

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

Report generated at midnight on 05/01/2025. Entries after 05/01/2025 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 -- April 2025

## Zone Totals

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

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
1 Units Listed	1,397	1,297	7.71%	4,814	4,430	8.67%
2 Units Sold	446	447	-0.22%	1,394	1,267	10.02%
3 Sales Volume	\$355,502,613	\$351,882,470	1.03%	\$1,151,830,813	\$965,172,380	19.34%
4 List/Sell Ratio	97.05%	95.62%		95.70%	95.98%	
5 Days to Sell	62	59	4.53%	72	66	8.66%
6 Active Listings	4,222	3,706	13.92%			
<b>Area = North Okanagan</b>						
1 Units Listed	489	490	-0.20%	1,507	1,354	11.30%
2 Units Sold	164	163	0.61%	518	449	15.37%
3 Sales Volume	\$106,611,044	\$113,827,522	-6.34%	\$331,695,321	\$292,753,387	13.30%
4 List/Sell Ratio	95.14%	89.52%		96.12%	92.66%	
5 Days to Sell	75	82	-8.39%	85	85	0.07%
6 Active Listings	1,488	1,414	5.23%			
<b>Area = Shuswap / Revelstoke</b>						
1 Units Listed	296	408	-27.45%	913	1,025	-10.93%
2 Units Sold	81	100	-19.00%	271	284	-4.58%
3 Sales Volume	\$49,889,215	\$60,107,546	-17.00%	\$158,892,900	\$178,457,125	-10.96%
4 List/Sell Ratio	96.06%	95.09%		95.60%	93.91%	
5 Days to Sell	75	69	8.72%	94	89	4.97%
6 Active Listings	1,007	1,000	0.70%			
<b>Area = South Okanagan</b>						
1 Units Listed	565	546	3.48%	1,858	1,733	7.21%
2 Units Sold	195	163	19.63%	583	468	24.57%
3 Sales Volume	\$137,471,528	\$107,729,892	27.61%	\$396,103,791	\$291,932,886	35.68%
4 List/Sell Ratio	95.59%	96.64%		95.41%	95.80%	
5 Days to Sell	88	86	1.83%	91	91	-0.49%
6 Active Listings	1,916	1,857	3.18%			
<b>Area = South Peace River</b>						
1 Units Listed	93	95	-2.11%	292	267	9.36%
2 Units Sold	40	34	17.65%	124	113	9.73%
3 Sales Volume	\$11,850,750	\$8,602,200	37.76%	\$37,073,300	\$30,629,798	21.04%
4 List/Sell Ratio	97.45%	97.08%		96.89%	95.38%	
5 Days to Sell	89	68	29.87%	99	123	-19.97%
6 Active Listings	367	383	-4.18%			
<b>Area = Kamloops and District</b>						
1 Units Listed	632	628	0.64%	2,072	1,980	4.65%
2 Units Sold	232	241	-3.73%	745	759	-1.84%
3 Sales Volume	\$152,523,164	\$149,882,273	1.76%	\$454,334,844	\$446,882,244	1.67%
4 List/Sell Ratio	97.30%	97.26%		96.97%	96.99%	
5 Days to Sell	63	58	7.46%	71	62	13.61%
6 Active Listings	1,897	1 9,600.00%				
<b>Area = Kootenay</b>						
1 Units Listed	732	770	-4.94%	2,285	2,170	5.30%
2 Units Sold	310	319	-2.82%	1,035	928	11.53%
3 Sales Volume	\$171,862,990	\$171,450,945	0.24%	\$551,585,098	\$460,354,612	19.82%
4 List/Sell Ratio	96.71%	97.19%		96.43%	96.60%	
5 Days to Sell	86	74	16.43%	100	88	14.31%
6 Active Listings	2,570	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	4,204	4,234	-0.71%	13,741	12,959	6.03%
2 Units Sold	1,468	1,467	0.07%	4,670	4,268	9.42%
3 Sales Volume	\$985,711,305	\$963,482,847	2.31%	\$3,081,516,067	\$2,666,182,432	15.58%
4 List/Sell Ratio	96.57%	95.47%		96.03%	95.71%	
5 Days to Sell	73	69	7.02%	84	78	7.51%
6 Active Listings	13,467	8,361	61.07%			

