

Kootenay 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%			

Kootenay 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	344	\$182,344,705	167	\$105,115,682
Last Month	275	\$149,403,096	113	\$71,096,198
This Month Last Year	250	\$126,673,616	113	\$69,006,638

Description	Total Listings Taken	Inventory
This Month	490	2,678
Last Month	570	2,938
This Month Last Year	420	2,548

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Kootenay Statistics -- October 2025

Quick Summary Part 2

Condo/Apt

Sales	46
New Listings	51
Current Inventory	170
Sell/Inv. Ratio	27.06%
Days to Sell	93
Average Price	\$261,275
Median Price	\$261,106

Condo/Townhouse

Sales	16
New Listings	22
Current Inventory	103
Sell/Inv. Ratio	15.53%
Days to Sell	108
Average Price	\$457,625
Median Price	\$412,500

Single Family (Excluding lakefront and acreages)

Sales	167
New Listings	186
Current Inventory	745
Sell/Inv. Ratio	22.42%
Days to Sell	72
Average Price	\$629,435
Median Price	\$575,000

Ratio of Sales vs Inventory	22.50%
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Kootenay 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 = Kootenay									
Acreage/House	47	34	38.24%	630	674	-6.53	323	344	-6.10
Duplex	9	18	-50.00%	133	131	1.53	39	43	-9.30
Mobile Home	33	39	-15.38%	459	427	7.49	169	139	21.58
Recreational	0	0	0.00%	0	21	-100.00		3	-100.00
Single Family*	186	157	18.47%	2,398	2,202	8.90	745	729	2.19
Single Family Lakefront	8	1	700.00%	93	67	38.81	37	1	3,600.00
3/4-Plex	6	5	20.00%	42	20	110.00	16	9	77.78
Apartment	51	44	15.91%	473	537	-11.92	170	177	-3.95
Townhouse	22	33	-33.33%	283	341	-17.01	103	127	-18.90
Residential Total	362	331	9.37%	4,511	4,420	2.06%	1,602	1,572	1.91
FARMS	4	1	300.00%	34	16	112.50	22	12	83.33
MULTIFAMILY	1	0	0.00%	17	16	6.25	11	14	-21.43
Residential Acreage	34	16	112.50%	314	365	-13.97	216	278	-22.30
Residential Acreage Lakefront	1	1	0.00%	18	40	-55.00	20		0.00
Residential Lot	49	35	40.00%	632	583	8.40	453	416	8.89
Residential Lot Lakefront	1	2	-50.00%	35	26	34.62	25	1	2,400.00
Residential Lots	85	54	57.41%	999	1,014	-1.48%	714	695	2.73
Business	5	4	25.00%	46	57	-19.30	37	44	-15.91
Commercial**	31	26	19.23%	284	212	33.96	210	149	40.94
Land***	2	4	-50.00%	86	62	38.71	82	60	36.67
COMM TOTAL	2	4	-50.00%	86	62	38.71%	0	0	0.00
GRAND TOTAL	490	420	16.67%	5,977	5,797	3.11%	2,678	2,546	5.18

* 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 -- 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 = Kootenay								
Acreage/House	20	22	-9.09%	\$18,590,700	\$18,497,800	0.50%	93.66%	96.01%
Duplex	16	7	128.57%	\$8,808,350	\$3,596,500	144.91%	98.38%	99.57%
Mobile Home	30	32	-6.25%	\$7,946,071	\$10,939,900	-27.37%	95.72%	95.94%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	167	113	47.79%	\$105,115,682	\$69,006,638	52.33%	97.11%	96.62%
Single Family Lakefront	2	0	0.00%	\$2,572,500	\$0	0.00%	97.12%	0.00%
3/4-Plex	3	0	0.00%	\$1,910,952	\$0	0.00%	96.57%	0.00%
Apartment	46	27	70.37%	\$12,018,663	\$7,087,550	69.57%	96.50%	97.75%
Townhouse	16	23	-30.43%	\$7,322,000	\$10,103,900	-27.53%	96.70%	97.71%
Residential Total	300	224	33.93%	\$164,284,917	\$119,232,288	37.79%	96.64%	96.71%
FARMS	1	0	0.00%	\$1,300,000	\$0	0.00%	90.91%	0.00%
MULTIFAMILY	2	0	0.00%	\$5,310,000	\$0	0.00%	96.90%	0.00%
Residential Acreage	5	4	25.00%	\$1,304,000	\$870,000	49.89%	89.19%	87.54%
Residential Acreage Lakefront	1	0	0.00%	\$470,000	\$0	0.00%	96.91%	0.00%
Residential Lot	25	13	92.31%	\$5,808,100	\$1,973,300	194.33%	93.05%	89.74%
Residential Lot Lakefront	0	1	-100.00%	\$0	\$400,000	-100.00%	0.00%	80.16%
Residential Lots	31	18	72.22%	\$7,582,100	\$3,243,300	133.78%	92.59%	87.85%
Business	1	1	0.00%	\$120,000	\$1,240,000	-90.32%	85.71%	88.57%
Commercial**	4	6	-33.33%	\$1,837,688	\$2,573,028	-28.58%	113.16%	89.56%
Land***	5	1	400.00%	\$1,910,000	\$385,000	396.10%	94.33%	64.27%
COMM TOTAL	4	0	0.00%	\$1,740,000	\$0	0.00%	94.78%	0.00%
GRAND TOTAL	344	250	37.60%	\$182,344,705	\$126,673,616	43.95%	96.54%	96.07%

