

## **Kootenay 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
<b>Area = Central Okanagan</b>						
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%			
<b>Area = North Okanagan</b>						
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%			
<b>Area = Shuswap / Revelstoke</b>						
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%			
<b>Area = South Okanagan</b>						
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%			
<b>Area = South Peace River</b>						
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%			
<b>Area = Kamloops and District</b>						
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%				
<b>Area = Kootenay</b>						
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%			

Kootenay 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	352	\$189,830,414	170	\$105,990,167
Last Month	310	\$171,862,990	158	\$92,933,994
This Month Last Year	355	\$201,145,277	171	\$106,438,103
Description	Total Listings Taken	Inventory		
This Month	830	2,818		
Last Month	732	2,570		
This Month Last Year	801	0		

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Kootenay Statistics -- May 2025

## Quick Summary Part 2

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**Condo/Apt**

Sales	40
New Listings	54
Current Inventory	177
Sell/Inv. Ratio	22.60%
Days to Sell	93
Average Price	\$275,008
Median Price	\$260,000

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**Condo/Townhouse**

Sales	17
New Listings	37
Current Inventory	121
Sell/Inv. Ratio	14.05%
Days to Sell	54
Average Price	\$483,059
Median Price	\$458,100

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**Single Family (Excluding lakefront and acreages)**

Sales	170
New Listings	313
Current Inventory	823
Sell/Inv. Ratio	20.66%
Days to Sell	62
Average Price	\$623,472
Median Price	\$582,000

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Ratio of Sales vs Inventory	20.25%
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Kootenay 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 = Kootenay									
Acreage/House	92	116	-20.69%	323	353	-8.50	341		0.00
Duplex	12	24	-50.00%	63	69	-8.70	48		0.00
Mobile Home	63	55	14.55%	223	191	16.75	156		0.00
Recreational	0	6	-100.00%	0	15	-100.00			0.00
Single Family*	313	292	7.19%	1,230	1,083	13.57	823		0.00
Single Family Lakefront	16	11	45.45%	56	39	43.59	48		0.00
3/4-Plex	10	2	400.00%	20	10	100.00	18		0.00
Apartment	54	71	-23.94%	234	292	-19.86	177		0.00
Townhouse	37	33	12.12%	148	169	-12.43	121		0.00
Residential Total	597	610	-2.13%	2,297	2,221	3.42%	1,732	0	0.00
FARMS	8	1	700.00%	16	5	220.00	20		0.00
MULTIFAMILY	2	1	100.00%	7	8	-12.50	9		0.00
Residential Acreage	43	59	-27.12%	183	195	-6.15	232		0.00
Residential Acreage Lakefront	5	3	66.67%	12	23	-47.83	18		0.00
Residential Lot	106	81	30.86%	363	308	17.86	487		0.00
Residential Lot Lakefront	8	5	60.00%	20	18	11.11	26		0.00
Residential Lots	162	148	9.46%	578	544	6.25%	763	0	0.00
Business	3	9	-66.67%	17	34	-50.00	31		0.00
Commercial**	38	20	90.00%	151	106	42.45	189		0.00
Land***	20	6	233.33%	49	30	63.33	74		0.00
COMM TOTAL	20	6	233.33%	49	30	63.33%	0	0	0.00
GRAND TOTAL	830	795	4.40%	3,115	2,948	5.66%	2,818	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 -- 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
<b>Zone = Kootenay</b>								
Acreage/House	27	35	-22.86%	\$24,293,000	\$24,932,280	-2.56%	95.60%	96.56%
Duplex	10	11	-9.09%	\$6,535,500	\$6,015,300	8.65%	94.50%	98.38%
Mobile Home	41	17	141.18%	\$15,334,340	\$7,049,190	117.53%	96.17%	89.95%
Recreational	0	1	-100.00%	\$0	\$525,000	-100.00%	0.00%	105.95%
Single Family*	170	171	-0.58%	\$105,990,167	\$106,438,103	-0.42%	98.02%	97.44%
Single Family Lakefront	2	3	-33.33%	\$3,535,000	\$4,668,000	-24.27%	92.42%	96.91%
3/4-Plex	3	2	50.00%	\$957,900	\$2,049,000	-53.25%	97.86%	93.35%
Apartment	40	32	25.00%	\$11,000,300	\$9,955,813	10.49%	96.72%	96.74%
Townhouse	17	29	-41.38%	\$8,212,000	\$12,661,300	-35.14%	96.19%	98.90%
Residential Total	310	301	2.99%	\$175,858,207	\$174,293,986	0.90%	97.10%	97.04%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	1	-100.00%	\$0	\$900,000	-100.00%	0.00%	90.23%
Residential Acreage	12	18	-33.33%	\$4,125,950	\$5,138,700	-19.71%	94.12%	92.98%
Residential Acreage Lakefront	0	2	-100.00%	\$0	\$1,350,000	-100.00%	0.00%	97.90%
Residential Lot	18	19	-5.26%	\$3,505,277	\$2,714,600	29.13%	93.09%	97.50%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	30	39	-23.08%	\$7,631,227	\$9,203,300	-17.08%	93.64%	94.98%
Business	0	1	-100.00%	\$0	\$9,250,000	-100.00%	0.00%	84.47%
Commercial**	8	6	33.33%	\$3,945,980	\$6,205,015	-36.41%	83.48%	83.99%
Land***	4	0	0.00%	\$2,395,000	\$0	0.00%	92.30%	0.00%
COMM TOTAL	4	0	0.00%	\$2,395,000	\$0	0.00%	92.30%	0.00%
<b>GRAND TOTAL</b>	<b>352</b>	<b>348</b>	<b>1.15%</b>	<b>\$189,830,414</b>	<b>\$199,852,301</b>	<b>-5.01%</b>	<b>96.56%</b>	<b>95.79%</b>

