

Kootenay 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.

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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	1,290	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 5,800.00%				
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%			

Kootenay 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	339	\$196,446,911	169	\$112,912,598
Last Month	351	\$189,585,414	170	\$105,990,167
This Month Last Year	349	\$176,526,967	146	\$85,039,279
Description	Total Listings Taken	Inventory		
This Month	668	2,938		
Last Month	830	2,818		
This Month Last Year	725	0		

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Kootenay Statistics -- June 2025

Quick Summary Part 2

Condo/Apt

Sales	30
New Listings	49
Current Inventory	182
Sell/Inv. Ratio	16.48%
Days to Sell	87
Average Price	\$279,508
Median Price	\$199,500

Condo/Townhouse

Sales	16
New Listings	27
Current Inventory	121
Sell/Inv. Ratio	13.22%
Days to Sell	82
Average Price	\$397,150
Median Price	\$347,950

Single Family (Excluding lakefront and acreages)

Sales	169
New Listings	282
Current Inventory	864
Sell/Inv. Ratio	19.56%
Days to Sell	79
Average Price	\$668,122
Median Price	\$605,000

Ratio of Sales vs Inventory	18.42%
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Kootenay 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 = Kootenay									
Acreage/House	91	81	12.35%	414	434	-4.61	367		0.00
Duplex	16	14	14.29%	78	83	-6.02	47		0.00
Mobile Home	43	53	-18.87%	266	244	9.02	159		0.00
Recreational	0	3	-100.00%	0	18	-100.00			0.00
Single Family*	282	297	-5.05%	1,513	1,380	9.64	864		0.00
Single Family Lakefront	11	9	22.22%	67	48	39.58	48		0.00
3/4-Plex	5	1	400.00%	25	11	127.27	19		0.00
Apartment	49	57	-14.04%	283	349	-18.91	182		0.00
Townhouse	27	33	-18.18%	175	202	-13.37	121		0.00
Residential Total	524	548	-4.38%	2,821	2,769	1.88%	1,807	0	0.00
FARMS	5	1	400.00%	21	6	250.00	24		0.00
MULTIFAMILY	3	3	0.00%	10	11	-9.09	11		0.00
Residential Acreage	24	41	-41.46%	207	236	-12.29	239		0.00
Residential Acreage Lakefront	3	8	-62.50%	15	31	-51.61	21		0.00
Residential Lot	59	84	-29.76%	422	392	7.65	502		0.00
Residential Lot Lakefront	2	2	0.00%	22	20	10.00	25		0.00
Residential Lots	88	135	-34.81%	666	679	-1.91%	787	0	0.00
Business	8	4	100.00%	25	38	-34.21	33		0.00
Commercial**	35	24	45.83%	186	130	43.08	202		0.00
Land***	5	10	-50.00%	54	40	35.00	74		0.00
COMM TOTAL	5	10	-50.00%	54	40	35.00%	0	0	0.00
GRAND TOTAL	668	725	-7.86%	3,783	3,673	2.99%	2,938	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 -- 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 = Kootenay								
Acreage/House	35	38	-7.89%	\$29,762,500	\$29,420,000	1.16%	94.88%	97.41%
Duplex	8	8	0.00%	\$4,512,318	\$4,571,500	-1.29%	98.74%	99.49%
Mobile Home	29	33	-12.12%	\$8,523,900	\$12,843,000	-33.63%	96.84%	95.54%
Recreational	0	4	-100.00%	\$0	\$1,391,000	-100.00%	0.00%	95.71%
Single Family*	169	146	15.75%	\$112,912,598	\$85,039,279	32.78%	96.72%	97.88%
Single Family Lakefront	9	2	350.00%	\$12,046,400	\$2,480,000	385.74%	91.59%	97.30%
3/4-Plex	3	0	0.00%	\$2,054,000	\$0	0.00%	96.98%	0.00%
Apartment	30	35	-14.29%	\$8,385,245	\$10,943,200	-23.37%	96.54%	97.44%
Townhouse	16	19	-15.79%	\$6,354,400	\$8,842,900	-28.14%	97.18%	98.14%
Residential Total	299	285	4.91%	\$184,551,361	\$155,530,879	18.66%	96.13%	97.59%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	1	0	0.00%	\$530,000	\$0	0.00%	81.55%	0.00%
Residential Acreage	7	17	-58.82%	\$2,019,000	\$5,051,400	-60.03%	93.69%	92.29%
Residential Acreage Lakefront	0	3	-100.00%	\$0	\$970,000	-100.00%	0.00%	93.27%
Residential Lot	23	22	4.55%	\$3,780,000	\$4,019,400	-5.96%	94.53%	90.02%
Residential Lot Lakefront	1	2	-50.00%	\$150,000	\$685,000	-78.10%	90.91%	91.95%
Residential Lots	31	44	-29.55%	\$5,949,000	\$10,725,800	-44.54%	94.15%	91.49%
Business	0	3	-100.00%	\$0	\$2,123,888	-100.00%	0.00%	93.19%
Commercial**	7	8	-12.50%	\$5,141,550	\$6,164,500	-16.59%	90.23%	95.40%
Land***	1	2	-50.00%	\$275,000	\$690,000	-60.14%	96.49%	95.30%
COMM TOTAL	1	0	0.00%	\$275,000	\$0	0.00%	96.49%	0.00%
GRAND TOTAL	339	342	-0.88%	\$196,446,911	\$175,235,067	12.10%	95.86%	97.05%

