

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

Report generated at midnight on 07/01/2025. Entries after 07/01/2025 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	1,290	1,358	-5.01%	7,473	7,213	3.60%
2 Units Sold	458	429	6.76%	2,326	2,169	7.24%
3 Sales Volume	\$382,836,191	\$342,688,565	11.72%	\$1,948,883,248	\$1,668,245,233	16.82%
4 List/Sell Ratio	96.04%	96.87%		95.92%	96.36%	
5 Days to Sell	65	60	6.98%	69	62	11.35%
6 Active Listings	4,526	4,144	9.22%			
Area = North Okanagan						
1 Units Listed	426	425	0.24%	2,425	2,270	6.83%
2 Units Sold	197	183	7.65%	898	841	6.78%
3 Sales Volume	\$131,923,800	\$117,133,720	12.63%	\$589,384,925	\$558,752,118	5.48%
4 List/Sell Ratio	96.16%	96.21%		95.84%	94.16%	
5 Days to Sell	71	67	5.16%	80	77	3.41%
6 Active Listings	1,672	1,498	11.62%			
Area = Shuswap / Revelstoke						
1 Units Listed	275	276	-0.36%	1,488	1,657	-10.20%
2 Units Sold	123	106	16.04%	523	526	-0.57%
3 Sales Volume	\$79,724,850	\$68,390,596	16.57%	\$318,761,240	\$337,911,966	-5.67%
4 List/Sell Ratio	95.10%	95.96%		95.79%	94.92%	
5 Days to Sell	80	54	48.41%	87	74	18.66%
6 Active Listings	1,149	1,128	1.86%			
Area = South Okanagan						
1 Units Listed	507	515	-1.55%	2,943	2,802	5.03%
2 Units Sold	190	187	1.60%	962	866	11.09%
3 Sales Volume	\$124,629,761	\$129,133,400	-3.49%	\$648,765,367	\$552,383,389	17.45%
4 List/Sell Ratio	96.40%	95.42%		95.81%	95.66%	
5 Days to Sell	74	84	-11.66%	84	88	-4.48%
6 Active Listings	2,194	1,994	10.03%			
Area = South Peace River						
1 Units Listed	98	89	10.11%	471	432	9.03%
2 Units Sold	55	38	44.74%	227	202	12.38%
3 Sales Volume	\$18,300,200	\$11,364,350	61.03%	\$71,637,300	\$57,594,948	24.38%
4 List/Sell Ratio	97.41%	95.86%		96.91%	95.57%	
5 Days to Sell	64	85	-24.46%	94	105	-10.39%
6 Active Listings	368	413	-10.90%			
Area = Kamloops and District						
1 Units Listed	632	623	1.44%	3,433	3,368	1.93%
2 Units Sold	283	257	10.12%	1,277	1,301	-1.84%
3 Sales Volume	\$181,172,411	\$164,947,266	9.84%	\$786,313,689	\$782,874,983	0.44%
4 List/Sell Ratio	97.24%	97.73%		97.06%	97.27%	
5 Days to Sell	57	53	6.69%	65	60	8.06%
6 Active Listings	2,169	1	6,800.00%			
Area = Kootenay						
1 Units Listed	668	725	-7.86%	3,783	3,696	2.35%
2 Units Sold	339	349	-2.87%	1,722	1,631	5.58%
3 Sales Volume	\$196,446,911	\$176,526,967	11.28%	\$936,021,073	\$828,776,856	12.94%
4 List/Sell Ratio	95.86%	97.04%		96.33%	96.65%	
5 Days to Sell	82	78	4.32%	92	84	8.88%
6 Active Listings	2,938	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	3,896	4,011	-2.87%	22,016	21,438	2.70%
2 Units Sold	1,645	1,549	6.20%	7,935	7,536	5.29%
3 Sales Volume	\$1,115,034,123	\$1,010,184,864	10.38%	\$5,299,766,842	\$4,786,539,494	10.72%
4 List/Sell Ratio	96.21%	96.70%		96.14%	96.10%	
5 Days to Sell	70	67	4.02%	78	73	7.02%
6 Active Listings	15,016	9,178	63.61%			

