

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

Report generated at midnight on 11/01/2025. Entries after 11/01/2025 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	920	952	-3.36%	11,723	11,440	2.47%
2 Units Sold	386	407	-5.16%	3,971	3,635	9.24%
3 Sales Volume	\$345,886,606	\$347,869,349	-0.57%	\$3,311,107,647	\$2,860,318,692	15.76%
4 List/Sell Ratio	94.05%	95.59%		95.77%	96.14%	
5 Days to Sell	76	69	9.83%	70	62	12.72%
6 Active Listings	3,917	3,927	-0.25%			
Area = North Okanagan						
1 Units Listed	245	248	-1.21%	3,730	3,441	8.40%
2 Units Sold	164	154	6.49%	1,618	1,419	14.02%
3 Sales Volume	\$110,521,970	\$120,704,447	-8.44%	\$1,087,124,276	\$977,981,911	11.16%
4 List/Sell Ratio	93.26%	92.75%		95.58%	94.79%	
5 Days to Sell	85	88	-3.64%	80	76	4.80%
6 Active Listings	1,424	1,361	4.63%			
Area = Shuswap / Revelstoke						
1 Units Listed	162	152	6.58%	2,299	2,462	-6.62%
2 Units Sold	106	101	4.95%	985	949	3.79%
3 Sales Volume	\$77,354,100	\$65,785,633	17.59%	\$624,978,449	\$612,312,759	2.07%
4 List/Sell Ratio	94.36%	95.14%		95.45%	95.11%	
5 Days to Sell	92	94	-2.03%	87	77	13.22%
6 Active Listings	972	1,003	-3.09%			
Area = South Okanagan						
1 Units Listed	347	353	-1.70%	4,464	4,376	2.01%
2 Units Sold	174	165	5.45%	1,690	1,521	11.11%
3 Sales Volume	\$107,494,811	\$105,360,658	2.03%	\$1,100,662,346	\$977,417,662	12.61%
4 List/Sell Ratio	95.70%	95.40%		95.69%	95.11%	
5 Days to Sell	91	92	-0.38%	87	88	-0.97%
6 Active Listings	1,834	1,841	-0.38%			
Area = South Peace River						
1 Units Listed	64	63	1.59%	748	742	0.81%
2 Units Sold	39	50	-22.00%	376	399	-5.76%
3 Sales Volume	\$10,742,250	\$16,635,800	-35.43%	\$115,262,000	\$126,282,848	-8.73%
4 List/Sell Ratio	94.00%	99.08%		96.67%	95.46%	
5 Days to Sell	85	81	5.72%	92	100	-8.37%
6 Active Listings	356	379	-6.07%			
Area = Kamloops and District						
1 Units Listed	452	407	11.06%	5,461	5,325	2.55%
2 Units Sold	207	231	-10.39%	2,222	2,190	1.46%
3 Sales Volume	\$125,145,474	\$141,865,889	-11.79%	\$1,375,600,616	\$1,335,759,501	2.98%
4 List/Sell Ratio	96.87%	96.72%		96.91%	97.09%	
5 Days to Sell	68	66	2.19%	66	61	8.14%
6 Active Listings	1,940	1,881	3.14%			
Area = Kootenay						
1 Units Listed	490	420	16.67%	5,977	5,821	2.68%
2 Units Sold	344	250	37.60%	3,017	2,850	5.86%
3 Sales Volume	\$182,344,705	\$126,673,616	43.95%	\$1,632,501,953	\$1,454,390,755	12.25%
4 List/Sell Ratio	96.54%	96.07%		96.23%	96.57%	
5 Days to Sell	92	87	6.04%	90	84	7.36%
6 Active Listings	2,678	2,548	5.10%			

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	2,680	2,595	3.28%	34,402	33,607	2.37%
2 Units Sold	1,420	1,358	4.57%	13,879	12,963	7.07%
3 Sales Volume	\$959,489,916	\$924,895,390	3.74%	\$9,247,237,287	\$8,344,464,128	10.82%
4 List/Sell Ratio	94.99%	95.45%		95.98%	95.99%	
5 Days to Sell	83	79	5.02%	79	73	7.09%
6 Active Listings	13,121	12,940	1.40%			

