

Kootenay 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.

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Kootenay Statistics -- August 2025

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%			

Kootenay Statistics -- August 2025

Quick Summary Part 1

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

Description			Residential	
	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	321	\$164,939,452	136	\$81,827,545
Last Month	359	\$201,262,508	163	\$100,502,024
This Month Last Year	335	\$164,748,706	159	\$95,474,943
Description	Total Listings Taken	Inventory		
This Month	528	2,908		
Last Month	607	2,932		
This Month Last Year	579	0		

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Kootenay Statistics -- August 2025

Quick Summary Part 2

Condo/Apt

Sales	32
New Listings	45
Current Inventory	185
Sell/Inv. Ratio	17.30%
Days to Sell	99
Average Price	\$296,862
Median Price	\$317,500

Condo/Townhouse

Sales	24
New Listings	22
Current Inventory	100
Sell/Inv. Ratio	24.00%
Days to Sell	78
Average Price	\$476,246
Median Price	\$396,250

Single Family (Excluding lakefront and acreages)

Sales	136
New Listings	211
Current Inventory	846
Sell/Inv. Ratio	16.08%
Days to Sell	68
Average Price	\$601,673
Median Price	\$557,250

Ratio of Sales vs Inventory	16.98%
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Kootenay 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 = Kootenay									
Acreage/House	73	68	7.35%	543	575	-5.57	369		0.00
Duplex	14	11	27.27%	104	105	-0.95	47		0.00
Mobile Home	59	53	11.32%	378	344	9.88	174		0.00
Recreational	0	1	-100.00%	0	21	-100.00			0.00
Single Family*	211	241	-12.45%	1,968	1,862	5.69	846		0.00
Single Family Lakefront	3	7	-57.14%	78	62	25.81	40		0.00
3/4-Plex	2	0	0.00%	31	12	158.33	18		0.00
Apartment	45	52	-13.46%	385	451	-14.63	185		0.00
Townhouse	22	35	-37.14%	226	290	-22.07	100		0.00
Residential Total	429	468	-8.33%	3,713	3,722	-0.24%	1,779	0	0.00
FARMS	1	2	-50.00%	28	14	100.00	21		0.00
MULTIFAMILY	1	2	-50.00%	13	15	-13.33	12		0.00
Residential Acreage	18	39	-53.85%	257	320	-19.69	228		0.00
Residential Acreage Lakefront	0	4	-100.00%	18	37	-51.35	21		0.00
Residential Lot	43	44	-2.27%	517	508	1.77	498		0.00
Residential Lot Lakefront	3	2	50.00%	31	24	29.17	26		0.00
Residential Lots	64	89	-28.09%	823	889	-7.42%	773	0	0.00
Business	6	3	100.00%	35	48	-27.08	35		0.00
Commercial**	16	9	77.78%	232	164	41.46	208		0.00
Land***	11	6	83.33%	73	54	35.19	80		0.00
COMM TOTAL	11	6	83.33%	73	54	35.19%	0	0	0.00
GRAND TOTAL	528	579	-8.81%	4,917	4,906	0.22%	2,908	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 -- 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 = Kootenay								
Acreage/House	36	26	38.46%	\$30,175,900	\$19,234,800	56.88%	93.19%	94.97%
Duplex	4	9	-55.56%	\$2,143,000	\$4,888,400	-56.16%	97.78%	99.37%
Mobile Home	37	24	54.17%	\$11,691,950	\$8,456,240	38.26%	95.91%	97.47%
Recreational	0	1	-100.00%	\$0	\$120,000	-100.00%	0.00%	88.95%
Single Family*	136	159	-14.47%	\$81,827,545	\$95,474,943	-14.29%	97.34%	97.52%
Single Family Lakefront	6	4	50.00%	\$5,013,000	\$3,136,000	59.85%	91.24%	94.86%
3/4-Plex	3	0	0.00%	\$1,428,000	\$0	0.00%	109.87%	0.00%
Apartment	32	34	-5.88%	\$9,499,583	\$9,910,900	-4.15%	95.93%	98.72%
Townhouse	24	19	26.32%	\$11,429,900	\$7,738,300	47.71%	96.80%	97.73%
Residential Total	278	276	0.72%	\$153,208,878	\$148,959,583	2.85%	96.16%	97.26%
FARMS	2	0	0.00%	\$2,175,000	\$0	0.00%	90.66%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	11	14	-21.43%	\$3,170,878	\$6,445,000	-50.80%	95.81%	91.33%
Residential Acreage Lakefront	1	1	0.00%	\$480,000	\$285,000	68.42%	83.49%	96.61%
Residential Lot	18	33	-45.45%	\$4,205,400	\$4,972,800	-15.43%	94.41%	91.54%
Residential Lot Lakefront	2	4	-50.00%	\$470,000	\$1,494,823	-68.56%	91.44%	95.03%
Residential Lots	32	52	-38.46%	\$8,326,278	\$13,197,623	-36.91%	94.05%	91.93%
Business	2	0	0.00%	\$113,713	\$0	0.00%	58.61%	0.00%
Commercial**	6	7	-14.29%	\$640,583	\$2,591,500	-75.28%	45.75%	95.28%
Land***	1	0	0.00%	\$475,000	\$0	0.00%	100.00%	0.00%
COMM TOTAL	1	0	0.00%	\$475,000	\$0	0.00%	100.00%	0.00%
GRAND TOTAL	321	335	-4.18%	\$164,939,452	\$164,748,706	0.12%	95.53%	96.78%

