

Kootenay Monthly Statistics
October 2024

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Kootenay Statistics -- October 2024

Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	934	916	1.97%	11,371	10,043	13.22%
2 Units Sold	409	288	42.01%	3,641	3,934	-7.45%
3 Sales Volume	\$351,304,349	\$219,373,049	60.14%	\$2,867,343,692	\$3,166,660,281	-9.45%
4 List/Sell Ratio	95.56%	96.36%		96.13%	96.81%	
5 Days to Sell	69	58	19.14%	62	56	10.83%
6 Active Listings	3,927	3,113	26.15%			
Area = North Okanagan						
1 Units Listed	247	271	-8.86%	3,418	3,247	5.27%
2 Units Sold	156	152	2.63%	1,423	1,505	-5.45%
3 Sales Volume	\$122,226,947	\$101,773,121	20.10%	\$981,324,411	\$1,012,777,431	-3.11%
4 List/Sell Ratio	92.80%	96.76%		94.79%	96.70%	
5 Days to Sell	89	58	52.02%	76	64	18.35%
6 Active Listings	1,361	1,189	14.47%			
Area = Shuswap / Revelstoke						
1 Units Listed	152	143	6.29%	2,373	1,920	23.59%
2 Units Sold	101	66	53.03%	947	892	6.17%
3 Sales Volume	\$65,785,633	\$39,358,099	67.15%	\$611,352,759	\$546,196,745	11.93%
4 List/Sell Ratio	95.14%	92.94%		95.11%	96.16%	
5 Days to Sell	94	114	-17.75%	77	78	-1.95%
6 Active Listings	1,003	775	29.42%			
Area = South Okanagan						
1 Units Listed	347	390	-11.03%	4,333	4,001	8.30%
2 Units Sold	166	131	26.72%	1,522	1,514	0.53%
3 Sales Volume	\$106,300,658	\$86,811,992	22.45%	\$978,357,662	\$994,359,515	-1.61%
4 List/Sell Ratio	95.43%	94.30%		95.11%	96.09%	
5 Days to Sell	91	96	-4.53%	88	74	18.96%
6 Active Listings	1,841	1,540	19.55%			
Area = South Peace River						
1 Units Listed	62	68	-8.82%	740	769	-3.77%
2 Units Sold	50	61	-18.03%	399	391	2.05%
3 Sales Volume	\$16,635,800	\$17,343,800	-4.08%	\$126,282,848	\$117,501,470	7.47%
4 List/Sell Ratio	99.08%	95.93%		95.46%	95.58%	
5 Days to Sell	81	86	-5.86%	100	97	3.15%
6 Active Listings	379	430	-11.86%			
Area = Kamloops and District						
1 Units Listed	407	413	-1.45%	5,357	4,712	13.69%
2 Units Sold	236	195	21.03%	2,217	2,265	-2.12%
3 Sales Volume	\$144,828,289	\$116,495,655	24.32%	\$1,348,746,806	\$1,320,025,694	2.18%
4 List/Sell Ratio	96.76%	97.03%		97.09%	97.10%	
5 Days to Sell	67	64	4.28%	61	58	4.34%
6 Active Listings	1,881	0	0.00%			
Area = Kootenay						
1 Units Listed	419	385	8.83%	5,814	5,274	10.24%
2 Units Sold	250	261	-4.21%	2,855	2,832	0.81%
3 Sales Volume	\$126,673,616	\$113,259,175	11.84%	\$1,464,391,755	\$1,397,433,402	4.79%
4 List/Sell Ratio	96.07%	95.99%		96.39%	96.08%	
5 Days to Sell	87	91	-4.31%	84	79	6.07%
6 Active Listings	2,548	0	0.00%			

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Area = Grand Total

1 Units Listed	2,568	2,586	-0.70%	33,406	29,966	11.48%
2 Units Sold	1,368	1,154	18.54%	13,004	13,333	-2.47%
3 Sales Volume	\$933,755,290	\$694,414,890	34.47%	\$8,377,799,933	\$8,554,954,538	-2.07%
4 List/Sell Ratio	95.46%	96.00%		95.96%	96.58%	
5 Days to Sell	79	75	4.89%	74	67	9.68%
6 Active Listings	12,940	7,047	83.62%			

