

South Okanagan 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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South Okanagan Statistics -- March 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	1,335	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%			

South Okanagan Statistics -- March 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	160	\$104,073,734	69	\$49,562,628
Last Month	114	\$86,504,640	45	\$37,865,950
This Month Last Year	121	\$69,416,745	46	\$34,806,900
Description	Total Listings Taken	Inventory		
This Month	542	1,715		
Last Month	369	1,534		
This Month Last Year	533	1,694		

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South Okanagan Statistics -- March 2025

Quick Summary Part 2

Condo/Apt

Sales	20
New Listings	91
Current Inventory	320
Sell/Inv. Ratio	6.25%
Days to Sell	106
Average Price	\$443,995
Median Price	\$417,000

Condo/Townhouse

Sales	21
New Listings	51
Current Inventory	141
Sell/Inv. Ratio	14.89%
Days to Sell	81
Average Price	\$480,011
Median Price	\$405,000

Single Family (Excluding lakefront and acreages)

Sales	69
New Listings	195
Current Inventory	511
Sell/Inv. Ratio	13.50%
Days to Sell	72
Average Price	\$718,299
Median Price	\$675,000

Ratio of Sales vs Inventory	11.32%
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South Okanagan 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 = South Okanagan									
Acreage/House	44	34	29.41%	89	72	23.61	133	127	4.72
Duplex	17	15	13.33%	55	60	-8.33	46	73	-36.99
Mobile Home	34	23	47.83%	74	58	27.59	85	44	93.18
Recreational	0	3	-100.00%	0	6	-100.00		77	-100.00
Single Family*	195	236	-17.37%	473	454	4.19	511	540	-5.37
Single Family Lakefront	18	12	50.00%	29	20	45.00	33	22	50.00
3/4-Plex	1	2	-50.00%	3	5	-40.00	4	8	-50.00
Timeshare	0	0	0.00%	0	0	0.00		3	-100.00
Apartment	91	64	42.19%	213	170	25.29	320	228	40.35
Townhouse	51	54	-5.56%	125	127	-1.57	141	144	-2.08
Residential Total	451	443	1.81%	1,061	972	9.16%	1,273	1,266	0.55
FARMS	20	17	17.65%	38	28	35.71	51	57	-10.53
MULTIFAMILY	0	1	-100.00%	3	6	-50.00	7	13	-46.15
Residential Acreage	5	9	-44.44%	21	24	-12.50	47	48	-2.08
Residential Acreage Lakefront	0	0	0.00%	0	0	0.00			0.00
Residential Lot	35	31	12.90%	87	64	35.94	155	136	13.97
Residential Lot Lakefront	3	2	50.00%	5	4	25.00	8	5	60.00
Residential Lots	43	42	2.38%	113	92	22.83%	210	189	11.11
Business	5	4	25.00%	11	11	0.00	21	24	-12.50
Commercial**	18	22	-18.18%	51	69	-26.09	130	128	1.56
Land***	5	4	25.00%	16	9	77.78	23	17	35.29
COMM TOTAL	5	4	25.00%	16	9	77.78%	0	0	0.00
GRAND TOTAL	542	533	1.69%	1,293	1,187	8.93%	1,715	1,694	1.24