* 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 -- 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 = Kootenay								
Acreage/House	203	203	0.00%	\$175,540,099	\$157,183,480	11.68%	95.14%	96.02%
Duplex	65	61	6.56%	\$37,490,547	\$30,641,138	22.35%	97.86%	96.58%
Mobile Home	229	185	23.78%	\$74,477,627	\$64,608,319	15.28%	96.33%	95.60%
Recreational	0	8	-100.00%	\$0	\$2,591,000	-100.00%	0.00%	96.22%
Single Family*	1,134	1,036	9.46%	\$692,731,192	\$633,013,052	9.43%	97.36%	97.59%
Single Family Lakefront	38	18	111.11%	\$55,497,400	\$19,356,100	186.72%	92.14%	95.75%
3/4-Plex	15	3	400.00%	\$7,518,800	\$2,814,000	167.19%	99.03%	94.31%
Apartment	233	264	-11.74%	\$69,228,762	\$80,645,368	-14.16%	96.87%	96.75%
Townhouse	162	146	10.96%	\$73,790,234	\$65,630,000	12.43%	97.75%	98.29%
Residential Total	2,079	1,924	8.06%	\$1,186,274,661	\$1,056,482,457	12.29%	96.73%	97.13%
FARMS	7	0	0.00%	\$9,467,000	\$0	0.00%	92.92%	0.00%
MULTIFAMILY	5	1	400.00%	\$3,652,000	\$900,000	305.78%	87.60%	90.23%
Residential Acreage	81	107	-24.30%	\$27,965,828	\$33,429,499	-16.34%	90.88%	91.69%
Residential Acreage Lakefront	5	9	-44.44%	\$3,415,000	\$4,160,000	-17.91%	84.91%	94.46%
Residential Lot	143	165	-13.33%	\$27,380,753	\$28,122,803	-2.64%	93.84%	92.94%
Residential Lot Lakefront	10	11	-9.09%	\$3,072,500	\$4,285,323	-28.30%	93.02%	96.56%
Residential Lots	239	292	-18.15%	\$61,834,081	\$69,997,625	-11.66%	91.91%	92.64%
Business	8	8	0.00%	\$2,644,713	\$3,307,888	-20.05%	92.38%	92.64%
Commercial**	51	45	13.33%	\$30,829,697	\$27,975,154	10.20%	88.76%	91.97%
Land***	12	3	300.00%	\$7,240,000	\$917,500	689.10%	92.78%	94.20%
COMM TOTAL	10	0	0.00%	\$6,240,000	\$0	0.00%	92.94%	0.00%
GRAND TOTAL	2,401	2,273	5.63%	\$1,301,942,151	\$1,159,580,624	12.28%	96.20%	96.69%

* Excludes lakefront and acreage.