Kamloops and District Statistics -- April 2025

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

<b>Description</b>			<b>Residential</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>	232	\$152,523,164	106	\$76,967,499
<b>Last Month</b>	196	\$111,379,443	78	\$55,187,725
<b>This Month Last Year</b>	241	\$149,882,273	122	\$88,142,725
<b>Description</b>	<b>Total Listings Taken</b>	<b>Inventory</b>		
<b>This Month</b>	632	1,897		
<b>Last Month</b>	565	1,731		
<b>This Month Last Year</b>	628	1		

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Kamloops and District Statistics -- April 2025

## Quick Summary Part 2

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### Condo/Apt

Sales	28
New Listings	55
Current Inventory	171
Sell/Inv. Ratio	16.37%
Days to Sell	67
Average Price	\$370,879
Median Price	\$357,500

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### Condo/Townhouse

Sales	33
New Listings	53
Current Inventory	128
Sell/Inv. Ratio	25.78%
Days to Sell	83
Average Price	\$610,430
Median Price	\$560,000

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### Single Family (Excluding lakefront and acreages)

Sales	106
New Listings	288
Current Inventory	617
Sell/Inv. Ratio	17.18%
Days to Sell	43
Average Price	\$726,108
Median Price	\$682,500

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Ratio of Sales vs Inventory	18.23%
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Kamloops and District Statistics -- April 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 = Kamloops and District</b>									
Acreage/House	44	55	-20.00%	127	167	-23.95	143		0.00
Duplex	29	30	-3.33%	107	106	0.94	67		0.00
Mobile Home	47	28	67.86%	164	103	59.22	121		0.00
Recreational	0	10	-100.00%	0	15	-100.00			0.00
Single Family*	288	267	7.87%	890	839	6.08	617		0.00
Single Family Lakefront	7	17	-58.82%	26	33	-21.21	27		0.00
3/4-Plex	5	1	400.00%	5	5	0.00	9		0.00
Apartment	55	64	-14.06%	222	231	-3.90	171		0.00
Townhouse	53	67	-20.90%	197	192	2.60	128		0.00
Residential Total	528	539	-2.04%	1,738	1,691	2.78%	1,283	0	0.00
FARMS	4	2	100.00%	11	5	120.00	14		0.00
MULTIFAMILY	2	0	0.00%	6	0	0.00	6		0.00
Residential Acreage	12	19	-36.84%	39	52	-25.00	77		0.00
Residential Acreage Lakefront	1	2	-50.00%	4	2	100.00	5		0.00
Residential Lot	37	23	60.87%	125	88	42.05	269		0.00
Residential Lot Lakefront	5	2	150.00%	6	2	200.00	10		0.00
Residential Lots	55	46	19.57%	174	144	20.83%	361	0	0.00
Business	3	8	-62.50%	10	32	-68.75	26	1	2,500.00
Commercial**	37	29	27.59%	123	93	32.26	192		0.00
Land***	3	4	-25.00%	10	15	-33.33	15		0.00
COMM TOTAL	3	4	-25.00%	10	15	-33.33%	0	0	0.00
<b>GRAND TOTAL</b>	<b>632</b>	<b>628</b>	<b>0.64%</b>	<b>2,072</b>	<b>1,980</b>	<b>4.65%</b>	<b>1,897</b>	<b>1</b>	<b>189,600.00</b>

\* 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 -- April 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 = Kamloops and District</b>								
Acreage/House	10	20	-50.00%	\$7,994,900	\$16,350,000	-51.10%	95.94%	94.89%
Duplex	19	15	26.67%	\$11,890,900	\$8,370,900	42.05%	99.15%	98.03%
Mobile Home	16	7	128.57%	\$5,631,000	\$1,786,200	215.25%	94.76%	95.86%
Recreational	0	1	-100.00%	\$0	\$160,000	-100.00%	0.00%	86.49%
Single Family*	106	122	-13.11%	\$76,967,499	\$88,142,725	-12.68%	97.80%	97.90%
Single Family Lakefront	3	0	0.00%	\$2,895,000	\$0	0.00%	98.88%	0.00%
3/4-Plex	0	1	-100.00%	\$0	\$860,000	-100.00%	0.00%	97.73%
Apartment	28	36	-22.22%	\$10,384,600	\$12,160,200	-14.60%	97.39%	97.62%
Townhouse	33	22	50.00%	\$20,144,180	\$13,804,300	45.93%	97.88%	98.43%
Residential Total	215	224	-4.02%	\$135,908,079	\$141,634,325	-4.04%	97.68%	97.54%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	3	1	200.00%	\$1,140,000	\$150,000	660.00%	95.09%	93.75%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	1	5	-80.00%	\$80,000	\$961,000	-91.68%	80.81%	94.47%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	4	6	-33.33%	\$1,220,000	\$1,111,000	9.81%	94.00%	94.37%
Business	1	2	-50.00%	\$195,000	\$2,950,000	-93.39%	78.00%	86.79%
Commercial**	11	9	22.22%	\$14,525,085	\$4,186,948	246.91%	93.63%	97.08%
Land***	1	0	0.00%	\$675,000	\$0	0.00%	122.95%	0.00%
COMM TOTAL	1	0	0.00%	\$675,000	\$0	0.00%	122.95%	0.00%
<b>GRAND TOTAL</b>	<b>232</b>	<b>241</b>	<b>-3.73%</b>	<b>\$152,523,164</b>	<b>\$149,882,273</b>	<b>1.76%</b>	<b>97.30%</b>	<b>97.26%</b>

