

South Okanagan 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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South Okanagan Statistics -- October 2025

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%			

South Okanagan 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	174	\$107,494,811	69	\$49,165,188
Last Month	157	\$101,617,923	77	\$59,474,900
This Month Last Year	165	\$105,360,658	76	\$60,516,981

Description	Total Listings Taken	Inventory
This Month	347	1,834
Last Month	384	1,997
This Month Last Year	353	1,841

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South Okanagan Statistics -- October 2025

Quick Summary Part 2

Condo/Apt

Sales	33
New Listings	44
Current Inventory	274
Sell/Inv. Ratio	12.04%
Days to Sell	98
Average Price	\$416,854
Median Price	\$355,000

Condo/Townhouse

Sales	19
New Listings	46
Current Inventory	137
Sell/Inv. Ratio	13.87%
Days to Sell	78
Average Price	\$522,789
Median Price	\$505,000

Single Family (Excluding lakefront and acreages)

Sales	69
New Listings	120
Current Inventory	533
Sell/Inv. Ratio	12.95%
Days to Sell	70
Average Price	\$712,539
Median Price	\$690,000

Ratio of Sales vs Inventory	12.82%
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South Okanagan 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 = South Okanagan									
Acreage/House	19	18	5.56%	312	295	5.76	136	147	-7.48
Duplex	8	8	0.00%	172	176	-2.27	55	43	27.91
Mobile Home	22	25	-12.00%	280	249	12.45	101	85	18.82
Recreational	0	0	0.00%	0	10	-100.00		1	-100.00
Single Family*	120	134	-10.45%	1,673	1,677	-0.24	533	599	-11.02
Single Family Lakefront	5	6	-16.67%	117	103	13.59	52	25	108.00
3/4-Plex	1	3	-66.67%	15	15	0.00	6	6	0.00
Timeshare	0	0	0.00%	0	1	-100.00			0.00
Apartment	44	54	-18.52%	666	638	4.39	274	315	-13.02
Townhouse	46	25	84.00%	419	418	0.24	137	131	4.58
Residential Total	265	273	-2.93%	3,654	3,582	2.01%	1,294	1,352	-4.29
FARMS	11	6	83.33%	126	95	32.63	73	51	43.14
MULTIFAMILY	2	1	100.00%	9	19	-52.63	3	13	-76.92
Residential Acreage	12	6	100.00%	93	101	-7.92	76	67	13.43
Residential Acreage Lakefront	0	0	0.00%	2	1	100.00	1		0.00
Residential Lot	19	24	-20.83%	271	278	-2.52	166	173	-4.05
Residential Lot Lakefront	1	3	-66.67%	23	18	27.78	10	9	11.11
Residential Lots	32	33	-3.03%	389	398	-2.26%	253	249	1.61
Business	5	1	400.00%	30	30	0.00	20	23	-13.04
Commercial**	27	37	-27.03%	202	220	-8.18	153	130	17.69
Land***	5	2	150.00%	54	32	68.75	38	23	65.22
COMM TOTAL	5	2	150.00%	54	32	68.75%	0	0	0.00
GRAND TOTAL	347	353	-1.70%	4,464	4,376	2.01%	1,834	1,841	-0.38

* 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 -- 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 = South Okanagan								
Acreage/House	12	6	100.00%	\$8,865,000	\$5,612,500	57.95%	94.12%	92.30%
Duplex	7	8	-12.50%	\$4,077,000	\$4,211,000	-3.18%	97.33%	95.92%
Mobile Home	19	16	18.75%	\$5,004,400	\$3,742,000	33.74%	96.14%	95.04%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	69	76	-9.21%	\$49,165,188	\$60,516,981	-18.76%	97.12%	95.28%
Single Family Lakefront	3	2	50.00%	\$8,700,000	\$2,573,000	238.13%	90.36%	97.13%
3/4-Plex	1	0	0.00%	\$189,000	\$0	0.00%	94.50%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	33	24	37.50%	\$13,756,190	\$9,947,400	38.29%	96.96%	96.90%
Townhouse	19	20	-5.00%	\$9,933,000	\$9,875,750	0.58%	96.57%	96.69%
Residential Total	163	152	7.24%	\$99,689,778	\$96,478,631	3.33%	96.10%	95.47%
FARMS	1	1	0.00%	\$2,550,000	\$3,160,000	-19.30%	94.80%	96.05%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	1	3	-66.67%	\$215,000	\$1,504,000	-85.70%	86.00%	95.86%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	4	4	0.00%	\$923,000	\$866,002	6.58%	91.75%	93.22%
Residential Lot Lakefront	1	0	0.00%	\$187,000	\$0	0.00%	93.50%	0.00%
Residential Lots	6	7	-14.29%	\$1,325,000	\$2,370,002	-44.09%	91.00%	94.88%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial**	4	5	-20.00%	\$3,930,033	\$3,352,025	17.24%	88.43%	93.05%
Land***	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	174	165	5.45%	\$107,494,811	\$105,360,658	2.03%	95.70%	95.40%

