

South Peace River 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.

Table of Contents

Table of Contents	2
Zone Totals	3
Quick Summary Part 1	5
Quick Summary Part 2	6
Listing Information	7
Sales Information (Month)	8
Sales Information (YTD)	9
Average/Median Price, Days to Sell (Month)	10
Average/Median Price, Days to Sell (YTD)	11

South Peace River 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%			

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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 Peace River 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	40	\$11,850,750	34	\$10,296,750
Last Month	33	\$10,649,700	23	\$7,091,200
This Month Last Year	34	\$8,602,200	18	\$4,952,700
Description	Total Listings Taken	Inventory		
This Month	93	367		
Last Month	76	333		
This Month Last Year	95	384		

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South Peace River Statistics -- April 2025

Quick Summary Part 2

Condo/Apt

Sales	0
New Listings	10
Current Inventory	29
Sell/Inv. Ratio	0.00%
Days to Sell	0
Average Price	\$0
Median Price	\$0

Condo/Townhouse

Sales	2
New Listings	1
Current Inventory	5
Sell/Inv. Ratio	40.00%
Days to Sell	52
Average Price	\$174,500
Median Price	\$174,500

Single Family (Excluding lakefront and acreages)

Sales	34
New Listings	58
Current Inventory	124
Sell/Inv. Ratio	27.42%
Days to Sell	92
Average Price	\$302,846
Median Price	\$272,000

Ratio of Sales vs Inventory	22.78%
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South Peace River 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 Peace River									
Acreage/House	6	6	0.00%	18	20	-10.00	23	32	-28.13
Duplex	2	4	-50.00%	7	17	-58.82	9	22	-59.09
Mobile Home	5	6	-16.67%	20	20	0.00	20	3	566.67
Recreational	0	0	0.00%	0	0	0.00		1	-100.00
Single Family*	58	49	18.37%	150	125	20.00	124	138	-10.14
Single Family Lakefront	0	0	0.00%	3	0	0.00	1		0.00
3/4-Plex	0	0	0.00%	1	0	0.00	1	2	-50.00
Apartment	10	8	25.00%	21	20	5.00	29	18	61.11
Townhouse	1	4	-75.00%	6	8	-25.00	5	5	0.00
Residential Total	82	77	6.49%	226	210	7.62%	212	221	-4.07
FARMS	0	0	0.00%	2	0	0.00	4	4	0.00
MULTIFAMILY	0	0	0.00%	1	1	0.00	1	2	-50.00
Residential Acreage	0	3	-100.00%	6	4	50.00	10	28	-64.29
Residential Acreage Lakefront	1	0	0.00%	1	0	0.00	1	2	-50.00
Residential Lot	2	9	-77.78%	17	34	-50.00	50	70	-28.57
Residential Lot Lakefront	0	0	0.00%	0	0	0.00			0.00
Residential Lots	3	12	-75.00%	24	38	-36.84%	61	100	-39.00
Business	2	0	0.00%	3	0	0.00	4	3	33.33
Commercial**	6	4	50.00%	33	15	120.00	65	52	25.00
Land***	0	2	-100.00%	3	3	0.00	20	2	900.00
COMM TOTAL	0	2	-100.00%	3	3	0.00%	0	0	0.00
GRAND TOTAL	93	95	-2.11%	292	267	9.36%	367	384	-4.43

* 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 Peace River 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 Peace River								
Acreage/House	1	3	-66.67%	\$735,000	\$1,471,000	-50.03%	98.67%	97.49%
Duplex	1	4	-75.00%	\$124,000	\$1,226,500	-89.89%	95.46%	97.61%
Mobile Home	1	3	-66.67%	\$265,000	\$393,000	-32.57%	100.00%	97.04%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	34	18	88.89%	\$10,296,750	\$4,952,700	107.90%	98.09%	97.21%
Single Family Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	0	4	-100.00%	\$0	\$275,100	-100.00%	0.00%	96.22%
Townhouse	2	1	100.00%	\$349,000	\$159,900	118.26%	95.91%	100.00%
Residential Total	39	33	18.18%	\$11,769,750	\$8,478,200	38.82%	98.07%	97.33%
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	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	1	0	0.00%	\$81,000	\$0	0.00%	50.63%	0.00%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	1	0	0.00%	\$81,000	\$0	0.00%	50.63%	0.00%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial**	0	1	-100.00%	\$0	\$124,000	-100.00%	0.00%	82.72%
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	40	34	17.65%	\$11,850,750	\$8,602,200	37.76%	97.45%	97.08%