Kamloops and District Statistics -- October 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	207	\$125,145,474	113	\$80,792,500
Last Month	234	\$144,681,957	110	\$79,289,450
This Month Last Year	231	\$141,865,889	120	\$88,111,117
Description	Total Listings Taken	Inventory		
This Month	452	1,940		
Last Month	496	2,098		
This Month Last Year	408	1,881		

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Kamloops and District Statistics -- October 2025

Quick Summary Part 2

Condo/Apt

Sales	18
New Listings	56
Current Inventory	183
Sell/Inv. Ratio	9.84%
Days to Sell	48
Average Price	\$317,381
Median Price	\$327,000

Condo/Townhouse

Sales	22
New Listings	52
Current Inventory	180
Sell/Inv. Ratio	12.22%
Days to Sell	62
Average Price	\$575,761
Median Price	\$546,500

Single Family (Excluding lakefront and acreages)

Sales	113
New Listings	182
Current Inventory	567
Sell/Inv. Ratio	19.93%
Days to Sell	66
Average Price	\$714,978
Median Price	\$685,000

Ratio of Sales vs Inventory	16.45%
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Kamloops and District Statistics -- October 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	24	31	-22.58%	329	460	-28.48	135	205	-34.15
Duplex	27	32	-15.63%	255	277	-7.94	68	72	-5.56
Mobile Home	39	33	18.18%	461	307	50.16	142	98	44.90
Recreational	0	0	0.00%	0	35	-100.00		40	-100.00
Single Family*	182	155	17.42%	2,350	2,242	4.82	567	580	-2.24
Single Family Lakefront	5	3	66.67%	81	73	10.96	34		0.00
3/4-Plex	0	0	0.00%	11	8	37.50	1	7	-85.71
Apartment	56	29	93.10%	595	523	13.77	183	149	22.82
Townhouse	52	50	4.00%	584	532	9.77	180	130	38.46
Residential Total	385	333	15.62%	4,666	4,457	4.69%	1,310	1,281	2.26
FARMS	5	3	66.67%	25	14	78.57	15	10	50.00
MULTIFAMILY	1	0	0.00%	15	1	1,400.00	7		0.00
Residential Acreage	13	10	30.00%	114	142	-19.72	99	95	4.21
Residential Acreage Lakefront	0	1	-100.00%	9	8	12.50	6		0.00
Residential Lot	19	36	-47.22%	279	344	-18.90	255	250	2.00
Residential Lot Lakefront	1	0	0.00%	28	9	211.11	22		0.00
Residential Lots	33	47	-29.79%	430	503	-14.51%	382	345	10.72
Business	3	5	-40.00%	40	75	-46.67	34	54	-37.04
Commercial**	23	17	35.29%	260	231	12.55	169	152	11.18
Land***	2	3	-33.33%	25	45	-44.44	23	39	-41.03
COMM TOTAL	2	3	-33.33%	25	45	-44.44%	0	0	0.00
GRAND TOTAL	452	408	10.78%	5,461	5,326	2.53%	1,940	1,881	3.14

* 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 -- October 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	8	11	-27.27%	\$6,747,500	\$13,849,000	-51.28%	93.65%	95.42%
Duplex	14	13	7.69%	\$7,173,899	\$7,543,421	-4.90%	97.10%	98.30%
Mobile Home	16	10	60.00%	\$4,796,000	\$1,559,000	207.63%	96.42%	94.13%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	113	120	-5.83%	\$80,792,500	\$88,111,117	-8.31%	97.22%	97.53%
Single Family Lakefront	0	1	-100.00%	\$0	\$560,000	-100.00%	0.00%	93.35%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	18	28	-35.71%	\$5,712,850	\$8,523,900	-32.98%	95.94%	96.98%
Townhouse	22	30	-26.67%	\$12,666,750	\$15,326,400	-17.35%	98.17%	98.00%
Residential Total	191	213	-10.33%	\$117,889,499	\$135,472,838	-12.98%	97.01%	97.31%
FARMS	2	0	0.00%	\$1,650,000	\$0	0.00%	94.61%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	3	4	-25.00%	\$630,000	\$1,607,500	-60.81%	90.14%	89.81%
Residential Acreage Lakefront	1	0	0.00%	\$210,000	\$0	0.00%	70.23%	0.00%
Residential Lot	2	6	-66.67%	\$440,000	\$819,000	-46.28%	92.15%	87.33%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	6	10	-40.00%	\$1,280,000	\$2,426,500	-47.25%	86.76%	88.96%
Business	1	1	0.00%	\$125,000	\$100,000	25.00%	89.35%	33.44%
Commercial**	7	6	16.67%	\$4,200,975	\$3,626,551	15.84%	97.69%	86.62%
Land***	0	1	-100.00%	\$0	\$240,000	-100.00%	0.00%	96.04%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	207	231	-10.39%	\$125,145,474	\$141,865,889	-11.79%	96.87%	96.72%

