

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

Report generated at midnight on 10/01/2025. Entries after 10/01/2025 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	1,113	1,068	4.21%	10,803	10,488	3.00%
2 Units Sold	398	286	39.16%	3,585	3,228	11.06%
3 Sales Volume	\$346,768,826	\$218,216,581	58.91%	\$2,965,221,042	\$2,512,449,343	18.02%
4 List/Sell Ratio	95.45%	95.95%		95.97%	96.21%	
5 Days to Sell	78	66	17.84%	69	61	13.32%
6 Active Listings	4,180	4,230	-1.18%			
Area = North Okanagan						
1 Units Listed	329	264	24.62%	3,485	3,193	9.15%
2 Units Sold	180	109	65.14%	1,455	1,265	15.02%
3 Sales Volume	\$119,616,932	\$82,680,890	44.67%	\$977,052,306	\$857,277,464	13.97%
4 List/Sell Ratio	94.95%	96.77%		95.85%	95.08%	
5 Days to Sell	84	74	12.99%	79	75	6.04%
6 Active Listings	1,550	1,504	3.06%			
Area = Shuswap / Revelstoke						
1 Units Listed	189	152	24.34%	2,138	2,310	-7.45%
2 Units Sold	107	103	3.88%	879	848	3.66%
3 Sales Volume	\$65,368,647	\$59,297,682	10.24%	\$547,778,349	\$546,527,126	0.23%
4 List/Sell Ratio	91.81%	95.10%		95.63%	95.11%	
5 Days to Sell	98	95	2.68%	86	75	15.49%
6 Active Listings	1,109	1,189	-6.73%			
Area = South Okanagan						
1 Units Listed	384	395	-2.78%	4,117	4,023	2.34%
2 Units Sold	157	125	25.60%	1,517	1,356	11.87%
3 Sales Volume	\$101,617,923	\$70,094,521	44.97%	\$993,257,535	\$872,057,004	13.90%
4 List/Sell Ratio	94.51%	91.45%		95.69%	95.07%	
5 Days to Sell	87	101	-13.07%	87	87	-0.96%
6 Active Listings	1,997	2,025	-1.38%			
Area = South Peace River						
1 Units Listed	62	71	-12.68%	684	679	0.74%
2 Units Sold	36	51	-29.41%	337	349	-3.44%
3 Sales Volume	\$10,453,700	\$23,537,800	-55.59%	\$104,519,650	\$109,647,048	-4.68%
4 List/Sell Ratio	97.90%	92.17%		96.96%	94.94%	
5 Days to Sell	87	105	-16.46%	92	103	-10.12%
6 Active Listings	367	423	-13.24%			
Area = Kamloops and District						
1 Units Listed	496	497	-0.20%	5,008	4,918	1.83%
2 Units Sold	235	188	25.00%	2,016	1,959	2.91%
3 Sales Volume	\$149,181,957	\$112,412,117	32.71%	\$1,254,955,142	\$1,193,893,612	5.11%
4 List/Sell Ratio	96.74%	96.71%		96.91%	97.13%	
5 Days to Sell	72	63	14.40%	66	60	8.98%
6 Active Listings	2,098	1,867	12.37%			
Area = Kootenay						
1 Units Listed	570	473	20.51%	5,487	5,401	1.59%
2 Units Sold	276	303	-8.91%	2,676	2,600	2.92%
3 Sales Volume	\$149,990,096	\$162,916,752	-7.93%	\$1,451,332,248	\$1,327,717,140	9.31%
4 List/Sell Ratio	96.16%	96.09%		96.19%	96.61%	
5 Days to Sell	93	91	2.52%	90	84	7.47%
6 Active Listings	2,938	2,796	5.08%			

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	3,143	2,920	7.64%	31,722	31,012	2.29%
2 Units Sold	1,389	1,165	19.23%	12,465	11,605	7.41%
3 Sales Volume	\$942,998,081	\$729,156,343	29.33%	\$8,294,116,271	\$7,419,568,737	11.79%
4 List/Sell Ratio	95.36%	95.54%		96.09%	96.06%	
5 Days to Sell	83	81	3.48%	78	73	7.39%
6 Active Listings	14,239	14,034	1.46%			

