

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

Report generated at midnight on 06/01/2025. Entries after 06/01/2025 will continue to be incorporated into the system and reflected in the updated statistics on the web portal.

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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	1,369	1,425	-3.93%	6,183	5,855	5.60%
2 Units Sold	477	473	0.85%	1,870	1,740	7.47%
3 Sales Volume	\$418,585,244	\$360,384,289	16.15%	\$1,568,586,057	\$1,325,556,669	18.33%
4 List/Sell Ratio	96.45%	96.92%		95.89%	96.23%	
5 Days to Sell	64	52	23.83%	70	62	12.31%
6 Active Listings	4,448	4,001	11.17%			
Area = North Okanagan						
1 Units Listed	491	491		1,999	1,845	8.35%
2 Units Sold	184	209	-11.96%	702	658	6.69%
3 Sales Volume	\$126,965,805	\$148,865,011	-14.71%	\$458,661,126	\$441,618,398	3.86%
4 List/Sell Ratio	94.81%	95.61%		95.75%	93.63%	
5 Days to Sell	75	69	8.13%	83	80	3.01%
6 Active Listings	1,622	1,485	9.23%			
Area = Shuswap / Revelstoke						
1 Units Listed	301	356	-15.45%	1,214	1,381	-12.09%
2 Units Sold	129	136	-5.15%	400	420	-4.76%
3 Sales Volume	\$80,144,611	\$91,064,245	-11.99%	\$239,037,510	\$269,521,370	-11.31%
4 List/Sell Ratio	96.87%	96.18%		96.03%	94.66%	
5 Days to Sell	81	56	44.20%	90	79	14.10%
6 Active Listings	1,058	1,110	-4.68%			
Area = South Okanagan						
1 Units Listed	580	554	4.69%	2,437	2,287	6.56%
2 Units Sold	190	211	-9.95%	773	679	13.84%
3 Sales Volume	\$129,681,815	\$131,317,103	-1.25%	\$525,785,606	\$423,249,989	24.23%
4 List/Sell Ratio	96.49%	95.59%		95.67%	95.74%	
5 Days to Sell	71	83	-14.06%	86	89	-2.95%
6 Active Listings	2,083	1,984	4.99%			
Area = South Peace River						
1 Units Listed	81	76	6.58%	373	343	8.75%
2 Units Sold	48	51	-5.88%	172	164	4.88%
3 Sales Volume	\$16,263,800	\$15,600,800	4.25%	\$53,337,100	\$46,230,598	15.37%
4 List/Sell Ratio	96.39%	95.74%		96.74%	95.50%	
5 Days to Sell	117	80	46.52%	104	110	-5.44%
6 Active Listings	372	388	-4.12%			
Area = Kamloops and District						
1 Units Listed	729	764	-4.58%	2,801	2,744	2.08%
2 Units Sold	252	285	-11.58%	997	1,044	-4.50%
3 Sales Volume	\$152,164,435	\$171,045,474	-11.04%	\$606,499,279	\$617,927,717	-1.85%
4 List/Sell Ratio	97.10%	97.59%		97.00%	97.15%	
5 Days to Sell	57	59	-4.59%	67	61	9.27%
6 Active Listings	2,094	1 9,300.00%				
Area = Kootenay						
1 Units Listed	830	801	3.62%	3,115	2,971	4.85%
2 Units Sold	352	355	-0.85%	1,385	1,283	7.95%
3 Sales Volume	\$189,830,414	\$201,145,277	-5.63%	\$740,104,012	\$661,499,889	11.88%
4 List/Sell Ratio	96.56%	95.79%		96.47%	96.35%	
5 Days to Sell	77	81	-6.01%	94	86	9.74%
6 Active Listings	2,818	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	4,381	4,467	-1.93%	18,122	17,426	3.99%
2 Units Sold	1,632	1,720	-5.12%	6,299	5,988	5.19%
3 Sales Volume	\$1,113,636,123	\$1,119,422,198	-0.52%	\$4,192,010,689	\$3,785,604,630	10.74%
4 List/Sell Ratio	96.40%	96.41%		96.13%	95.91%	
5 Days to Sell	71	66	6.50%	80	75	7.78%
6 Active Listings	14,495	8,969	61.61%			

