

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

Report generated at midnight on 09/01/2025. Entries after 09/01/2025 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	1,034	1,033	0.10%	9,691	9,420	2.88%
2 Units Sold	382	341	12.02%	3,187	2,942	8.33%
3 Sales Volume	\$306,351,568	\$263,941,560	16.07%	\$2,618,452,216	\$2,294,232,762	14.13%
4 List/Sell Ratio	96.10%	95.07%		96.04%	96.24%	
5 Days to Sell	65	63	4.58%	68	61	12.46%
6 Active Listings	4,335	4,192	3.41%			
Area = North Okanagan						
1 Units Listed	340	298	14.09%	3,154	2,929	7.68%
2 Units Sold	185	152	21.71%	1,277	1,156	10.47%
3 Sales Volume	\$137,896,310	\$111,255,778	23.95%	\$859,424,311	\$774,596,574	10.95%
4 List/Sell Ratio	95.96%	96.83%		95.94%	94.90%	
5 Days to Sell	76	69	10.38%	78	75	5.06%
6 Active Listings	1,635	1,535	6.51%			
Area = Shuswap / Revelstoke						
1 Units Listed	225	252	-10.71%	1,949	2,158	-9.68%
2 Units Sold	110	110		772	745	3.62%
3 Sales Volume	\$71,883,914	\$69,844,235	2.92%	\$482,409,702	\$487,229,444	-0.99%
4 List/Sell Ratio	96.67%	94.45%		96.17%	95.11%	
5 Days to Sell	74	75	-1.73%	84	72	17.84%
6 Active Listings	1,150	1,190	-3.36%			
Area = South Okanagan						
1 Units Listed	357	389	-8.23%	3,734	3,628	2.92%
2 Units Sold	183	164	11.59%	1,360	1,231	10.48%
3 Sales Volume	\$109,770,230	\$109,739,175	0.03%	\$891,639,612	\$801,962,483	11.18%
4 List/Sell Ratio	96.04%	94.19%		95.83%	95.40%	
5 Days to Sell	90	96	-5.95%	86	86	0.46%
6 Active Listings	2,074	2,033	2.02%			
Area = South Peace River						
1 Units Listed	79	65	21.54%	622	608	2.30%
2 Units Sold	26	47	-44.68%	301	298	1.01%
3 Sales Volume	\$8,373,850	\$13,126,800	-36.21%	\$94,065,950	\$86,109,248	9.24%
4 List/Sell Ratio	97.18%	94.73%		96.85%	95.72%	
5 Days to Sell	106	119	-11.50%	93	102	-9.26%
6 Active Listings	376	435	-13.56%			
Area = Kamloops and District						
1 Units Listed	507	513	-1.17%	4,512	4,421	2.06%
2 Units Sold	229	224	2.23%	1,781	1,771	0.56%
3 Sales Volume	\$148,174,293	\$134,735,610	9.97%	\$1,105,823,185	\$1,081,481,495	2.25%
4 List/Sell Ratio	96.48%	96.85%		96.93%	97.17%	
5 Days to Sell	67	66	1.56%	65	60	8.12%
6 Active Listings	2,160	1 5,900.00%				
Area = Kootenay						
1 Units Listed	528	579	-8.81%	4,917	4,929	-0.24%
2 Units Sold	321	335	-4.18%	2,401	2,297	4.53%
3 Sales Volume	\$164,939,452	\$164,748,706	0.12%	\$1,301,942,151	\$1,164,800,388	11.77%
4 List/Sell Ratio	95.53%	96.78%		96.20%	96.69%	
5 Days to Sell	84	84	0.46%	90	83	8.37%
6 Active Listings	2,908	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	3,070	3,129	-1.89%	28,579	28,093	1.73%
2 Units Sold	1,436	1,373	4.59%	11,079	10,440	6.12%
3 Sales Volume	\$947,389,616	\$867,391,864	9.22%	\$7,353,757,127	\$6,690,412,394	9.91%
4 List/Sell Ratio	96.08%	95.72%		96.18%	96.12%	
5 Days to Sell	76	76	-0.21%	77	72	7.81%
6 Active Listings	14,638	9,386	55.96%			

Kamloops and District Statistics -- August 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	229	\$148,174,293	114	\$84,900,509
Last Month	275	\$171,335,203	141	\$107,930,673
This Month Last Year	224	\$134,735,610	109	\$78,006,758
Description	Total Listings Taken	Inventory		
This Month	507	2,160		
Last Month	572	2,152		
This Month Last Year	513	1		

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Kamloops and District Statistics -- August 2025

Quick Summary Part 2

Condo/Apt

Sales	20
New Listings	48
Current Inventory	205
Sell/Inv. Ratio	9.76%
Days to Sell	87
Average Price	\$390,057
Median Price	\$347,500

Condo/Townhouse

Sales	29
New Listings	58
Current Inventory	168
Sell/Inv. Ratio	17.26%
Days to Sell	49
Average Price	\$505,172
Median Price	\$478,000

Single Family (Excluding lakefront and acreages)