* 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 -- 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 = Kootenay								
Acreage/House	140	145	-3.45%	\$120,652,799	\$111,347,280	8.36%	95.46%	96.34%
Duplex	51	46	10.87%	\$29,930,747	\$23,103,238	29.55%	97.68%	95.72%
Mobile Home	154	125	23.20%	\$51,173,950	\$43,792,631	16.86%	96.41%	94.96%
Recreational	0	7	-100.00%	\$0	\$2,471,000	-100.00%	0.00%	96.60%
Single Family*	835	728	14.70%	\$510,401,623	\$443,605,584	15.06%	97.33%	97.56%
Single Family Lakefront	24	11	118.18%	\$34,624,500	\$11,490,100	201.34%	93.05%	97.82%
3/4-Plex	10	2	400.00%	\$4,909,300	\$2,049,000	139.59%	97.32%	93.35%
Apartment	171	195	-12.31%	\$52,681,721	\$59,836,568	-11.96%	96.94%	96.43%
Townhouse	106	108	-1.85%	\$46,553,015	\$50,788,000	-8.34%	97.89%	98.46%
Residential Total	1,491	1,367	9.07%	\$850,927,656	\$748,483,401	13.69%	96.84%	97.12%
FARMS	3	0	0.00%	\$5,287,000	\$0	0.00%	93.34%	0.00%
MULTIFAMILY	5	1	400.00%	\$3,652,000	\$900,000	305.78%	87.60%	90.23%
Residential Acreage	58	80	-27.50%	\$20,980,950	\$23,534,499	-10.85%	89.79%	92.07%
Residential Acreage Lakefront	3	7	-57.14%	\$2,485,000	\$3,325,000	-25.26%	84.30%	95.03%
Residential Lot	105	105	0.00%	\$18,616,353	\$18,167,900	2.47%	94.02%	92.79%
Residential Lot Lakefront	4	5	-20.00%	\$903,500	\$2,206,500	-59.05%	90.63%	97.68%
Residential Lots	170	197	-13.71%	\$42,985,803	\$47,233,899	-8.99%	91.24%	92.80%
Business	6	7	-14.29%	\$2,531,000	\$3,008,888	-15.88%	94.83%	91.96%
Commercial**	38	34	11.76%	\$24,847,614	\$23,529,654	5.60%	91.70%	91.26%
Land***	9	2	350.00%	\$5,790,000	\$690,000	739.13%	92.66%	95.30%
COMM TOTAL	8	0	0.00%	\$5,615,000	\$0	0.00%	92.68%	0.00%
GRAND TOTAL	1,722	1,608	7.09%	\$936,021,073	\$823,845,842	13.62%	96.33%	96.66%

