

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

Report generated at midnight on 12/01/2025. Entries after 12/01/2025 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	660	736	-10.33%	12,382	12,176	1.69%
2 Units Sold	302	333	-9.31%	4,272	3,968	7.66%
3 Sales Volume	\$252,860,883	\$281,538,594	-10.19%	\$3,562,757,930	\$3,141,857,286	13.40%
4 List/Sell Ratio	95.37%	94.13%		95.74%	95.95%	
5 Days to Sell	78	74	6.59%	70	63	11.95%
6 Active Listings	3,611	3,637	-0.71%			
Area = North Okanagan						
1 Units Listed	213	216	-1.39%	3,943	3,657	7.82%
2 Units Sold	123	128	-3.91%	1,741	1,547	12.54%
3 Sales Volume	\$79,329,169	\$84,290,974	-5.89%	\$1,166,453,445	\$1,062,272,885	9.81%
4 List/Sell Ratio	95.87%	96.80%		95.60%	94.94%	
5 Days to Sell	89	78	13.90%	80	76	5.42%
6 Active Listings	1,309	1,196	9.45%			
Area = Shuswap / Revelstoke						
1 Units Listed	135	95	42.11%	2,434	2,557	-4.81%
2 Units Sold	57	65	-12.31%	1,041	1,014	2.66%
3 Sales Volume	\$37,337,600	\$46,704,563	-20.06%	\$660,306,049	\$659,017,322	0.20%
4 List/Sell Ratio	96.24%	95.09%		95.50%	95.11%	
5 Days to Sell	104	118	-11.72%	88	79	10.44%
6 Active Listings	886	852	3.99%			
Area = South Okanagan						
1 Units Listed	204	259	-21.24%	4,668	4,635	0.71%
2 Units Sold	124	140	-11.43%	1,814	1,661	9.21%
3 Sales Volume	\$83,241,040	\$82,420,047	1.00%	\$1,183,903,386	\$1,059,837,708	11.71%
4 List/Sell Ratio	94.96%	94.45%		95.64%	95.06%	
5 Days to Sell	101	113	-11.01%	88	90	-2.27%
6 Active Listings	1,632	1,651	-1.15%			
Area = South Peace River						
1 Units Listed	51	49	4.08%	799	791	1.01%
2 Units Sold	39	35	11.43%	415	434	-4.38%
3 Sales Volume	\$18,173,500	\$8,934,538	103.41%	\$133,435,500	\$135,217,386	-1.32%
4 List/Sell Ratio	94.34%	95.78%		96.35%	95.48%	
5 Days to Sell	107	106	0.90%	93	100	-7.38%
6 Active Listings	338	351	-3.70%			
Area = Kamloops and District						
1 Units Listed	314	365	-13.97%	5,776	5,690	1.51%
2 Units Sold	173	189	-8.47%	2,395	2,379	0.67%
3 Sales Volume	\$103,826,232	\$109,412,463	-5.11%	\$1,479,426,848	\$1,445,171,964	2.37%
4 List/Sell Ratio	96.56%	96.37%		96.89%	97.03%	
5 Days to Sell	87	67	29.36%	67	61	9.74%
6 Active Listings	1,731	1,721	0.58%			
Area = Kootenay						
1 Units Listed	318	341	-6.74%	6,295	6,162	2.16%
2 Units Sold	219	219		3,236	3,069	5.44%
3 Sales Volume	\$113,792,343	\$116,010,493	-1.91%	\$1,746,294,296	\$1,570,401,248	11.20%
4 List/Sell Ratio	95.76%	96.62%		96.20%	96.57%	
5 Days to Sell	91	89	1.39%	90	84	6.91%
6 Active Listings	2,380	2,300	3.48%			