\* Excludes lakefront and acreage.

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\*\*\*Excludes residential land

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Kootenay 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
<b>Zone = Kootenay</b>								
Acreage/House	105	107	-1.87%	\$90,955,149	\$81,927,280	11.02%	95.73%	95.96%
Duplex	43	38	13.16%	\$25,418,429	\$18,531,738	37.16%	97.49%	94.84%
Mobile Home	125	92	35.87%	\$42,650,050	\$30,949,631	37.80%	96.33%	94.72%
Recreational	0	3	-100.00%	\$0	\$1,080,000	-100.00%	0.00%	97.78%
Single Family*	666	582	14.43%	\$397,489,025	\$358,566,305	10.86%	97.50%	97.48%
Single Family Lakefront	15	9	66.67%	\$22,578,100	\$9,010,100	150.59%	93.85%	97.97%
3/4-Plex	8	2	300.00%	\$3,100,300	\$2,049,000	51.31%	97.60%	93.35%
Apartment	141	160	-11.88%	\$44,296,476	\$48,893,368	-9.40%	97.01%	96.21%
Townhouse	90	89	1.12%	\$40,198,615	\$41,945,100	-4.16%	98.00%	98.53%
Residential Total	1,193	1,082	10.26%	\$666,686,145	\$592,952,522	12.43%	97.05%	97.00%
FARMS	3	0	0.00%	\$5,287,000	\$0	0.00%	93.34%	0.00%
MULTIFAMILY	4	1	300.00%	\$3,122,000	\$900,000	246.89%	88.72%	90.23%
Residential Acreage	52	63	-17.46%	\$19,181,950	\$18,483,099	3.78%	89.37%	92.01%
Residential Acreage Lakefront	3	4	-25.00%	\$2,485,000	\$2,355,000	5.52%	84.30%	95.77%
Residential Lot	82	83	-1.20%	\$14,836,353	\$14,148,500	4.86%	93.89%	93.61%
Residential Lot Lakefront	3	3	0.00%	\$753,500	\$1,521,500	-50.48%	90.58%	100.50%
Residential Lots	140	153	-8.50%	\$37,256,803	\$36,508,099	2.05%	90.77%	93.19%
Business	6	5	20.00%	\$2,531,000	\$10,135,000	-75.03%	94.83%	84.86%
Commercial**	31	26	19.23%	\$19,706,064	\$17,365,154	13.48%	92.09%	89.88%
Land***	8	0	0.00%	\$5,515,000	\$0	0.00%	92.48%	0.00%
COMM TOTAL	7	0	0.00%	\$5,340,000	\$0	0.00%	92.49%	0.00%
<b>GRAND TOTAL</b>	<b>1,385</b>	<b>1,267</b>	<b>9.31%</b>	<b>\$740,104,012</b>	<b>\$657,860,775</b>	<b>12.50%</b>	<b>96.47%</b>	<b>96.36%</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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Kootenay 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%
<b>Zone = Kootenay</b>									
Acreage/House	\$899,741	\$712,351	26.31%	\$750,000	\$675,000	11.11%	112	85	32.29%
Duplex	\$653,550	\$546,845	19.51%	\$608,500	\$535,000	13.74%	42	37	13.00%
Mobile Home	\$374,008	\$414,658	-9.80%	\$370,000	\$345,000	7.25%	85	152	-44.07%
Recreational	\$0	\$525,000	-100.00%	\$0	\$525,000	-100.00%	0	15	-100.00%
Single Family*	\$623,472	\$622,445	0.16%	\$582,000	\$560,000	3.93%	62	55	11.99%
Single Family LF	\$1,767,500	\$1,556,000	13.59%	\$1,767,500	\$1,488,000	18.78%	46	31	46.77%
3/4-Plex	\$319,300	\$1,024,500	-68.83%	\$320,000	\$1,024,500	-68.77%	23	289	-91.91%
Apartment	\$275,008	\$311,119	-11.61%	\$260,000	\$300,000	-13.33%	93	94	-1.37%
Townhouse	\$483,059	\$436,597	10.64%	\$458,100	\$409,000	12.00%	54	54	1.13%
Residential Total	\$567,285	\$579,050	-2.03%	\$525,000	\$535,000	-1.87%	72	69	4.56%
FARMS	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
MULTIFAMILY	\$0	\$900,000	-100.00%	\$0	\$900,000	-100.00%	0	301	-100.00%
Res Acreage	\$343,829	\$285,483	20.44%	\$320,750	\$270,000	18.80%	88	106	-17.55%
Res Acreage LF	\$0	\$675,000	-100.00%	\$0	\$675,000	-100.00%	0	120	-100.00%
Res Lot	\$194,738	\$142,874	36.30%	\$120,000	\$115,000	4.35%	140	132	6.40%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$254,374	\$235,982	7.79%	\$221,250	\$172,200	28.48%	119	119	-0.19%
Business	\$0	\$9,250,000	-100.00%	\$0	\$9,250,000	-100.00%	0	202	-100.00%
Commercial**	\$493,248	\$1,034,169	-52.30%	\$401,250	\$590,000	-31.99%	112	433	-74.20%
Land***	\$598,750	\$0	0.00%	\$537,500	\$0	0.00%	46	0	0.00%
COMM TOTAL	\$598,750	\$0	0.00%	\$537,500	\$0	0.00%	46	0	0.00%
<b>GRAND TOTAL</b>	<b>\$539,291</b>	<b>\$574,288</b>	<b>-6.09%</b>	<b>\$500,000</b>	<b>\$517,000</b>	<b>-3.29%</b>	<b>77</b>	<b>82</b>	<b>-6.38%</b>

