

## **Kootenay 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.**

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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
<b>Area = Central Okanagan</b>						
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%			
<b>Area = North Okanagan</b>						
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%			
<b>Area = Shuswap / Revelstoke</b>						
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%			
<b>Area = South Okanagan</b>						
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%			
<b>Area = South Peace River</b>						
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%			
<b>Area = Kamloops and District</b>						
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%			
<b>Area = Kootenay</b>						
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%			

Kootenay 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	276	\$149,990,096	114	\$71,683,198
Last Month	321	\$164,939,452	136	\$81,827,545
This Month Last Year	303	\$162,916,752	142	\$93,969,502
Description	Total Listings Taken	Inventory		
This Month	570	2,938		
Last Month	528	2,908		
This Month Last Year	473	2,796		

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Kootenay Statistics -- September 2025

## Quick Summary Part 2

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**Condo/Apt**

Sales	32
New Listings	38
Current Inventory	182
Sell/Inv. Ratio	17.58%
Days to Sell	78
Average Price	\$276,820
Median Price	\$254,500

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**Condo/Townhouse**

Sales	13
New Listings	33
Current Inventory	106
Sell/Inv. Ratio	12.26%
Days to Sell	103
Average Price	\$339,492
Median Price	\$366,900

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**Single Family (Excluding lakefront and acreages)**

Sales	114
New Listings	246
Current Inventory	866
Sell/Inv. Ratio	13.16%
Days to Sell	83
Average Price	\$628,800
Median Price	\$606,750

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Ratio of Sales vs Inventory	13.78%
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Kootenay Statistics -- September 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	40	65	-38.46%	583	640	-8.91	346	393	-11.96
Duplex	20	8	150.00%	124	113	9.73	50	44	13.64
Mobile Home	47	44	6.82%	425	388	9.54	186	156	19.23
Recreational	0	0	0.00%	0	21	-100.00		11	-100.00
Single Family*	246	183	34.43%	2,214	2,045	8.26	866	824	5.10
Single Family Lakefront	7	4	75.00%	85	66	28.79	40		0.00
3/4-Plex	5	3	66.67%	36	15	140.00	19	8	137.50
Apartment	38	42	-9.52%	422	493	-14.40	182	179	1.68
Townhouse	33	18	83.33%	260	308	-15.58	106	134	-20.90
Residential Total	436	367	18.80%	4,149	4,089	1.47%	1,795	1,749	2.63
FARMS	2	1	100.00%	30	15	100.00	21	13	61.54
MULTIFAMILY	3	1	200.00%	16	16	0.00	13	17	-23.53
Residential Acreage	23	29	-20.69%	280	349	-19.77	214	308	-30.52
Residential Acreage Lakefront	0	2	-100.00%	18	39	-53.85	21		0.00
Residential Lot	66	40	65.00%	583	548	6.39	514	459	11.98
Residential Lot Lakefront	2	0	0.00%	33	24	37.50	24		0.00
Residential Lots	91	71	28.17%	914	960	-4.79%	773	767	0.78
Business	6	5	20.00%	41	53	-22.64	39	48	-18.75
Commercial**	21	23	-8.70%	253	186	36.02	208	138	50.72
Land***	11	4	175.00%	84	58	44.83	89	60	48.33
COMM TOTAL	11	4	175.00%	84	58	44.83%	0	0	0.00
GRAND TOTAL	570	472	20.76%	5,487	5,377	2.05%	2,938	2,792	5.23

\* 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 -- 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
<b>Zone = Kootenay</b>								
Acreage/House	35	28	25.00%	\$34,553,025	\$22,797,500	51.56%	95.84%	96.64%
Duplex	8	7	14.29%	\$4,259,500	\$3,191,500	33.46%	98.50%	96.43%
Mobile Home	27	25	8.00%	\$8,207,486	\$9,072,586	-9.54%	96.00%	96.13%
Recreational	0	1	-100.00%	\$0	\$330,000	-100.00%	0.00%	88.02%
Single Family*	114	142	-19.72%	\$71,683,198	\$93,969,502	-23.72%	97.04%	96.17%
Single Family Lakefront	2	4	-50.00%	\$3,330,000	\$4,830,000	-31.06%	95.20%	90.87%
3/4-Plex	2	2	0.00%	\$1,250,429	\$1,230,000	1.66%	95.89%	89.85%
Apartment	32	41	-21.95%	\$8,858,250	\$10,493,050	-15.58%	96.76%	97.41%
Townhouse	13	20	-35.00%	\$4,413,400	\$9,978,775	-55.77%	95.38%	98.50%
Residential Total	233	270	-13.70%	\$136,555,287	\$155,892,913	-12.40%	96.59%	96.22%
FARMS	1	1	0.00%	\$865,000	\$1,000,000	-13.50%	98.86%	86.96%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	14	11	27.27%	\$3,871,500	\$3,424,000	13.07%	93.63%	93.83%
Residential Acreage Lakefront	0	1	-100.00%	\$0	\$569,000	-100.00%	0.00%	99.84%
Residential Lot	20	14	42.86%	\$3,389,800	\$2,023,174	67.55%	87.44%	94.20%
Residential Lot Lakefront	1	0	0.00%	\$285,000	\$0	0.00%	95.03%	0.00%
Residential Lots	35	26	34.62%	\$7,546,300	\$6,016,174	25.43%	90.79%	94.50%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial**	6	6	0.00%	\$4,661,009	\$7,665	60,708.99%	92.55%	57.43%
Land***	1	0	0.00%	\$362,500	\$0	0.00%	96.67%	0.00%
COMM TOTAL	1	0	0.00%	\$362,500	\$0	0.00%	96.67%	0.00%
<b>GRAND TOTAL</b>	<b>276</b>	<b>303</b>	<b>-8.91%</b>	<b>\$149,990,096</b>	<b>\$162,916,752</b>	<b>-7.93%</b>	<b>96.16%</b>	<b>96.09%</b>