* 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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Kootenay 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 = Kootenay								
Acreage/House	258	253	1.98%	\$228,683,824	\$198,478,780	15.22%	95.12%	96.09%
Duplex	89	75	18.67%	\$50,558,397	\$37,429,138	35.08%	98.00%	96.85%
Mobile Home	286	242	18.18%	\$90,631,183	\$84,620,805	7.10%	96.25%	95.70%
Recreational	0	9	-100.00%	\$0	\$2,921,000	-100.00%	0.00%	95.22%
Single Family*	1,413	1,291	9.45%	\$868,693,072	\$795,989,192	9.13%	97.31%	97.33%
Single Family Lakefront	42	22	90.91%	\$61,399,900	\$24,186,100	153.86%	92.50%	94.73%
3/4-Plex	20	5	300.00%	\$10,680,181	\$4,044,000	164.10%	98.21%	92.90%
Apartment	311	332	-6.33%	\$90,105,674	\$98,225,968	-8.27%	96.81%	96.89%
Townhouse	191	189	1.06%	\$85,525,634	\$85,712,675	-0.22%	97.54%	98.24%
Residential Total	2,610	2,418	7.94%	\$1,486,277,865	\$1,331,607,658	11.62%	96.71%	96.99%
FARMS	9	1	800.00%	\$11,632,000	\$1,000,000	1,063.20%	93.11%	86.96%
MULTIFAMILY	7	1	600.00%	\$8,962,000	\$900,000	895.78%	92.88%	90.23%
Residential Acreage	100	122	-18.03%	\$33,141,328	\$37,723,499	-12.15%	91.12%	91.78%
Residential Acreage Lakefront	6	10	-40.00%	\$3,885,000	\$4,729,000	-17.85%	86.20%	95.08%
Residential Lot	188	192	-2.08%	\$36,578,653	\$32,119,277	13.88%	93.08%	92.81%
Residential Lot Lakefront	11	12	-8.33%	\$3,357,500	\$4,685,323	-28.34%	93.19%	94.90%
Residential Lots	305	336	-9.23%	\$76,962,481	\$79,257,099	-2.90%	91.86%	92.57%
Business	9	9	0.00%	\$2,764,713	\$4,547,888	-39.21%	92.07%	91.49%
Commercial**	59	57	3.51%	\$36,390,394	\$30,555,846	19.09%	90.09%	91.74%
Land***	18	4	350.00%	\$9,512,500	\$1,302,500	630.33%	93.23%	82.80%
COMM TOTAL	15	0	0.00%	\$8,342,500	\$0	0.00%	93.48%	0.00%
GRAND TOTAL	3,017	2,826	6.76%	\$1,632,501,953	\$1,449,170,991	12.65%	96.23%	96.57%