* 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 -- October 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	107	124	-13.71%	\$102,683,870	\$113,102,661	-9.21%	94.12%	94.68%
Duplex	142	123	15.45%	\$81,742,199	\$73,208,320	11.66%	97.66%	98.33%
Mobile Home	202	144	40.28%	\$59,276,575	\$35,032,200	69.21%	94.89%	95.09%
Recreational	1	12	-91.67%	\$325,000	\$4,163,700	-92.19%	93.12%	92.03%
Single Family*	1,064	1,081	-1.57%	\$780,041,766	\$770,181,479	1.28%	97.57%	97.73%
Single Family Lakefront	22	25	-12.00%	\$17,268,000	\$13,891,740	24.30%	96.56%	93.32%
3/4-Plex	1	2	-50.00%	\$590,000	\$1,610,000	-63.35%	109.46%	96.12%
Apartment	261	257	1.56%	\$97,176,287	\$95,170,688	2.11%	97.39%	97.46%
Townhouse	287	272	5.51%	\$160,193,123	\$149,391,391	7.23%	98.06%	98.09%
Residential Total	2,087	2,040	2.30%	\$1,299,296,820	\$1,255,752,179	3.47%	97.20%	97.35%
FARMS	5	4	25.00%	\$6,013,750	\$4,985,000	20.64%	93.78%	97.67%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	21	38	-44.74%	\$5,794,900	\$14,063,900	-58.80%	86.84%	91.61%
Residential Acreage Lakefront	2	2	0.00%	\$690,000	\$2,000,000	-65.50%	86.90%	93.11%
Residential Lot	34	38	-10.53%	\$6,446,660	\$8,436,400	-23.59%	91.56%	93.36%
Residential Lot Lakefront	2	0	0.00%	\$630,000	\$0	0.00%	92.11%	0.00%
Residential Lots	59	78	-24.36%	\$13,561,560	\$24,500,300	-44.65%	89.27%	92.33%
Business	8	10	-20.00%	\$8,497,500	\$5,410,000	57.07%	91.54%	83.84%
Commercial**	59	54	9.26%	\$47,014,486	\$41,417,022	13.51%	92.86%	96.14%
Land***	4	4	0.00%	\$1,216,500	\$3,695,000	-67.08%	103.36%	77.06%
COMM TOTAL	3	0	0.00%	\$1,156,500	\$0	0.00%	102.62%	0.00%
GRAND TOTAL	2,222	2,190	1.46%	\$1,375,600,616	\$1,335,759,501	2.98%	96.91%	97.09%

* Excludes lakefront and acreage.

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***Excludes residential land

