

South Okanagan 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%			

South Okanagan 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	215	\$133,104,015	84	\$65,111,198
Last Month	190	\$124,629,761	88	\$68,452,979
This Month Last Year	201	\$139,839,919	83	\$66,010,999

Description	Total Listings Taken	Inventory
This Month	434	2,156
Last Month	507	2,194
This Month Last Year	437	2,038

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South Okanagan Statistics -- July 2025

Quick Summary Part 2

Condo/Apt

Sales	36
New Listings	65
Current Inventory	359
Sell/Inv. Ratio	10.03%
Days to Sell	176
Average Price	\$388,150
Median Price	\$372,500

Condo/Townhouse

Sales	27
New Listings	35
Current Inventory	136
Sell/Inv. Ratio	19.85%
Days to Sell	89
Average Price	\$505,594
Median Price	\$508,000

Single Family (Excluding lakefront and acreages)

Sales	84
New Listings	175
Current Inventory	683
Sell/Inv. Ratio	12.30%
Days to Sell	65
Average Price	\$775,133
Median Price	\$725,000

Ratio of Sales vs Inventory	12.48%
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South Okanagan 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 = South Okanagan									
Acreage/House	30	31	-3.23%	253	222	13.96	188	167	12.57
Duplex	19	23	-17.39%	137	136	0.74	62	67	-7.46
Mobile Home	30	21	42.86%	200	176	13.64	104	82	26.83
Recreational	0	0	0.00%	0	10	-100.00		3	-100.00
Single Family*	175	170	2.94%	1,279	1,219	4.92	683	665	2.71
Single Family Lakefront	9	9	0.00%	90	78	15.38	63	32	96.88
3/4-Plex	1	1	0.00%	10	10	0.00	6	4	50.00
Timeshare	0	0	0.00%	0	1	-100.00		1	-100.00
Apartment	65	70	-7.14%	514	477	7.76	359	343	4.66
Townhouse	35	46	-23.91%	292	328	-10.98	136	167	-18.56
Residential Total	364	371	-1.89%	2,775	2,657	4.44%	1,601	1,531	4.57
FARMS	13	7	85.71%	90	67	34.33	70	55	27.27
MULTIFAMILY	0	3	-100.00%	6	12	-50.00	3	11	-72.73
Residential Acreage	6	6	0.00%	68	84	-19.05	74	69	7.25
Residential Acreage Lakefront	0	0	0.00%	2	0	0.00	1		0.00
Residential Lot	23	28	-17.86%	218	209	4.31	188	189	-0.53
Residential Lot Lakefront	3	2	50.00%	18	12	50.00	16	10	60.00
Residential Lots	32	36	-11.11%	306	305	0.33%	279	268	4.10
Business	2	4	-50.00%	22	25	-12.00	19	22	-13.64
Commercial**	17	11	54.55%	136	151	-9.93	148	130	13.85
Land***	6	5	20.00%	42	22	90.91	36	21	71.43
COMM TOTAL	6	5	20.00%	42	22	90.91%	0	0	0.00
GRAND TOTAL	434	437	-0.69%	3,377	3,239	4.26%	2,156	2,038	5.79

* 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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South Okanagan 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 = South Okanagan								
Acreage/House	13	9	44.44%	\$13,832,250	\$13,362,000	3.52%	95.38%	89.26%
Duplex	8	10	-20.00%	\$4,896,429	\$5,909,500	-17.14%	96.26%	96.72%
Mobile Home	20	13	53.85%	\$6,640,700	\$3,765,000	76.38%	95.72%	95.49%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	84	83	1.20%	\$65,111,198	\$66,010,999	-1.36%	95.81%	96.93%
Single Family Lakefront	3	4	-25.00%	\$4,200,000	\$6,470,000	-35.09%	90.34%	96.67%
3/4-Plex	2	0	0.00%	\$732,000	\$0	0.00%	96.97%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	36	42	-14.29%	\$13,973,400	\$16,496,500	-15.29%	96.91%	93.97%
Townhouse	27	21	28.57%	\$13,651,025	\$10,708,500	27.48%	97.32%	96.34%
Residential Total	193	182	6.04%	\$123,037,002	\$122,722,499	0.26%	95.87%	95.51%
FARMS	0	1	-100.00%	\$0	\$1,350,000	-100.00%	0.00%	90.01%
MULTIFAMILY	1	1	0.00%	\$1,100,000	\$1,880,000	-41.49%	88.00%	94.57%
Residential Acreage	3	4	-25.00%	\$2,700,000	\$9,252,000	-70.82%	90.94%	95.63%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	14	4	250.00%	\$4,137,000	\$1,167,500	254.35%	95.97%	92.81%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	17	8	112.50%	\$6,837,000	\$10,419,500	-34.38%	93.92%	95.31%
Business	0	1	-100.00%	\$0	\$76,500	-100.00%	0.00%	76.50%
Commercial**	3	8	-62.50%	\$1,500,014	\$3,391,420	-55.77%	102.11%	93.02%
Land***	1	0	0.00%	\$630,000	\$0	0.00%	96.92%	0.00%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	215	201	6.97%	\$133,104,015	\$139,839,919	-4.82%	95.77%	95.35%