Kootenay Statistics -- October 2024

Quick Summary Part 1

Residential

Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	250	\$126,673,616	113	\$69,006,638
Last Month	305	\$163,232,752	146	\$98,799,502
This Month Last Year	261	\$113,259,175	108	\$58,534,850

Description	Total Listings Taken	Inventory
This Month	419	2,548
Last Month	473	2,796
This Month Last Year	385	0

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Kootenay Statistics -- October 2024

Quick Summary Part 2

Condo/Apt

Sales	27
New Listings	43
Current Inventory	177
Sell/Inv. Ratio	15.25%
Days to Sell	47
Average Price	\$262,502
Median Price	\$225,000

Condo/Townhouse

Sales	23
New Listings	33
Current Inventory	127
Sell/Inv. Ratio	18.11%
Days to Sell	83
Average Price	\$439,300
Median Price	\$370,000

Lots

Sales	18
New Listings	54
Current Inventory	695
Sell/Inv. Ratio	2.59%
Days to Sell	163
Average Price	\$180,183
Median Price	\$142,500

Residential

Sales	113
New Listings	159
Current Inventory	729
Sell/Inv. Ratio	15.50%
Days to Sell	77
Average Price	\$610,678
Median Price	\$550,000

Ratio of Sales vs Inventory	13.81%
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Kootenay Statistics -- October 2024

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	34	39	-12.82%	672	576	16.67	344		0.00
Duplex	19	5	280.00%	132	91	45.05	43		0.00
Mobile Home	39	20	95.00%	427	306	39.54	139		0.00
Recreational	0	1	-100.00%	21	60	-65.00	3		0.00
Residential	159	154	3.25%	2,267	2,037	11.29	729		0.00
Residential WF	0	0	0.00%	1	0	0.00	1		0.00
3/4-Plex	3	2	50.00%	18	11	63.64	9		0.00
Apartment	43	44	-2.27%	536	524	2.29	177		0.00
Townhouse	33	26	26.92%	341	276	23.55	127		0.00
RES TOTAL	330	291	13.40%	4,415	3,881	13.76%	1,572	0	0.00
FARMS	1	0	0.00%	16	6	166.67	12		0.00
MULTIFAMILY	0	0	0.00%	16	15	6.67	14		0.00
Acreage	17	31	-45.16%	405	366	10.66	278		0.00
Lots	37	41	-9.76%	604	613	-1.47	416		0.00
Lots WF	0	0	0.00%	1	0	0.00	1		0.00
LOTS TOTAL	54	72	-25.00%	1,010	979	3.17%	695	0	0.00
Business	4	2	100.00%	57	75	-24.00	44		0.00
Commercial	26	15	73.33%	212	175	21.14	149		0.00
Land	4	0	0.00%	64	54	18.52	60		0.00
COMM TOTAL	34	17	100.00%	333	304	9.54%	253	0	0.00
GRAND TOTAL	419	380	10.26%	5,790	5,185	11.67%	2,546	0	

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Kootenay Statistics -- October 2024

