

South Okanagan 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%			

South Okanagan 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	190	\$124,629,761	88	\$68,452,979
Last Month	189	\$128,031,815	85	\$68,202,641
This Month Last Year	187	\$129,133,400	67	\$49,694,900

Description	Total Listings Taken	Inventory
This Month	507	2,194
Last Month	579	2,083
This Month Last Year	515	1,994

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South Okanagan Statistics -- June 2025

Quick Summary Part 2

Condo/Apt

Sales	38
New Listings	67
Current Inventory	360
Sell/Inv. Ratio	10.56%
Days to Sell	64
Average Price	\$354,480
Median Price	\$336,000

Condo/Townhouse

Sales	20
New Listings	43
Current Inventory	151
Sell/Inv. Ratio	13.25%
Days to Sell	71
Average Price	\$570,615
Median Price	\$594,000

Single Family (Excluding lakefront and acreages)

Sales	88
New Listings	195
Current Inventory	696
Sell/Inv. Ratio	12.64%
Days to Sell	71
Average Price	\$777,875
Median Price	\$724,500

Ratio of Sales vs Inventory	12.10%
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South Okanagan 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 = South Okanagan									
Acreage/House	38	31	22.58%	224	191	17.28	187	160	16.88
Duplex	24	24	0.00%	118	113	4.42	66	69	-4.35
Mobile Home	33	32	3.13%	169	155	9.03	109		0.00
Recreational	0	0	0.00%	0	10	-100.00		10	-100.00
Single Family*	195	198	-1.52%	1,104	1,049	5.24	696	695	0.14
Single Family Lakefront	14	12	16.67%	81	69	17.39	58	32	81.25
3/4-Plex	1	1	0.00%	9	9	0.00	7	8	-12.50
Timeshare	0	0	0.00%	0	1	-100.00		1	-100.00
Apartment	67	69	-2.90%	450	407	10.57	360	354	1.69
Townhouse	43	46	-6.52%	256	282	-9.22	151	166	-9.04
Residential Total	415	413	0.48%	2,411	2,286	5.47%	1,634	1,495	9.30
FARMS	15	11	36.36%	77	60	28.33	69	53	30.19
MULTIFAMILY	1	1	0.00%	6	9	-33.33	4	13	-69.23
Residential Acreage	17	15	13.33%	63	78	-19.23	74	73	1.37
Residential Acreage Lakefront	1	0	0.00%	2	0	0.00	1		0.00
Residential Lot	25	41	-39.02%	195	181	7.73	200	175	14.29
Residential Lot Lakefront	1	0	0.00%	15	10	50.00	13	7	85.71
Residential Lots	44	56	-21.43%	275	269	2.23%	288	255	12.94
Business	5	5	0.00%	20	21	-4.76	19	23	-17.39
Commercial**	22	26	-15.38%	119	140	-15.00	147	137	7.30
Land***	5	3	66.67%	35	17	105.88	33	18	83.33
COMM TOTAL	5	3	66.67%	35	17	105.88%	0	0	0.00
GRAND TOTAL	507	515	-1.55%	2,943	2,802	5.03%	2,194	1,994	10.03

* 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 Okanagan 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 = South Okanagan								
Acreage/House	13	10	30.00%	\$13,990,000	\$20,029,500	-30.15%	93.39%	91.29%
Duplex	5	11	-54.55%	\$2,801,500	\$7,381,500	-62.05%	98.51%	94.64%
Mobile Home	12	23	-47.83%	\$5,162,750	\$6,685,100	-22.77%	96.26%	96.60%
Recreational	0	1	-100.00%	\$0	\$150,000	-100.00%	0.00%	88.76%
Single Family*	88	67	31.34%	\$68,452,979	\$49,694,900	37.75%	96.95%	96.90%
Single Family Lakefront	2	2	0.00%	\$4,285,000	\$4,285,000	0.00%	95.65%	93.19%
3/4-Plex	0	1	-100.00%	\$0	\$725,000	-100.00%	0.00%	96.68%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	38	31	22.58%	\$13,470,232	\$15,466,400	-12.91%	97.18%	97.79%
Townhouse	20	24	-16.67%	\$11,412,300	\$12,849,500	-11.18%	97.14%	96.67%
Residential Total	178	170	4.71%	\$119,574,761	\$117,266,900	1.97%	96.52%	95.67%
FARMS	1	3	-66.67%	\$825,000	\$5,899,000	-86.01%	94.29%	92.99%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	1	3	-66.67%	\$360,000	\$616,000	-41.56%	96.00%	73.60%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	4	7	-42.86%	\$1,157,500	\$2,432,500	-52.42%	94.18%	94.77%
Residential Lot Lakefront	1	0	0.00%	\$135,000	\$0	0.00%	94.74%	0.00%
Residential Lots	6	10	-40.00%	\$1,652,500	\$3,048,500	-45.79%	94.62%	89.57%
Business	3	0	0.00%	\$1,165,000	\$0	0.00%	89.27%	0.00%
Commercial**	1	3	-66.67%	\$662,500	\$2,689,000	-75.36%	94.64%	98.17%
Land***	1	1	0.00%	\$750,000	\$230,000	226.09%	96.77%	83.94%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	190	187	1.60%	\$124,629,761	\$129,133,400	-3.49%	96.40%	95.42%

