

South Okanagan 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
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%			

South Okanagan 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	157	\$101,617,923	77	\$59,474,900
Last Month	183	\$109,770,230	91	\$64,461,800
This Month Last Year	125	\$70,094,521	40	\$28,977,400

Description	Total Listings Taken	Inventory
This Month	384	1,997
Last Month	357	2,074
This Month Last Year	395	2,025

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South Okanagan Statistics -- September 2025

Quick Summary Part 2

Condo/Apt

Sales	30
New Listings	62
Current Inventory	302
Sell/Inv. Ratio	9.93%
Days to Sell	87
Average Price	\$393,267
Median Price	\$371,000

Condo/Townhouse

Sales	17
New Listings	40
Current Inventory	134
Sell/Inv. Ratio	12.69%
Days to Sell	60
Average Price	\$432,382
Median Price	\$394,000

Single Family (Excluding lakefront and acreages)

Sales	77
New Listings	145
Current Inventory	592
Sell/Inv. Ratio	13.01%
Days to Sell	86
Average Price	\$772,401
Median Price	\$710,000

Ratio of Sales vs Inventory	12.06%
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South Okanagan 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 = South Okanagan									
Acreage/House	22	31	-29.03%	293	277	5.78	170	168	1.19
Duplex	19	19	0.00%	167	168	-0.60	63	51	23.53
Mobile Home	23	21	9.52%	258	224	15.18	116	87	33.33
Recreational	0	0	0.00%	0	10	-100.00		2	-100.00
Single Family*	145	159	-8.81%	1,553	1,543	0.65	592	696	-14.94
Single Family Lakefront	10	9	11.11%	112	97	15.46	61	30	103.33
3/4-Plex	2	2	0.00%	14	12	16.67	7	3	133.33
Timeshare	0	0	0.00%	0	1	-100.00		1	-100.00
Apartment	62	53	16.98%	622	584	6.51	302	329	-8.21
Townhouse	40	34	17.65%	370	393	-5.85	134	154	-12.99
Residential Total	323	328	-1.52%	3,389	3,309	2.42%	1,445	1,521	-5.00
FARMS	10	11	-9.09%	115	89	29.21	74	56	32.14
MULTIFAMILY	1	4	-75.00%	7	18	-61.11	2	14	-85.71
Residential Acreage	6	5	20.00%	81	95	-14.74	75	69	8.70
Residential Acreage Lakefront	0	1	-100.00%	2	1	100.00	1		0.00
Residential Lot	20	22	-9.09%	252	254	-0.79	183	192	-4.69
Residential Lot Lakefront	1	1	0.00%	22	15	46.67	14	9	55.56
Residential Lots	27	29	-6.90%	357	365	-2.19%	273	270	1.11
Business	2	2	0.00%	25	29	-13.79	17	22	-22.73
Commercial**	18	16	12.50%	175	183	-4.37	149	119	25.21
Land***	3	5	-40.00%	49	30	63.33	37	23	60.87
COMM TOTAL	3	5	-40.00%	49	30	63.33%	0	0	0.00
GRAND TOTAL	384	395	-2.78%	4,117	4,023	2.34%	1,997	2,025	-1.38

* 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 -- 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 = South Okanagan								
Acreage/House	7	6	16.67%	\$4,969,000	\$7,085,000	-29.87%	92.08%	87.32%
Duplex	4	17	-76.47%	\$2,190,000	\$8,934,425	-75.49%	98.52%	97.67%
Mobile Home	8	15	-46.67%	\$2,190,500	\$3,806,750	-42.46%	95.59%	94.71%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	77	40	92.50%	\$59,474,900	\$28,977,400	105.25%	96.02%	95.87%
Single Family Lakefront	2	2	0.00%	\$8,400,000	\$2,965,000	183.31%	84.21%	95.65%
3/4-Plex	0	1	-100.00%	\$0	\$435,000	-100.00%	0.00%	96.67%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	30	22	36.36%	\$11,798,000	\$8,825,400	33.68%	96.34%	96.62%
Townhouse	17	11	54.55%	\$7,350,500	\$5,494,400	33.78%	97.90%	97.48%
Residential Total	145	114	27.19%	\$96,372,900	\$66,523,375	44.87%	94.87%	95.27%
FARMS	0	1	-100.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	2	1	100.00%	\$485,000	\$270,000	79.63%	94.19%	93.14%
Residential Acreage Lakefront	0	1	-100.00%	\$0	\$380,000	-100.00%	0.00%	95.48%
Residential Lot	8	2	300.00%	\$4,760,000	\$570,000	735.09%	87.76%	83.84%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	10	4	150.00%	\$5,245,000	\$1,220,000	329.92%	88.32%	89.19%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial**	2	5	-60.00%	\$23	\$2,016,146	-100.00%	0.00%	96.23%
Land***	0	1	-100.00%	\$0	\$335,000	-100.00%	0.00%	90.57%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	157	125	25.60%	\$101,617,923	\$70,094,521	44.97%	94.51%	91.45%

