

Kootenay 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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Kootenay 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
Area = Central Okanagan						
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%			
Area = North Okanagan						
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%			
Area = Shuswap / Revelstoke						
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%			
Area = South Okanagan						
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%			
Area = South Peace River						
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%			
Area = Kamloops and District						
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%				
Area = Kootenay						
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%			

Kootenay Statistics -- April 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	310	\$171,862,990	158	\$92,933,994
Last Month	290	\$161,587,153	144	\$89,862,775
This Month Last Year	319	\$171,450,945	146	\$94,168,275
Description	Total Listings Taken	Inventory		
This Month	732	2,570		
Last Month	671	2,309		
This Month Last Year	770	0		

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Kootenay Statistics -- April 2025

Quick Summary Part 2

Condo/Apt

Sales	24
New Listings	41
Current Inventory	188
Sell/Inv. Ratio	12.77%
Days to Sell	67
Average Price	\$345,933
Median Price	\$308,000

Condo/Townhouse

Sales	20
New Listings	32
Current Inventory	109
Sell/Inv. Ratio	18.35%
Days to Sell	57
Average Price	\$475,245
Median Price	\$425,500

Single Family (Excluding lakefront and acreages)

Sales	158
New Listings	308
Current Inventory	751
Sell/Inv. Ratio	21.04%
Days to Sell	61
Average Price	\$588,190
Median Price	\$560,000

Ratio of Sales vs Inventory	19.27%
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Kootenay 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%
Zone = Kootenay									
Acreage/House	93	104	-10.58%	231	237	-2.53	301		0.00
Duplex	13	14	-7.14%	51	45	13.33	48		0.00
Mobile Home	59	43	37.21%	160	136	17.65	143		0.00
Recreational	0	6	-100.00%	0	9	-100.00			0.00
Single Family*	308	273	12.82%	917	791	15.93	751		0.00
Single Family Lakefront	15	12	25.00%	40	28	42.86	38		0.00
3/4-Plex	6	3	100.00%	11	8	37.50	14		0.00
Apartment	41	64	-35.94%	180	221	-18.55	188		0.00
Townhouse	32	51	-37.25%	110	136	-19.12	109		0.00
Residential Total	567	570	-0.53%	1,700	1,611	5.52%	1,592	0	0.00
FARMS	1	1	0.00%	8	4	100.00	12		0.00
MULTIFAMILY	2	4	-50.00%	5	7	-28.57	8		0.00
Residential Acreage	41	53	-22.64%	140	136	2.94	220		0.00
Residential Acreage Lakefront	3	12	-75.00%	7	20	-65.00	15		0.00
Residential Lot	67	78	-14.10%	257	227	13.22	434		0.00
Residential Lot Lakefront	3	6	-50.00%	12	13	-7.69	17		0.00
Residential Lots	114	149	-23.49%	416	396	5.05%	686	0	0.00
Business	1	7	-85.71%	14	25	-44.00	35		0.00
Commercial**	35	22	59.09%	113	86	31.40	172		0.00
Land***	12	7	71.43%	29	24	20.83	65		0.00
COMM TOTAL	12	7	71.43%	29	24	20.83%	0	0	0.00
GRAND TOTAL	732	760	-3.68%	2,285	2,153	6.13%	2,570	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 -- 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
Zone = Kootenay								
Acreage/House	20	33	-39.39%	\$17,102,500	\$27,729,500	-38.32%	96.69%	97.19%
Duplex	7	6	16.67%	\$3,962,429	\$3,282,750	20.70%	97.94%	100.56%
Mobile Home	28	22	27.27%	\$8,353,731	\$7,702,300	8.46%	95.72%	97.67%
Recreational	0	1	-100.00%	\$0	\$180,000	-100.00%	0.00%	85.71%
Single Family*	158	146	8.22%	\$92,933,994	\$94,168,275	-1.31%	97.84%	97.71%
Single Family Lakefront	4	1	300.00%	\$8,900,000	\$900,000	888.89%	95.29%	92.31%
3/4-Plex	1	0	0.00%	\$494,000	\$0	0.00%	98.82%	0.00%
Apartment	24	37	-35.14%	\$8,302,400	\$11,479,855	-27.68%	96.21%	96.97%
Townhouse	20	20	0.00%	\$9,504,900	\$11,166,400	-14.88%	98.73%	99.03%
Residential Total	262	266	-1.50%	\$149,553,954	\$156,609,080	-4.50%	97.40%	97.66%
FARMS	1	0	0.00%	\$3,220,000	\$0	0.00%	92.00%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	12	15	-20.00%	\$4,694,000	\$4,770,500	-1.60%	87.44%	93.70%
Residential Acreage Lakefront	1	2	-50.00%	\$485,000	\$1,005,000	-51.74%	80.97%	93.06%
Residential Lot	17	20	-15.00%	\$2,945,500	\$3,695,000	-20.28%	94.20%	94.30%
Residential Lot Lakefront	1	2	-50.00%	\$113,500	\$1,076,000	-89.45%	97.01%	102.97%
Residential Lots	31	39	-20.51%	\$8,238,000	\$10,546,500	-21.89%	89.44%	94.72%
Business	3	4	-25.00%	\$2,157,000	\$885,000	143.73%	94.81%	89.14%
Commercial**	10	6	66.67%	\$5,894,036	\$2,535,032	132.50%	96.11%	84.47%
Land***	3	0	0.00%	\$2,800,000	\$0	0.00%	92.11%	0.00%
COMM TOTAL	2	0	0.00%	\$2,625,000	\$0	0.00%	92.11%	0.00%
GRAND TOTAL	310	315	-1.59%	\$171,862,990	\$170,575,612	0.75%	96.71%	97.20%