* 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 -- 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 = South Okanagan								
Acreage/House	88	69	27.54%	\$95,154,138	\$92,766,000	2.57%	94.34%	90.39%
Duplex	71	79	-10.13%	\$43,008,119	\$47,403,825	-9.27%	97.34%	96.57%
Mobile Home	130	135	-3.70%	\$37,481,049	\$36,207,850	3.52%	95.22%	95.97%
Recreational	0	11	-100.00%	\$0	\$1,819,900	-100.00%	0.00%	92.47%
Single Family*	731	602	21.43%	\$557,786,525	\$456,647,430	22.15%	96.57%	96.48%
Single Family Lakefront	27	23	17.39%	\$53,015,000	\$42,063,000	26.04%	90.98%	94.22%
3/4-Plex	5	3	66.67%	\$1,793,000	\$1,394,000	28.62%	97.20%	96.88%
Timeshare	0	1	-100.00%	\$0	\$431,500	-100.00%	0.00%	96.10%
Apartment	303	275	10.18%	\$121,616,625	\$115,515,892	5.28%	96.60%	96.50%
Townhouse	192	183	4.92%	\$95,516,284	\$90,955,250	5.01%	97.20%	97.20%
Residential Total	1,547	1,381	12.02%	\$1,005,370,740	\$885,204,647	13.57%	96.09%	95.74%
FARMS	16	15	6.67%	\$26,185,000	\$25,890,500	1.14%	90.26%	84.35%
MULTIFAMILY	2	2	0.00%	\$2,250,000	\$4,880,000	-53.89%	91.84%	97.84%
Residential Acreage	14	19	-26.32%	\$6,517,511	\$15,854,000	-58.89%	92.03%	93.08%
Residential Acreage Lakefront	1	1	0.00%	\$249,000	\$380,000	-34.47%	100.00%	95.48%
Residential Lot	60	40	50.00%	\$19,003,899	\$10,208,097	86.16%	91.73%	92.26%
Residential Lot Lakefront	4	1	300.00%	\$1,382,000	\$170,000	712.94%	96.88%	89.52%
Residential Lots	79	61	29.51%	\$27,152,410	\$26,612,097	2.03%	92.12%	92.77%
Business	5	10	-50.00%	\$2,590,000	\$4,389,500	-41.00%	91.58%	90.66%
Commercial**	36	48	-25.00%	\$33,736,576	\$28,298,418	19.22%	92.25%	91.32%
Land***	5	4	25.00%	\$3,377,620	\$2,142,500	57.65%	94.77%	73.03%
COMM TOTAL	0	1	-100.00%	\$0	\$1,265,000	-100.00%	0.00%	64.87%
GRAND TOTAL	1,690	1,521	11.11%	\$1,100,662,346	\$977,417,662	12.61%	95.69%	95.11%