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Kamloops and District Statistics -- October 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	\$843,438	\$1,259,000	-33.01%	\$881,250	\$1,150,000	-23.37%	117	97	20.44%
Duplex	\$512,421	\$580,263	-11.69%	\$537,450	\$585,000	-8.13%	54	45	18.40%
Mobile Home	\$299,750	\$155,900	92.27%	\$225,000	\$143,500	56.79%	66	85	-22.50%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$714,978	\$734,259	-2.63%	\$685,000	\$693,500	-1.23%	66	58	12.88%
Single Family LF	\$0	\$560,000	-100.00%	\$0	\$560,000	-100.00%	0	158	-100.00%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$317,381	\$304,425	4.26%	\$327,000	\$334,750	-2.32%	48	64	-25.76%
Townhouse	\$575,761	\$510,880	12.70%	\$546,500	\$491,250	11.25%	62	54	14.31%
Residential Total	\$617,223	\$636,023	-2.96%	\$589,000	\$585,000	0.68%	65	61	5.65%
FARMS	\$825,000	\$0	0.00%	\$825,000	\$0	0.00%	182	0	0.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$210,000	\$401,875	-47.74%	\$230,000	\$318,750	-27.84%	44	108	-58.76%
Res Acreage LF	\$210,000	\$0	0.00%	\$210,000	\$0	0.00%	45	0	0.00%
Res Lot	\$220,000	\$136,500	61.17%	\$220,000	\$80,000	175.00%	155	114	36.36%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$213,333	\$242,650	-12.08%	\$220,000	\$192,500	14.29%	81	111	-26.86%
Business	\$125,000	\$100,000	25.00%	\$125,000	\$100,000	25.00%	220	81	171.60%
Commercial**	\$600,139	\$604,425	-0.71%	\$17	\$761	-97.77%	83	149	-44.10%
Land***	\$0	\$240,000	-100.00%	\$0	\$240,000	-100.00%	0	171	-100.00%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$604,568	\$614,138	-1.56%	\$579,000	\$575,000	0.70%	68	66	2.19%

* 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 -- October 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	\$959,662	\$912,118	5.21%	\$846,400	\$810,000	4.49%	104	103	1.66%
Duplex	\$575,649	\$595,190	-3.28%	\$567,500	\$585,000	-2.99%	50	49	2.66%
Mobile Home	\$293,448	\$243,279	20.62%	\$230,000	\$210,000	9.52%	68	63	8.17%
Recreational	\$325,000	\$346,975	-6.33%	\$325,000	\$262,500	23.81%	25	66	-62.12%
Single Family*	\$733,122	\$712,471	2.90%	\$695,000	\$675,000	2.96%	55	54	3.02%
Single Family LF	\$784,909	\$555,670	41.25%	\$655,000	\$444,000	47.52%	74	90	-17.36%
3/4-Plex	\$590,000	\$805,000	-26.71%	\$590,000	\$805,000	-26.71%	6	22	-72.73%
Apartment	\$372,323	\$370,314	0.54%	\$355,000	\$367,500	-3.40%	66	57	16.93%
Townhouse	\$558,164	\$549,233	1.63%	\$512,500	\$526,000	-2.57%	58	49	19.13%
Residential Total	\$622,567	\$615,565	1.14%	\$590,000	\$590,000	0.00%	61	57	5.94%
FARMS	\$1,202,750	\$1,246,250	-3.49%	\$1,018,750	\$1,012,500	0.62%	141	108	30.86%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$275,948	\$370,103	-25.44%	\$250,000	\$312,000	-19.87%	152	111	37.52%
Res Acreage LF	\$345,000	\$1,000,000	-65.50%	\$345,000	\$1,000,000	-65.50%	39	105	-62.68%
Res Lot	\$189,608	\$222,011	-14.60%	\$92,000	\$197,500	-53.42%	120	94	26.88%
Res Lot LF	\$315,000	\$0	0.00%	\$315,000	\$0	0.00%	148	0	0.00%
Residential Lots	\$229,857	\$314,106	-26.82%	\$164,900	\$267,500	-38.36%	130	103	26.24%
Business	\$1,062,188	\$541,000	96.34%	\$252,500	\$230,000	9.78%	337	146	131.27%
Commercial**	\$796,856	\$766,982	3.89%	\$105,000	\$267,500	-60.75%	140	117	19.76%
Land***	\$304,125	\$923,750	-67.08%	\$260,000	\$347,500	-25.18%	111	94	18.72%
COMM TOTAL	\$385,500	\$0	0.00%	\$460,000	\$0	0.00%	102	0	0.00%
GRAND TOTAL	\$619,082	\$609,936	1.50%	\$585,000	\$580,000	0.86%	66	61	8.14%

* 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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