* 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 -- 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
Zone = Kootenay								
Acreage/House	78	72	8.33%	\$66,662,149	\$56,995,000	16.96%	95.77%	95.70%
Duplex	33	27	22.22%	\$18,882,929	\$12,516,438	50.87%	98.57%	93.22%
Mobile Home	84	75	12.00%	\$27,315,711	\$23,900,441	14.29%	96.42%	96.22%
Recreational	0	2	-100.00%	\$0	\$555,000	-100.00%	0.00%	91.13%
Single Family*	497	411	20.92%	\$292,250,359	\$252,128,202	15.91%	97.32%	97.50%
Single Family Lakefront	13	6	116.67%	\$19,043,100	\$4,342,100	338.57%	94.12%	99.14%
3/4-Plex	5	0	0.00%	\$2,142,400	\$0	0.00%	97.48%	0.00%
Apartment	101	128	-21.09%	\$33,296,176	\$38,937,555	-14.49%	97.11%	96.07%
Townhouse	73	60	21.67%	\$31,986,615	\$29,283,800	9.23%	98.48%	98.37%
Residential Total	884	781	13.19%	\$491,579,438	\$418,658,536	17.42%	97.04%	96.98%
FARMS	3	0	0.00%	\$5,287,000	\$0	0.00%	93.34%	0.00%
MULTIFAMILY	4	0	0.00%	\$3,122,000	\$0	0.00%	88.72%	0.00%
Residential Acreage	40	45	-11.11%	\$15,056,000	\$13,344,399	12.83%	88.16%	91.64%
Residential Acreage Lakefront	3	2	50.00%	\$2,485,000	\$1,005,000	147.26%	84.30%	93.06%
Residential Lot	64	64	0.00%	\$11,331,076	\$11,433,900	-0.90%	94.15%	92.73%
Residential Lot Lakefront	4	3	33.33%	\$1,313,500	\$1,521,500	-13.67%	91.80%	100.50%
Residential Lots	111	114	-2.63%	\$30,185,576	\$27,304,799	10.55%	90.12%	92.60%
Business	6	4	50.00%	\$2,531,000	\$885,000	185.99%	94.83%	89.14%
Commercial**	23	20	15.00%	\$15,760,084	\$11,160,139	41.22%	94.53%	93.52%
Land***	4	0	0.00%	\$3,120,000	\$0	0.00%	92.61%	0.00%
COMM TOTAL	3	0	0.00%	\$2,945,000	\$0	0.00%	92.64%	0.00%
GRAND TOTAL	1,035	919	12.62%	\$551,585,098	\$458,008,474	20.43%	96.43%	96.60%

