

South Okanagan 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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South Okanagan 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%			

South Okanagan 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	195	\$137,471,528	81	\$61,930,841
Last Month	158	\$100,498,734	69	\$49,562,628
This Month Last Year	163	\$107,729,892	63	\$51,733,299
Description	Total Listings Taken	Inventory		
This Month	565	1,916		
Last Month	542	1,715		
This Month Last Year	546	1,857		

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South Okanagan Statistics -- April 2025

Quick Summary Part 2

Condo/Apt

Sales	37
New Listings	87
Current Inventory	340
Sell/Inv. Ratio	10.88%
Days to Sell	104
Average Price	\$374,932
Median Price	\$360,000

Condo/Townhouse

Sales	19
New Listings	43
Current Inventory	150
Sell/Inv. Ratio	12.67%
Days to Sell	53
Average Price	\$484,659
Median Price	\$450,000

Single Family (Excluding lakefront and acreages)

Sales	81
New Listings	215
Current Inventory	586
Sell/Inv. Ratio	13.82%
Days to Sell	67
Average Price	\$764,578
Median Price	\$685,000

Ratio of Sales vs Inventory	12.73%
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South Okanagan 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 = South Okanagan									
Acreage/House	43	44	-2.27%	132	116	13.79	150	139	7.91
Duplex	22	14	57.14%	77	74	4.05	54	73	-26.03
Mobile Home	30	32	-6.25%	105	90	16.67	96	51	88.24
Recreational	0	4	-100.00%	0	10	-100.00		89	-100.00
Single Family*	215	198	8.59%	687	652	5.37	586	612	-4.25
Single Family Lakefront	16	15	6.67%	46	35	31.43	44	30	46.67
3/4-Plex	3	1	200.00%	6	6	0.00	4	8	-50.00
Timeshare	0	0	0.00%	0	0	0.00		3	-100.00
Apartment	87	80	8.75%	299	250	19.60	340	243	39.92
Townhouse	43	56	-23.21%	168	183	-8.20	150	154	-2.60
Residential Total	459	444	3.38%	1,520	1,416	7.34%	1,424	1,402	1.57
FARMS	12	8	50.00%	50	36	38.89	59	55	7.27
MULTIFAMILY	0	1	-100.00%	3	7	-57.14	4	13	-69.23
Residential Acreage	13	24	-45.83%	34	48	-29.17	54	64	-15.63
Residential Acreage Lakefront	0	0	0.00%	0	0	0.00			0.00
Residential Lot	45	38	18.42%	132	102	29.41	183	145	26.21
Residential Lot Lakefront	6	4	50.00%	11	8	37.50	12	7	71.43
Residential Lots	64	66	-3.03%	177	158	12.03%	249	216	15.28
Business	3	3	0.00%	14	14	0.00	21	24	-12.50
Commercial**	20	24	-16.67%	71	93	-23.66	132	132	0.00
Land***	7	0	0.00%	23	9	155.56	27	15	80.00
COMM TOTAL	7	0	0.00%	23	9	155.56%	0	0	0.00
GRAND TOTAL	565	546	3.48%	1,858	1,733	7.21%	1,916	1,857	3.18

* 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 -- 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 = South Okanagan								
Acreage/House	12	13	-7.69%	\$17,260,000	\$14,037,000	22.96%	92.24%	94.57%
Duplex	10	4	150.00%	\$6,278,452	\$2,559,000	145.35%	98.13%	97.60%
Mobile Home	11	10	10.00%	\$2,831,999	\$2,683,600	5.53%	93.02%	98.43%
Recreational	0	3	-100.00%	\$0	\$650,500	-100.00%	0.00%	95.82%
Single Family*	81	63	28.57%	\$61,930,841	\$51,733,299	19.71%	96.88%	97.39%
Single Family Lakefront	4	1	300.00%	\$5,400,000	\$1,375,900	292.47%	90.61%	98.28%
3/4-Plex	1	0	0.00%	\$380,000	\$0	0.00%	97.46%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	37	30	23.33%	\$13,872,500	\$12,591,300	10.18%	96.98%	97.36%
Townhouse	19	23	-17.39%	\$9,208,530	\$12,575,250	-26.77%	96.42%	97.71%
Residential Total	175	147	19.05%	\$117,162,322	\$98,205,849	19.30%	95.81%	97.05%
FARMS	3	2	50.00%	\$4,080,000	\$3,445,000	18.43%	96.02%	90.80%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	2	1	100.00%	\$641,500	\$980,000	-34.54%	96.61%	98.20%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	5	5	0.00%	\$1,644,500	\$1,080,000	52.27%	88.28%	90.08%
Residential Lot Lakefront	1	0	0.00%	\$185,000	\$0	0.00%	97.88%	0.00%
Residential Lots	8	6	33.33%	\$2,471,000	\$2,060,000	19.95%	90.99%	93.77%
Business	1	1	0.00%	\$1,100,000	\$528,000	108.33%	91.82%	96.00%
Commercial**	6	7	-14.29%	\$12,210,586	\$3,491,043	249.77%	95.20%	93.38%
Land***	2	0	0.00%	\$447,620	\$0	0.00%	82.91%	0.00%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	195	163	19.63%	\$137,471,528	\$107,729,892	27.61%	95.59%	96.64%