Kamloops and District Statistics -- May 2025

Quick Summary Part 1

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

Residential

Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	252	\$152,164,435	120	\$89,769,120
Last Month	232	\$152,523,164	106	\$76,967,499
This Month Last Year	285	\$171,045,474	141	\$99,605,000
Description	Total Listings Taken	Inventory		
This Month	729	2,094		
Last Month	632	1,897		
This Month Last Year	764	1		

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Kamloops and District Statistics -- May 2025

Quick Summary Part 2

Condo/Apt

Sales	27
New Listings	78
Current Inventory	197
Sell/Inv. Ratio	13.71%
Days to Sell	59
Average Price	\$371,072
Median Price	\$394,154

Condo/Townhouse

Sales	37
New Listings	70
Current Inventory	143
Sell/Inv. Ratio	25.87%
Days to Sell	41
Average Price	\$536,569
Median Price	\$532,500

Single Family (Excluding lakefront and acreages)

Sales	120
New Listings	314
Current Inventory	685
Sell/Inv. Ratio	17.52%
Days to Sell	48
Average Price	\$748,076
Median Price	\$728,950

Ratio of Sales vs Inventory	17.95%
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Kamloops and District Statistics -- May 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 = Kamloops and District									
Acreage/House	54	70	-22.86%	178	237	-24.89	163		0.00
Duplex	20	40	-50.00%	127	146	-13.01	59		0.00
Mobile Home	48	37	29.73%	216	140	54.29	135		0.00
Recreational	0	9	-100.00%	0	24	-100.00			0.00
Single Family*	314	321	-2.18%	1,203	1,160	3.71	685		0.00
Single Family Lakefront	18	11	63.64%	44	44	0.00	40		0.00
3/4-Plex	4	2	100.00%	5	7	-28.57	8		0.00
Apartment	78	58	34.48%	301	289	4.15	197		0.00
Townhouse	70	65	7.69%	270	257	5.06	143		0.00
Residential Total	606	613	-1.14%	2,344	2,304	1.74%	1,430	0	0.00
FARMS	1	1	0.00%	12	6	100.00	13		0.00
MULTIFAMILY	2	0	0.00%	8	0	0.00	7		0.00
Residential Acreage	21	21	0.00%	60	73	-17.81	91		0.00
Residential Acreage Lakefront	2	1	100.00%	6	3	100.00	6		0.00
Residential Lot	51	80	-36.25%	176	168	4.76	290		0.00
Residential Lot Lakefront	10	3	233.33%	16	5	220.00	20		0.00
Residential Lots	84	105	-20.00%	258	249	3.61%	407	0	0.00
Business	5	5	0.00%	15	37	-59.46	28	1	2,700.00
Commercial**	27	34	-20.59%	150	127	18.11	190		0.00
Land***	4	6	-33.33%	14	21	-33.33	19		0.00
COMM TOTAL	4	6	-33.33%	14	21	-33.33%	0	0	0.00
GRAND TOTAL	729	764	-4.58%	2,801	2,744	2.08%	2,094	1	209,300.00

