

South Okanagan 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.

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

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%			

South Okanagan 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	190	\$129,681,815	85	\$68,202,641
Last Month	195	\$137,471,528	81	\$61,930,841
This Month Last Year	211	\$131,317,103	85	\$62,098,300
Description	Total Listings Taken	Inventory		
This Month	580	2,083		
Last Month	565	1,916		
This Month Last Year	554	1,984		

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

South Okanagan Statistics -- May 2025

Quick Summary Part 2

Condo/Apt

Sales	32
New Listings	83
Current Inventory	358
Sell/Inv. Ratio	8.94%
Days to Sell	85
Average Price	\$382,044
Median Price	\$340,000

Condo/Townhouse

Sales	20
New Listings	46
Current Inventory	150
Sell/Inv. Ratio	13.33%
Days to Sell	71
Average Price	\$503,470
Median Price	\$525,000

Single Family (Excluding lakefront and acreages)

Sales	85
New Listings	222
Current Inventory	666
Sell/Inv. Ratio	12.76%
Days to Sell	65
Average Price	\$802,384
Median Price	\$745,000

Ratio of Sales vs Inventory	11.67%
-----------------------------	--------

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

South Okanagan 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 = South Okanagan									
Acreage/House	56	44	27.27%	187	160	16.88	179	159	12.58
Duplex	16	15	6.67%	93	89	4.49	48	71	-32.39
Mobile Home	31	33	-6.06%	136	123	10.57	102	57	78.95
Recreational	0	0	0.00%	0	10	-100.00		13	-100.00
Single Family*	222	199	11.56%	909	851	6.82	666	658	1.22
Single Family Lakefront	22	22	0.00%	67	57	17.54	51	30	70.00
3/4-Plex	2	2	0.00%	8	8	0.00	6	8	-25.00
Timeshare	0	1	-100.00%	0	1	-100.00		1	-100.00
Apartment	83	88	-5.68%	382	338	13.02	358	341	4.99
Townhouse	46	53	-13.21%	215	236	-8.90	150	162	-7.41
Residential Total	478	457	4.60%	1,997	1,873	6.62%	1,560	1,500	4.00
FARMS	12	13	-7.69%	62	49	26.53	61	58	5.17
MULTIFAMILY	2	1	100.00%	5	8	-37.50	4	12	-66.67
Residential Acreage	13	15	-13.33%	47	63	-25.40	64	69	-7.25
Residential Acreage Lakefront	1	0	0.00%	1	0	0.00			0.00
Residential Lot	37	38	-2.63%	170	140	21.43	196	167	17.37
Residential Lot Lakefront	3	2	50.00%	14	10	40.00	13	7	85.71
Residential Lots	54	55	-1.82%	232	213	8.92%	273	243	12.35
Business	1	2	-50.00%	15	16	-6.25	19	19	0.00
Commercial**	26	21	23.81%	97	114	-14.91	137	135	1.48
Land***	7	5	40.00%	29	14	107.14	29	17	70.59
COMM TOTAL	7	5	40.00%	29	14	107.14%	0	0	0.00
GRAND TOTAL	580	554	4.69%	2,437	2,287	6.56%	2,083	1,984	4.99

* 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

South Okanagan 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 = South Okanagan								
Acreage/House	9	6	50.00%	\$12,488,000	\$7,529,000	65.87%	97.54%	95.21%
Duplex	10	5	100.00%	\$6,850,089	\$2,860,000	139.51%	96.35%	94.77%
Mobile Home	17	19	-10.53%	\$4,672,250	\$5,446,800	-14.22%	94.31%	96.00%
Recreational	0	3	-100.00%	\$0	\$509,900	-100.00%	0.00%	91.64%
Single Family*	85	85	0.00%	\$68,202,641	\$62,098,300	9.83%	96.53%	96.59%
Single Family Lakefront	5	5	0.00%	\$10,915,000	\$8,694,000	25.55%	96.23%	95.79%
3/4-Plex	0	1	-100.00%	\$0	\$234,000	-100.00%	0.00%	97.91%
Timeshare	0	1	-100.00%	\$0	\$431,500	-100.00%	0.00%	96.10%
Apartment	32	39	-17.95%	\$12,225,423	\$15,339,892	-20.30%	96.52%	96.29%
Townhouse	20	27	-25.93%	\$10,069,400	\$12,813,300	-21.41%	97.37%	97.64%
Residential Total	178	191	-6.81%	\$125,422,803	\$115,956,692	8.16%	96.58%	96.42%
FARMS	1	2	-50.00%	\$1,650,000	\$3,340,000	-50.60%	97.06%	89.42%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	1	2	-50.00%	\$145,000	\$1,550,000	-90.65%	85.80%	91.18%
Residential Acreage Lakefront	1	0	0.00%	\$249,000	\$0	0.00%	100.00%	0.00%
Residential Lot	7	6	16.67%	\$1,890,000	\$1,641,095	15.17%	90.44%	92.68%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	9	8	12.50%	\$2,284,000	\$3,191,095	-28.43%	91.08%	91.95%
Business	1	1	0.00%	\$325,000	\$2,050,000	-84.15%	100.00%	97.62%
Commercial**	1	9	-88.89%	\$12	\$6,779,316	-100.00%	0.00%	86.91%
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	190	211	-9.95%	\$129,681,815	\$131,317,103	-1.25%	96.49%	95.59%