* 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 -- 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 = South Okanagan								
Acreage/House	27	23	17.39%	\$35,399,388	\$26,988,000	31.17%	93.27%	93.63%
Duplex	32	22	45.45%	\$18,949,601	\$14,630,500	29.52%	97.64%	97.39%
Mobile Home	40	37	8.11%	\$10,528,299	\$9,128,700	15.33%	94.53%	96.44%
Recreational	0	7	-100.00%	\$0	\$1,160,000	-100.00%	0.00%	93.35%
Single Family*	237	184	28.80%	\$182,917,819	\$139,579,649	31.05%	96.71%	96.90%
Single Family Lakefront	9	3	200.00%	\$12,280,000	\$6,188,400	98.44%	91.45%	91.71%
3/4-Plex	2	0	0.00%	\$872,000	\$0	0.00%	98.00%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	99	84	17.86%	\$42,829,100	\$35,485,600	20.69%	96.54%	96.91%
Townhouse	70	61	14.75%	\$34,107,059	\$30,029,550	13.58%	97.19%	97.47%
Residential Total	516	421	22.57%	\$337,883,266	\$263,190,399	28.38%	96.15%	96.48%
FARMS	12	5	140.00%	\$20,085,000	\$10,342,500	94.20%	88.70%	94.13%
MULTIFAMILY	1	0	0.00%	\$1,150,000	\$0	0.00%	95.83%	0.00%
Residential Acreage	5	6	-16.67%	\$2,272,511	\$2,662,000	-14.63%	92.61%	89.84%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	20	12	66.67%	\$5,536,399	\$2,462,000	124.87%	92.64%	92.26%
Residential Lot Lakefront	1	1	0.00%	\$185,000	\$170,000	8.82%	97.88%	89.52%
Residential Lots	26	19	36.84%	\$7,993,910	\$5,294,000	51.00%	92.75%	90.94%
Business	1	6	-83.33%	\$1,100,000	\$1,893,000	-41.89%	91.82%	85.20%
Commercial**	24	15	60.00%	\$25,893,995	\$9,635,487	168.74%	92.60%	90.74%
Land***	3	2	50.00%	\$1,997,620	\$1,577,500	26.63%	93.39%	68.89%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	583	468	24.57%	\$396,103,791	\$291,932,886	35.68%	95.41%	95.80%