\* Excludes lakefront and acreage.

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Kamloops and District Statistics -- April 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 = Kamloops and District</b>								
Acreage/House	41	42	-2.38%	\$38,588,495	\$35,454,261	8.84%	93.70%	93.30%
Duplex	60	42	42.86%	\$36,085,150	\$24,660,700	46.33%	98.31%	98.26%
Mobile Home	71	45	57.78%	\$19,174,100	\$11,557,200	65.91%	94.86%	95.29%
Recreational	1	2	-50.00%	\$325,000	\$385,700	-15.74%	93.12%	93.91%
Single Family*	310	368	-15.76%	\$220,558,798	\$254,938,335	-13.49%	97.80%	97.80%
Single Family Lakefront	7	3	133.33%	\$5,632,000	\$1,150,000	389.74%	98.95%	94.36%
3/4-Plex	0	1	-100.00%	\$0	\$860,000	-100.00%	0.00%	97.73%
Apartment	102	99	3.03%	\$37,792,850	\$35,934,500	5.17%	97.22%	97.94%
Townhouse	105	96	9.38%	\$60,118,223	\$54,613,500	10.08%	98.14%	98.18%
Residential Total	697	698	-0.14%	\$418,274,616	\$419,554,196	-0.30%	97.32%	97.41%
FARMS	1	2	-50.00%	\$2,550,000	\$3,260,000	-21.78%	91.23%	97.20%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	9	15	-40.00%	\$2,795,000	\$4,694,000	-40.46%	90.11%	91.10%
Residential Acreage Lakefront	0	1	-100.00%	\$0	\$500,000	-100.00%	0.00%	77.16%
Residential Lot	10	13	-23.08%	\$3,199,860	\$2,696,400	18.67%	93.80%	92.86%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	19	29	-34.48%	\$5,994,860	\$7,890,400	-24.02%	92.04%	90.65%
Business	2	4	-50.00%	\$505,000	\$3,825,000	-86.80%	87.83%	86.95%
Commercial**	23	25	-8.00%	\$26,253,868	\$9,552,648	174.83%	93.03%	96.84%
Land***	3	1	200.00%	\$756,500	\$2,800,000	-72.98%	120.48%	75.27%
COMM TOTAL	2	0	0.00%	\$696,500	\$0	0.00%	120.50%	0.00%
<b>GRAND TOTAL</b>	<b>745</b>	<b>759</b>	<b>-1.84%</b>	<b>\$454,334,844</b>	<b>\$446,882,244</b>	<b>1.67%</b>	<b>96.97%</b>	<b>96.99%</b>

\* Excludes lakefront and acreage.

