

South Peace River 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%			

South Peace River 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	39	\$10,742,250	27	\$8,053,250
Last Month	36	\$10,453,800	25	\$8,245,900
This Month Last Year	50	\$16,635,800	35	\$10,738,800
Description	Total Listings Taken	Inventory		
This Month	64	356		
Last Month	62	367		
This Month Last Year	63	379		

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South Peace River Statistics -- October 2025

Quick Summary Part 2

Condo/Apt

Sales	0
New Listings	2
Current Inventory	25
Sell/Inv. Ratio	0.00%
Days to Sell	0
Average Price	\$0
Median Price	\$0

Condo/Townhouse

Sales	0
New Listings	3
Current Inventory	10
Sell/Inv. Ratio	0.00%
Days to Sell	0
Average Price	\$0
Median Price	\$0

Single Family (Excluding lakefront and acreages)

Sales	27
New Listings	30
Current Inventory	118
Sell/Inv. Ratio	22.88%
Days to Sell	79
Average Price	\$298,269
Median Price	\$300,000

Ratio of Sales vs Inventory	17.65%
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South Peace River 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 Peace River									
Acreage/House	8	9	-11.11%	57	56	1.79	22	31	-29.03
Duplex	2	1	100.00%	18	40	-55.00	10	15	-33.33
Mobile Home	6	6	0.00%	52	62	-16.13	20	26	-23.08
Recreational	0	0	0.00%	0	0	0.00			0.00
Single Family*	30	37	-18.92%	384	376	2.13	118	126	-6.35
Single Family Lakefront	1	0	0.00%	4	2	100.00	1		0.00
3/4-Plex	0	0	0.00%	2	0	0.00	2	1	100.00
Apartment	2	1	100.00%	48	47	2.13	25	20	25.00
Townhouse	3	0	0.00%	16	19	-15.79	10	8	25.00
Residential Total	52	54	-3.70%	581	602	-3.49%	208	227	-8.37
FARMS	0	0	0.00%	6	1	500.00	3	3	0.00
MULTIFAMILY	0	0	0.00%	1	2	-50.00	1		0.00
Residential Acreage	0	0	0.00%	10	19	-47.37	7	30	-76.67
Residential Acreage Lakefront	0	0	0.00%	1	0	0.00	1		0.00
Residential Lot	5	5	0.00%	44	59	-25.42	38	62	-38.71
Residential Lot Lakefront	1	0	0.00%	1	0	0.00	1		0.00
Residential Lots	6	5	20.00%	56	78	-28.21%	47	92	-48.91
Business	1	0	0.00%	4	0	0.00	4	1	300.00
Commercial**	5	4	25.00%	88	51	72.55	75	52	44.23
Land***	0	0	0.00%	12	8	50.00	18	4	350.00
COMM TOTAL	0	0	0.00%	12	8	50.00%	0	0	0.00
GRAND TOTAL	64	63	1.59%	748	742	0.81%	356	379	-6.07

* 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 Peace River 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 Peace River								
Acreage/House	1	3	-66.67%	\$620,000	\$1,766,500	-64.90%	96.88%	95.64%
Duplex	0	1	-100.00%	\$0	\$345,000	-100.00%	0.00%	96.10%
Mobile Home	6	6	0.00%	\$1,143,500	\$1,830,000	-37.51%	95.21%	99.32%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	27	35	-22.86%	\$8,053,250	\$10,738,800	-25.01%	95.24%	96.72%
Single Family Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	0	2	-100.00%	\$0	\$154,500	-100.00%	0.00%	93.69%
Townhouse	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Total	34	47	-27.66%	\$9,816,750	\$14,834,800	-33.83%	95.34%	96.86%
FARMS	1	0	0.00%	\$480,000	\$0	0.00%	94.14%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	3	1	200.00%	\$270,500	\$1,000,000	-72.95%	62.49%	81.63%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	3	1	200.00%	\$270,500	\$1,000,000	-72.95%	62.49%	81.63%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial**	0	1	-100.00%	\$0	\$601,000	-100.00%	0.00%	0.00%
Land***	1	1	0.00%	\$175,000	\$200,000	-12.50%	92.59%	80.00%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	39	50	-22.00%	\$10,742,250	\$16,635,800	-35.43%	94.00%	99.08%