* 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 -- 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 = South Okanagan								
Acreage/House	61	48	27.08%	\$74,059,638	\$67,908,500	9.06%	94.30%	92.21%
Duplex	55	48	14.58%	\$33,497,619	\$30,781,500	8.82%	97.24%	96.34%
Mobile Home	89	92	-3.26%	\$27,003,999	\$25,025,600	7.91%	95.11%	96.24%
Recreational	0	11	-100.00%	\$0	\$1,819,900	-100.00%	0.00%	92.47%
Single Family*	494	419	17.90%	\$384,684,637	\$317,383,848	21.20%	96.57%	96.84%
Single Family Lakefront	19	14	35.71%	\$31,680,000	\$25,637,400	23.57%	93.45%	94.55%
3/4-Plex	4	2	100.00%	\$1,604,000	\$959,000	67.26%	97.53%	96.98%
Timeshare	0	1	-100.00%	\$0	\$431,500	-100.00%	0.00%	96.10%
Apartment	205	196	4.59%	\$82,498,155	\$82,788,392	-0.35%	96.70%	96.35%
Townhouse	137	133	3.01%	\$69,239,784	\$66,400,850	4.28%	97.23%	97.16%
Residential Total	1,064	964	10.37%	\$704,267,831	\$619,136,490	13.75%	96.24%	96.12%
FARMS	14	11	27.27%	\$22,560,000	\$20,931,500	7.78%	89.45%	92.75%
MULTIFAMILY	2	1	100.00%	\$2,250,000	\$1,880,000	19.68%	91.84%	94.57%
Residential Acreage	10	15	-33.33%	\$5,477,511	\$14,080,000	-61.10%	91.80%	92.79%
Residential Acreage Lakefront	1	0	0.00%	\$249,000	\$0	0.00%	100.00%	0.00%
Residential Lot	45	29	55.17%	\$12,720,899	\$7,703,095	65.14%	93.50%	93.21%
Residential Lot Lakefront	2	1	100.00%	\$320,000	\$170,000	88.24%	96.53%	89.52%
Residential Lots	58	45	28.89%	\$18,767,410	\$21,953,095	-14.51%	93.12%	92.91%
Business	5	8	-37.50%	\$2,590,000	\$4,019,500	-35.56%	91.58%	90.90%
Commercial**	29	35	-17.14%	\$28,056,521	\$22,495,223	24.72%	93.11%	90.69%
Land***	5	3	66.67%	\$3,377,620	\$1,807,500	86.87%	94.77%	70.50%
COMM TOTAL	1	0	0.00%	\$47,620	\$0	0.00%	119.35%	0.00%
GRAND TOTAL	1,177	1,067	10.31%	\$781,869,382	\$692,223,308	12.95%	95.80%	95.60%