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	1,895	2,061	-8.05%	36,297	35,668	1.76%
2 Units Sold	1,037	1,109	-6.49%	14,914	14,072	5.98%
3 Sales Volume	\$688,560,767	\$729,311,672	-5.59%	\$9,932,577,455	\$9,073,775,800	9.46%
4 List/Sell Ratio	95.64%	95.28%		95.95%	95.94%	
5 Days to Sell	89	85	4.81%	79	74	6.74%
6 Active Listings	11,887	11,708	1.53%			

Kamloops and District Statistics -- November 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	173	\$103,826,232	77	\$56,151,100
Last Month	207	\$125,145,474	113	\$80,792,500
This Month Last Year	189	\$109,412,463	93	\$63,101,050
Description	Total Listings Taken	Inventory		
This Month	314	1,731		
Last Month	452	1,940		
This Month Last Year	365	1,721		

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Kamloops and District Statistics -- November 2025

Quick Summary Part 2

Condo/Apt

Sales	23
New Listings	29
Current Inventory	169
Sell/Inv. Ratio	13.61%
Days to Sell	98
Average Price	\$436,699
Median Price	\$385,266

Condo/Townhouse

Sales	22
New Listings	22
Current Inventory	141
Sell/Inv. Ratio	15.60%
Days to Sell	68
Average Price	\$523,066
Median Price	\$490,000

Single Family (Excluding lakefront and acreages)

Sales	77
New Listings	108
Current Inventory	483
Sell/Inv. Ratio	15.94%
Days to Sell	76
Average Price	\$729,235
Median Price	\$670,000

Ratio of Sales vs Inventory	15.38%
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Kamloops and District Statistics -- November 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	12	17	-29.41%	341	477	-28.51	108	168	-35.71
Duplex	20	23	-13.04%	275	300	-8.33	61	62	-1.61
Mobile Home	28	32	-12.50%	489	339	44.25	125	96	30.21
Recreational	0	0	0.00%	0	35	-100.00		33	-100.00
Single Family*	108	128	-15.63%	2,458	2,370	3.71	483	482	0.21
Single Family Lakefront	1	4	-75.00%	82	77	6.49	24	3	700.00
3/4-Plex	0	0	0.00%	11	8	37.50	1	6	-83.33
Apartment	29	35	-17.14%	624	558	11.83	169	147	14.97
Townhouse	22	30	-26.67%	606	562	7.83	141	123	14.63
Residential Total	220	269	-18.22%	4,886	4,726	3.39%	1,112	1,120	-0.71
FARMS	1	0	0.00%	26	14	85.71	13	8	62.50
MULTIFAMILY	0	0	0.00%	15	1	1,400.00	6	1	500.00
Residential Acreage	12	4	200.00%	126	146	-13.70	99	87	13.79
Residential Acreage Lakefront	1	0	0.00%	10	8	25.00	5		0.00
Residential Lot	51	48	6.25%	330	392	-15.82	254	268	-5.22
Residential Lot Lakefront	0	4	-100.00%	28	13	115.38	11		0.00
Residential Lots	64	56	14.29%	494	559	-11.63%	369	355	3.94
Business	3	1	200.00%	44	76	-42.11	30	46	-34.78
Commercial**	23	39	-41.03%	283	270	4.81	179	155	15.48
Land***	3	0	0.00%	28	45	-37.78	22	36	-38.89
COMM TOTAL	3	0	0.00%	28	45	-37.78%	0	0	0.00
GRAND TOTAL	314	365	-13.97%	5,776	5,691	1.49%	1,731	1,721	0.58

