

**South Peace River 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%			

South Peace River 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	48	\$16,263,800	31	\$10,171,300
Last Month	40	\$11,850,750	34	\$10,296,750
This Month Last Year	51	\$15,600,800	33	\$10,162,800
Description	Total Listings Taken	Inventory		
This Month	81	372		
Last Month	93	367		
This Month Last Year	76	389		

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South Peace River Statistics -- May 2025

## Quick Summary Part 2

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### Condo/Apt

Sales	2
New Listings	8
Current Inventory	34
Sell/Inv. Ratio	5.88%
Days to Sell	87
Average Price	\$148,500
Median Price	\$148,500

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### Condo/Townhouse

Sales	1
New Listings	2
Current Inventory	6
Sell/Inv. Ratio	16.67%
Days to Sell	125
Average Price	\$175,000
Median Price	\$175,000

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### Single Family (Excluding lakefront and acreages)

Sales	31
New Listings	42
Current Inventory	121
Sell/Inv. Ratio	25.62%
Days to Sell	66
Average Price	\$328,106
Median Price	\$315,000

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Ratio of Sales vs Inventory	21.12%
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South Peace River 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 Peace River									
Acreage/House	6	4	50.00%	24	24	0.00	21	30	-30.00
Duplex	0	6	-100.00%	7	23	-69.57	9	27	-66.67
Mobile Home	5	4	25.00%	25	24	4.17	20	2	900.00
Recreational	0	0	0.00%	0	0	0.00		1	-100.00
Single Family*	42	44	-4.55%	192	169	13.61	121	141	-14.18
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	8	5	60.00%	29	25	16.00	34	17	100.00
Townhouse	2	2	0.00%	8	10	-20.00	6	5	20.00
Residential Total	63	65	-3.08%	289	275	5.09%	213	225	-5.33
FARMS	1	0	0.00%	3	0	0.00	3	4	-25.00
MULTIFAMILY	0	0	0.00%	1	1	0.00	1	2	-50.00
Residential Acreage	0	3	-100.00%	6	7	-14.29	8	30	-73.33
Residential Acreage Lakefront	0	0	0.00%	1	0	0.00	1	2	-50.00
Residential Lot	5	3	66.67%	22	37	-40.54	54	70	-22.86
Residential Lot Lakefront	0	0	0.00%	0	0	0.00			0.00
Residential Lots	5	6	-16.67%	29	44	-34.09%	63	102	-38.24
Business	0	0	0.00%	3	0	0.00	4	3	33.33
Commercial**	8	3	166.67%	41	18	127.78	67	49	36.73
Land***	4	2	100.00%	7	5	40.00	21	4	425.00
COMM TOTAL	4	2	100.00%	7	5	40.00%	0	0	0.00
GRAND TOTAL	81	76	6.58%	373	343	8.75%	372	389	-4.37