* 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 -- 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 = South Okanagan								
Acreage/House	6	4	50.00%	\$8,625,000	\$4,138,000	108.43%	92.55%	88.52%
Duplex	12	6	100.00%	\$6,339,149	\$4,297,500	47.51%	98.90%	95.69%
Mobile Home	9	15	-40.00%	\$2,473,400	\$3,657,200	-32.37%	95.48%	96.00%
Recreational	0	2	-100.00%	\$0	\$284,000	-100.00%	0.00%	90.19%
Single Family*	69	46	50.00%	\$49,562,628	\$34,806,900	42.39%	96.90%	96.46%
Single Family Lakefront	2	0	0.00%	\$2,500,000	\$0	0.00%	93.67%	0.00%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	20	24	-16.67%	\$8,879,900	\$10,427,800	-14.84%	96.15%	96.34%
Townhouse	21	14	50.00%	\$10,080,229	\$6,629,400	52.05%	97.07%	97.72%
Residential Total	139	111	25.23%	\$88,460,306	\$64,240,800	37.70%	96.41%	95.91%
FARMS	4	2	100.00%	\$7,175,000	\$3,247,500	120.94%	83.19%	95.68%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	0	2	-100.00%	\$0	\$655,000	-100.00%	0.00%	96.61%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	9	2	350.00%	\$2,384,900	\$459,000	419.59%	93.90%	92.00%
Residential Lot Lakefront	0	1	-100.00%	\$0	\$170,000	-100.00%	0.00%	89.52%
Residential Lots	9	5	80.00%	\$2,384,900	\$1,284,000	85.74%	93.90%	93.94%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial**	7	3	133.33%	\$4,503,529	\$644,445	598.82%	98.90%	99.23%
Land***	1	0	0.00%	\$1,550,000	\$0	0.00%	96.94%	0.00%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	160	121	32.23%	\$104,073,734	\$69,416,745	49.93%	95.42%	95.89%

* 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 -- 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 = South Okanagan								
Acreage/House	18	10	80.00%	\$22,914,388	\$12,951,000	76.93%	94.43%	92.62%
Duplex	22	18	22.22%	\$12,671,149	\$12,071,500	4.97%	97.40%	97.34%
Mobile Home	29	27	7.41%	\$7,696,300	\$6,445,100	19.41%	95.09%	95.64%
Recreational	0	4	-100.00%	\$0	\$509,500	-100.00%	0.00%	90.37%
Single Family*	156	121	28.93%	\$120,986,978	\$87,846,350	37.73%	96.62%	96.60%
Single Family Lakefront	5	2	150.00%	\$6,880,000	\$4,812,500	42.96%	92.13%	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	62	54	14.81%	\$28,956,600	\$22,894,300	26.48%	96.33%	96.66%
Townhouse	51	38	34.21%	\$24,898,529	\$17,454,300	42.65%	97.48%	97.30%
Residential Total	344	274	25.55%	\$225,495,944	\$164,984,550	36.68%	96.30%	96.15%
FARMS	9	3	200.00%	\$16,005,000	\$6,897,500	132.04%	87.00%	95.88%
MULTIFAMILY	1	0	0.00%	\$1,150,000	\$0	0.00%	95.83%	0.00%
Residential Acreage	3	5	-40.00%	\$1,631,011	\$1,682,000	-3.03%	91.12%	85.60%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	15	7	114.29%	\$3,891,899	\$1,382,000	181.61%	94.61%	94.03%
Residential Lot Lakefront	0	1	-100.00%	\$0	\$170,000	-100.00%	0.00%	89.52%
Residential Lots	18	13	38.46%	\$5,522,910	\$3,234,000	70.78%	93.55%	89.22%
Business	0	5	-100.00%	\$0	\$1,365,000	-100.00%	0.00%	81.64%
Commercial**	18	8	125.00%	\$13,683,409	\$6,144,445	122.70%	90.40%	89.31%
Land***	1	2	-50.00%	\$1,550,000	\$1,577,500	-1.74%	96.94%	68.89%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	391	305	28.20%	\$263,407,263	\$184,202,995	43.00%	95.30%	95.32%