* 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 -- 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%
Zone = Kootenay									
Acreage/House	\$855,125	\$840,288	1.77%	\$812,000	\$735,000	10.48%	150	75	100.62%
Duplex	\$566,061	\$547,125	3.46%	\$461,000	\$544,875	-15.39%	65	35	87.09%
Mobile Home	\$298,348	\$350,105	-14.78%	\$273,000	\$309,200	-11.71%	78	67	16.00%
Recreational	\$0	\$180,000	-100.00%	\$0	\$180,000	-100.00%	0	394	-100.00%
Single Family*	\$588,190	\$644,988	-8.81%	\$560,000	\$575,000	-2.61%	61	69	-11.87%
Single Family LF	\$2,225,000	\$900,000	147.22%	\$2,500,000	\$900,000	177.78%	97	260	-62.60%
3/4-Plex	\$494,000	\$0	0.00%	\$494,000	\$0	0.00%	19	0	0.00%
Apartment	\$345,933	\$310,266	11.50%	\$308,000	\$286,000	7.69%	67	54	25.21%
Townhouse	\$475,245	\$558,320	-14.88%	\$425,500	\$492,500	-13.60%	57	59	-2.56%
Residential Total	\$570,817	\$588,756	-3.05%	\$526,000	\$542,000	-2.95%	70	68	3.59%
FARMS	\$3,220,000	\$0	0.00%	\$3,220,000	\$0	0.00%	29	0	0.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$391,167	\$318,033	23.00%	\$287,000	\$209,000	37.32%	179	118	51.74%
Res Acreage LF	\$485,000	\$502,500	-3.48%	\$485,000	\$502,500	-3.48%	736	147	400.68%
Res Lot	\$173,265	\$184,750	-6.22%	\$125,000	\$154,750	-19.22%	155	111	39.70%
Res Lot LF	\$113,500	\$538,000	-78.90%	\$113,500	\$538,000	-78.90%	147	13	1,030.77%
Residential Lots	\$265,742	\$270,423	-1.73%	\$212,000	\$200,000	6.00%	183	111	65.41%
Business	\$719,000	\$221,250	224.97%	\$486,000	\$267,500	81.68%	349	98	257.95%
Commercial**	\$589,404	\$422,505	39.50%	\$292,375	\$467,500	-37.46%	96	82	16.71%
Land***	\$933,333	\$0	0.00%	\$625,000	\$0	0.00%	140	0	0.00%
COMM TOTAL	\$1,312,500	\$0	0.00%	\$1,312,500	\$0	0.00%	35	0	0.00%
GRAND TOTAL	\$554,397	\$541,510	2.38%	\$494,500	\$505,000	-2.08%	86	74	16.01%

* 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 -- 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%
Zone = Kootenay									
Acreage/House	\$854,643	\$791,597	7.96%	\$793,000	\$712,500	11.30%	157	110	42.71%
Duplex	\$572,210	\$463,572	23.44%	\$492,500	\$450,000	9.44%	74	61	22.03%
Mobile Home	\$325,187	\$318,673	2.04%	\$288,000	\$255,000	12.94%	92	78	17.82%
Recreational	\$0	\$277,500	-100.00%	\$0	\$277,500	-100.00%	0	217	-100.00%
Single Family*	\$588,029	\$613,451	-4.14%	\$553,300	\$560,000	-1.20%	81	78	3.99%
Single Family LF	\$1,464,854	\$723,683	102.42%	\$1,210,000	\$672,500	79.93%	73	85	-13.88%
3/4-Plex	\$428,480	\$0	0.00%	\$409,000	\$0	0.00%	55	0	0.00%
Apartment	\$329,665	\$304,200	8.37%	\$287,500	\$280,500	2.50%	72	70	3.12%
Townhouse	\$438,173	\$488,063	-10.22%	\$395,000	\$432,500	-8.67%	93	72	28.95%
Residential Total	\$556,085	\$536,054	3.74%	\$522,000	\$499,000	4.61%	88	79	11.71%
FARMS	\$1,762,333	\$0	0.00%	\$1,188,000	\$0	0.00%	77	0	0.00%
MULTIFAMILY	\$780,500	\$0	0.00%	\$925,000	\$0	0.00%	185	0	0.00%
Res Acreage	\$376,400	\$296,542	26.93%	\$279,500	\$219,900	27.10%	199	154	28.68%
Res Acreage LF	\$828,333	\$502,500	64.84%	\$485,000	\$502,500	-3.48%	406	147	175.96%
Res Lot	\$177,048	\$178,655	-0.90%	\$140,000	\$149,750	-6.51%	181	137	32.33%
Res Lot LF	\$328,375	\$507,167	-35.25%	\$320,000	\$445,500	-28.17%	58	54	6.75%
Residential Lots	\$271,942	\$239,516	13.54%	\$175,000	\$187,500	-6.67%	189	142	33.35%
Business	\$421,833	\$221,250	90.66%	\$180,500	\$267,500	-32.52%	221	98	126.32%
Commercial**	\$685,221	\$558,007	22.80%	\$338,000	\$511,500	-33.92%	92	111	-17.27%
Land***	\$780,000	\$0	0.00%	\$472,500	\$0	0.00%	109	0	0.00%
COMM TOTAL	\$981,667	\$0	0.00%	\$625,000	\$0	0.00%	29	0	0.00%
GRAND TOTAL	\$532,932	\$498,377	6.93%	\$486,000	\$459,000	5.88%	100	87	14.59%

* 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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