\* Excludes lakefront and acreage.

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Kootenay 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
<b>Zone = Kootenay</b>								
Acreage/House	238	231	3.03%	\$210,093,124	\$179,980,980	16.73%	95.25%	96.10%
Duplex	73	68	7.35%	\$41,750,047	\$33,832,638	23.40%	97.93%	96.57%
Mobile Home	256	210	21.90%	\$82,685,113	\$73,680,905	12.22%	96.30%	95.67%
Recreational	0	9	-100.00%	\$0	\$2,921,000	-100.00%	0.00%	95.22%
Single Family*	1,248	1,178	5.94%	\$764,414,390	\$726,982,554	5.15%	97.33%	97.40%
Single Family Lakefront	40	22	81.82%	\$58,827,400	\$24,186,100	143.23%	92.30%	94.73%
3/4-Plex	17	5	240.00%	\$8,769,229	\$4,044,000	116.85%	98.57%	92.90%
Apartment	265	305	-13.11%	\$78,087,012	\$91,138,418	-14.32%	96.86%	96.82%
Townhouse	175	166	5.42%	\$78,203,634	\$75,608,775	3.43%	97.62%	98.31%
Residential Total	2,312	2,194	5.38%	\$1,322,829,948	\$1,212,375,370	9.11%	96.71%	97.01%
FARMS	8	1	700.00%	\$10,332,000	\$1,000,000	933.20%	93.39%	86.96%
MULTIFAMILY	5	1	400.00%	\$3,652,000	\$900,000	305.78%	87.60%	90.23%
Residential Acreage	95	118	-19.49%	\$31,837,328	\$36,853,499	-13.61%	91.20%	91.89%
Residential Acreage Lakefront	5	10	-50.00%	\$3,415,000	\$4,729,000	-27.79%	84.91%	95.08%
Residential Lot	163	179	-8.94%	\$30,770,553	\$30,145,977	2.07%	93.09%	93.02%
Residential Lot Lakefront	11	11	0.00%	\$3,357,500	\$4,285,323	-21.65%	93.19%	96.56%
Residential Lots	274	318	-13.84%	\$69,380,381	\$76,013,799	-8.73%	91.79%	92.78%
Business	8	8	0.00%	\$2,644,713	\$3,307,888	-20.05%	92.38%	92.64%
Commercial**	56	51	9.80%	\$34,890,706	\$27,982,819	24.69%	89.19%	91.95%
Land***	13	3	333.33%	\$7,602,500	\$917,500	728.61%	92.96%	94.20%
COMM TOTAL	11	0	0.00%	\$6,602,500	\$0	0.00%	93.14%	0.00%
<b>GRAND TOTAL</b>	<b>2,676</b>	<b>2,576</b>	<b>3.88%</b>	<b>\$1,451,332,248</b>	<b>\$1,322,497,376</b>	<b>9.74%</b>	<b>96.19%</b>	<b>96.62%</b>

\* Excludes lakefront and acreage.

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\*\*\*Excludes residential land