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	22	25	-12.00%	\$18,497,800	\$17,981,999	2.87%	96.01%	95.71%
Duplex	7	8	-12.50%	\$3,596,500	\$3,535,250	1.73%	99.57%	97.51%
Mobile Home	32	23	39.13%	\$10,939,900	\$8,178,220	33.77%	95.94%	95.93%
Recreational	0	1	-100.00%	\$0	\$195,000	-100.00%	0.00%	97.99%
Residential	113	108	4.63%	\$69,006,638	\$58,534,850	17.89%	96.62%	96.54%
Residential WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
3/4-Plex	0	1	-100.00%	\$0	\$509,500	-100.00%	0.00%	96.22%
Apartment	27	35	-22.86%	\$7,087,550	\$8,690,200	-18.44%	97.75%	97.24%
Townhouse	23	14	64.29%	\$10,103,900	\$5,385,800	87.60%	97.71%	97.30%
RES TOTAL	224	215	4.19%	\$119,232,288	\$103,010,819	15.75%	96.71%	96.47%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	1	-100.00%	\$0	\$1,417,000	-100.00%	0.00%	89.12%
Acreage	4	8	-50.00%	\$870,000	\$2,266,250	-61.61%	87.54%	92.22%
Lots	14	19	-26.32%	\$2,373,300	\$2,826,976	-16.05%	87.97%	88.71%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	18	27	-33.33%	\$3,243,300	\$5,093,226	-36.32%	87.85%	90.24%
Business	1	4	-75.00%	\$1,240,000	\$457,000	171.33%	88.57%	91.44%
Commercial	6	10	-40.00%	\$2,573,028	\$2,193,630	17.30%	89.56%	93.72%
Land	1	0	0.00%	\$385,000	\$0	0.00%	64.27%	0.00%
COMM TOTAL	8	14	-42.86%	\$4,198,028	\$2,650,630	58.38%	86.17%	93.32%
GRAND TOTAL	250	257	-2.72%	\$126,673,616	\$112,171,675	12.93%	96.07%	96.00%

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Kootenay Statistics -- October 2024

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	253	235	7.66%	\$198,478,780	\$192,630,078	3.04%	96.09%	94.58%
Duplex	75	71	5.63%	\$37,429,138	\$35,145,450	6.50%	96.85%	98.17%
Mobile Home	242	186	30.11%	\$84,620,805	\$68,003,853	24.44%	95.70%	96.36%
Recreational	9	10	-10.00%	\$2,921,000	\$2,802,813	4.22%	95.22%	96.99%
Residential	1,314	1,296	1.39%	\$820,610,292	\$758,504,240	8.19%	97.25%	97.32%
Residential WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
3/4-Plex	5	7	-28.57%	\$4,044,000	\$2,558,900	58.04%	92.90%	97.10%
Apartment	332	389	-14.65%	\$98,225,968	\$103,581,483	-5.17%	96.89%	97.51%
Townhouse	189	190	-0.53%	\$85,712,675	\$88,393,295	-3.03%	98.24%	98.23%
RES TOTAL	2,419	2,384	1.47%	\$1,332,042,658	\$1,251,620,112	6.43%	96.98%	96.94%
FARMS	1	0	0.00%	\$1,000,000	\$0	0.00%	86.96%	0.00%
MULTIFAMILY	1	11	-90.91%	\$900,000	\$32,267,000	-97.21%	90.23%	90.85%
Acreage	134	96	39.58%	\$42,452,499	\$31,964,950	32.81%	89.54%	85.43%
Lots	204	218	-6.42%	\$36,804,600	\$38,078,872	-3.35%	93.07%	93.24%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	338	314	7.64%	\$79,257,099	\$70,043,822	13.15%	91.15%	89.51%
Business	10	9	11.11%	\$13,797,888	\$6,407,000	115.36%	86.67%	84.17%
Commercial	57	43	32.56%	\$30,555,846	\$19,840,084	54.01%	91.74%	84.52%
Land	4	7	-42.86%	\$1,302,500	\$4,879,500	-73.31%	82.80%	86.90%
COMM TOTAL	71	59	20.34%	\$45,656,234	\$31,126,584	46.68%	89.88%	84.81%
GRAND TOTAL	2,830	2,768	2.24%	\$1,458,855,991	\$1,385,057,518	5.33%	96.40%	96.08%

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Kootenay Statistics -- October 2024