* 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 Peace River 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 Peace River								
Acreage/House	27	31	-12.90%	\$16,203,000	\$17,609,500	-7.99%	96.88%	94.91%
Duplex	5	20	-75.00%	\$1,610,400	\$6,455,200	-75.05%	98.64%	96.12%
Mobile Home	29	34	-14.71%	\$6,409,000	\$7,503,900	-14.59%	95.09%	96.12%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	253	237	6.75%	\$80,158,800	\$72,875,821	9.99%	97.27%	96.89%
Single Family Lakefront	2	1	100.00%	\$1,181,000	\$715,000	65.17%	94.94%	95.35%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	21	24	-12.50%	\$2,529,550	\$1,955,100	29.38%	96.13%	94.85%
Townhouse	6	9	-33.33%	\$1,196,000	\$1,333,677	-10.32%	97.02%	97.23%
Residential Total	343	356	-3.65%	\$109,287,750	\$108,448,198	0.77%	97.05%	96.42%
FARMS	2	2	0.00%	\$833,500	\$1,185,000	-29.66%	95.82%	96.42%
MULTIFAMILY	0	1	-100.00%	\$0	\$880,000	-100.00%	0.00%	98.88%
Residential Acreage	3	7	-57.14%	\$415,000	\$1,385,500	-70.05%	85.04%	87.76%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	12	16	-25.00%	\$683,000	\$1,921,900	-64.46%	70.33%	85.54%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	15	23	-34.78%	\$1,098,000	\$3,307,400	-66.80%	75.25%	86.46%
Business	0	1	-100.00%	\$0	\$288,000	-100.00%	0.00%	72.02%
Commercial**	6	12	-50.00%	\$794,750	\$11,412,250	-93.04%	80.44%	90.57%
Land***	10	4	150.00%	\$3,248,000	\$762,000	326.25%	98.37%	88.20%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	376	399	-5.76%	\$115,262,000	\$126,282,848	-8.73%	96.67%	95.46%

* 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 Peace River 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 Peace River									
Acreage/House	\$620,000	\$588,833	5.29%	\$620,000	\$545,000	13.76%	106	101	5.30%
Duplex	\$0	\$345,000	-100.00%	\$0	\$345,000	-100.00%	0	13	-100.00%
Mobile Home	\$190,583	\$305,000	-37.51%	\$167,000	\$315,000	-46.98%	143	93	53.50%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$298,269	\$306,823	-2.79%	\$300,000	\$265,000	13.21%	79	77	2.72%
Single Family LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$0	\$77,250	-100.00%	\$0	\$77,250	-100.00%	0	75	-100.00%
Townhouse	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Total	\$288,728	\$315,634	-8.52%	\$287,500	\$275,000	4.55%	91	79	15.21%
FARMS	\$480,000	\$0	0.00%	\$480,000	\$0	0.00%	39	0	0.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$90,167	\$1,000,000	-90.98%	\$115,000	\$1,000,000	-88.50%	60	236	-74.44%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$90,167	\$1,000,000	-90.98%	\$115,000	\$1,000,000	-88.50%	60	236	-74.44%
Business	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Commercial**	\$0	\$601,000	-100.00%	\$0	\$601,000	-100.00%	0	63	-100.00%
Land***	\$175,000	\$200,000	-12.50%	\$175,000	\$200,000	-12.50%	22	34	-35.29%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$275,442	\$332,716	-17.21%	\$282,000	\$281,000	0.36%	85	81	5.72%

* Excludes lakefront and acreage.

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***Excludes residential land

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South Peace River 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 Peace River									
Acreage/House	\$600,111	\$568,048	5.64%	\$580,000	\$525,000	10.48%	110	123	-10.18%
Duplex	\$322,080	\$322,760	-0.21%	\$344,900	\$328,750	4.91%	63	83	-23.75%
Mobile Home	\$221,000	\$220,703	0.13%	\$220,000	\$188,500	16.71%	98	97	0.90%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$316,833	\$307,493	3.04%	\$297,500	\$287,900	3.33%	77	79	-2.72%
Single Family LF	\$590,500	\$715,000	-17.41%	\$590,500	\$715,000	-17.41%	18	17	5.88%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$120,455	\$81,463	47.87%	\$89,000	\$72,050	23.53%	112	87	29.66%
Townhouse	\$199,333	\$148,186	34.52%	\$175,000	\$155,000	12.90%	67	59	14.42%
Residential Total	\$318,623	\$304,630	4.59%	\$290,000	\$285,000	1.75%	83	84	-2.23%
FARMS	\$416,750	\$592,500	-29.66%	\$416,750	\$592,500	-29.66%	50	285	-82.43%
MULTIFAMILY	\$0	\$880,000	-100.00%	\$0	\$880,000	-100.00%	0	43	-100.00%
Res Acreage	\$138,333	\$197,929	-30.11%	\$120,000	\$72,500	65.52%	155	33	372.75%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$56,917	\$120,119	-52.62%	\$37,500	\$52,500	-28.57%	112	218	-48.73%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$73,200	\$143,800	-49.10%	\$81,000	\$61,000	32.79%	121	162	-25.48%
Business	\$0	\$288,000	-100.00%	\$0	\$288,000	-100.00%	0	434	-100.00%
Commercial**	\$132,458	\$951,021	-86.07%	\$52,500	\$357,500	-85.31%	286	381	-25.04%
Land***	\$324,800	\$190,500	70.50%	\$295,000	\$208,500	41.49%	247	113	119.25%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$306,548	\$316,498	-3.14%	\$283,000	\$276,000	2.54%	92	100	-8.37%

* 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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