Kamloops and District Statistics -- June 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	283	\$181,172,411	157	\$116,998,717
Last Month	249	\$150,806,435	119	\$89,571,120
This Month Last Year	257	\$164,947,266	132	\$100,459,517
Description	Total Listings Taken	Inventory		
This Month	632	2,169		
Last Month	729	2,094		
This Month Last Year	623	1		

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Kamloops and District Statistics -- June 2025

Quick Summary Part 2

Condo/Apt

Sales	32
New Listings	79
Current Inventory	219
Sell/Inv. Ratio	14.61%
Days to Sell	53
Average Price	\$442,177
Median Price	\$399,750

Condo/Townhouse

Sales	31
New Listings	58
Current Inventory	154
Sell/Inv. Ratio	20.13%
Days to Sell	53
Average Price	\$642,881
Median Price	\$585,000

Single Family (Excluding lakefront and acreages)

Sales	157
New Listings	294
Current Inventory	695
Sell/Inv. Ratio	22.59%
Days to Sell	42
Average Price	\$745,215
Median Price	\$710,000

Ratio of Sales vs Inventory	20.60%
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Kamloops and District Statistics -- June 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	44	61	-27.87%	222	298	-25.50	177		0.00
Duplex	28	28	0.00%	157	174	-9.77	68		0.00
Mobile Home	50	40	25.00%	266	182	46.15	138		0.00
Recreational	0	7	-100.00%	0	31	-100.00			0.00
Single Family*	294	259	13.51%	1,497	1,418	5.57	695		0.00
Single Family Lakefront	7	7	0.00%	51	51	0.00	39		0.00
3/4-Plex	0	1	-100.00%	5	8	-37.50	8		0.00
Apartment	79	47	68.09%	380	336	13.10	219		0.00
Townhouse	58	64	-9.38%	326	321	1.56	154		0.00
Residential Total	560	514	8.95%	2,904	2,819	3.02%	1,498	0	0.00
FARMS	1	4	-75.00%	13	10	30.00	13		0.00
MULTIFAMILY	2	0	0.00%	10	0	0.00	9		0.00
Residential Acreage	12	20	-40.00%	72	93	-22.58	93		0.00
Residential Acreage Lakefront	1	1	0.00%	7	4	75.00	7		0.00
Residential Lot	22	46	-52.17%	198	214	-7.48	283		0.00
Residential Lot Lakefront	1	0	0.00%	17	5	240.00	20		0.00
Residential Lots	36	67	-46.27%	294	316	-6.96%	403	0	0.00
Business	6	9	-33.33%	22	46	-52.17	29	1	2,800.00
Commercial**	26	22	18.18%	175	149	17.45	197		0.00
Land***	1	7	-85.71%	15	28	-46.43	20		0.00
COMM TOTAL	1	7	-85.71%	15	28	-46.43%	0	0	0.00
GRAND TOTAL	632	623	1.44%	3,433	3,368	1.93%	2,169	1	216,800.00