* 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 -- 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 = Kootenay									
Acreage/House	\$929,535	\$840,809	10.55%	\$760,000	\$836,400	-9.13%	112	112	-0.47%
Duplex	\$550,522	\$513,786	7.15%	\$518,750	\$527,500	-1.66%	58	105	-45.05%
Mobile Home	\$264,869	\$341,872	-22.52%	\$224,750	\$327,400	-31.35%	91	88	3.51%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$629,435	\$610,678	3.07%	\$575,000	\$550,000	4.55%	72	77	-6.79%
Single Family LF	\$1,286,250	\$0	0.00%	\$1,286,250	\$0	0.00%	186	0	0.00%
3/4-Plex	\$636,984	\$0	0.00%	\$580,952	\$0	0.00%	48	0	0.00%
Apartment	\$261,275	\$262,502	-0.47%	\$261,106	\$225,000	16.05%	93	47	95.47%
Townhouse	\$457,625	\$439,300	4.17%	\$412,500	\$370,000	11.49%	108	83	29.67%
Residential Total	\$547,616	\$532,287	2.88%	\$504,950	\$494,000	2.22%	81	80	1.64%
FARMS	\$1,300,000	\$0	0.00%	\$1,300,000	\$0	0.00%	84	0	0.00%
MULTIFAMILY	\$2,655,000	\$0	0.00%	\$2,655,000	\$0	0.00%	116	0	0.00%
Res Acreage	\$260,800	\$217,500	19.91%	\$204,000	\$237,500	-14.11%	219	144	52.63%
Res Acreage LF	\$470,000	\$0	0.00%	\$470,000	\$0	0.00%	539	0	0.00%
Res Lot	\$232,324	\$151,792	53.05%	\$175,000	\$108,500	61.29%	120	175	-31.56%
Res Lot LF	\$0	\$400,000	-100.00%	\$0	\$400,000	-100.00%	0	74	-100.00%
Residential Lots	\$244,584	\$180,183	35.74%	\$180,000	\$142,500	26.32%	149	163	-8.07%
Business	\$120,000	\$1,240,000	-90.32%	\$120,000	\$1,240,000	-90.32%	306	166	84.34%
Commercial**	\$459,422	\$428,838	7.13%	\$513,838	\$161,500	218.17%	259	115	124.67%
Land***	\$382,000	\$385,000	-0.78%	\$430,000	\$385,000	11.69%	223	91	144.84%
COMM TOTAL	\$435,000	\$0	0.00%	\$490,000	\$0	0.00%	147	0	0.00%
GRAND TOTAL	\$530,072	\$506,694	4.61%	\$480,500	\$477,000	0.73%	92	87	6.04%

* 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 -- 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 = Kootenay									
Acreage/House	\$889,820	\$784,501	13.42%	\$795,000	\$720,000	10.42%	118	97	22.28%
Duplex	\$568,072	\$499,055	13.83%	\$522,500	\$490,000	6.63%	75	67	10.96%
Mobile Home	\$316,892	\$349,673	-9.37%	\$274,500	\$319,950	-14.21%	76	78	-2.30%
Recreational	\$0	\$324,556	-100.00%	\$0	\$330,000	-100.00%	0	114	-100.00%
Single Family*	\$614,786	\$616,568	-0.29%	\$575,000	\$560,000	2.68%	74	70	5.40%
Single Family LF	\$1,461,902	\$1,099,368	32.98%	\$1,240,000	\$888,000	39.64%	83	94	-11.49%
3/4-Plex	\$534,009	\$808,800	-33.98%	\$535,714	\$949,000	-43.55%	51	232	-78.21%
Apartment	\$289,729	\$295,861	-2.07%	\$265,000	\$290,000	-8.62%	86	69	23.74%
Townhouse	\$447,778	\$453,506	-1.26%	\$410,000	\$409,000	0.24%	91	76	19.52%
Residential Total	\$569,673	\$550,706	3.44%	\$523,000	\$509,500	2.65%	81	75	8.73%
FARMS	\$1,292,444	\$1,000,000	29.24%	\$1,075,000	\$1,000,000	7.50%	73	43	69.51%
MULTIFAMILY	\$1,280,286	\$900,000	42.25%	\$1,000,000	\$900,000	11.11%	151	301	-49.83%
Res Acreage	\$331,413	\$309,209	7.18%	\$287,500	\$250,000	15.00%	152	128	18.35%
Res Acreage LF	\$647,500	\$472,900	36.92%	\$475,000	\$440,000	7.95%	542	160	238.75%
Res Lot	\$194,567	\$167,288	16.31%	\$147,000	\$142,000	3.52%	148	143	3.10%
Res Lot LF	\$305,227	\$390,444	-21.83%	\$285,000	\$400,000	-28.75%	68	92	-26.18%
Residential Lots	\$252,336	\$235,884	6.97%	\$190,000	\$187,500	1.33%	154	136	12.79%
Business	\$307,190	\$505,321	-39.21%	\$120,000	\$315,000	-61.90%	199	182	8.95%
Commercial**	\$627,421	\$536,067	17.04%	\$482,000	\$435,000	10.80%	120	149	-19.51%
Land***	\$528,472	\$325,625	62.29%	\$452,500	\$306,250	47.76%	129	103	25.67%
COMM TOTAL	\$556,167	\$0	0.00%	\$475,000	\$0	0.00%	86	0	0.00%
GRAND TOTAL	\$541,460	\$512,799	5.59%	\$490,000	\$465,115	5.35%	90	84	7.27%

* 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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