* 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 -- 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 = South Okanagan									
Acreage/House	\$1,064,019	\$1,484,667	-28.33%	\$970,000	\$860,000	12.79%	81	80	1.11%
Duplex	\$612,054	\$590,950	3.57%	\$593,214	\$608,500	-2.51%	51	127	-60.17%
Mobile Home	\$332,035	\$289,615	14.65%	\$320,500	\$229,000	39.96%	79	94	-16.18%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$775,133	\$795,313	-2.54%	\$725,000	\$750,000	-3.33%	65	64	2.10%
Single Family LF	\$1,400,000	\$1,617,500	-13.45%	\$1,800,000	\$1,850,000	-2.70%	97	51	91.13%
3/4-Plex	\$366,000	\$0	0.00%	\$366,000	\$0	0.00%	65	0	0.00%
Timeshare	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$388,150	\$392,774	-1.18%	\$372,500	\$381,500	-2.36%	176	73	141.81%
Townhouse	\$505,594	\$509,929	-0.85%	\$508,000	\$485,000	4.74%	89	53	68.73%
Residential Total	\$637,497	\$674,299	-5.46%	\$564,000	\$592,500	-4.81%	92	71	29.35%
FARMS	\$0	\$1,350,000	-100.00%	\$0	\$1,350,000	-100.00%	0	218	-100.00%
MULTIFAMILY	\$1,100,000	\$1,880,000	-41.49%	\$1,100,000	\$1,880,000	-41.49%	29	94	-69.15%
Res Acreage	\$900,000	\$2,313,000	-61.09%	\$625,000	\$295,000	111.86%	156	39	298.30%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$295,500	\$291,875	1.24%	\$272,500	\$293,750	-7.23%	154	50	205.61%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$402,176	\$1,302,438	-69.12%	\$275,000	\$295,000	-6.78%	154	45	244.27%
Business	\$0	\$76,500	-100.00%	\$0	\$76,500	-100.00%	0	32	-100.00%
Commercial**	\$500,005	\$423,928	17.95%	\$250,000	\$334,500	-25.26%	78	100	-21.94%
Land***	\$630,000	\$0	0.00%	\$630,000	\$0	0.00%	56	0	0.00%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$619,088	\$695,721	-11.01%	\$533,000	\$575,000	-7.30%	96	72	33.96%

* 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 -- 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 = South Okanagan									
Acreage/House	\$1,214,092	\$1,414,760	-14.18%	\$1,015,000	\$947,500	7.12%	92	103	-11.12%
Duplex	\$609,048	\$641,281	-5.03%	\$571,429	\$611,000	-6.48%	55	93	-40.59%
Mobile Home	\$303,416	\$272,017	11.54%	\$255,000	\$227,550	12.06%	85	89	-4.13%
Recreational	\$0	\$165,445	-100.00%	\$0	\$150,000	-100.00%	0	136	-100.00%
Single Family*	\$778,714	\$757,479	2.80%	\$725,000	\$720,000	0.69%	72	65	10.22%
Single Family LF	\$1,667,368	\$1,831,243	-8.95%	\$1,675,000	\$1,850,000	-9.46%	88	60	46.23%
3/4-Plex	\$401,000	\$479,500	-16.37%	\$436,000	\$479,500	-9.07%	79	47	69.35%
Timeshare	\$0	\$431,500	-100.00%	\$0	\$431,500	-100.00%	0	135	-100.00%
Apartment	\$402,430	\$422,390	-4.73%	\$355,000	\$375,109	-5.36%	115	114	0.95%
Townhouse	\$505,400	\$499,255	1.23%	\$490,000	\$480,000	2.08%	76	70	9.57%
Residential Total	\$661,906	\$642,258	3.06%	\$599,950	\$561,250	6.90%	83	82	0.57%
FARMS	\$1,611,429	\$1,902,864	-15.32%	\$1,700,000	\$1,450,000	17.24%	96	94	1.57%
MULTIFAMILY	\$1,125,000	\$1,880,000	-40.16%	\$1,125,000	\$1,880,000	-40.16%	29	94	-69.68%
Res Acreage	\$547,751	\$938,667	-41.65%	\$338,756	\$320,000	5.86%	122	61	99.34%
Res Acreage LF	\$249,000	\$0	0.00%	\$249,000	\$0	0.00%	2	0	0.00%
Res Lot	\$282,687	\$265,624	6.42%	\$260,000	\$235,000	10.64%	127	92	37.99%
Res Lot LF	\$160,000	\$170,000	-5.88%	\$160,000	\$170,000	-5.88%	28	128	-78.13%
Residential Lots	\$323,576	\$487,847	-33.67%	\$265,000	\$272,000	-2.57%	121	82	46.08%
Business	\$518,000	\$502,438	3.10%	\$325,000	\$255,000	27.45%	74	113	-34.19%
Commercial**	\$967,466	\$642,721	50.53%	\$250,000	\$380,000	-34.21%	145	131	10.30%
Land***	\$675,524	\$602,500	12.12%	\$630,000	\$312,500	101.60%	70	267	-73.86%
COMM TOTAL	\$47,620	\$0	0.00%	\$47,620	\$0	0.00%	7	0	0.00%
GRAND TOTAL	\$664,290	\$648,757	2.39%	\$580,000	\$550,000	5.45%	86	85	1.57%

* 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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