* 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 -- 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 = South Okanagan								
Acreage/House	76	63	20.63%	\$86,289,138	\$87,153,500	-0.99%	94.36%	90.27%
Duplex	64	71	-9.86%	\$38,931,119	\$43,192,825	-9.87%	97.34%	96.63%
Mobile Home	111	119	-6.72%	\$32,476,649	\$32,465,850	0.03%	95.08%	96.07%
Recreational	0	11	-100.00%	\$0	\$1,819,900	-100.00%	0.00%	92.47%
Single Family*	662	526	25.86%	\$508,621,337	\$396,130,449	28.40%	96.51%	96.66%
Single Family Lakefront	24	21	14.29%	\$44,315,000	\$39,490,000	12.22%	91.10%	94.04%
3/4-Plex	4	3	33.33%	\$1,604,000	\$1,394,000	15.06%	97.53%	96.88%
Timeshare	0	1	-100.00%	\$0	\$431,500	-100.00%	0.00%	96.10%
Apartment	270	251	7.57%	\$107,860,435	\$105,568,492	2.17%	96.56%	96.46%
Townhouse	173	163	6.13%	\$85,583,284	\$81,079,500	5.55%	97.28%	97.27%
Residential Total	1,384	1,229	12.61%	\$905,680,961	\$788,726,016	14.83%	96.09%	95.78%
FARMS	15	14	7.14%	\$23,635,000	\$22,730,500	3.98%	89.80%	82.95%
MULTIFAMILY	2	2	0.00%	\$2,250,000	\$4,880,000	-53.89%	91.84%	97.84%
Residential Acreage	13	16	-18.75%	\$6,302,511	\$14,350,000	-56.08%	92.25%	92.79%
Residential Acreage Lakefront	1	1	0.00%	\$249,000	\$380,000	-34.47%	100.00%	95.48%
Residential Lot	57	36	58.33%	\$18,170,899	\$9,342,095	94.51%	91.80%	92.17%
Residential Lot Lakefront	3	1	200.00%	\$1,195,000	\$170,000	602.94%	97.43%	89.52%
Residential Lots	74	54	37.04%	\$25,917,410	\$24,242,095	6.91%	92.23%	92.57%
Business	5	10	-50.00%	\$2,590,000	\$4,389,500	-41.00%	91.58%	90.66%
Commercial**	32	43	-25.58%	\$29,806,544	\$24,946,393	19.48%	92.78%	91.09%
Land***	5	4	25.00%	\$3,377,620	\$2,142,500	57.65%	94.77%	73.03%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	1,517	1,356	11.87%	\$993,257,535	\$872,057,004	13.90%	95.69%	95.07%