* 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 -- May 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 = Kamloops and District								
Acreage/House	11	21	-47.62%	\$10,414,000	\$17,344,000	-39.96%	95.82%	97.07%
Duplex	15	14	7.14%	\$9,573,800	\$8,114,749	17.98%	96.92%	98.85%
Mobile Home	25	24	4.17%	\$7,541,500	\$5,815,650	29.68%	95.16%	95.76%
Recreational	0	2	-100.00%	\$0	\$1,140,000	-100.00%	0.00%	91.95%
Single Family*	120	141	-14.89%	\$89,769,120	\$99,605,000	-9.87%	97.44%	97.86%
Single Family Lakefront	0	5	-100.00%	\$0	\$4,444,740	-100.00%	0.00%	96.35%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	27	30	-10.00%	\$10,018,954	\$12,268,500	-18.34%	97.53%	97.07%
Townhouse	37	33	12.12%	\$19,853,050	\$18,027,042	10.13%	98.22%	98.45%
Residential Total	235	270	-12.96%	\$147,170,424	\$166,759,681	-11.75%	97.28%	97.67%
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	3	-100.00%	\$0	\$615,000	-100.00%	0.00%	88.06%
Residential Acreage Lakefront	1	0	0.00%	\$480,000	\$0	0.00%	96.97%	0.00%
Residential Lot	5	5	0.00%	\$570,900	\$1,155,000	-50.57%	91.08%	94.34%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	6	8	-25.00%	\$1,050,900	\$1,770,000	-40.63%	93.68%	92.06%
Business	0	1	-100.00%	\$0	\$780,000	-100.00%	0.00%	100.65%
Commercial**	11	6	83.33%	\$3,943,111	\$1,735,793	127.16%	91.75%	94.55%
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	252	285	-11.58%	\$152,164,435	\$171,045,474	-11.04%	97.10%	97.59%

* 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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Kamloops and District Statistics -- May 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 = Kamloops and District								
Acreage/House	52	63	-17.46%	\$49,002,495	\$52,798,261	-7.19%	94.14%	94.51%
Duplex	75	56	33.93%	\$45,658,950	\$32,775,449	39.31%	98.02%	98.41%
Mobile Home	96	69	39.13%	\$26,715,600	\$17,372,850	53.78%	94.95%	95.44%
Recreational	1	4	-75.00%	\$325,000	\$1,525,700	-78.70%	93.12%	92.44%
Single Family*	430	509	-15.52%	\$310,327,918	\$354,543,335	-12.47%	97.70%	97.82%
Single Family Lakefront	7	8	-12.50%	\$5,632,000	\$5,594,740	0.67%	98.95%	95.94%
3/4-Plex	0	1	-100.00%	\$0	\$860,000	-100.00%	0.00%	97.73%
Apartment	129	129	0.00%	\$47,811,804	\$48,203,000	-0.81%	97.28%	97.72%
Townhouse	142	129	10.08%	\$79,971,273	\$72,640,542	10.09%	98.16%	98.24%
Residential Total	932	968	-3.72%	\$565,445,040	\$586,313,877	-3.56%	97.31%	97.48%
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	18	-50.00%	\$2,795,000	\$5,309,000	-47.35%	90.11%	90.74%
Residential Acreage Lakefront	1	1	0.00%	\$480,000	\$500,000	-4.00%	96.97%	77.16%
Residential Lot	15	18	-16.67%	\$3,770,760	\$3,851,400	-2.09%	93.38%	93.30%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	25	37	-32.43%	\$7,045,760	\$9,660,400	-27.07%	92.28%	90.90%
Business	2	5	-60.00%	\$505,000	\$4,605,000	-89.03%	87.83%	89.00%
Commercial**	34	31	9.68%	\$30,196,979	\$11,288,440	167.50%	92.86%	96.48%
Land***	3	1	200.00%	\$756,500	\$2,800,000	-72.98%	120.48%	75.27%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	997	1,044	-4.50%	\$606,499,279	\$617,927,717	-1.85%	97.00%	97.15%

