

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

Report generated at midnight on 08/01/2025. Entries after 08/01/2025 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	1,184	1,174	0.85%	8,657	8,387	3.22%
2 Units Sold	482	435	10.80%	2,807	2,601	7.92%
3 Sales Volume	\$365,647,299	\$364,725,969	0.25%	\$2,313,899,648	\$2,030,291,202	13.97%
4 List/Sell Ratio	96.67%	96.52%		96.03%	96.39%	
5 Days to Sell	68	55	22.10%	69	60	13.54%
6 Active Listings	4,481	4,230	5.93%			
Area = North Okanagan						
1 Units Listed	391	361	8.31%	2,814	2,631	6.96%
2 Units Sold	194	163	19.02%	1,092	1,004	8.76%
3 Sales Volume	\$132,143,076	\$104,588,678	26.35%	\$721,528,001	\$663,340,796	8.77%
4 List/Sell Ratio	96.37%	96.92%		95.94%	94.59%	
5 Days to Sell	72	65	11.42%	79	75	4.37%
6 Active Listings	1,653	1,560	5.96%			
Area = Shuswap / Revelstoke						
1 Units Listed	235	249	-5.62%	1,724	1,906	-9.55%
2 Units Sold	141	109	29.36%	663	635	4.41%
3 Sales Volume	\$92,327,548	\$79,473,243	16.17%	\$410,733,788	\$417,385,209	-1.59%
4 List/Sell Ratio	97.08%	96.51%		96.08%	95.22%	
5 Days to Sell	86	59	45.32%	87	71	22.27%
6 Active Listings	1,139	1,177	-3.23%			
Area = South Okanagan						
1 Units Listed	434	437	-0.69%	3,377	3,239	4.26%
2 Units Sold	215	201	6.97%	1,177	1,067	10.31%
3 Sales Volume	\$133,104,015	\$139,839,919	-4.82%	\$781,869,382	\$692,223,308	12.95%
4 List/Sell Ratio	95.77%	95.35%		95.80%	95.60%	
5 Days to Sell	96	72	33.96%	86	85	1.57%
6 Active Listings	2,156	2,038	5.79%			
Area = South Peace River						
1 Units Listed	72	111	-35.14%	543	543	
2 Units Sold	48	49	-2.04%	275	251	9.56%
3 Sales Volume	\$14,056,300	\$15,387,500	-8.65%	\$85,692,100	\$72,982,448	17.41%
4 List/Sell Ratio	96.38%	97.17%		96.82%	95.90%	
5 Days to Sell	79	74	6.74%	92	99	-7.57%
6 Active Listings	357	441	-19.05%			
Area = Kamloops and District						
1 Units Listed	572	540	5.93%	4,005	3,908	2.48%
2 Units Sold	276	246	12.20%	1,553	1,547	0.39%
3 Sales Volume	\$172,145,203	\$163,870,902	5.05%	\$958,458,893	\$946,745,885	1.24%
4 List/Sell Ratio	96.85%	96.97%		97.02%	97.22%	
5 Days to Sell	63	55	15.42%	64	59	9.10%
6 Active Listings	2,152	1 5,100.00%				
Area = Kootenay						
1 Units Listed	607	654	-7.19%	4,390	4,350	0.92%
2 Units Sold	362	331	9.37%	2,084	1,962	6.22%
3 Sales Volume	\$203,039,508	\$171,274,826	18.55%	\$1,139,083,200	\$1,000,051,682	13.90%
4 List/Sell Ratio	96.06%	96.80%		96.29%	96.67%	
5 Days to Sell	84	74	13.72%	90	82	9.57%
6 Active Listings	2,932	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	3,495	3,526	-0.88%	25,510	24,964	2.19%
2 Units Sold	1,718	1,534	11.99%	9,651	9,067	6.44%
3 Sales Volume	\$1,112,462,950	\$1,039,161,036	7.05%	\$6,411,265,011	\$5,823,020,530	10.10%
4 List/Sell Ratio	96.47%	96.53%		96.20%	96.18%	
5 Days to Sell	76	63	20.51%	78	71	9.14%
6 Active Listings	14,870	9,447	57.40%			