Sales	114
New Listings	221
Current Inventory	675
Sell/Inv. Ratio	16.89%
Days to Sell	61
Average Price	\$744,741
Median Price	\$700,000

Ratio of Sales vs Inventory	15.55%
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Kamloops and District Statistics -- August 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	28	47	-40.43%	281	385	-27.01	170		0.00
Duplex	14	23	-39.13%	194	224	-13.39	58		0.00
Mobile Home	42	36	16.67%	380	239	59.00	162		0.00
Recreational	0	0	0.00%	0	33	-100.00			0.00
Single Family*	221	228	-3.07%	1,958	1,894	3.38	675		0.00
Single Family Lakefront	11	5	120.00%	73	63	15.87	40		0.00
3/4-Plex	3	0	0.00%	9	8	12.50	6		0.00
Apartment	48	43	11.63%	488	434	12.44	205		0.00
Townhouse	58	55	5.45%	457	425	7.53	168		0.00
Residential Total	425	437	-2.75%	3,840	3,705	3.64%	1,484	0	0.00
FARMS	2	0	0.00%	18	11	63.64	14		0.00
MULTIFAMILY	2	0	0.00%	13	0	0.00	8		0.00
Residential Acreage	8	8	0.00%	92	120	-23.33	96		0.00
Residential Acreage Lakefront	1	0	0.00%	8	7	14.29	6		0.00
Residential Lot	32	27	18.52%	245	277	-11.55	286		0.00
Residential Lot Lakefront	5	3	66.67%	25	9	177.78	26		0.00
Residential Lots	46	38	21.05%	370	413	-10.41%	414	0	0.00
Business	9	10	-10.00%	34	63	-46.03	37	1	3,600.00
Commercial**	20	22	-9.09%	215	189	13.76	180		0.00
Land***	3	6	-50.00%	22	40	-45.00	23		0.00
COMM TOTAL	3	6	-50.00%	22	40	-45.00%	0	0	0.00
GRAND TOTAL	507	513	-1.17%	4,512	4,421	2.06%	2,160	1	215,900.00

* 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 -- August 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	11	13	-15.38%	\$11,359,000	\$11,213,000	1.30%	90.95%	96.78%
Duplex	14	12	16.67%	\$7,660,500	\$7,107,400	7.78%	96.29%	98.43%
Mobile Home	25	13	92.31%	\$8,349,250	\$3,088,450	170.34%	95.76%	93.97%
Recreational	0	1	-100.00%	\$0	\$59,000	-100.00%	0.00%	54.13%
Single Family*	114	109	4.59%	\$84,900,509	\$78,006,758	8.84%	97.40%	97.23%
Single Family Lakefront	7	4	75.00%	\$5,987,000	\$1,769,000	238.44%	96.22%	89.87%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	20	29	-31.03%	\$7,801,134	\$10,369,288	-24.77%	97.17%	96.87%
Townhouse	29	23	26.09%	\$14,650,000	\$12,531,800	16.90%	98.32%	98.71%
Residential Total	220	204	7.84%	\$140,707,393	\$124,144,696	13.34%	96.72%	97.14%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	2	6	-66.67%	\$700,000	\$2,318,900	-69.81%	88.61%	91.02%
Residential Acreage Lakefront	0	1	-100.00%	\$0	\$1,500,000	-100.00%	0.00%	100.00%
Residential Lot	3	3	0.00%	\$172,900	\$1,070,000	-83.84%	83.93%	95.23%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	5	10	-50.00%	\$872,900	\$4,888,900	-82.15%	87.64%	94.54%
Business	0	3	-100.00%	\$0	\$590,000	-100.00%	0.00%	86.78%
Commercial**	4	7	-42.86%	\$6,594,000	\$5,112,014	28.99%	92.89%	93.65%
Land***	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	229	224	2.23%	\$148,174,293	\$134,735,610	9.97%	96.48%	96.85%

* 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 -- August 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	86	104	-17.31%	\$82,150,095	\$89,095,261	-7.80%	94.14%	94.76%
Duplex	116	97	19.59%	\$67,166,800	\$58,070,899	15.66%	97.72%	98.47%
Mobile Home	166	115	44.35%	\$48,151,175	\$29,128,700	65.30%	94.94%	95.52%
Recreational	1	9	-88.89%	\$325,000	\$2,603,700	-87.52%	93.12%	92.84%
Single Family*	841	875	-3.89%	\$619,959,816	\$619,887,062	0.01%	97.64%	97.77%
Single Family Lakefront	19	23	-17.39%	\$15,153,000	\$11,981,740	26.47%	97.10%	92.99%
3/4-Plex	0	2	-100.00%	\$0	\$1,610,000	-100.00%	0.00%	96.12%
Apartment	215	207	3.86%	\$81,209,037	\$77,671,388	4.55%	97.45%	97.54%
Townhouse	230	215	6.98%	\$128,587,473	\$120,761,991	6.48%	98.09%	98.14%
Residential Total	1,674	1,647	1.64%	\$1,042,702,396	\$1,010,810,741	3.16%	97.26%	97.42%
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	16	32	-50.00%	\$4,489,900	\$11,612,900	-61.34%	85.69%	91.75%
Residential Acreage Lakefront	1	2	-50.00%	\$480,000	\$2,000,000	-76.00%	96.97%	93.11%
Residential Lot	29	30	-3.33%	\$5,352,160	\$7,317,400	-26.86%	92.14%	94.01%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	46	64	-28.13%	\$10,322,060	\$20,930,300	-50.68%	89.42%	92.66%
Business	5	9	-44.44%	\$5,035,000	\$5,310,000	-5.18%	87.67%	86.29%
Commercial**	49	45	8.89%	\$42,183,479	\$36,815,454	14.58%	92.45%	97.40%
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	1,781	1,771	0.56%	\$1,105,823,185	\$1,081,481,495	2.25%	96.93%	97.17%