** Inclusive of Hospitality/Resort, industrial, Mixed use, office retail, services and specialty property subtypes

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Kootenay 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 = Kootenay									
Acreage/House	\$862,169	\$739,800	16.54%	\$805,000	\$657,000	22.53%	112	100	11.44%
Duplex	\$535,750	\$543,156	-1.36%	\$532,500	\$628,000	-15.21%	85	87	-2.51%
Mobile Home	\$315,999	\$352,343	-10.32%	\$250,000	\$294,000	-14.97%	71	54	31.78%
Recreational	\$0	\$120,000	-100.00%	\$0	\$120,000	-100.00%	0	47	-100.00%
Single Family*	\$601,673	\$600,471	0.20%	\$557,250	\$548,000	1.69%	68	62	9.11%
Single Family LF	\$835,500	\$784,000	6.57%	\$712,500	\$850,000	-16.18%	105	113	-6.73%
3/4-Plex	\$476,000	\$0	0.00%	\$242,500	\$0	0.00%	51	0	0.00%
Apartment	\$296,862	\$291,497	1.84%	\$317,500	\$293,550	8.16%	99	72	38.40%
Townhouse	\$476,246	\$407,279	16.93%	\$396,250	\$401,800	-1.38%	78	99	-20.96%
Residential Total	\$553,101	\$539,709	2.48%	\$520,000	\$514,950	0.98%	79	70	12.94%
FARMS	\$1,087,500	\$0	0.00%	\$1,087,500	\$0	0.00%	95	0	0.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$288,262	\$460,357	-37.38%	\$272,000	\$337,500	-19.41%	82	108	-23.89%
Res Acreage LF	\$480,000	\$285,000	68.42%	\$480,000	\$285,000	68.42%	493	138	257.25%
Res Lot	\$233,633	\$150,691	55.04%	\$176,250	\$144,000	22.40%	131	176	-25.61%
Res Lot LF	\$235,000	\$373,706	-37.12%	\$235,000	\$357,500	-34.27%	92	89	3.95%
Residential Lots	\$260,196	\$253,800	2.52%	\$194,000	\$198,500	-2.27%	123	150	-18.08%
Business	\$56,856	\$0	0.00%	\$56,856	\$0	0.00%	80	0	0.00%
Commercial**	\$128,117	\$370,214	-65.39%	\$56,000	\$351,500	-84.07%	105	117	-10.19%
Land***	\$475,000	\$0	0.00%	\$475,000	\$0	0.00%	1	0	0.00%
COMM TOTAL	\$475,000	\$0	0.00%	\$475,000	\$0	0.00%	1	0	0.00%
GRAND TOTAL	\$517,052	\$491,787	5.14%	\$480,000	\$455,000	5.49%	84	84	0.46%

* 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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Kootenay 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 = Kootenay									
Acreage/House	\$869,010	\$774,303	12.23%	\$789,575	\$720,000	9.66%	123	94	30.91%
Duplex	\$576,778	\$502,314	14.82%	\$537,400	\$485,000	10.80%	67	60	12.07%
Mobile Home	\$325,230	\$349,234	-6.87%	\$286,000	\$320,000	-10.63%	77	78	-0.58%
Recreational	\$0	\$323,875	-100.00%	\$0	\$285,500	-100.00%	0	76	-100.00%
Single Family*	\$610,874	\$611,016	-0.02%	\$570,000	\$560,000	1.79%	73	68	8.07%
Single Family LF	\$1,460,458	\$1,075,339	35.81%	\$1,230,000	\$868,000	41.71%	79	86	-7.66%
3/4-Plex	\$501,253	\$938,000	-46.56%	\$494,000	\$949,000	-47.95%	51	220	-77.00%
Apartment	\$297,119	\$305,475	-2.74%	\$274,000	\$300,000	-8.67%	85	70	22.73%
Townhouse	\$455,495	\$449,521	1.33%	\$415,450	\$412,250	0.78%	88	74	19.44%
Residential Total	\$570,873	\$549,107	3.96%	\$525,000	\$510,000	2.94%	81	73	11.65%
FARMS	\$1,352,429	\$0	0.00%	\$1,075,000	\$0	0.00%	76	0	0.00%
MULTIFAMILY	\$730,400	\$900,000	-18.84%	\$850,000	\$900,000	-5.56%	165	301	-45.18%
Res Acreage	\$345,257	\$312,425	10.51%	\$295,000	\$249,000	18.47%	152	129	17.73%
Res Acreage LF	\$683,000	\$462,222	47.76%	\$480,000	\$380,000	26.32%	543	166	227.55%
Res Lot	\$191,474	\$170,441	12.34%	\$142,500	\$145,000	-1.72%	149	140	6.55%
Res Lot LF	\$307,250	\$389,575	-21.13%	\$324,500	\$400,000	-18.88%	73	93	-21.47%
Residential Lots	\$258,720	\$239,718	7.93%	\$190,000	\$190,000	0.00%	155	135	14.92%
Business	\$330,589	\$413,486	-20.05%	\$110,000	\$307,000	-64.17%	185	185	0.47%
Commercial**	\$616,594	\$621,670	-0.82%	\$437,500	\$500,000	-12.50%	114	153	-25.64%
Land***	\$603,333	\$305,833	97.28%	\$475,000	\$227,500	108.79%	76	107	-28.89%
COMM TOTAL	\$624,000	\$0	0.00%	\$475,000	\$0	0.00%	40	0	0.00%
GRAND TOTAL	\$542,702	\$510,154	6.38%	\$494,000	\$465,000	6.24%	90	83	8.28%

* 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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