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Kamloops and District Statistics -- April 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 = Kamloops and District</b>									
Acreage/House	\$799,490	\$817,500	-2.20%	\$654,950	\$717,500	-8.72%	87	89	-2.91%
Duplex	\$625,837	\$558,060	12.15%	\$585,000	\$565,900	3.38%	47	73	-35.39%
Mobile Home	\$351,938	\$255,171	37.92%	\$345,000	\$245,000	40.82%	54	62	-12.40%
Recreational	\$0	\$160,000	-100.00%	\$0	\$160,000	-100.00%	0	15	-100.00%
Single Family*	\$726,108	\$722,481	0.50%	\$682,500	\$675,000	1.11%	43	49	-12.17%
Single Family LF	\$965,000	\$0	0.00%	\$970,000	\$0	0.00%	49	0	0.00%
3/4-Plex	\$0	\$860,000	-100.00%	\$0	\$860,000	-100.00%	0	20	-100.00%
Apartment	\$370,879	\$337,783	9.80%	\$357,500	\$350,000	2.14%	67	55	22.25%
Townhouse	\$610,430	\$627,468	-2.72%	\$560,000	\$585,000	-4.27%	83	42	97.70%
Residential Total	\$632,131	\$632,296	-0.03%	\$620,000	\$634,000	-2.21%	56	55	1.91%
FARMS	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$380,000	\$150,000	153.33%	\$350,000	\$150,000	133.33%	209	36	481.48%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$80,000	\$192,200	-58.38%	\$80,000	\$70,000	14.29%	119	93	28.23%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$305,000	\$185,167	64.72%	\$300,000	\$110,000	172.73%	187	83	124.10%
Business	\$195,000	\$1,475,000	-86.78%	\$195,000	\$1,475,000	-86.78%	262	221	18.55%
Commercial**	\$1,320,462	\$465,216	183.84%	\$390,000	\$275,000	41.82%	144	101	43.20%
Land***	\$675,000	\$0	0.00%	\$675,000	\$0	0.00%	8	0	0.00%
COMM TOTAL	\$675,000	\$0	0.00%	\$675,000	\$0	0.00%	8	0	0.00%
<b>GRAND TOTAL</b>	<b>\$657,427</b>	<b>\$621,918</b>	<b>5.71%</b>	<b>\$617,000</b>	<b>\$622,500</b>	<b>-0.88%</b>	<b>63</b>	<b>58</b>	<b>7.46%</b>

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Kamloops and District Statistics -- April 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 = Kamloops and District</b>									
Acreage/House	\$941,183	\$844,149	11.49%	\$830,000	\$757,500	9.57%	114	113	0.84%
Duplex	\$601,419	\$587,160	2.43%	\$608,700	\$539,500	12.83%	48	58	-17.40%
Mobile Home	\$270,058	\$256,827	5.15%	\$220,000	\$235,000	-6.38%	74	73	1.17%
Recreational	\$325,000	\$192,850	68.52%	\$325,000	\$192,850	68.52%	25	10	150.00%
Single Family*	\$711,480	\$692,767	2.70%	\$675,000	\$660,000	2.27%	54	55	-0.66%
Single Family LF	\$804,571	\$383,333	109.89%	\$742,000	\$350,000	112.00%	81	93	-12.60%
3/4-Plex	\$0	\$860,000	-100.00%	\$0	\$860,000	-100.00%	0	20	-100.00%
Apartment	\$370,518	\$362,975	2.08%	\$355,000	\$365,000	-2.74%	78	51	52.13%
Townhouse	\$572,555	\$568,891	0.64%	\$495,000	\$542,500	-8.76%	69	50	39.32%
Residential Total	\$600,107	\$601,081	-0.16%	\$578,000	\$584,250	-1.07%	65	58	11.73%
FARMS	\$2,550,000	\$1,630,000	56.44%	\$2,550,000	\$1,630,000	56.44%	98	136	-27.68%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$310,556	\$312,933	-0.76%	\$280,000	\$220,000	27.27%	191	100	90.68%
Res Acreage LF	\$0	\$500,000	-100.00%	\$0	\$500,000	-100.00%	0	168	-100.00%
Res Lot	\$319,986	\$207,415	54.27%	\$268,680	\$115,000	133.63%	87	79	10.52%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$315,519	\$272,083	15.96%	\$280,000	\$210,000	33.33%	136	93	46.67%
Business	\$252,500	\$956,250	-73.59%	\$252,500	\$462,500	-45.41%	194	173	12.30%
Commercial**	\$1,141,473	\$382,106	198.73%	\$390,000	\$33	181,718.18%	168	110	52.95%
Land***	\$252,167	\$2,800,000	-90.99%	\$60,000	\$2,800,000	-97.86%	80	56	42.26%
COMM TOTAL	\$348,250	\$0	0.00%	\$348,250	\$0	0.00%	51	0	0.00%
<b>GRAND TOTAL</b>	<b>\$609,845</b>	<b>\$588,778</b>	<b>3.58%</b>	<b>\$574,000</b>	<b>\$569,900</b>	<b>0.72%</b>	<b>71</b>	<b>62</b>	<b>13.61%</b>

\* Excludes lakefront and acreage.

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