Kamloops and District Statistics -- September 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	235	\$149,181,957	110	\$79,289,450
Last Month	229	\$148,124,293	114	\$84,900,509
This Month Last Year	188	\$112,412,117	86	\$62,183,300

Description	Total Listings Taken	Inventory
This Month	496	2,098
Last Month	507	2,160
This Month Last Year	497	1,867

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Kamloops and District Statistics -- September 2025

Quick Summary Part 2

Condo/Apt

Sales	28
New Listings	51
Current Inventory	195
Sell/Inv. Ratio	14.36%
Days to Sell	76
Average Price	\$366,229
Median Price	\$339,000

Condo/Townhouse

Sales	35
New Listings	76
Current Inventory	174
Sell/Inv. Ratio	20.11%
Days to Sell	45
Average Price	\$541,111
Median Price	\$528,000

Single Family (Excluding lakefront and acreages)

Sales	110
New Listings	216
Current Inventory	652
Sell/Inv. Ratio	16.87%
Days to Sell	69
Average Price	\$720,813
Median Price	\$676,250

Ratio of Sales vs Inventory	16.94%
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Kamloops and District Statistics -- September 2025

Comparative Activity -- Listing Information

Description							Inventory		
	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%
Zone = Kamloops and District									
Acreage/House	24	44	-45.45%	305	429	-28.90	154	203	-24.14
Duplex	30	21	42.86%	228	245	-6.94	71	70	1.43
Mobile Home	39	35	11.43%	419	274	52.92	145	81	79.01
Recreational	0	2	-100.00%	0	35	-100.00		18	-100.00
Single Family*	216	193	11.92%	2,170	2,087	3.98	652	630	3.49
Single Family Lakefront	3	7	-57.14%	76	70	8.57	39		0.00
3/4-Plex	1	0	0.00%	11	8	37.50	6	6	0.00
Apartment	51	60	-15.00%	539	494	9.11	195	163	19.63
Townhouse	76	57	33.33%	532	482	10.37	174	138	26.09
Residential Total	440	419	5.01%	4,280	4,124	3.78%	1,436	1,309	9.70
FARMS	2	0	0.00%	20	11	81.82	14	8	75.00
MULTIFAMILY	1	1	0.00%	14	1	1,300.00	7		0.00
Residential Acreage	9	12	-25.00%	101	132	-23.48	94	85	10.59
Residential Acreage Lakefront	1	0	0.00%	9	7	28.57	7		0.00
Residential Lot	15	31	-51.61%	260	308	-15.58	283	228	24.12
Residential Lot Lakefront	2	0	0.00%	27	9	200.00	24		0.00
Residential Lots	27	43	-37.21%	397	456	-12.94%	408	313	30.35
Business	3	7	-57.14%	37	70	-47.14	34	46	-26.09
Commercial**	22	25	-12.00%	237	214	10.75	177	152	16.45
Land***	1	2	-50.00%	23	42	-45.24	22	39	-43.59
COMM TOTAL	1	2	-50.00%	23	42	-45.24%	0	0	0.00
GRAND TOTAL	496	497	-0.20%	5,008	4,918	1.83%	2,098	1,867	12.37