* 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 -- May 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 = Kamloops and District									
Acreage/House	\$946,727	\$825,905	14.63%	\$869,000	\$645,000	34.73%	71	105	-32.08%
Duplex	\$638,253	\$579,625	10.11%	\$595,000	\$575,450	3.40%	45	32	40.21%
Mobile Home	\$301,660	\$242,319	24.49%	\$269,000	\$214,750	25.26%	68	59	14.82%
Recreational	\$0	\$570,000	-100.00%	\$0	\$570,000	-100.00%	0	114	-100.00%
Single Family*	\$748,076	\$706,418	5.90%	\$728,950	\$687,500	6.03%	48	55	-12.72%
Single Family LF	\$0	\$888,948	-100.00%	\$0	\$695,000	-100.00%	0	21	-100.00%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$371,072	\$408,950	-9.26%	\$394,154	\$396,500	-0.59%	59	51	15.42%
Townhouse	\$536,569	\$546,274	-1.78%	\$532,500	\$520,000	2.40%	41	40	4.04%
Residential Total	\$626,257	\$617,628	1.40%	\$600,000	\$593,500	1.10%	51	55	-7.83%
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	\$205,000	-100.00%	\$0	\$210,000	-100.00%	0	156	-100.00%
Res Acreage LF	\$480,000	\$0	0.00%	\$480,000	\$0	0.00%	33	0	0.00%
Res Lot	\$114,180	\$231,000	-50.57%	\$80,000	\$180,000	-55.56%	167	70	137.78%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$175,150	\$221,250	-20.84%	\$101,450	\$195,000	-47.97%	145	102	41.64%
Business	\$0	\$780,000	-100.00%	\$0	\$780,000	-100.00%	0	59	-100.00%
Commercial**	\$358,465	\$289,299	23.91%	\$200,000	\$32	634,820.63%	127	180	-29.15%
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	\$603,827	\$600,160	0.61%	\$586,750	\$584,900	0.32%	57	59	-4.59%

* 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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Kamloops and District Statistics -- May 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 = Kamloops and District									
Acreage/House	\$942,356	\$838,068	12.44%	\$838,200	\$700,000	19.74%	105	110	-4.90%
Duplex	\$608,786	\$585,276	4.02%	\$600,000	\$560,400	7.07%	48	52	-8.16%
Mobile Home	\$278,288	\$251,780	10.53%	\$227,500	\$225,000	1.11%	72	68	6.10%
Recreational	\$325,000	\$381,425	-14.79%	\$325,000	\$397,850	-18.31%	25	62	-59.51%
Single Family*	\$721,693	\$696,549	3.61%	\$688,750	\$670,000	2.80%	52	55	-4.04%
Single Family LF	\$804,571	\$699,343	15.05%	\$742,000	\$442,500	67.68%	81	48	68.47%
3/4-Plex	\$0	\$860,000	-100.00%	\$0	\$860,000	-100.00%	0	20	-100.00%
Apartment	\$370,634	\$373,667	-0.81%	\$360,000	\$374,000	-3.74%	74	51	44.55%
Townhouse	\$563,178	\$563,105	0.01%	\$497,500	\$540,000	-7.87%	62	47	31.43%
Residential Total	\$606,701	\$605,696	0.17%	\$585,000	\$585,000	0.00%	62	58	7.13%
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	\$294,944	5.29%	\$280,000	\$215,000	30.23%	191	109	74.47%
Res Acreage LF	\$480,000	\$500,000	-4.00%	\$480,000	\$500,000	-4.00%	33	168	-80.36%
Res Lot	\$251,384	\$213,967	17.49%	\$147,500	\$155,000	-4.84%	114	76	49.02%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$281,830	\$261,092	7.94%	\$250,000	\$210,000	19.05%	138	95	45.72%
Business	\$252,500	\$921,000	-72.58%	\$252,500	\$675,000	-62.59%	194	150	29.33%
Commercial**	\$888,146	\$364,143	143.90%	\$313,500	\$33	949,900.00%	155	123	25.52%
Land***	\$252,167	\$2,800,000	-90.99%	\$60,000	\$2,800,000	-97.86%	80	56	42.26%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$608,324	\$591,885	2.78%	\$575,000	\$575,000	0.00%	67	61	9.27%

* 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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