* 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

South Okanagan 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 = South Okanagan								
Acreage/House	36	29	24.14%	\$47,887,388	\$34,517,000	38.74%	94.35%	93.97%
Duplex	42	27	55.56%	\$25,799,690	\$17,490,500	47.51%	97.29%	96.95%
Mobile Home	57	56	1.79%	\$15,200,549	\$14,575,500	4.29%	94.46%	96.28%
Recreational	0	10	-100.00%	\$0	\$1,669,900	-100.00%	0.00%	92.82%
Single Family*	322	269	19.70%	\$251,120,460	\$201,677,949	24.52%	96.66%	96.80%
Single Family Lakefront	14	8	75.00%	\$23,195,000	\$14,882,400	55.86%	93.64%	94.05%
3/4-Plex	2	1	100.00%	\$872,000	\$234,000	272.65%	98.00%	97.91%
Timeshare	0	1	-100.00%	\$0	\$431,500	-100.00%	0.00%	96.10%
Apartment	131	123	6.50%	\$55,054,523	\$50,825,492	8.32%	96.54%	96.72%
Townhouse	90	88	2.27%	\$44,176,459	\$42,842,850	3.11%	97.23%	97.52%
Residential Total	694	612	13.40%	\$463,306,069	\$379,147,091	22.20%	96.26%	96.46%
FARMS	13	7	85.71%	\$21,735,000	\$13,682,500	58.85%	89.28%	92.93%
MULTIFAMILY	1	0	0.00%	\$1,150,000	\$0	0.00%	95.83%	0.00%
Residential Acreage	6	8	-25.00%	\$2,417,511	\$4,212,000	-42.60%	92.17%	90.33%
Residential Acreage Lakefront	1	0	0.00%	\$249,000	\$0	0.00%	100.00%	0.00%
Residential Lot	27	18	50.00%	\$7,426,399	\$4,103,095	81.00%	92.07%	92.43%
Residential Lot Lakefront	1	1	0.00%	\$185,000	\$170,000	8.82%	97.88%	89.52%
Residential Lots	35	27	29.63%	\$10,277,910	\$8,485,095	21.13%	92.37%	91.32%
Business	2	7	-71.43%	\$1,425,000	\$3,943,000	-63.86%	93.57%	91.23%
Commercial**	25	24	4.17%	\$25,894,007	\$16,414,803	57.75%	92.60%	89.12%
Land***	3	2	50.00%	\$1,997,620	\$1,577,500	26.63%	93.39%	68.89%
COMM TOTAL	1	0	0.00%	\$47,620	\$0	0.00%	119.35%	0.00%
GRAND TOTAL	773	679	13.84%	\$525,785,606	\$423,249,989	24.23%	95.67%	95.74%