* Excludes lakefront and acreage.

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Kamloops and District Statistics -- August 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	\$1,032,636	\$862,538	19.72%	\$762,500	\$730,000	4.45%	101	104	-3.08%
Duplex	\$547,179	\$592,283	-7.62%	\$538,000	\$596,000	-9.73%	68	49	39.07%
Mobile Home	\$333,970	\$237,573	40.58%	\$265,000	\$230,000	15.22%	75	52	42.77%
Recreational	\$0	\$59,000	-100.00%	\$0	\$59,000	-100.00%	0	107	-100.00%
Single Family*	\$744,741	\$715,658	4.06%	\$700,000	\$662,000	5.74%	61	60	2.88%
Single Family LF	\$855,286	\$442,250	93.39%	\$455,000	\$322,000	41.30%	59	48	21.39%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$390,057	\$357,562	9.09%	\$347,500	\$344,000	1.02%	87	69	26.16%
Townhouse	\$505,172	\$544,861	-7.28%	\$478,000	\$577,500	-17.23%	49	50	-0.65%
Residential Total	\$639,579	\$608,552	5.10%	\$597,000	\$588,500	1.44%	66	62	7.06%
FARMS	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$350,000	\$386,483	-9.44%	\$350,000	\$392,450	-10.82%	37	128	-71.02%
Res Acreage LF	\$0	\$1,500,000	-100.00%	\$0	\$1,500,000	-100.00%	0	41	-100.00%
Res Lot	\$57,633	\$356,667	-83.84%	\$49,900	\$405,000	-87.68%	113	74	52.94%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$174,580	\$488,890	-64.29%	\$85,000	\$397,500	-78.62%	82	103	-19.84%
Business	\$0	\$196,667	-100.00%	\$0	\$210,000	-100.00%	0	192	-100.00%
Commercial**	\$1,648,500	\$730,288	125.73%	\$994,500	\$840,000	18.39%	115	92	25.86%
Land***	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$647,049	\$601,498	7.57%	\$590,000	\$580,250	1.68%	67	66	1.56%

* 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 -- August 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	\$955,234	\$856,685	11.50%	\$838,200	\$766,000	9.43%	103	97	6.65%
Duplex	\$579,024	\$598,669	-3.28%	\$574,950	\$592,000	-2.88%	49	51	-2.81%
Mobile Home	\$290,067	\$253,293	14.52%	\$230,000	\$223,000	3.14%	69	60	15.60%
Recreational	\$325,000	\$289,300	12.34%	\$325,000	\$225,700	44.00%	25	56	-55.71%
Single Family*	\$737,170	\$708,442	4.06%	\$695,000	\$675,000	2.96%	52	53	-2.03%
Single Family LF	\$797,526	\$520,945	53.09%	\$725,000	\$420,000	72.62%	60	84	-27.80%
3/4-Plex	\$0	\$805,000	-100.00%	\$0	\$805,000	-100.00%	0	22	-100.00%
Apartment	\$377,716	\$375,224	0.66%	\$362,450	\$369,000	-1.78%	67	55	21.43%
Townhouse	\$559,076	\$561,684	-0.46%	\$500,000	\$540,000	-7.41%	59	48	23.30%
Residential Total	\$622,881	\$613,728	1.49%	\$593,000	\$590,000	0.51%	59	56	5.27%
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	\$280,619	\$362,903	-22.67%	\$220,000	\$312,000	-29.49%	175	108	62.62%
Res Acreage LF	\$480,000	\$1,000,000	-52.00%	\$480,000	\$1,000,000	-52.00%	33	105	-68.42%
Res Lot	\$184,557	\$243,913	-24.33%	\$99,000	\$239,500	-58.66%	121	92	30.41%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$224,393	\$327,036	-31.39%	\$146,250	\$277,500	-47.30%	138	100	37.03%
Business	\$1,007,000	\$590,000	70.68%	\$310,000	\$250,000	24.00%	363	153	137.90%
Commercial**	\$860,887	\$818,121	5.23%	\$237,000	\$292,000	-18.84%	149	115	29.74%
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	\$620,900	\$610,661	1.68%	\$585,000	\$580,000	0.86%	65	60	8.12%

* 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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