* 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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South Okanagan 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 = South Okanagan									
Acreage/House	\$1,438,333	\$1,079,769	33.21%	\$1,025,000	\$940,000	9.04%	150	102	47.39%
Duplex	\$627,845	\$639,750	-1.86%	\$582,976	\$667,000	-12.60%	64	103	-37.96%
Mobile Home	\$257,454	\$268,360	-4.06%	\$245,000	\$262,550	-6.68%	83	59	42.19%
Recreational	\$0	\$216,833	-100.00%	\$0	\$201,000	-100.00%	0	52	-100.00%
Single Family*	\$764,578	\$821,163	-6.89%	\$685,000	\$750,000	-8.67%	67	51	31.32%
Single Family LF	\$1,350,000	\$1,375,900	-1.88%	\$1,250,000	\$1,375,900	-9.15%	65	10	550.00%
3/4-Plex	\$380,000	\$0	0.00%	\$380,000	\$0	0.00%	36	0	0.00%
Timeshare	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$374,932	\$419,710	-10.67%	\$360,000	\$355,000	1.41%	104	153	-31.98%
Townhouse	\$484,659	\$546,750	-11.36%	\$450,000	\$525,000	-14.29%	53	60	-12.22%
Residential Total	\$669,499	\$668,067	0.21%	\$580,952	\$600,000	-3.17%	79	79	0.18%
FARMS	\$1,360,000	\$1,722,500	-21.04%	\$1,550,000	\$1,722,500	-10.01%	122	169	-27.79%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$320,750	\$980,000	-67.27%	\$320,750	\$980,000	-67.27%	59	28	108.93%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$328,900	\$216,000	52.27%	\$127,500	\$200,000	-36.25%	233	119	94.97%
Res Lot LF	\$185,000	\$0	0.00%	\$185,000	\$0	0.00%	18	0	0.00%
Residential Lots	\$308,875	\$343,333	-10.04%	\$252,500	\$205,000	23.17%	162	104	55.88%
Business	\$1,100,000	\$528,000	108.33%	\$1,100,000	\$528,000	108.33%	56	49	14.29%
Commercial**	\$2,035,098	\$498,720	308.06%	\$860,000	\$1,500	57,233.33%	207	200	3.59%
Land***	\$223,810	\$0	0.00%	\$223,810	\$0	0.00%	136	0	0.00%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$704,982	\$660,920	6.67%	\$575,000	\$574,000	0.17%	88	86	1.83%

* 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 -- 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 = South Okanagan									
Acreage/House	\$1,311,088	\$1,173,391	11.73%	\$997,438	\$940,000	6.11%	111	105	6.01%
Duplex	\$592,175	\$665,023	-10.95%	\$572,000	\$649,000	-11.86%	62	76	-18.32%
Mobile Home	\$263,207	\$246,722	6.68%	\$250,000	\$226,100	10.57%	91	78	16.49%
Recreational	\$0	\$165,714	-100.00%	\$0	\$173,000	-100.00%	0	161	-100.00%
Single Family*	\$771,805	\$758,585	1.74%	\$720,000	\$721,500	-0.21%	78	66	17.31%
Single Family LF	\$1,364,444	\$2,062,800	-33.85%	\$1,320,000	\$1,550,000	-14.84%	79	143	-44.57%
3/4-Plex	\$436,000	\$0	0.00%	\$436,000	\$0	0.00%	93	0	0.00%
Timeshare	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$432,617	\$422,448	2.41%	\$372,000	\$355,000	4.79%	122	127	-4.00%
Townhouse	\$487,244	\$492,288	-1.02%	\$444,000	\$480,000	-7.50%	75	85	-11.81%
Residential Total	\$654,813	\$625,155	4.74%	\$585,000	\$570,000	2.63%	88	87	0.97%
FARMS	\$1,673,750	\$2,068,500	-19.08%	\$1,762,500	\$1,995,000	-11.65%	98	87	12.55%
MULTIFAMILY	\$1,150,000	\$0	0.00%	\$1,150,000	\$0	0.00%	28	0	0.00%
Res Acreage	\$454,502	\$443,667	2.44%	\$321,500	\$327,500	-1.83%	140	73	91.89%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$276,820	\$205,167	34.92%	\$245,000	\$192,500	27.27%	101	132	-23.09%
Res Lot LF	\$185,000	\$170,000	8.82%	\$185,000	\$170,000	8.82%	18	128	-85.94%
Residential Lots	\$307,458	\$278,632	10.35%	\$258,500	\$210,000	23.10%	106	113	-6.56%
Business	\$1,100,000	\$315,500	248.65%	\$1,100,000	\$255,000	331.37%	56	125	-55.26%
Commercial**	\$1,078,916	\$642,366	67.96%	\$139,897	\$180,000	-22.28%	147	171	-14.04%
Land***	\$665,873	\$788,750	-15.58%	\$400,000	\$788,750	-49.29%	93	171	-45.42%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$679,423	\$623,788	8.92%	\$575,000	\$553,500	3.88%	91	91	-0.49%

* 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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