* 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 Okanagan 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 = South Okanagan								
Acreage/House	48	39	23.08%	\$60,227,388	\$54,546,500	10.41%	94.05%	92.97%
Duplex	47	38	23.68%	\$28,601,190	\$24,872,000	14.99%	97.41%	96.25%
Mobile Home	69	79	-12.66%	\$20,363,299	\$21,260,600	-4.22%	94.91%	96.38%
Recreational	0	11	-100.00%	\$0	\$1,819,900	-100.00%	0.00%	92.47%
Single Family*	410	336	22.02%	\$319,573,439	\$251,372,849	27.13%	96.72%	96.82%
Single Family Lakefront	16	10	60.00%	\$27,480,000	\$19,167,400	43.37%	93.95%	93.86%
3/4-Plex	2	2	0.00%	\$872,000	\$959,000	-9.07%	98.00%	96.98%
Timeshare	0	1	-100.00%	\$0	\$431,500	-100.00%	0.00%	96.10%
Apartment	169	154	9.74%	\$68,524,755	\$66,291,892	3.37%	96.66%	96.97%
Townhouse	110	112	-1.79%	\$55,588,759	\$55,692,350	-0.19%	97.21%	97.32%
Residential Total	871	782	11.38%	\$581,230,830	\$496,413,991	17.09%	96.31%	96.27%
FARMS	14	10	40.00%	\$22,560,000	\$19,581,500	15.21%	89.45%	92.95%
MULTIFAMILY	1	0	0.00%	\$1,150,000	\$0	0.00%	95.83%	0.00%
Residential Acreage	7	11	-36.36%	\$2,777,511	\$4,828,000	-42.47%	92.65%	87.79%
Residential Acreage Lakefront	1	0	0.00%	\$249,000	\$0	0.00%	100.00%	0.00%
Residential Lot	31	25	24.00%	\$8,583,899	\$6,535,595	31.34%	92.35%	93.29%
Residential Lot Lakefront	2	1	100.00%	\$320,000	\$170,000	88.24%	96.53%	89.52%
Residential Lots	41	37	10.81%	\$11,930,410	\$11,533,595	3.44%	92.67%	90.85%
Business	5	7	-28.57%	\$2,590,000	\$3,943,000	-34.31%	91.58%	91.23%
Commercial**	26	27	-3.70%	\$26,556,507	\$19,103,803	39.01%	92.65%	90.29%
Land***	4	3	33.33%	\$2,747,620	\$1,807,500	52.01%	94.29%	70.50%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	962	866	11.09%	\$648,765,367	\$552,383,389	17.45%	95.81%	95.66%

