

Kootenay 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%			

Kootenay Statistics -- July 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	362	\$203,039,508	163	\$100,502,024
Last Month	339	\$196,469,530	169	\$112,912,598
This Month Last Year	331	\$171,274,826	149	\$93,932,525
Description	Total Listings Taken	Inventory		
This Month	607	2,932		
Last Month	668	2,938		
This Month Last Year	654	0		

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Kootenay Statistics -- July 2025

Quick Summary Part 2

Condo/Apt

Sales	31
New Listings	57
Current Inventory	187
Sell/Inv. Ratio	16.58%
Days to Sell	102
Average Price	\$229,821
Median Price	\$215,000

Condo/Townhouse

Sales	32
New Listings	28
Current Inventory	111
Sell/Inv. Ratio	28.83%
Days to Sell	105
Average Price	\$494,053
Median Price	\$461,250

Single Family (Excluding lakefront and acreages)

Sales	163
New Listings	245
Current Inventory	860
Sell/Inv. Ratio	18.95%
Days to Sell	62
Average Price	\$616,577
Median Price	\$579,900

Ratio of Sales vs Inventory	19.52%
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Kootenay 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 = Kootenay									
Acreage/House	56	73	-23.29%	469	507	-7.50	362		0.00
Duplex	13	11	18.18%	90	94	-4.26	42		0.00
Mobile Home	51	47	8.51%	319	291	9.62	164		0.00
Recreational	0	2	-100.00%	0	20	-100.00			0.00
Single Family*	245	241	1.66%	1,757	1,621	8.39	860		0.00
Single Family Lakefront	8	7	14.29%	75	55	36.36	48		0.00
3/4-Plex	4	1	300.00%	29	12	141.67	19		0.00
Apartment	57	50	14.00%	340	399	-14.79	187		0.00
Townhouse	28	53	-47.17%	204	255	-20.00	111		0.00
Residential Total	462	485	-4.74%	3,283	3,254	0.89%	1,793	0	0.00
FARMS	7	6	16.67%	28	12	133.33	25		0.00
MULTIFAMILY	2	2	0.00%	12	13	-7.69	11		0.00
Residential Acreage	31	45	-31.11%	239	281	-14.95	235		0.00
Residential Acreage Lakefront	3	2	50.00%	18	33	-45.45	22		0.00
Residential Lot	53	72	-26.39%	474	464	2.16	504		0.00
Residential Lot Lakefront	6	2	200.00%	28	22	27.27	26		0.00
Residential Lots	93	121	-23.14%	759	800	-5.13%	787	0	0.00
Business	4	7	-42.86%	29	45	-35.56	35		0.00
Commercial**	31	25	24.00%	217	155	40.00	206		0.00
Land***	8	8	0.00%	62	48	29.17	75		0.00
COMM TOTAL	8	8	0.00%	62	48	29.17%	0	0	0.00
GRAND TOTAL	607	654	-7.19%	4,390	4,327	1.46%	2,932	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 -- 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 = Kootenay								
Acreage/House	27	32	-15.63%	\$24,711,400	\$26,601,400	-7.10%	96.00%	95.45%
Duplex	10	6	66.67%	\$5,416,800	\$2,649,500	104.45%	98.93%	99.20%
Mobile Home	38	36	5.56%	\$11,611,726	\$12,359,448	-6.05%	96.39%	96.66%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	163	149	9.40%	\$100,502,024	\$93,932,525	6.99%	97.56%	97.78%
Single Family Lakefront	8	3	166.67%	\$15,859,900	\$4,730,000	235.30%	90.48%	91.60%
3/4-Plex	3	1	200.00%	\$2,006,500	\$765,000	162.29%	93.46%	96.96%
Apartment	31	35	-11.43%	\$7,124,458	\$10,897,900	-34.63%	97.59%	96.74%
Townhouse	32	19	68.42%	\$15,809,700	\$7,103,700	122.56%	98.08%	97.66%
Residential Total	312	281	11.03%	\$183,042,508	\$159,039,473	15.09%	96.65%	97.04%
FARMS	2	0	0.00%	\$2,005,000	\$0	0.00%	94.35%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	12	13	-7.69%	\$3,814,000	\$3,450,000	10.55%	93.10%	89.86%
Residential Acreage Lakefront	1	1	0.00%	\$450,000	\$550,000	-18.18%	90.18%	90.16%
Residential Lot	20	27	-25.93%	\$4,559,000	\$4,982,103	-8.49%	92.58%	94.93%
Residential Lot Lakefront	4	2	100.00%	\$1,699,000	\$584,000	190.92%	94.81%	96.37%
Residential Lots	37	43	-13.95%	\$10,522,000	\$9,566,103	9.99%	93.01%	92.84%
Business	0	1	-100.00%	\$0	\$299,000	-100.00%	0.00%	100.00%
Commercial**	9	4	125.00%	\$6,495,000	\$1,854,000	250.32%	86.90%	96.72%
Land***	2	1	100.00%	\$975,000	\$227,500	328.57%	90.29%	91.00%
COMM TOTAL	1	0	0.00%	\$150,000	\$0	0.00%	83.38%	0.00%
GRAND TOTAL	362	330	9.70%	\$203,039,508	\$170,986,076	18.75%	96.06%	96.79%