* 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 -- 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 = South Okanagan									
Acreage/House	\$738,750	\$935,417	-21.02%	\$704,500	\$976,250	-27.84%	148	87	70.83%
Duplex	\$582,429	\$526,375	10.65%	\$575,000	\$482,500	19.17%	48	78	-38.93%
Mobile Home	\$263,389	\$233,875	12.62%	\$239,900	\$173,750	38.07%	78	53	46.28%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$712,539	\$796,276	-10.52%	\$690,000	\$718,166	-3.92%	70	76	-7.79%
Single Family LF	\$2,900,000	\$1,286,500	125.42%	\$3,600,000	\$1,286,500	179.83%	121	42	188.10%
3/4-Plex	\$189,000	\$0	0.00%	\$189,000	\$0	0.00%	187	0	0.00%
Timeshare	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$416,854	\$414,475	0.57%	\$355,000	\$344,950	2.91%	98	145	-31.94%
Townhouse	\$522,789	\$493,788	5.87%	\$505,000	\$484,500	4.23%	78	88	-11.87%
Residential Total	\$611,594	\$634,728	-3.64%	\$565,000	\$583,750	-3.21%	84	86	-2.36%
FARMS	\$2,550,000	\$3,160,000	-19.30%	\$2,550,000	\$3,160,000	-19.30%	59	54	9.26%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$215,000	\$501,333	-57.11%	\$215,000	\$290,000	-25.86%	169	112	50.89%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$230,750	\$216,501	6.58%	\$177,500	\$225,000	-21.11%	136	107	27.70%
Res Lot LF	\$187,000	\$0	0.00%	\$187,000	\$0	0.00%	193	0	0.00%
Residential Lots	\$220,833	\$338,572	-34.78%	\$201,000	\$290,000	-30.69%	151	109	38.71%
Business	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Commercial**	\$982,508	\$670,405	46.55%	\$215,009	\$2,000	10,650.44%	309	247	25.00%
Land***	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$617,786	\$638,549	-3.25%	\$557,500	\$580,000	-3.88%	91	92	-0.38%

* 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 -- 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 = South Okanagan									
Acreage/House	\$1,081,297	\$1,364,206	-20.74%	\$960,000	\$947,500	1.32%	103	99	4.11%
Duplex	\$605,748	\$600,048	0.95%	\$575,000	\$595,000	-3.36%	51	84	-39.11%
Mobile Home	\$288,316	\$268,206	7.50%	\$244,500	\$230,000	6.30%	85	87	-2.79%
Recreational	\$0	\$165,445	-100.00%	\$0	\$150,000	-100.00%	0	136	-100.00%
Single Family*	\$763,046	\$758,551	0.59%	\$711,000	\$716,166	-0.72%	75	71	5.65%
Single Family LF	\$1,963,519	\$1,828,826	7.36%	\$1,750,000	\$1,800,000	-2.78%	96	81	17.60%
3/4-Plex	\$358,600	\$464,667	-22.83%	\$380,000	\$435,000	-12.64%	100	37	173.82%
Timeshare	\$0	\$431,500	-100.00%	\$0	\$431,500	-100.00%	0	135	-100.00%
Apartment	\$401,375	\$420,058	-4.45%	\$358,000	\$370,000	-3.24%	112	120	-6.33%
Townhouse	\$497,481	\$497,023	0.09%	\$486,500	\$480,000	1.35%	74	72	2.46%
Residential Total	\$649,884	\$641,453	1.31%	\$585,000	\$560,000	4.46%	84	85	-1.57%
FARMS	\$1,636,563	\$1,849,321	-11.50%	\$1,700,000	\$1,400,000	21.43%	89	110	-19.18%
MULTIFAMILY	\$1,125,000	\$2,440,000	-53.89%	\$1,125,000	\$2,440,000	-53.89%	29	64	-55.47%
Res Acreage	\$465,537	\$834,421	-44.21%	\$320,750	\$290,000	10.60%	124	74	67.97%
Res Acreage LF	\$249,000	\$380,000	-34.47%	\$249,000	\$380,000	-34.47%	2	7	-71.43%
Res Lot	\$316,732	\$255,202	24.11%	\$265,000	\$237,500	11.58%	124	94	32.69%
Res Lot LF	\$345,500	\$170,000	103.24%	\$186,000	\$170,000	9.41%	70	128	-45.12%
Residential Lots	\$343,701	\$436,264	-21.22%	\$275,000	\$275,000	0.00%	120	87	38.52%
Business	\$518,000	\$438,950	18.01%	\$325,000	\$255,000	27.45%	74	133	-44.34%
Commercial**	\$937,127	\$589,550	58.96%	\$132,397	\$200,000	-33.80%	156	138	12.89%
Land***	\$675,524	\$535,625	26.12%	\$630,000	\$323,750	94.59%	70	230	-69.65%
COMM TOTAL	\$0	\$1,265,000	-100.00%	\$0	\$1,265,000	-100.00%	0	264	-100.00%
GRAND TOTAL	\$651,279	\$643,461	1.22%	\$575,000	\$545,000	5.50%	87	88	-0.97%

* Excludes lakefront and acreage.

** Inclusive of Hospitality/Resort, industrial, Mixed use, office retail, services and specialty property subtypes

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