* 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 -- September 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	13	9	44.44%	\$13,786,275	\$10,158,400	35.71%	94.20%	93.04%
Duplex	12	13	-7.69%	\$7,401,500	\$7,594,000	-2.53%	97.58%	97.28%
Mobile Home	20	19	5.26%	\$6,379,400	\$4,344,500	46.84%	94.16%	92.64%
Recreational	0	3	-100.00%	\$0	\$1,560,000	-100.00%	0.00%	90.70%
Single Family*	110	86	27.91%	\$79,289,450	\$62,183,300	27.51%	97.34%	97.60%
Single Family Lakefront	3	1	200.00%	\$2,115,000	\$1,350,000	56.67%	92.85%	96.43%
3/4-Plex	1	0	0.00%	\$590,000	\$0	0.00%	109.46%	0.00%
Apartment	28	22	27.27%	\$10,254,400	\$8,975,400	14.25%	97.73%	97.26%
Townhouse	35	27	29.63%	\$18,938,900	\$13,303,000	42.37%	97.73%	97.83%
Residential Total	222	180	23.33%	\$138,754,925	\$109,468,600	26.75%	96.94%	96.82%
FARMS	0	1	-100.00%	\$0	\$825,000	-100.00%	0.00%	97.07%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	2	2	0.00%	\$675,000	\$843,500	-19.98%	91.85%	93.21%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	4	2	100.00%	\$5,154,500	\$300,000	1,618.17%	92.80%	95.27%
Residential Lot Lakefront	2	0	0.00%	\$630,000	\$0	0.00%	92.11%	0.00%
Residential Lots	8	4	100.00%	\$6,459,500	\$1,143,500	464.89%	92.63%	93.74%
Business	2	0	0.00%	\$3,337,500	\$0	0.00%	98.16%	0.00%
Commercial**	3	3	0.00%	\$630,032	\$975,017	-35.38%	90.00%	89.12%
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	235	188	25.00%	\$149,181,957	\$112,412,117	32.71%	96.74%	96.71%

* 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 -- September 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	99	113	-12.39%	\$95,936,370	\$99,253,661	-3.34%	94.15%	94.58%
Duplex	128	110	16.36%	\$74,568,300	\$65,664,899	13.56%	97.71%	98.33%
Mobile Home	186	134	38.81%	\$54,480,575	\$33,473,200	62.76%	94.76%	95.13%
Recreational	1	12	-91.67%	\$325,000	\$4,163,700	-92.19%	93.12%	92.03%
Single Family*	951	961	-1.04%	\$699,249,266	\$682,070,362	2.52%	97.61%	97.75%
Single Family Lakefront	22	24	-8.33%	\$17,268,000	\$13,331,740	29.53%	96.56%	93.32%
3/4-Plex	1	2	-50.00%	\$590,000	\$1,610,000	-63.35%	109.46%	96.12%
Apartment	243	229	6.11%	\$91,463,437	\$86,646,788	5.56%	97.48%	97.51%
Townhouse	265	242	9.50%	\$147,526,373	\$134,064,991	10.04%	98.05%	98.11%
Residential Total	1,896	1,827	3.78%	\$1,181,407,321	\$1,120,279,341	5.46%	97.22%	97.36%
FARMS	3	4	-25.00%	\$4,363,750	\$4,985,000	-12.46%	93.47%	97.67%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	18	34	-47.06%	\$5,164,900	\$12,456,400	-58.54%	86.45%	91.85%
Residential Acreage Lakefront	1	2	-50.00%	\$480,000	\$2,000,000	-76.00%	96.97%	93.11%
Residential Lot	33	32	3.13%	\$10,506,660	\$7,617,400	37.93%	92.46%	94.06%
Residential Lot Lakefront	2	0	0.00%	\$630,000	\$0	0.00%	92.11%	0.00%
Residential Lots	54	68	-20.59%	\$16,781,560	\$22,073,800	-23.98%	90.63%	92.72%
Business	7	9	-22.22%	\$8,372,500	\$5,310,000	57.67%	91.57%	86.29%
Commercial**	52	48	8.33%	\$42,813,511	\$37,790,471	13.29%	92.41%	97.17%
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	2,016	1,959	2.91%	\$1,254,955,142	\$1,193,893,612	5.11%	96.91%	97.13%