Kamloops and District Statistics -- July 2025

Quick Summary Part 1

All property types: Residential, Farms, Multifamily, Land, Commercial

Description	Total Units Sold	Total Sales Volume	Residential	
			Total Units Sold	Total Sales Volume
This Month	276	\$172,145,203	142	\$108,740,673
Last Month	283	\$181,172,411	157	\$116,998,717
This Month Last Year	246	\$163,870,902	125	\$86,877,452
Description	Total Listings Taken	Inventory		
This Month	572	2,152		
Last Month	632	2,169		
This Month Last Year	540	1		

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Kamloops and District Statistics -- July 2025

Quick Summary Part 2

Condo/Apt

Sales	34
New Listings	60
Current Inventory	207
Sell/Inv. Ratio	16.43%
Days to Sell	40
Average Price	\$336,660
Median Price	\$349,950

Condo/Townhouse

Sales	28
New Listings	72
Current Inventory	165
Sell/Inv. Ratio	16.97%
Days to Sell	63
Average Price	\$501,318
Median Price	\$474,000

Single Family (Excluding lakefront and acreages)

Sales	142
New Listings	242
Current Inventory	681
Sell/Inv. Ratio	20.85%
Days to Sell	54
Average Price	\$765,779
Median Price	\$700,400

Ratio of Sales vs Inventory	19.37%
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Kamloops and District Statistics -- July 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	32	40	-20.00%	252	338	-25.44	172		0.00
Duplex	23	27	-14.81%	180	201	-10.45	61		0.00
Mobile Home	70	21	233.33%	338	203	66.50	171		0.00
Recreational	0	2	-100.00%	0	33	-100.00			0.00
Single Family*	242	248	-2.42%	1,738	1,666	4.32	681		0.00
Single Family Lakefront	11	7	57.14%	62	58	6.90	41		0.00
3/4-Plex	1	0	0.00%	6	8	-25.00	8		0.00
Apartment	60	55	9.09%	440	391	12.53	207		0.00
Townhouse	72	49	46.94%	399	370	7.84	165		0.00
Residential Total	511	449	13.81%	3,415	3,268	4.50%	1,506	0	0.00
FARMS	3	1	200.00%	16	11	45.45	12		0.00
MULTIFAMILY	1	0	0.00%	11	0	0.00	7		0.00
Residential Acreage	12	19	-36.84%	84	112	-25.00	93		0.00
Residential Acreage Lakefront	0	3	-100.00%	7	7	0.00	5		0.00
Residential Lot	15	36	-58.33%	213	250	-14.80	278		0.00
Residential Lot Lakefront	3	1	200.00%	20	6	233.33	22		0.00
Residential Lots	30	59	-49.15%	324	375	-13.60%	398	0	0.00
Business	3	7	-57.14%	25	53	-52.83	29	1	2,800.00
Commercial**	20	18	11.11%	195	167	16.77	179		0.00
Land***	4	6	-33.33%	19	34	-44.12	21		0.00
COMM TOTAL	4	6	-33.33%	19	34	-44.12%	0	0	0.00
GRAND TOTAL	572	540	5.93%	4,005	3,908	2.48%	2,152	1	215,100.00