* 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 -- June 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	13	-15.38%	\$10,316,500	\$11,884,000	-13.19%	94.62%	96.24%
Duplex	11	15	-26.67%	\$5,154,500	\$8,897,150	-42.07%	97.34%	98.85%
Mobile Home	21	18	16.67%	\$6,626,125	\$4,922,400	34.61%	95.52%	96.61%
Recreational	0	2	-100.00%	\$0	\$314,000	-100.00%	0.00%	90.49%
Single Family*	157	132	18.94%	\$116,998,717	\$100,459,517	16.46%	97.76%	98.26%
Single Family Lakefront	3	3	0.00%	\$2,384,000	\$1,335,000	78.58%	94.68%	88.73%
3/4-Plex	0	1	-100.00%	\$0	\$750,000	-100.00%	0.00%	94.34%
Apartment	32	26	23.08%	\$14,149,649	\$9,564,300	47.94%	98.14%	97.72%
Townhouse	31	28	10.71%	\$19,929,300	\$17,050,899	16.88%	97.97%	98.40%
Residential Total	266	238	11.76%	\$175,558,791	\$155,177,266	13.13%	97.48%	97.94%
FARMS	1	0	0.00%	\$795,000	\$0	0.00%	99.56%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	3	7	-57.14%	\$404,900	\$3,545,000	-88.58%	90.22%	93.10%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	9	6	50.00%	\$1,192,700	\$1,640,000	-27.27%	90.91%	95.15%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	12	13	-7.69%	\$1,597,600	\$5,185,000	-69.19%	90.74%	93.74%
Business	2	1	100.00%	\$2,780,000	\$115,000	2,317.39%	86.39%	38.35%
Commercial**	2	4	-50.00%	\$441,020	\$4,270,000	-89.67%	98.22%	100.97%
Land***	0	1	-100.00%	\$0	\$200,000	-100.00%	0.00%	72.73%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	283	257	10.12%	\$181,172,411	\$164,947,266	9.84%	97.24%	97.73%

* 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 -- June 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	63	76	-17.11%	\$59,318,995	\$64,682,261	-8.29%	94.22%	94.82%
Duplex	86	71	21.13%	\$50,813,450	\$41,672,599	21.93%	97.95%	98.50%
Mobile Home	116	87	33.33%	\$32,461,725	\$22,295,250	45.60%	94.99%	95.70%
Recreational	1	6	-83.33%	\$325,000	\$1,839,700	-82.33%	93.12%	92.10%
Single Family*	586	641	-8.58%	\$427,128,635	\$455,002,852	-6.13%	97.72%	97.91%
Single Family Lakefront	10	11	-9.09%	\$8,016,000	\$6,929,740	15.68%	97.64%	94.46%
3/4-Plex	0	2	-100.00%	\$0	\$1,610,000	-100.00%	0.00%	96.12%
Apartment	161	155	3.87%	\$61,961,453	\$57,767,300	7.26%	97.48%	97.72%
Townhouse	173	157	10.19%	\$99,900,573	\$89,691,441	11.38%	98.12%	98.27%
Residential Total	1,196	1,206	-0.83%	\$739,925,831	\$741,491,143	-0.21%	97.35%	97.58%
FARMS	2	2	0.00%	\$3,345,000	\$3,260,000	2.61%	93.08%	97.20%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	12	25	-52.00%	\$3,199,900	\$8,854,000	-63.86%	90.12%	91.67%
Residential Acreage Lakefront	1	1	0.00%	\$480,000	\$500,000	-4.00%	96.97%	77.16%
Residential Lot	23	24	-4.17%	\$4,683,460	\$5,491,400	-14.71%	92.74%	93.84%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	36	50	-28.00%	\$8,363,360	\$14,845,400	-43.66%	91.95%	91.87%
Business	4	6	-33.33%	\$3,285,000	\$4,720,000	-30.40%	86.61%	86.23%
Commercial**	36	35	2.86%	\$30,637,999	\$15,558,440	96.92%	92.94%	97.67%
Land***	3	2	50.00%	\$756,500	\$3,000,000	-74.78%	120.48%	75.09%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	1,277	1,301	-1.84%	\$786,313,689	\$782,874,983	0.44%	97.06%	97.27%