* 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 -- 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 = Kootenay								
Acreage/House	167	177	-5.65%	\$145,364,199	\$137,948,680	5.38%	95.56%	96.17%
Duplex	61	52	17.31%	\$35,347,547	\$25,752,738	37.26%	97.87%	96.07%
Mobile Home	192	161	19.25%	\$62,785,677	\$56,152,079	11.81%	96.41%	95.33%
Recreational	0	7	-100.00%	\$0	\$2,471,000	-100.00%	0.00%	96.60%
Single Family*	998	877	13.80%	\$610,903,647	\$537,538,109	13.65%	97.37%	97.60%
Single Family Lakefront	32	14	128.57%	\$50,484,400	\$16,220,100	211.25%	92.23%	95.92%
3/4-Plex	13	3	333.33%	\$6,940,800	\$2,814,000	146.65%	96.51%	94.31%
Apartment	202	230	-12.17%	\$59,806,179	\$70,734,468	-15.45%	97.01%	96.48%
Townhouse	138	127	8.66%	\$62,360,334	\$57,891,700	7.72%	97.93%	98.36%
Residential Total	1,803	1,648	9.41%	\$1,033,992,783	\$907,522,874	13.94%	96.81%	97.11%
FARMS	5	0	0.00%	\$7,292,000	\$0	0.00%	93.62%	0.00%
MULTIFAMILY	5	1	400.00%	\$3,652,000	\$900,000	305.78%	87.60%	90.23%
Residential Acreage	70	93	-24.73%	\$24,794,950	\$26,984,499	-8.11%	90.28%	91.78%
Residential Acreage Lakefront	4	8	-50.00%	\$2,935,000	\$3,875,000	-24.26%	85.15%	94.31%
Residential Lot	125	132	-5.30%	\$23,175,353	\$23,150,003	0.11%	93.73%	93.24%
Residential Lot Lakefront	8	7	14.29%	\$2,602,500	\$2,790,500	-6.74%	93.32%	97.40%
Residential Lots	207	240	-13.75%	\$53,507,803	\$56,800,002	-5.80%	91.58%	92.81%
Business	6	8	-25.00%	\$2,531,000	\$3,307,888	-23.49%	94.83%	92.64%
Commercial**	47	38	23.68%	\$31,342,614	\$25,383,654	23.48%	90.66%	91.64%
Land***	11	3	266.67%	\$6,765,000	\$917,500	637.33%	92.31%	94.20%
COMM TOTAL	9	0	0.00%	\$5,765,000	\$0	0.00%	92.41%	0.00%
GRAND TOTAL	2,084	1,938	7.53%	\$1,139,083,200	\$994,831,918	14.50%	96.29%	96.68%

* Excludes lakefront and acreage.

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***Excludes residential land