* 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 -- July 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	12	15	-20.00%	\$11,472,100	\$13,200,000	-13.09%	97.10%	92.81%
Duplex	16	14	14.29%	\$8,692,850	\$9,290,900	-6.44%	97.70%	98.35%
Mobile Home	25	15	66.67%	\$7,340,200	\$3,745,000	96.00%	93.81%	95.73%
Recreational	0	2	-100.00%	\$0	\$705,000	-100.00%	0.00%	101.00%
Single Family*	142	125	13.60%	\$108,740,673	\$86,877,452	25.17%	97.68%	97.49%
Single Family Lakefront	2	8	-75.00%	\$1,150,000	\$3,283,000	-64.97%	97.96%	91.68%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	34	23	47.83%	\$11,446,450	\$9,534,800	20.05%	97.48%	97.17%
Townhouse	28	35	-20.00%	\$14,036,900	\$18,538,750	-24.28%	97.66%	97.09%
Residential Total	259	237	9.28%	\$162,879,173	\$145,174,902	12.20%	97.45%	96.86%
FARMS	1	1	0.00%	\$1,018,750	\$900,000	13.19%	94.77%	100.01%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	2	1	100.00%	\$590,000	\$440,000	34.09%	65.64%	97.80%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	3	3	0.00%	\$495,800	\$756,000	-34.42%	89.69%	93.58%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	5	4	25.00%	\$1,085,800	\$1,196,000	-9.21%	74.80%	95.09%
Business	1	0	0.00%	\$1,750,000	\$0	0.00%	89.74%	0.00%
Commercial**	9	3	200.00%	\$4,951,480	\$16,145,000	-69.33%	88.99%	98.39%
Land***	1	1	0.00%	\$460,000	\$455,000	1.10%	83.79%	82.73%
COMM TOTAL	1	0	0.00%	\$460,000	\$0	0.00%	83.79%	0.00%
GRAND TOTAL	276	246	12.20%	\$172,145,203	\$163,870,902	5.05%	96.85%	96.97%

* 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 -- July 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	75	91	-17.58%	\$70,791,095	\$77,882,261	-9.10%	94.68%	94.47%
Duplex	102	85	20.00%	\$59,506,300	\$50,963,499	16.76%	97.91%	98.47%
Mobile Home	141	102	38.24%	\$39,801,925	\$26,040,250	52.85%	94.77%	95.71%
Recreational	1	8	-87.50%	\$325,000	\$2,544,700	-87.23%	93.12%	94.41%
Single Family*	728	766	-4.96%	\$535,869,308	\$541,880,304	-1.11%	97.71%	97.85%
Single Family Lakefront	12	19	-36.84%	\$9,166,000	\$10,212,740	-10.25%	97.68%	93.55%
3/4-Plex	0	2	-100.00%	\$0	\$1,610,000	-100.00%	0.00%	96.12%
Apartment	195	178	9.55%	\$73,407,903	\$67,302,100	9.07%	97.48%	97.64%
Townhouse	201	192	4.69%	\$113,937,473	\$108,230,191	5.27%	98.06%	98.07%
Residential Total	1,455	1,443	0.83%	\$902,805,004	\$886,666,045	1.82%	97.37%	97.46%
FARMS	3	3	0.00%	\$4,363,750	\$4,160,000	4.90%	93.47%	97.79%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	14	26	-46.15%	\$3,789,900	\$9,294,000	-59.22%	85.18%	91.94%
Residential Acreage Lakefront	1	1	0.00%	\$480,000	\$500,000	-4.00%	96.97%	77.16%
Residential Lot	26	27	-3.70%	\$5,179,260	\$6,247,400	-17.10%	92.44%	93.81%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	41	54	-24.07%	\$9,449,160	\$16,041,400	-41.10%	89.59%	92.11%
Business	5	6	-16.67%	\$5,035,000	\$4,720,000	6.67%	87.67%	86.23%
Commercial**	45	38	18.42%	\$35,589,479	\$31,703,440	12.26%	92.37%	98.03%
Land***	4	3	33.33%	\$1,216,500	\$3,455,000	-64.79%	103.36%	76.02%
COMM TOTAL	2	0	0.00%	\$1,135,000	\$0	0.00%	103.37%	0.00%
GRAND TOTAL	1,553	1,547	0.39%	\$958,458,893	\$946,745,885	1.24%	97.02%	97.22%