* 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

South Okanagan 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 = South Okanagan									
Acreage/House	\$1,387,556	\$1,254,833	10.58%	\$1,337,500	\$990,000	35.10%	55	126	-56.46%
Duplex	\$685,009	\$572,000	19.76%	\$627,500	\$553,000	13.47%	35	115	-69.34%
Mobile Home	\$274,838	\$286,674	-4.13%	\$238,250	\$232,000	2.69%	71	95	-25.57%
Recreational	\$0	\$169,967	-100.00%	\$0	\$65,000	-100.00%	0	104	-100.00%
Single Family*	\$802,384	\$730,568	9.83%	\$745,000	\$685,000	8.76%	65	63	3.13%
Single Family LF	\$2,183,000	\$1,738,800	25.55%	\$1,900,000	\$2,015,000	-5.71%	66	27	145.19%
3/4-Plex	\$0	\$234,000	-100.00%	\$0	\$234,000	-100.00%	0	9	-100.00%
Timeshare	\$0	\$431,500	-100.00%	\$0	\$431,500	-100.00%	0	135	-100.00%
Apartment	\$382,044	\$393,331	-2.87%	\$340,000	\$371,000	-8.36%	85	120	-29.49%
Townhouse	\$503,470	\$474,567	6.09%	\$525,000	\$475,000	10.53%	71	66	6.94%
Residential Total	\$704,622	\$607,103	16.06%	\$635,250	\$530,000	19.86%	67	81	-17.07%
FARMS	\$1,650,000	\$1,670,000	-1.20%	\$1,650,000	\$1,670,000	-1.20%	72	105	-31.10%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$145,000	\$775,000	-81.29%	\$145,000	\$775,000	-81.29%	30	83	-63.86%
Res Acreage LF	\$249,000	\$0	0.00%	\$249,000	\$0	0.00%	2	0	0.00%
Res Lot	\$270,000	\$273,516	-1.29%	\$260,000	\$260,000	0.00%	135	62	119.61%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$253,778	\$398,887	-36.38%	\$249,000	\$320,000	-22.19%	109	67	62.52%
Business	\$325,000	\$2,050,000	-84.15%	\$325,000	\$2,050,000	-84.15%	69	119	-42.02%
Commercial**	\$12	\$753,257	-100.00%	\$12	\$2,500	-99.52%	347	113	208.29%
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	\$682,536	\$622,356	9.67%	\$614,625	\$525,000	17.07%	71	83	-14.06%

* 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

South Okanagan 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 = South Okanagan									
Acreage/House	\$1,330,205	\$1,190,241	11.76%	\$1,058,975	\$940,000	12.66%	97	109	-11.14%
Duplex	\$614,278	\$647,796	-5.17%	\$572,000	\$649,000	-11.86%	56	83	-33.08%
Mobile Home	\$266,676	\$260,277	2.46%	\$245,000	\$228,050	7.43%	85	84	1.38%
Recreational	\$0	\$166,990	-100.00%	\$0	\$128,500	-100.00%	0	144	-100.00%
Single Family*	\$779,877	\$749,732	4.02%	\$726,338	\$710,000	2.30%	74	65	14.02%
Single Family LF	\$1,656,786	\$1,860,300	-10.94%	\$1,497,500	\$1,782,500	-15.99%	75	71	5.79%
3/4-Plex	\$436,000	\$234,000	86.32%	\$436,000	\$234,000	86.32%	93	9	933.33%
Timeshare	\$0	\$431,500	-100.00%	\$0	\$431,500	-100.00%	0	135	-100.00%
Apartment	\$420,264	\$413,215	1.71%	\$363,000	\$360,000	0.83%	113	125	-9.64%
Townhouse	\$490,850	\$486,851	0.82%	\$458,000	\$480,000	-4.58%	74	79	-6.58%
Residential Total	\$667,588	\$619,521	7.76%	\$599,950	\$555,000	8.10%	82	85	-3.09%
FARMS	\$1,671,923	\$1,954,643	-14.46%	\$1,750,000	\$1,995,000	-12.28%	96	92	4.26%
MULTIFAMILY	\$1,150,000	\$0	0.00%	\$1,150,000	\$0	0.00%	28	0	0.00%
Res Acreage	\$402,919	\$526,500	-23.47%	\$320,750	\$382,500	-16.14%	122	76	61.32%
Res Acreage LF	\$249,000	\$0	0.00%	\$249,000	\$0	0.00%	2	0	0.00%
Res Lot	\$275,052	\$227,950	20.66%	\$245,000	\$205,000	19.51%	110	108	1.66%
Res Lot LF	\$185,000	\$170,000	8.82%	\$185,000	\$170,000	8.82%	18	128	-85.94%
Residential Lots	\$293,655	\$314,263	-6.56%	\$257,000	\$235,000	9.36%	106	99	7.11%
Business	\$712,500	\$563,286	26.49%	\$712,500	\$260,000	174.04%	63	124	-49.71%
Commercial**	\$1,035,760	\$683,950	51.44%	\$14,795	\$155,000	-90.46%	155	149	3.93%
Land***	\$665,873	\$788,750	-15.58%	\$400,000	\$788,750	-49.29%	93	171	-45.42%
COMM TOTAL	\$47,620	\$0	0.00%	\$47,620	\$0	0.00%	7	0	0.00%
GRAND TOTAL	\$680,188	\$623,343	9.12%	\$580,952	\$545,000	6.60%	86	89	-2.95%

* 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