* 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 -- 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 = Kootenay									
Acreage/House	\$850,357	\$774,211	9.84%	\$799,000	\$760,000	5.13%	103	79	29.93%
Duplex	\$564,040	\$571,438	-1.29%	\$549,000	\$551,250	-0.41%	29	80	-63.54%
Mobile Home	\$293,928	\$389,182	-24.48%	\$240,000	\$376,000	-36.17%	55	71	-23.33%
Recreational	\$0	\$347,750	-100.00%	\$0	\$303,000	-100.00%	0	28	-100.00%
Single Family*	\$668,122	\$582,461	14.71%	\$605,000	\$547,500	10.50%	79	69	14.99%
Single Family LF	\$1,338,489	\$1,240,000	7.94%	\$1,287,500	\$1,240,000	3.83%	92	117	-21.08%
3/4-Plex	\$684,667	\$0	0.00%	\$629,000	\$0	0.00%	36	0	0.00%
Apartment	\$279,508	\$312,663	-10.60%	\$199,500	\$300,000	-33.50%	87	48	79.45%
Townhouse	\$397,150	\$465,416	-14.67%	\$347,950	\$449,000	-22.51%	82	73	11.59%
Residential Total	\$617,229	\$545,722	13.10%	\$574,000	\$517,500	10.92%	79	68	15.71%
FARMS	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
MULTIFAMILY	\$530,000	\$0	0.00%	\$530,000	\$0	0.00%	85	0	0.00%
Res Acreage	\$288,429	\$297,141	-2.93%	\$299,000	\$215,000	39.07%	116	78	48.31%
Res Acreage LF	\$0	\$323,333	-100.00%	\$0	\$300,000	-100.00%	0	259	-100.00%
Res Lot	\$164,348	\$182,700	-10.04%	\$142,500	\$132,500	7.55%	112	147	-23.96%
Res Lot LF	\$150,000	\$342,500	-56.20%	\$150,000	\$342,500	-56.20%	40	101	-60.40%
Residential Lots	\$191,903	\$243,768	-21.28%	\$165,000	\$184,000	-10.33%	110	126	-12.34%
Business	\$0	\$707,963	-100.00%	\$0	\$400,000	-100.00%	0	310	-100.00%
Commercial**	\$734,507	\$770,563	-4.68%	\$625,000	\$643,250	-2.84%	64	99	-35.27%
Land***	\$275,000	\$345,000	-20.29%	\$275,000	\$345,000	-20.29%	29	110	-73.64%
COMM TOTAL	\$275,000	\$0	0.00%	\$275,000	\$0	0.00%	29	0	0.00%
GRAND TOTAL	\$579,489	\$512,383	13.10%	\$530,000	\$465,115	13.95%	82	79	3.41%

* 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 -- 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 = Kootenay									
Acreage/House	\$861,806	\$767,912	12.23%	\$787,000	\$715,000	10.07%	135	96	40.63%
Duplex	\$586,877	\$502,244	16.85%	\$550,000	\$487,500	12.82%	61	59	4.11%
Mobile Home	\$332,298	\$350,341	-5.15%	\$296,869	\$327,000	-9.21%	83	86	-3.75%
Recreational	\$0	\$353,000	-100.00%	\$0	\$375,000	-100.00%	0	80	-100.00%
Single Family*	\$611,259	\$609,348	0.31%	\$570,000	\$559,500	1.88%	77	71	8.45%
Single Family LF	\$1,442,688	\$1,044,555	38.12%	\$1,248,750	\$830,000	50.45%	78	76	2.66%
3/4-Plex	\$490,930	\$1,024,500	-52.08%	\$451,500	\$1,024,500	-55.93%	43	289	-85.06%
Apartment	\$308,080	\$306,854	0.40%	\$274,000	\$292,500	-6.32%	80	70	13.53%
Townhouse	\$439,179	\$470,259	-6.61%	\$395,000	\$429,500	-8.03%	85	67	26.16%
Residential Total	\$570,709	\$547,537	4.23%	\$529,500	\$512,500	3.32%	83	74	11.46%
FARMS	\$1,762,333	\$0	0.00%	\$1,188,000	\$0	0.00%	77	0	0.00%
MULTIFAMILY	\$730,400	\$900,000	-18.84%	\$850,000	\$900,000	-5.56%	165	301	-45.18%
Res Acreage	\$361,741	\$294,181	22.97%	\$299,500	\$232,500	28.82%	164	127	28.74%
Res Acreage LF	\$828,333	\$475,000	74.39%	\$485,000	\$380,000	27.63%	406	187	116.93%
Res Lot	\$177,299	\$173,028	2.47%	\$140,000	\$142,000	-1.41%	159	138	15.11%
Res Lot LF	\$225,875	\$441,300	-48.82%	\$145,000	\$425,000	-65.88%	64	73	-12.33%
Residential Lots	\$252,858	\$239,766	5.46%	\$175,000	\$183,000	-4.37%	163	134	21.65%
Business	\$421,833	\$429,841	-1.86%	\$180,500	\$315,000	-42.70%	221	188	17.11%
Commercial**	\$653,885	\$692,049	-5.51%	\$374,000	\$593,750	-37.01%	91	165	-44.87%
Land***	\$643,333	\$345,000	86.47%	\$475,000	\$345,000	37.68%	72	110	-34.24%
COMM TOTAL	\$701,875	\$0	0.00%	\$537,500	\$0	0.00%	38	0	0.00%
GRAND TOTAL	\$543,566	\$512,342	6.09%	\$495,000	\$471,850	4.91%	92	84	8.74%

* 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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