* 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 -- 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 = South Okanagan									
Acreage/House	\$1,437,500	\$1,034,500	38.96%	\$1,367,500	\$995,000	37.44%	95	76	25.22%
Duplex	\$528,262	\$716,250	-26.25%	\$547,000	\$662,500	-17.43%	62	68	-8.33%
Mobile Home	\$274,822	\$243,813	12.72%	\$284,000	\$230,000	23.48%	82	77	6.81%
Recreational	\$0	\$142,000	-100.00%	\$0	\$142,000	-100.00%	0	99	-100.00%
Single Family*	\$718,299	\$756,672	-5.07%	\$675,000	\$747,500	-9.70%	72	63	14.00%
Single Family LF	\$1,250,000	\$0	0.00%	\$1,250,000	\$0	0.00%	82	0	0.00%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Timeshare	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$443,995	\$434,492	2.19%	\$417,000	\$350,000	19.14%	106	104	2.03%
Townhouse	\$480,011	\$473,529	1.37%	\$405,000	\$413,500	-2.06%	81	105	-22.94%
Residential Total	\$636,405	\$578,746	9.96%	\$580,000	\$564,000	2.84%	79	80	-1.49%
FARMS	\$1,793,750	\$1,623,750	10.47%	\$1,787,500	\$1,623,750	10.08%	87	49	76.53%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$0	\$327,500	-100.00%	\$0	\$327,500	-100.00%	0	47	-100.00%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$264,989	\$229,500	15.46%	\$245,000	\$229,500	6.75%	27	207	-86.80%
Res Lot LF	\$0	\$170,000	-100.00%	\$0	\$170,000	-100.00%	0	128	-100.00%
Residential Lots	\$264,989	\$256,800	3.19%	\$245,000	\$285,000	-14.04%	27	127	-78.51%
Business	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Commercial**	\$643,361	\$214,815	199.50%	\$1,500	\$430	248.84%	123	147	-15.84%
Land***	\$1,550,000	\$0	0.00%	\$1,550,000	\$0	0.00%	8	0	0.00%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$650,461	\$573,692	13.38%	\$573,214	\$555,000	3.28%	78	84	-6.59%

* 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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South Okanagan 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 = South Okanagan									
Acreage/House	\$1,273,022	\$1,295,100	-1.70%	\$1,032,694	\$869,000	18.84%	81	109	-25.94%
Duplex	\$575,961	\$670,639	-14.12%	\$547,000	\$649,000	-15.72%	61	70	-12.52%
Mobile Home	\$265,390	\$238,707	11.18%	\$255,000	\$225,000	13.33%	94	86	10.08%
Recreational	\$0	\$127,375	-100.00%	\$0	\$128,500	-100.00%	0	244	-100.00%
Single Family*	\$775,558	\$726,003	6.83%	\$732,250	\$705,000	3.87%	83	74	12.29%
Single Family LF	\$1,376,000	\$2,406,250	-42.82%	\$1,320,000	\$2,406,250	-45.14%	91	210	-56.67%
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	\$467,042	\$423,969	10.16%	\$385,500	\$355,000	8.59%	132	112	17.91%
Townhouse	\$488,206	\$459,324	6.29%	\$438,000	\$400,000	9.50%	83	100	-16.82%
Residential Total	\$655,511	\$602,133	8.86%	\$592,500	\$559,500	5.90%	92	91	1.05%
FARMS	\$1,778,333	\$2,299,167	-22.65%	\$1,775,000	\$2,172,500	-18.30%	90	33	175.51%
MULTIFAMILY	\$1,150,000	\$0	0.00%	\$1,150,000	\$0	0.00%	28	0	0.00%
Res Acreage	\$543,670	\$336,400	61.61%	\$356,011	\$290,000	22.76%	195	82	137.23%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$259,460	\$197,429	31.42%	\$245,000	\$180,000	36.11%	57	140	-59.13%
Res Lot LF	\$0	\$170,000	-100.00%	\$0	\$170,000	-100.00%	0	128	-100.00%
Residential Lots	\$306,828	\$248,769	23.34%	\$258,500	\$235,000	10.00%	80	117	-31.39%
Business	\$0	\$273,000	-100.00%	\$0	\$250,000	-100.00%	0	140	-100.00%
Commercial**	\$760,189	\$768,056	-1.02%	\$1,500	\$280,000	-99.46%	127	145	-12.68%
Land***	\$1,550,000	\$788,750	96.51%	\$1,550,000	\$788,750	96.51%	8	171	-95.32%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$673,676	\$603,944	11.55%	\$579,500	\$542,000	6.92%	92	94	-1.80%

* 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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