* 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 -- 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 = South Okanagan									
Acreage/House	\$709,857	\$1,180,833	-39.89%	\$680,000	\$995,000	-31.66%	145	152	-4.11%
Duplex	\$547,500	\$525,554	4.18%	\$532,500	\$510,000	4.41%	40	65	-38.41%
Mobile Home	\$273,813	\$253,783	7.89%	\$241,500	\$235,000	2.77%	107	118	-9.33%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$772,401	\$724,435	6.62%	\$710,000	\$665,000	6.77%	86	90	-4.73%
Single Family LF	\$4,200,000	\$1,482,500	183.31%	\$4,200,000	\$1,482,500	183.31%	95	47	102.13%
3/4-Plex	\$0	\$435,000	-100.00%	\$0	\$435,000	-100.00%	0	17	-100.00%
Timeshare	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$393,267	\$401,155	-1.97%	\$371,000	\$357,500	3.78%	87	134	-35.12%
Townhouse	\$432,382	\$499,491	-13.44%	\$394,000	\$484,900	-18.75%	60	81	-25.73%
Residential Total	\$664,641	\$583,538	13.90%	\$588,000	\$510,000	15.29%	86	99	-13.59%
FARMS	\$0	\$0	0.00%	\$0	\$0	0.00%	0	375	-100.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$242,500	\$270,000	-10.19%	\$242,500	\$270,000	-10.19%	81	146	-44.86%
Res Acreage LF	\$0	\$380,000	-100.00%	\$0	\$380,000	-100.00%	0	7	-100.00%
Res Lot	\$595,000	\$285,000	108.77%	\$335,000	\$285,000	17.54%	124	84	48.07%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$524,500	\$305,000	71.97%	\$327,500	\$285,000	14.91%	116	80	44.05%
Business	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Commercial**	\$12	\$403,229	-100.00%	\$12	\$1,108	-98.96%	56	84	-33.49%
Land***	\$0	\$335,000	-100.00%	\$0	\$335,000	-100.00%	0	119	-100.00%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$647,248	\$565,278	14.50%	\$566,000	\$492,500	14.92%	87	101	-13.07%

* 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 -- 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 = South Okanagan									
Acreage/House	\$1,135,383	\$1,405,702	-19.23%	\$990,000	\$947,500	4.49%	96	100	-4.18%
Duplex	\$608,299	\$608,350	-0.01%	\$575,000	\$599,000	-4.01%	52	85	-39.14%
Mobile Home	\$292,582	\$272,822	7.24%	\$251,000	\$232,000	8.19%	86	92	-6.34%
Recreational	\$0	\$165,445	-100.00%	\$0	\$150,000	-100.00%	0	136	-100.00%
Single Family*	\$768,310	\$753,100	2.02%	\$715,000	\$715,000	0.00%	75	70	7.45%
Single Family LF	\$1,846,458	\$1,880,476	-1.81%	\$1,712,500	\$1,835,000	-6.68%	93	85	8.70%
3/4-Plex	\$401,000	\$464,667	-13.70%	\$436,000	\$435,000	0.23%	79	37	114.77%
Timeshare	\$0	\$431,500	-100.00%	\$0	\$431,500	-100.00%	0	135	-100.00%
Apartment	\$399,483	\$420,592	-5.02%	\$359,000	\$375,000	-4.27%	114	117	-3.00%
Townhouse	\$494,701	\$497,420	-0.55%	\$483,000	\$480,000	0.63%	74	70	4.73%
Residential Total	\$654,394	\$642,285	1.89%	\$590,000	\$555,000	6.31%	84	85	-1.48%
FARMS	\$1,575,667	\$1,748,500	-9.88%	\$1,650,000	\$1,350,000	22.22%	91	114	-20.27%
MULTIFAMILY	\$1,125,000	\$2,440,000	-53.89%	\$1,125,000	\$2,440,000	-53.89%	29	64	-55.47%
Res Acreage	\$484,809	\$896,875	-45.94%	\$321,500	\$305,000	5.41%	120	66	80.96%
Res Acreage LF	\$249,000	\$380,000	-34.47%	\$249,000	\$380,000	-34.47%	2	7	-71.43%
Res Lot	\$318,788	\$259,503	22.85%	\$270,000	\$237,500	13.68%	124	92	34.28%
Res Lot LF	\$398,333	\$170,000	134.31%	\$185,000	\$170,000	8.82%	29	128	-77.08%
Residential Lots	\$350,235	\$448,928	-21.98%	\$287,450	\$273,500	5.10%	118	84	40.73%
Business	\$518,000	\$438,950	18.01%	\$325,000	\$255,000	27.45%	74	133	-44.34%
Commercial**	\$931,454	\$580,149	60.55%	\$132,397	\$220,000	-39.82%	137	125	9.05%
Land***	\$675,524	\$535,625	26.12%	\$630,000	\$323,750	94.59%	70	230	-69.65%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$654,751	\$644,060	1.66%	\$575,000	\$542,000	6.09%	87	87	-0.96%

* 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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