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Kootenay 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%
<b>Zone = Kootenay</b>									
Acreage/House	\$987,229	\$814,196	21.25%	\$932,500	\$690,000	35.14%	91	101	-10.01%
Duplex	\$532,438	\$455,929	16.78%	\$492,500	\$440,000	11.93%	167	92	82.51%
Mobile Home	\$303,981	\$362,903	-16.24%	\$278,000	\$319,900	-13.10%	52	69	-24.26%
Recreational	\$0	\$330,000	-100.00%	\$0	\$330,000	-100.00%	0	422	-100.00%
Single Family*	\$628,800	\$661,757	-4.98%	\$606,750	\$565,625	7.27%	83	81	2.61%
Single Family LF	\$1,665,000	\$1,207,500	37.89%	\$1,665,000	\$1,090,000	52.75%	65	133	-51.59%
3/4-Plex	\$625,214	\$615,000	1.66%	\$625,214	\$615,000	1.66%	54	250	-78.60%
Apartment	\$276,820	\$255,928	8.16%	\$254,500	\$250,000	1.80%	78	82	-4.35%
Townhouse	\$339,492	\$498,939	-31.96%	\$366,900	\$444,500	-17.46%	103	83	23.43%
Residential Total	\$586,074	\$577,381	1.51%	\$500,000	\$499,450	0.11%	83	86	-2.58%
FARMS	\$865,000	\$1,000,000	-13.50%	\$865,000	\$1,000,000	-13.50%	38	43	-11.63%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$276,536	\$311,273	-11.16%	\$280,000	\$305,000	-8.20%	124	111	11.80%
Res Acreage LF	\$0	\$569,000	-100.00%	\$0	\$569,000	-100.00%	0	109	-100.00%
Res Lot	\$169,490	\$144,512	17.28%	\$128,750	\$117,500	9.57%	170	149	14.06%
Res Lot LF	\$285,000	\$0	0.00%	\$285,000	\$0	0.00%	12	0	0.00%
Residential Lots	\$215,609	\$231,391	-6.82%	\$229,000	\$199,500	14.79%	147	131	11.96%
Business	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Commercial**	\$776,835	\$1,278	60,708.99%	\$818,500	\$22	,763,118.39%	124	152	-18.35%
Land***	\$362,500	\$0	0.00%	\$362,500	\$0	0.00%	303	0	0.00%
COMM TOTAL	\$362,500	\$0	0.00%	\$362,500	\$0	0.00%	303	0	0.00%
<b>GRAND TOTAL</b>	<b>\$543,442</b>	<b>\$537,679</b>	<b>1.07%</b>	<b>\$470,000</b>	<b>\$475,000</b>	<b>-1.05%</b>	<b>93</b>	<b>91</b>	<b>2.52%</b>

\* Excludes lakefront and acreage.

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\*\*\*Excludes residential land

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Kootenay 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%
<b>Zone = Kootenay</b>									
Acreage/House	\$886,469	\$779,138	13.78%	\$799,000	\$715,000	11.75%	119	95	24.76%
Duplex	\$571,918	\$497,539	14.95%	\$524,000	\$482,500	8.60%	78	63	23.62%
Mobile Home	\$322,989	\$350,861	-7.94%	\$284,000	\$319,950	-11.24%	75	77	-2.66%
Recreational	\$0	\$324,556	-100.00%	\$0	\$330,000	-100.00%	0	114	-100.00%
Single Family*	\$612,512	\$617,133	-0.75%	\$575,000	\$560,000	2.68%	74	70	6.92%
Single Family LF	\$1,470,685	\$1,099,368	33.78%	\$1,240,000	\$888,000	39.64%	78	94	-16.94%
3/4-Plex	\$515,837	\$808,800	-36.22%	\$499,000	\$949,000	-47.42%	51	232	-78.04%
Apartment	\$294,668	\$298,814	-1.39%	\$269,000	\$295,000	-8.81%	85	71	18.68%
Townhouse	\$446,878	\$455,475	-1.89%	\$400,000	\$412,250	-2.97%	89	75	19.06%
Residential Total	\$572,406	\$552,587	3.59%	\$525,000	\$510,000	2.94%	81	74	9.56%
FARMS	\$1,291,500	\$1,000,000	29.15%	\$1,042,500	\$1,000,000	4.25%	72	43	66.28%
MULTIFAMILY	\$730,400	\$900,000	-18.84%	\$850,000	\$900,000	-5.56%	165	301	-45.18%
Res Acreage	\$335,130	\$312,318	7.30%	\$290,000	\$250,000	16.00%	148	128	16.05%
Res Acreage LF	\$683,000	\$472,900	44.43%	\$480,000	\$440,000	9.09%	543	160	239.16%
Res Lot	\$188,776	\$168,413	12.09%	\$142,500	\$143,000	-0.35%	152	141	7.82%
Res Lot LF	\$305,227	\$389,575	-21.65%	\$285,000	\$400,000	-28.75%	68	93	-27.44%
Residential Lots	\$253,213	\$239,037	5.93%	\$190,000	\$190,000	0.00%	154	135	14.39%
Business	\$330,589	\$413,486	-20.05%	\$110,000	\$307,000	-64.17%	185	185	0.47%
Commercial**	\$634,376	\$548,683	15.62%	\$465,000	\$450,000	3.33%	111	153	-27.51%
Land***	\$584,808	\$305,833	91.22%	\$475,000	\$227,500	108.79%	94	107	-12.58%
COMM TOTAL	\$600,227	\$0	0.00%	\$475,000	\$0	0.00%	64	0	0.00%
<b>GRAND TOTAL</b>	<b>\$542,757</b>	<b>\$513,392</b>	<b>5.72%</b>	<b>\$490,000</b>	<b>\$465,000</b>	<b>5.38%</b>	<b>90</b>	<b>84</b>	<b>7.37%</b>

\* 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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