* 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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Kamloops and District Statistics -- June 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	\$937,864	\$914,154	2.59%	\$790,000	\$910,000	-13.19%	93	49	91.44%
Duplex	\$468,591	\$593,143	-21.00%	\$473,500	\$598,000	-20.82%	43	50	-14.45%
Mobile Home	\$315,530	\$273,467	15.38%	\$230,000	\$205,000	12.20%	64	48	31.32%
Recreational	\$0	\$157,000	-100.00%	\$0	\$157,000	-100.00%	0	29	-100.00%
Single Family*	\$745,215	\$761,057	-2.08%	\$710,000	\$722,450	-1.72%	42	46	-7.12%
Single Family LF	\$794,667	\$445,000	78.58%	\$585,000	\$470,000	24.47%	26	118	-77.75%
3/4-Plex	\$0	\$750,000	-100.00%	\$0	\$750,000	-100.00%	0	24	-100.00%
Apartment	\$442,177	\$367,858	20.20%	\$399,750	\$358,750	11.43%	53	60	-11.63%
Townhouse	\$642,881	\$608,961	5.57%	\$585,000	\$553,750	5.64%	53	48	11.58%
Residential Total	\$659,995	\$652,005	1.23%	\$619,250	\$624,300	-0.81%	49	49	-0.48%
FARMS	\$795,000	\$0	0.00%	\$795,000	\$0	0.00%	69	0	0.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$134,967	\$506,429	-73.35%	\$150,000	\$390,000	-61.54%	180	100	80.33%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$132,522	\$273,333	-51.52%	\$113,700	\$360,000	-68.42%	127	169	-24.84%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$133,133	\$398,846	-66.62%	\$115,350	\$367,500	-68.61%	140	132	6.43%
Business	\$1,390,000	\$115,000	1,108.70%	\$1,390,000	\$115,000	1,108.70%	579	47	1,130.85%
Commercial**	\$220,510	\$1,067,500	-79.34%	\$220,510	\$625,000	-64.72%	130	79	65.08%
Land***	\$0	\$200,000	-100.00%	\$0	\$200,000	-100.00%	0	4	-100.00%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$640,185	\$641,818	-0.25%	\$600,000	\$610,000	-1.64%	57	53	6.69%

* 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

Kamloops and District Statistics -- June 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	\$941,571	\$851,082	10.63%	\$830,000	\$766,000	8.36%	103	100	3.13%
Duplex	\$590,854	\$586,938	0.67%	\$582,500	\$566,000	2.92%	47	51	-8.63%
Mobile Home	\$279,842	\$256,267	9.20%	\$227,500	\$223,000	2.02%	70	64	9.87%
Recreational	\$325,000	\$306,617	6.00%	\$325,000	\$205,350	58.27%	25	51	-50.66%
Single Family*	\$728,888	\$709,833	2.68%	\$695,000	\$675,000	2.96%	50	53	-5.70%
Single Family LF	\$801,600	\$629,976	27.24%	\$733,500	\$465,000	57.74%	65	67	-3.81%
3/4-Plex	\$0	\$805,000	-100.00%	\$0	\$805,000	-100.00%	0	22	-100.00%
Apartment	\$384,854	\$372,692	3.26%	\$371,000	\$370,000	0.27%	70	53	32.57%
Townhouse	\$577,460	\$571,283	1.08%	\$512,500	\$545,000	-5.96%	61	47	27.86%
Residential Total	\$618,667	\$614,835	0.62%	\$590,000	\$599,000	-1.50%	59	56	5.20%
FARMS	\$1,672,500	\$1,630,000	2.61%	\$1,672,500	\$1,630,000	2.61%	84	136	-38.38%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$266,658	\$354,160	-24.71%	\$207,450	\$240,000	-13.56%	188	107	76.29%
Res Acreage LF	\$480,000	\$500,000	-4.00%	\$480,000	\$500,000	-4.00%	33	168	-80.36%
Res Lot	\$203,629	\$228,808	-11.00%	\$117,000	\$190,000	-38.42%	110	99	10.39%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$232,316	\$296,908	-21.76%	\$148,750	\$232,000	-35.88%	134	104	28.06%
Business	\$821,250	\$786,667	4.40%	\$252,500	\$462,500	-45.41%	386	133	190.78%
Commercial**	\$851,056	\$444,527	91.45%	\$313,500	\$2,536	12,261.99%	154	118	29.77%
Land***	\$252,167	\$1,500,000	-83.19%	\$60,000	\$1,500,000	-96.00%	80	30	165.56%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$615,751	\$601,749	2.33%	\$582,500	\$580,000	0.43%	65	60	8.06%

* 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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