\* 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 -- 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 = South Peace River</b>								
Acreage/House	5	5	0.00%	\$2,744,000	\$2,696,000	1.78%	96.19%	96.70%
Duplex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Mobile Home	3	3	0.00%	\$620,000	\$820,000	-24.39%	88.21%	96.02%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	31	33	-6.06%	\$10,171,300	\$10,162,800	0.08%	97.28%	96.68%
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	2	4	-50.00%	\$297,000	\$450,000	-34.00%	94.32%	95.16%
Townhouse	1	2	-50.00%	\$175,000	\$293,000	-40.27%	94.65%	94.85%
Residential Total	42	47	-10.64%	\$14,007,300	\$14,421,800	-2.87%	96.52%	96.56%
FARMS	1	0	0.00%	\$353,500	\$0	0.00%	98.19%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	1	1	0.00%	\$120,000	\$800,000	-85.00%	93.02%	84.30%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	0	2	-100.00%	\$0	\$104,000	-100.00%	0.00%	86.31%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	1	3	-66.67%	\$120,000	\$904,000	-86.73%	93.02%	84.53%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial**	1	1	0.00%	\$458,000	\$275,000	66.55%	96.42%	94.86%
Land***	3	0	0.00%	\$1,325,000	\$0	0.00%	94.79%	0.00%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
<b>GRAND TOTAL</b>	<b>48</b>	<b>51</b>	<b>-5.88%</b>	<b>\$16,263,800</b>	<b>\$15,600,800</b>	<b>4.25%</b>	<b>96.39%</b>	<b>95.74%</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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South Peace River 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 = South Peace River</b>								
Acreage/House	10	14	-28.57%	\$5,989,000	\$6,847,000	-12.53%	96.11%	95.35%
Duplex	4	7	-42.86%	\$1,248,900	\$2,204,000	-43.33%	98.91%	96.61%
Mobile Home	11	10	10.00%	\$2,537,500	\$2,043,000	24.20%	93.58%	96.24%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	120	99	21.21%	\$37,475,950	\$28,282,071	32.51%	97.36%	96.68%
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	11	14	-21.43%	\$1,449,750	\$1,180,600	22.80%	95.81%	95.47%
Townhouse	3	6	-50.00%	\$524,000	\$838,677	-37.52%	95.48%	97.77%
Residential Total	161	150	7.33%	\$50,406,100	\$41,395,348	21.77%	96.92%	96.42%
FARMS	1	1	0.00%	\$353,500	\$785,000	-54.97%	98.19%	94.69%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	1	1	0.00%	\$120,000	\$800,000	-85.00%	93.02%	84.30%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	3	6	-50.00%	\$129,500	\$263,900	-50.93%	58.92%	84.88%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	4	7	-42.86%	\$249,500	\$1,063,900	-76.55%	71.53%	84.44%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial**	2	5	-60.00%	\$478,000	\$2,871,350	-83.35%	91.22%	88.04%
Land***	4	1	300.00%	\$1,850,000	\$115,000	1,508.70%	97.48%	92.07%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
<b>GRAND TOTAL</b>	<b>172</b>	<b>164</b>	<b>4.88%</b>	<b>\$53,337,100</b>	<b>\$46,230,598</b>	<b>15.37%</b>	<b>96.74%</b>	<b>95.50%</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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South Peace River 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 = South Peace River</b>									
Acreage/House	\$548,800	\$539,200	1.78%	\$475,000	\$540,000	-12.04%	97	165	-41.60%
Duplex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Mobile Home	\$206,667	\$273,333	-24.39%	\$215,000	\$305,000	-29.51%	140	87	60.69%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$328,106	\$307,964	6.54%	\$315,000	\$305,000	3.28%	66	78	-15.40%
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	\$148,500	\$112,500	32.00%	\$148,500	\$84,000	76.79%	87	58	50.00%
Townhouse	\$175,000	\$146,500	19.45%	\$175,000	\$146,500	19.45%	125	32	296.83%
Residential Total	\$333,507	\$306,847	8.69%	\$317,500	\$285,000	11.40%	77	84	-8.15%
FARMS	\$353,500	\$0	0.00%	\$353,500	\$0	0.00%	61	0	0.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$120,000	\$800,000	-85.00%	\$120,000	\$800,000	-85.00%	39	9	333.33%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$0	\$52,000	-100.00%	\$0	\$52,000	-100.00%	0	61	-100.00%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$120,000	\$301,333	-60.18%	\$120,000	\$80,000	50.00%	39	44	-10.69%
Business	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Commercial**	\$458,000	\$275,000	66.55%	\$458,000	\$275,000	66.55%	133	0	0.00%
Land***	\$441,667	\$0	0.00%	\$390,000	\$0	0.00%	719	0	0.00%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
<b>GRAND TOTAL</b>	<b>\$338,829</b>	<b>\$305,898</b>	<b>10.77%</b>	<b>\$322,500</b>	<b>\$275,000</b>	<b>17.27%</b>	<b>117</b>	<b>80</b>	<b>46.52%</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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South Peace River 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 = South Peace River</b>									
Acreage/House	\$598,900	\$489,071	22.46%	\$530,000	\$480,000	10.42%	118	140	-15.66%
Duplex	\$312,225	\$314,857	-0.84%	\$332,450	\$330,000	0.74%	71	68	4.11%
Mobile Home	\$230,682	\$204,300	12.91%	\$240,000	\$165,000	45.45%	105	122	-13.79%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$312,300	\$285,677	9.32%	\$287,500	\$265,000	8.49%	84	85	-0.73%
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	\$131,795	\$84,329	56.29%	\$91,000	\$75,750	20.13%	95	85	12.34%
Townhouse	\$174,667	\$139,780	24.96%	\$175,000	\$146,500	19.45%	76	57	35.10%
Residential Total	\$313,081	\$275,969	13.45%	\$275,000	\$260,000	5.77%	87	91	-3.64%
FARMS	\$353,500	\$785,000	-54.97%	\$353,500	\$785,000	-54.97%	61	155	-60.65%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$120,000	\$800,000	-85.00%	\$120,000	\$800,000	-85.00%	39	9	333.33%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$43,167	\$43,983	-1.86%	\$30,000	\$29,500	1.69%	204	337	-39.47%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$62,375	\$151,986	-58.96%	\$55,500	\$35,000	58.57%	163	290	-43.91%
Business	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Commercial**	\$239,000	\$574,270	-58.38%	\$239,000	\$270,000	-11.48%	473	439	7.68%
Land***	\$462,500	\$115,000	302.17%	\$457,500	\$115,000	297.83%	544	66	723.48%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
<b>GRAND TOTAL</b>	<b>\$310,099</b>	<b>\$281,894</b>	<b>10.01%</b>	<b>\$275,000</b>	<b>\$257,950</b>	<b>6.61%</b>	<b>104</b>	<b>110</b>	<b>-5.44%</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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