* 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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South Okanagan 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 = South Okanagan									
Acreage/House	\$1,076,154	\$2,002,950	-46.27%	\$950,000	\$1,150,000	-17.39%	86	107	-19.56%
Duplex	\$560,300	\$671,045	-16.50%	\$524,000	\$560,000	-6.43%	57	85	-32.82%
Mobile Home	\$430,229	\$290,657	48.02%	\$275,000	\$220,000	25.00%	96	98	-1.83%
Recreational	\$0	\$150,000	-100.00%	\$0	\$150,000	-100.00%	0	53	-100.00%
Single Family*	\$777,875	\$741,715	4.88%	\$724,500	\$700,000	3.50%	71	69	3.41%
Single Family LF	\$2,142,500	\$2,142,500	0.00%	\$2,142,500	\$2,142,500	0.00%	170	39	341.56%
3/4-Plex	\$0	\$725,000	-100.00%	\$0	\$725,000	-100.00%	0	84	-100.00%
Timeshare	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$354,480	\$498,916	-28.95%	\$336,000	\$425,000	-20.94%	64	125	-48.98%
Townhouse	\$570,615	\$535,396	6.58%	\$594,000	\$460,500	28.99%	71	50	40.43%
Residential Total	\$671,768	\$689,805	-2.61%	\$625,000	\$549,950	13.65%	73	83	-12.39%
FARMS	\$825,000	\$1,966,333	-58.04%	\$825,000	\$1,249,000	-33.95%	91	58	57.80%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$360,000	\$205,333	75.32%	\$360,000	\$180,000	100.00%	15	51	-70.59%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$289,375	\$347,500	-16.73%	\$302,000	\$360,000	-16.11%	148	74	99.95%
Res Lot LF	\$135,000	\$0	0.00%	\$135,000	\$0	0.00%	38	0	0.00%
Residential Lots	\$275,417	\$304,850	-9.66%	\$289,500	\$330,000	-12.27%	108	67	60.22%
Business	\$388,333	\$0	0.00%	\$220,000	\$0	0.00%	82	0	0.00%
Commercial**	\$662,500	\$896,333	-26.09%	\$662,500	\$775,000	-14.52%	101	76	32.31%
Land***	\$750,000	\$230,000	226.09%	\$750,000	\$230,000	226.09%	13	459	-97.17%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$655,946	\$690,553	-5.01%	\$607,500	\$545,000	11.47%	74	84	-11.66%

* 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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South Okanagan 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 = South Okanagan									
Acreage/House	\$1,254,737	\$1,398,628	-10.29%	\$1,032,500	\$948,000	8.91%	95	109	-12.79%
Duplex	\$608,536	\$654,526	-7.03%	\$569,000	\$623,500	-8.74%	56	84	-33.26%
Mobile Home	\$295,120	\$269,122	9.66%	\$255,000	\$226,100	12.78%	87	88	-1.13%
Recreational	\$0	\$165,445	-100.00%	\$0	\$150,000	-100.00%	0	136	-100.00%
Single Family*	\$779,447	\$748,133	4.19%	\$725,000	\$702,500	3.20%	74	66	11.73%
Single Family LF	\$1,717,500	\$1,916,740	-10.39%	\$1,497,500	\$1,837,500	-18.50%	87	64	34.93%
3/4-Plex	\$436,000	\$479,500	-9.07%	\$436,000	\$479,500	-9.07%	93	47	100.00%
Timeshare	\$0	\$431,500	-100.00%	\$0	\$431,500	-100.00%	0	135	-100.00%
Apartment	\$405,472	\$430,467	-5.81%	\$352,500	\$375,000	-6.00%	102	125	-18.51%
Townhouse	\$505,352	\$497,253	1.63%	\$482,750	\$477,500	1.10%	73	73	0.52%
Residential Total	\$667,314	\$634,801	5.12%	\$600,000	\$555,000	8.11%	81	85	-4.91%
FARMS	\$1,611,429	\$1,958,150	-17.71%	\$1,700,000	\$1,722,500	-1.31%	96	82	16.98%
MULTIFAMILY	\$1,150,000	\$0	0.00%	\$1,150,000	\$0	0.00%	28	0	0.00%
Res Acreage	\$396,787	\$438,909	-9.60%	\$321,500	\$320,000	0.47%	107	69	54.86%
Res Acreage LF	\$249,000	\$0	0.00%	\$249,000	\$0	0.00%	2	0	0.00%
Res Lot	\$276,900	\$261,424	5.92%	\$245,000	\$235,000	4.26%	115	99	16.49%
Res Lot LF	\$160,000	\$170,000	-5.88%	\$160,000	\$170,000	-5.88%	28	128	-78.13%
Residential Lots	\$290,986	\$311,719	-6.65%	\$257,000	\$272,000	-5.51%	107	91	17.58%
Business	\$518,000	\$563,286	-8.04%	\$325,000	\$260,000	25.00%	74	124	-40.30%
Commercial**	\$1,021,404	\$707,548	44.36%	\$139,897	\$380,000	-63.18%	153	141	8.41%
Land***	\$686,905	\$602,500	14.01%	\$575,000	\$312,500	84.00%	73	267	-72.57%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$674,392	\$637,856	5.73%	\$590,000	\$545,000	8.26%	84	88	-4.48%

* 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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