* 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 -- September 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	\$1,060,483	\$1,128,711	-6.04%	\$845,000	\$960,000	-11.98%	103	175	-41.29%
Duplex	\$616,792	\$584,154	5.59%	\$645,000	\$570,000	13.16%	53	37	41.82%
Mobile Home	\$318,970	\$228,658	39.50%	\$232,950	\$200,000	16.47%	62	71	-12.89%
Recreational	\$0	\$520,000	-100.00%	\$0	\$600,000	-100.00%	0	95	-100.00%
Single Family*	\$720,813	\$723,062	-0.31%	\$676,250	\$687,750	-1.67%	69	52	32.10%
Single Family LF	\$705,000	\$1,350,000	-47.78%	\$440,000	\$1,350,000	-67.41%	161	159	1.05%
3/4-Plex	\$590,000	\$0	0.00%	\$590,000	\$0	0.00%	6	0	0.00%
Apartment	\$366,229	\$407,973	-10.23%	\$339,000	\$385,000	-11.95%	76	65	17.69%
Townhouse	\$541,111	\$492,704	9.82%	\$528,000	\$493,000	7.10%	45	45	-0.76%
Residential Total	\$625,022	\$608,159	2.77%	\$585,000	\$606,250	-3.51%	67	61	10.58%
FARMS	\$0	\$825,000	-100.00%	\$0	\$825,000	-100.00%	0	141	-100.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$337,500	\$421,750	-19.98%	\$337,500	\$421,750	-19.98%	132	166	-20.78%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$1,288,625	\$150,000	759.08%	\$306,000	\$150,000	104.00%	89	66	35.88%
Res Lot LF	\$315,000	\$0	0.00%	\$315,000	\$0	0.00%	148	0	0.00%
Residential Lots	\$807,438	\$285,875	182.44%	\$337,500	\$158,500	112.93%	114	116	-1.30%
Business	\$1,668,750	\$0	0.00%	\$1,668,750	\$0	0.00%	328	0	0.00%
Commercial**	\$210,011	\$325,006	-35.38%	\$17	\$200,000	-99.99%	116	77	50.87%
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	\$634,817	\$597,937	6.17%	\$575,000	\$602,500	-4.56%	72	63	14.40%

* 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 -- September 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	\$969,054	\$878,351	10.33%	\$845,000	\$775,000	9.03%	103	103	0.14%
Duplex	\$582,565	\$596,954	-2.41%	\$575,000	\$588,500	-2.29%	50	49	1.01%
Mobile Home	\$292,906	\$249,800	17.26%	\$230,000	\$219,750	4.66%	69	62	11.38%
Recreational	\$325,000	\$346,975	-6.33%	\$325,000	\$262,500	23.81%	25	66	-62.12%
Single Family*	\$735,278	\$709,751	3.60%	\$695,000	\$675,000	2.96%	54	53	1.79%
Single Family LF	\$784,909	\$555,489	41.30%	\$655,000	\$432,000	51.62%	74	87	-14.65%
3/4-Plex	\$590,000	\$805,000	-26.71%	\$590,000	\$805,000	-26.71%	6	22	-72.73%
Apartment	\$376,393	\$378,370	-0.52%	\$360,000	\$372,500	-3.36%	68	56	21.34%
Townhouse	\$556,703	\$553,988	0.49%	\$512,000	\$530,000	-3.40%	57	48	20.14%
Residential Total	\$623,105	\$613,180	1.62%	\$590,000	\$592,000	-0.34%	60	57	6.10%
FARMS	\$1,454,583	\$1,246,250	16.72%	\$1,018,750	\$1,012,500	0.62%	114	108	5.80%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$286,939	\$366,365	-21.68%	\$265,000	\$312,000	-15.06%	170	111	53.24%
Res Acreage LF	\$480,000	\$1,000,000	-52.00%	\$480,000	\$1,000,000	-52.00%	33	105	-68.42%
Res Lot	\$318,384	\$238,044	33.75%	\$99,000	\$214,500	-53.85%	117	91	28.61%
Res Lot LF	\$315,000	\$0	0.00%	\$315,000	\$0	0.00%	148	0	0.00%
Residential Lots	\$310,770	\$324,615	-4.27%	\$157,450	\$272,500	-42.22%	134	101	32.39%
Business	\$1,196,071	\$590,000	102.72%	\$310,000	\$250,000	24.00%	353	153	131.32%
Commercial**	\$823,337	\$787,301	4.58%	\$218,500	\$283,500	-22.93%	147	113	30.79%
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	\$622,498	\$609,440	2.14%	\$585,000	\$580,000	0.86%	66	60	8.98%

* 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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