4	0	0.00%	\$1,648,400	\$0	0.00%	97.09%	0.00%
Apartment	77	91	-15.38%	\$24,993,776	\$27,457,700	-8.97%	97.41%	95.70%
Townhouse	53	40	32.50%	\$22,481,715	\$18,117,400	24.09%	98.37%	97.97%
Residential Total	622	515	20.78%	\$342,025,484	\$262,049,456	30.52%	96.88%	96.58%
FARMS	2	0	0.00%	\$2,067,000	\$0	0.00%	95.52%	0.00%
MULTIFAMILY	4	0	0.00%	\$3,122,000	\$0	0.00%	88.72%	0.00%
Residential Acreage	28	30	-6.67%	\$10,362,000	\$8,573,899	20.86%	88.48%	90.54%
Residential Acreage Lakefront	2	0	0.00%	\$2,000,000	\$0	0.00%	85.15%	0.00%
Residential Lot	47	44	6.82%	\$8,385,576	\$7,738,900	8.36%	94.13%	92.00%
Residential Lot Lakefront	3	1	200.00%	\$1,200,000	\$445,500	169.36%	91.33%	94.99%
Residential Lots	80	75	6.67%	\$21,947,576	\$16,758,299	30.97%	90.39%	91.32%
Business	3	0	0.00%	\$374,000	\$0	0.00%	94.95%	0.00%
Commercial**	13	14	-7.14%	\$9,866,048	\$8,625,107	14.39%	93.60%	96.56%
Land***	1	0	0.00%	\$320,000	\$0	0.00%	97.26%	0.00%
COMM TOTAL	1	0	0.00%	\$320,000	\$0	0.00%	97.26%	0.00%
GRAND TOTAL	725	604	20.03%	\$379,722,108	\$287,432,862	32.11%	96.31%	96.25%

* 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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Kootenay Statistics -- March 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 = Kootenay									
Acreage/House	\$846,670	\$733,474	15.43%	\$747,000	\$620,000	20.48%	147	112	31.32%
Duplex	\$579,191	\$445,167	30.11%	\$492,500	\$421,500	16.84%	55	65	-16.08%
Mobile Home	\$373,963	\$272,467	37.25%	\$363,500	\$241,500	50.52%	87	64	35.39%
Recreational	\$0	\$375,000	-100.00%	\$0	\$375,000	-100.00%	0	40	-100.00%
Single Family*	\$622,502	\$627,097	-0.73%	\$590,750	\$567,500	4.10%	80	81	-1.31%
Single Family LF	\$1,078,333	\$688,420	56.64%	\$985,000	\$515,000	91.26%	122	49	146.29%
3/4-Plex	\$705,000	\$0	0.00%	\$705,000	\$0	0.00%	183	0	0.00%
Apartment	\$328,355	\$306,223	7.23%	\$277,250	\$272,000	1.93%	71	68	3.77%
Townhouse	\$482,406	\$572,729	-15.77%	\$437,500	\$465,000	-5.91%	105	71	48.33%
Residential Total	\$582,415	\$545,549	6.76%	\$560,900	\$510,000	9.98%	87	78	12.07%
FARMS	\$1,188,000	\$0	0.00%	\$1,188,000	\$0	0.00%	74	0	0.00%
MULTIFAMILY	\$1,026,667	\$0	0.00%	\$1,000,000	\$0	0.00%	242	0	0.00%
Res Acreage	\$434,364	\$257,500	68.68%	\$280,000	\$208,000	34.62%	239	178	33.97%
Res Acreage LF	\$1,700,000	\$0	0.00%	\$1,700,000	\$0	0.00%	276	0	0.00%
Res Lot	\$174,471	\$154,160	13.18%	\$142,000	\$150,000	-5.33%	192	120	60.20%
Res Lot LF	\$530,000	\$0	0.00%	\$530,000	\$0	0.00%	16	0	0.00%
Residential Lots	\$338,839	\$183,686	84.47%	\$190,000	\$150,000	26.67%	200	137	46.41%
Business	\$169,500	\$0	0.00%	\$169,500	\$0	0.00%	113	0	0.00%
Commercial**	\$145,004	\$598,214	-75.76%	\$145,004	\$545,000	-73.39%	153	97	58.20%
Land***	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$557,197	\$501,789	11.04%	\$530,000	\$465,000	13.98%	101	85	18.51%

* 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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Kootenay Statistics -- March 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 = Kootenay									
Acreage/House	\$854,477	\$750,397	13.87%	\$793,000	\$675,000	17.48%	159	140	13.97%
Duplex	\$573,865	\$439,699	30.51%	\$508,750	\$399,500	27.35%	77	69	12.40%
Mobile Home	\$337,491	\$305,625	10.43%	\$290,000	\$255,000	13.73%	99	82	20.80%
Recreational	\$0	\$375,000	-100.00%	\$0	\$375,000	-100.00%	0	40	-100.00%
Single Family*	\$587,401	\$596,075	-1.46%	\$550,000	\$550,000	0.00%	90	82	9.21%
Single Family LF	\$1,127,011	\$688,420	63.71%	\$985,000	\$515,000	91.26%	62	49	25.28%
3/4-Plex	\$412,100	\$0	0.00%	\$339,000	\$0	0.00%	64	0	0.00%
Apartment	\$324,594	\$301,733	7.58%	\$277,000	\$272,000	1.84%	74	77	-3.79%
Townhouse	\$424,183	\$452,935	-6.35%	\$354,000	\$412,500	-14.18%	106	78	35.17%
Residential Total	\$549,880	\$508,834	8.07%	\$520,000	\$470,000	10.64%	95	84	13.11%
FARMS	\$1,033,500	\$0	0.00%	\$1,033,500	\$0	0.00%	102	0	0.00%
MULTIFAMILY	\$780,500	\$0	0.00%	\$925,000	\$0	0.00%	185	0	0.00%
Res Acreage	\$370,071	\$285,797	29.49%	\$277,500	\$222,950	24.47%	207	173	19.98%
Res Acreage LF	\$1,000,000	\$0	0.00%	\$1,000,000	\$0	0.00%	241	0	0.00%
Res Lot	\$178,417	\$175,884	1.44%	\$140,000	\$147,500	-5.08%	191	149	28.21%
Res Lot LF	\$400,000	\$445,500	-10.21%	\$500,000	\$445,500	12.23%	28	137	-79.32%
Residential Lots	\$274,345	\$223,444	22.78%	\$169,500	\$170,000	-0.29%	191	158	21.16%
Business	\$124,667	\$0	0.00%	\$99,000	\$0	0.00%	92	0	0.00%
Commercial**	\$758,927	\$616,079	23.19%	\$499,000	\$511,500	-2.44%	89	124	-27.94%
Land***	\$320,000	\$0	0.00%	\$320,000	\$0	0.00%	16	0	0.00%
COMM TOTAL	\$320,000	\$0	0.00%	\$320,000	\$0	0.00%	16	0	0.00%
GRAND TOTAL	\$523,755	\$475,882	10.06%	\$485,000	\$440,000	10.23%	106	94	12.58%

* 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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