\* Excludes lakefront and acreage.

\*\* Inclusive of Hospitality/Resort, industrial, Mixed use, office retail, services and specialty property subtypes

\*\*\*Excludes residential land

Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings. e & oe

Kootenay 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%
<b>Zone = Kootenay</b>									
Acreage/House	\$866,240	\$765,676	13.13%	\$776,000	\$710,000	9.30%	145	102	42.92%
Duplex	\$591,126	\$487,677	21.21%	\$550,000	\$477,500	15.18%	67	54	23.73%
Mobile Home	\$341,200	\$336,409	1.42%	\$310,000	\$264,000	17.42%	90	92	-2.22%
Recreational	\$0	\$360,000	-100.00%	\$0	\$375,000	-100.00%	0	150	-100.00%
Single Family*	\$596,830	\$616,093	-3.13%	\$560,000	\$560,000	0.00%	76	71	6.97%
Single Family LF	\$1,505,207	\$1,001,122	50.35%	\$1,210,000	\$830,000	45.78%	69	67	3.70%
3/4-Plex	\$387,538	\$1,024,500	-62.17%	\$356,450	\$1,024,500	-65.21%	43	289	-85.14%
Apartment	\$314,159	\$305,584	2.81%	\$277,500	\$290,000	-4.31%	78	75	4.29%
Townhouse	\$446,651	\$471,293	-5.23%	\$398,500	\$429,000	-7.11%	85	66	29.45%
Residential Total	\$558,832	\$548,015	1.97%	\$524,000	\$510,000	2.75%	84	76	10.37%
FARMS	\$1,762,333	\$0	0.00%	\$1,188,000	\$0	0.00%	77	0	0.00%
MULTIFAMILY	\$780,500	\$900,000	-13.28%	\$925,000	\$900,000	2.78%	185	301	-38.54%
Res Acreage	\$368,884	\$293,383	25.73%	\$297,500	\$250,000	19.00%	173	141	23.04%
Res Acreage LF	\$828,333	\$588,750	40.69%	\$485,000	\$502,500	-3.48%	406	133	204.44%
Res Lot	\$180,931	\$170,464	6.14%	\$139,500	\$145,000	-3.79%	172	136	26.86%
Res Lot LF	\$251,167	\$507,167	-50.48%	\$140,000	\$445,500	-68.57%	72	54	32.52%
Residential Lots	\$266,120	\$238,615	11.53%	\$189,950	\$180,000	5.53%	175	136	28.86%
Business	\$421,833	\$2,027,000	-79.19%	\$180,500	\$295,000	-38.81%	221	118	86.37%
Commercial**	\$635,679	\$667,891	-4.82%	\$338,000	\$511,500	-33.92%	97	185	-47.64%
Land***	\$689,375	\$0	0.00%	\$537,500	\$0	0.00%	78	0	0.00%
COMM TOTAL	\$762,857	\$0	0.00%	\$600,000	\$0	0.00%	39	0	0.00%
<b>GRAND TOTAL</b>	<b>\$534,371</b>	<b>\$519,227</b>	<b>2.92%</b>	<b>\$490,000</b>	<b>\$475,000</b>	<b>3.16%</b>	<b>94</b>	<b>86</b>	<b>9.80%</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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