* 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 Peace River 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 Peace River								
Acreage/House	5	9	-44.44%	\$3,245,000	\$4,151,000	-21.83%	96.04%	94.49%
Duplex	4	7	-42.86%	\$1,248,900	\$2,204,000	-43.33%	98.91%	96.61%
Mobile Home	8	7	14.29%	\$1,917,500	\$1,223,000	56.79%	95.46%	96.38%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	89	66	34.85%	\$27,304,650	\$18,119,271	50.69%	97.39%	96.67%
Single Family Lakefront	2	0	0.00%	\$1,181,000	\$0	0.00%	94.94%	0.00%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	9	10	-10.00%	\$1,152,750	\$730,600	57.78%	96.20%	95.67%
Townhouse	2	4	-50.00%	\$349,000	\$545,677	-36.04%	95.91%	99.41%
Residential Total	119	103	15.53%	\$36,398,800	\$26,973,548	34.94%	97.08%	96.34%
FARMS	0	1	-100.00%	\$0	\$785,000	-100.00%	0.00%	94.69%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	3	4	-25.00%	\$129,500	\$159,900	-19.01%	58.92%	83.98%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	3	4	-25.00%	\$129,500	\$159,900	-19.01%	58.92%	83.98%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial**	1	4	-75.00%	\$20,000	\$2,596,350	-99.23%	40.82%	87.38%
Land***	1	1	0.00%	\$525,000	\$115,000	356.52%	105.00%	92.07%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	124	113	9.73%	\$37,073,300	\$30,629,798	21.04%	96.89%	95.38%

* 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 Peace River 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 Peace River									
Acreage/House	\$735,000	\$490,333	49.90%	\$735,000	\$528,000	39.20%	251	93	168.93%
Duplex	\$124,000	\$306,625	-59.56%	\$124,000	\$339,500	-63.48%	17	49	-65.31%
Mobile Home	\$265,000	\$131,000	102.29%	\$265,000	\$134,000	97.76%	43	28	55.42%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$302,846	\$275,150	10.07%	\$272,000	\$252,500	7.72%	92	71	30.46%
Single Family LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$0	\$68,775	-100.00%	\$0	\$67,550	-100.00%	0	110	-100.00%
Townhouse	\$174,500	\$159,900	9.13%	\$174,500	\$159,900	9.13%	52	23	126.09%
Residential Total	\$301,788	\$256,915	17.47%	\$265,000	\$241,000	9.96%	91	70	31.02%
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	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$81,000	\$0	0.00%	\$81,000	\$0	0.00%	5	0	0.00%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$81,000	\$0	0.00%	\$81,000	\$0	0.00%	5	0	0.00%
Business	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Commercial**	\$0	\$124,000	-100.00%	\$0	\$124,000	-100.00%	0	34	-100.00%
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	\$296,269	\$253,006	17.10%	\$260,000	\$239,000	8.79%	89	68	29.87%

* Excludes lakefront and acreage.

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South Peace River 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 Peace River									
Acreage/House	\$649,000	\$461,222	40.71%	\$545,000	\$400,000	36.25%	139	126	10.87%
Duplex	\$312,225	\$314,857	-0.84%	\$332,450	\$330,000	0.74%	71	68	4.11%
Mobile Home	\$239,688	\$174,714	37.19%	\$242,500	\$150,000	61.67%	92	137	-32.82%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$306,794	\$274,534	11.75%	\$275,000	\$255,000	7.84%	91	89	2.57%
Single Family LF	\$590,500	\$0	0.00%	\$590,500	\$0	0.00%	18	0	0.00%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$128,083	\$73,060	75.31%	\$91,000	\$72,050	26.30%	97	95	1.67%
Townhouse	\$174,500	\$136,419	27.91%	\$174,500	\$142,450	22.50%	52	69	-24.64%
Residential Total	\$305,872	\$261,879	16.80%	\$267,900	\$250,000	7.16%	91	94	-2.90%
FARMS	\$0	\$785,000	-100.00%	\$0	\$785,000	-100.00%	0	155	-100.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$43,167	\$39,975	7.98%	\$30,000	\$27,500	9.09%	204	475	-57.05%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$43,167	\$39,975	7.98%	\$30,000	\$27,500	9.09%	204	475	-57.05%
Business	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Commercial**	\$20,000	\$649,088	-96.92%	\$20,000	\$197,000	-89.85%	812	549	48.04%
Land***	\$525,000	\$115,000	356.52%	\$525,000	\$115,000	356.52%	18	66	-72.73%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$298,978	\$271,060	10.30%	\$260,000	\$241,000	7.88%	99	123	-19.97%

* 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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