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	\$840,809	\$719,280	16.90%	\$836,400	\$660,000	26.73%	112	145	-22.62%
Duplex	\$513,786	\$441,906	16.27%	\$527,500	\$402,500	31.06%	105	109	-3.61%
Mobile Home	\$341,872	\$355,575	-3.85%	\$327,400	\$339,000	-3.42%	88	68	28.45%
Recreational	\$0	\$195,000	-100.00%	\$0	\$195,000	-100.00%	0	89	-100.00%
Residential	\$610,678	\$541,989	12.67%	\$550,000	\$501,500	9.67%	77	79	-3.38%
Residential WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
3/4-Plex	\$0	\$509,500	-100.00%	\$0	\$509,500	-100.00%	0	453	-100.00%
Apartment	\$262,502	\$248,291	5.72%	\$225,000	\$227,400	-1.06%	47	77	-38.70%
Townhouse	\$439,300	\$384,700	14.19%	\$370,000	\$367,500	0.68%	83	85	-2.33%
RES TOTAL	\$532,287	\$479,120	11.10%	\$494,000	\$436,500	13.17%	80	89	-10.11%
FARMS	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
MULTIFAMILY	\$0	\$1,417,000	-100.00%	\$0	\$1,417,000	-100.00%	0	89	-100.00%
Acreage	\$217,500	\$283,281	-23.22%	\$237,500	\$272,500	-12.84%	144	92	56.68%
Lots	\$169,521	\$148,788	13.93%	\$116,750	\$137,500	-15.09%	168	110	52.07%
Lots WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
LOTS TOTAL	\$180,183	\$188,638	-4.48%	\$142,500	\$165,000	-13.64%	163	105	54.98%
Business	\$1,240,000	\$114,250	985.34%	\$1,240,000	\$117,500	955.32%	166	214	-22.43%
Commercial	\$428,838	\$219,363	95.49%	\$161,500	\$1,724	9,270.25%	115	68	69.36%
Land	\$385,000	\$0	0.00%	\$385,000	\$0	0.00%	91	0	0.00%
COMM TOTAL	\$524,753	\$189,331	177.16%	\$352,500	\$18,285	1,827.80%	119	110	8.01%
GRAND TOTAL	\$506,694	\$436,466	16.09%	\$477,000	\$405,000	17.78%	87	92	-5.04%

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Kootenay Statistics -- October 2024

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	\$784,501	\$819,702	-4.29%	\$720,000	\$730,000	-1.37%	97	100	-3.55%
Duplex	\$499,055	\$495,006	0.82%	\$490,000	\$448,000	9.38%	67	68	-0.45%
Mobile Home	\$349,673	\$365,612	-4.36%	\$319,950	\$342,500	-6.58%	78	79	-0.65%
Recreational	\$324,556	\$280,281	15.80%	\$330,000	\$209,000	57.89%	114	85	35.44%
Residential	\$624,513	\$585,266	6.71%	\$561,000	\$535,000	4.86%	71	63	12.77%
Residential WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
3/4-Plex	\$808,800	\$365,557	121.25%	\$949,000	\$420,000	125.95%	232	134	73.32%
Apartment	\$295,861	\$266,276	11.11%	\$290,000	\$243,500	19.10%	69	71	-1.96%
Townhouse	\$453,506	\$465,228	-2.52%	\$409,000	\$444,500	-7.99%	76	75	0.94%
RES TOTAL	\$550,658	\$525,008	4.89%	\$509,000	\$480,000	6.04%	75	70	6.22%
FARMS	\$1,000,000	\$0	0.00%	\$1,000,000	\$0	0.00%	43	0	0.00%
MULTIFAMILY	\$900,000	\$2,933,364	-69.32%	\$900,000	\$2,250,000	-60.00%	301	178	69.10%
Acreage	\$316,810	\$332,968	-4.85%	\$258,500	\$270,000	-4.26%	133	112	19.47%
Lots	\$180,415	\$174,674	3.29%	\$145,000	\$135,000	7.41%	140	138	1.86%
Lots WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
LOTS TOTAL	\$234,488	\$223,069	5.12%	\$185,000	\$174,000	6.32%	138	130	6.02%
Business	\$1,379,789	\$711,889	93.82%	\$326,944	\$130,000	151.50%	184	212	-12.84%
Commercial	\$536,067	\$461,397	16.18%	\$435,000	\$300,000	45.00%	149	134	10.91%
Land	\$325,625	\$697,071	-53.29%	\$306,250	\$435,000	-29.60%	103	357	-71.18%
COMM TOTAL	\$643,046	\$527,569	21.89%	\$380,000	\$269,000	41.26%	151	173	-12.27%
GRAND TOTAL	\$515,497	\$500,382	3.02%	\$465,000	\$450,000	3.33%	84	80	5.68%

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