* 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 -- July 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	\$956,008	\$880,000	8.64%	\$966,000	\$780,000	23.85%	109	77	41.51%
Duplex	\$543,303	\$663,636	-18.13%	\$551,250	\$645,000	-14.53%	45	49	-6.99%
Mobile Home	\$293,608	\$249,667	17.60%	\$240,000	\$198,500	20.91%	60	43	37.54%
Recreational	\$0	\$352,500	-100.00%	\$0	\$352,500	-100.00%	0	49	-100.00%
Single Family*	\$765,779	\$695,020	10.18%	\$700,400	\$650,000	7.75%	54	49	8.81%
Single Family LF	\$575,000	\$410,375	40.12%	\$575,000	\$344,500	66.91%	45	124	-64.00%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$336,660	\$414,557	-18.79%	\$349,950	\$420,000	-16.68%	40	52	-23.73%
Townhouse	\$501,318	\$529,679	-5.35%	\$474,000	\$510,000	-7.06%	63	51	23.46%
Residential Total	\$628,877	\$612,552	2.67%	\$599,995	\$567,500	5.73%	55	54	3.20%
FARMS	\$1,018,750	\$900,000	13.19%	\$1,018,750	\$900,000	13.19%	175	19	821.05%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$295,000	\$440,000	-32.95%	\$295,000	\$440,000	-32.95%	236	14	1,585.71%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$165,267	\$252,000	-34.42%	\$60,000	\$289,000	-79.24%	212	56	278.57%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$217,160	\$299,000	-27.37%	\$90,000	\$329,500	-72.69%	222	46	387.03%
Business	\$1,750,000	\$0	0.00%	\$1,750,000	\$0	0.00%	271	0	0.00%
Commercial**	\$550,164	\$5,381,667	-89.78%	\$750	\$2,500,000	-99.97%	148	133	11.39%
Land***	\$460,000	\$455,000	1.10%	\$460,000	\$455,000	1.10%	205	143	43.36%
COMM TOTAL	\$460,000	\$0	0.00%	\$460,000	\$0	0.00%	205	0	0.00%
GRAND TOTAL	\$623,715	\$666,142	-6.37%	\$591,000	\$564,500	4.69%	63	55	15.42%

* 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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Kamloops and District Statistics -- July 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	\$943,881	\$855,849	10.29%	\$869,000	\$771,000	12.71%	104	96	8.16%
Duplex	\$583,395	\$599,571	-2.70%	\$575,000	\$585,000	-1.71%	47	51	-8.35%
Mobile Home	\$282,283	\$255,297	10.57%	\$227,500	\$221,500	2.71%	69	61	12.21%
Recreational	\$325,000	\$318,088	2.17%	\$325,000	\$242,850	33.83%	25	50	-50.12%
Single Family*	\$736,084	\$707,416	4.05%	\$695,000	\$675,000	2.96%	51	52	-3.21%
Single Family LF	\$763,833	\$537,513	42.11%	\$732,500	\$444,000	64.98%	61	91	-32.55%
3/4-Plex	\$0	\$805,000	-100.00%	\$0	\$805,000	-100.00%	0	22	-100.00%
Apartment	\$376,451	\$378,102	-0.44%	\$365,000	\$378,200	-3.49%	65	53	22.79%
Townhouse	\$566,853	\$563,699	0.56%	\$512,000	\$532,250	-3.80%	61	48	26.78%
Residential Total	\$620,485	\$614,460	0.98%	\$592,500	\$590,000	0.42%	58	56	4.80%
FARMS	\$1,454,583	\$1,386,667	4.90%	\$1,018,750	\$1,125,000	-9.44%	114	97	17.93%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$270,707	\$357,462	-24.27%	\$207,450	\$252,500	-17.84%	195	103	89.04%
Res Acreage LF	\$480,000	\$500,000	-4.00%	\$480,000	\$500,000	-4.00%	33	168	-80.36%
Res Lot	\$199,202	\$231,385	-13.91%	\$115,350	\$200,000	-42.33%	122	95	28.50%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$230,467	\$297,063	-22.42%	\$147,500	\$237,500	-37.89%	144	100	44.36%
Business	\$1,007,000	\$786,667	28.01%	\$310,000	\$462,500	-32.97%	363	133	173.43%
Commercial**	\$790,877	\$834,301	-5.20%	\$237,000	\$267,500	-11.40%	152	120	27.57%
Land***	\$304,125	\$1,151,667	-73.59%	\$260,000	\$455,000	-42.86%	111	68	64.04%
COMM TOTAL	\$567,500	\$0	0.00%	\$567,500	\$0	0.00%	107	0	0.00%
GRAND TOTAL	\$617,166	\$611,988	0.85%	\$585,000	\$580,000	0.86%	64	59	9.10%

* 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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