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Kootenay 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 = Kootenay									
Acreage/House	\$915,237	\$831,294	10.10%	\$865,000	\$812,500	6.46%	79	82	-3.12%
Duplex	\$541,680	\$441,583	22.67%	\$521,200	\$445,250	17.06%	93	31	203.28%
Mobile Home	\$305,572	\$343,318	-10.99%	\$279,500	\$345,000	-18.99%	60	64	-6.25%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$616,577	\$630,420	-2.20%	\$579,900	\$575,000	0.85%	62	61	1.40%
Single Family LF	\$1,982,488	\$1,576,667	25.74%	\$1,300,000	\$1,850,000	-29.73%	63	85	-26.03%
3/4-Plex	\$668,833	\$765,000	-12.57%	\$657,500	\$765,000	-14.05%	73	83	-12.45%
Apartment	\$229,821	\$311,369	-26.19%	\$215,000	\$327,500	-34.35%	102	64	58.85%
Townhouse	\$494,053	\$373,879	32.14%	\$461,250	\$353,000	30.67%	105	84	25.24%
Residential Total	\$586,675	\$565,977	3.66%	\$514,500	\$500,000	2.90%	73	66	11.10%
FARMS	\$1,002,500	\$0	0.00%	\$1,002,500	\$0	0.00%	57	0	0.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$317,833	\$265,385	19.76%	\$280,000	\$240,000	16.67%	161	165	-2.66%
Res Acreage LF	\$450,000	\$550,000	-18.18%	\$450,000	\$550,000	-18.18%	1,005	45	2,133.33%
Res Lot	\$227,950	\$184,522	23.54%	\$147,500	\$150,000	-1.67%	116	105	10.68%
Res Lot LF	\$424,750	\$292,000	45.46%	\$435,000	\$292,000	48.97%	73	153	-52.30%
Residential Lots	\$284,378	\$222,468	27.83%	\$242,000	\$166,000	45.78%	150	124	20.94%
Business	\$0	\$299,000	-100.00%	\$0	\$299,000	-100.00%	0	157	-100.00%
Commercial**	\$721,667	\$463,500	55.70%	\$700,000	\$531,000	31.83%	208	117	78.45%
Land***	\$487,500	\$227,500	114.29%	\$487,500	\$227,500	114.29%	131	101	29.21%
COMM TOTAL	\$150,000	\$0	0.00%	\$150,000	\$0	0.00%	101	0	0.00%
GRAND TOTAL	\$560,883	\$518,140	8.25%	\$498,500	\$454,000	9.80%	84	74	13.66%

* 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 -- 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 = Kootenay									
Acreage/House	\$870,444	\$779,371	11.69%	\$789,000	\$735,000	7.35%	126	93	34.84%
Duplex	\$579,468	\$495,245	17.01%	\$537,400	\$482,500	11.38%	66	55	19.56%
Mobile Home	\$327,009	\$348,771	-6.24%	\$292,619	\$330,000	-11.33%	78	81	-3.47%
Recreational	\$0	\$353,000	-100.00%	\$0	\$375,000	-100.00%	0	80	-100.00%
Single Family*	\$612,128	\$612,928	-0.13%	\$573,450	\$560,000	2.40%	74	69	7.53%
Single Family LF	\$1,577,638	\$1,158,579	36.17%	\$1,268,750	\$915,000	38.66%	74	78	-4.74%
3/4-Plex	\$533,908	\$938,000	-43.08%	\$499,000	\$949,000	-47.42%	50	220	-77.31%
Apartment	\$296,070	\$307,541	-3.73%	\$267,000	\$300,000	-11.00%	83	69	19.98%
Townhouse	\$451,886	\$455,840	-0.87%	\$418,000	\$419,000	-0.24%	90	70	28.37%
Residential Total	\$573,485	\$550,681	4.14%	\$525,000	\$510,000	2.94%	81	73	11.37%
FARMS	\$1,458,400	\$0	0.00%	\$1,010,000	\$0	0.00%	69	0	0.00%
MULTIFAMILY	\$730,400	\$900,000	-18.84%	\$850,000	\$900,000	-5.56%	165	301	-45.18%
Res Acreage	\$354,214	\$290,156	22.08%	\$297,000	\$235,000	26.38%	163	133	23.20%
Res Acreage LF	\$733,750	\$484,375	51.48%	\$467,500	\$440,000	6.25%	556	169	228.21%
Res Lot	\$185,403	\$175,379	5.72%	\$142,000	\$145,000	-2.07%	152	131	15.83%
Res Lot LF	\$325,313	\$398,643	-18.40%	\$324,500	\$425,000	-23.65%	68	96	-28.56%
Residential Lots	\$258,492	\$236,667	9.22%	\$190,000	\$180,000	5.56%	160	132	21.53%
Business	\$421,833	\$413,486	2.02%	\$180,500	\$307,000	-41.21%	221	185	19.60%
Commercial**	\$666,864	\$667,991	-0.17%	\$499,000	\$583,250	-14.44%	113	160	-29.11%
Land***	\$615,000	\$305,833	101.09%	\$475,000	\$227,500	108.79%	83	107	-22.51%
COMM TOTAL	\$640,556	\$0	0.00%	\$475,000	\$0	0.00%	45	0	0.00%
GRAND TOTAL	\$546,585	\$513,329	6.48%	\$495,000	\$470,000	5.32%	90	83	9.46%

* 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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