* 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 -- November 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	10	7	42.86%	\$9,598,000	\$6,288,499	52.63%	96.22%	95.33%
Duplex	13	18	-27.78%	\$8,114,300	\$9,153,750	-11.36%	97.88%	96.83%
Mobile Home	21	15	40.00%	\$5,498,800	\$3,506,400	56.82%	94.59%	94.87%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	77	93	-17.20%	\$56,151,100	\$63,101,050	-11.01%	96.57%	97.49%
Single Family Lakefront	2	1	100.00%	\$1,718,500	\$592,500	190.04%	96.22%	91.22%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	23	16	43.75%	\$10,044,066	\$6,345,203	58.29%	97.46%	97.40%
Townhouse	22	24	-8.33%	\$11,507,450	\$11,954,010	-3.74%	97.45%	98.12%
Residential Total	168	174	-3.45%	\$102,632,216	\$100,941,412	1.68%	96.71%	97.23%
FARMS	0	1	-100.00%	\$0	\$1,505,000	-100.00%	0.00%	94.07%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	2	1	100.00%	\$584,000	\$550,000	6.18%	95.91%	95.67%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	1	5	-80.00%	\$445,000	\$1,645,000	-72.95%	82.56%	92.68%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	3	6	-50.00%	\$1,029,000	\$2,195,000	-53.12%	89.64%	93.41%
Business	1	1	0.00%	\$165,000	\$3,280,000	-94.97%	66.00%	76.64%
Commercial**	1	7	-85.71%	\$16	\$1,491,051	-100.00%	0.00%	100.00%
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	173	189	-8.47%	\$103,826,232	\$109,412,463	-5.11%	96.56%	96.37%

* 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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Kamloops and District Statistics -- November 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	117	131	-10.69%	\$112,281,870	\$119,391,160	-5.95%	94.30%	94.71%
Duplex	155	141	9.93%	\$89,856,499	\$82,362,070	9.10%	97.68%	98.16%
Mobile Home	223	159	40.25%	\$64,775,375	\$38,538,600	68.08%	94.87%	95.07%
Recreational	1	12	-91.67%	\$325,000	\$4,163,700	-92.19%	93.12%	92.03%
Single Family*	1,141	1,174	-2.81%	\$836,192,866	\$833,282,529	0.35%	97.50%	97.71%
Single Family Lakefront	24	26	-7.69%	\$18,986,500	\$14,484,240	31.08%	96.53%	93.24%
3/4-Plex	1	2	-50.00%	\$590,000	\$1,610,000	-63.35%	109.46%	96.12%
Apartment	284	273	4.03%	\$107,220,353	\$101,515,891	5.62%	97.39%	97.46%
Townhouse	309	296	4.39%	\$171,700,573	\$161,345,401	6.42%	98.01%	98.10%
Residential Total	2,255	2,214	1.85%	\$1,401,929,036	\$1,356,693,591	3.33%	97.17%	97.35%
FARMS	5	5	0.00%	\$6,013,750	\$6,490,000	-7.34%	93.78%	96.81%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	23	39	-41.03%	\$6,378,900	\$14,613,900	-56.35%	87.60%	91.76%
Residential Acreage Lakefront	2	2	0.00%	\$690,000	\$2,000,000	-65.50%	86.90%	93.11%
Residential Lot	35	43	-18.60%	\$6,891,660	\$10,081,400	-31.64%	90.92%	93.25%
Residential Lot Lakefront	2	0	0.00%	\$630,000	\$0	0.00%	92.11%	0.00%
Residential Lots	62	84	-26.19%	\$14,590,560	\$26,695,300	-45.34%	89.29%	92.42%
Business	9	11	-18.18%	\$8,662,500	\$8,690,000	-0.32%	90.87%	80.97%
Commercial**	60	61	-1.64%	\$47,014,502	\$42,908,073	9.57%	92.86%	96.27%
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	2,395	2,379	0.67%	\$1,479,426,848	\$1,445,171,964	2.37%	96.89%	97.03%

* Excludes lakefront and acreage.

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

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Kamloops and District Statistics -- November 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	\$959,800	\$898,357	6.84%	\$733,500	\$955,000	-23.19%	207	130	59.76%
Duplex	\$624,177	\$508,542	22.74%	\$650,000	\$574,000	13.24%	73	45	60.38%
Mobile Home	\$261,848	\$233,760	12.02%	\$227,500	\$220,000	3.41%	77	61	26.28%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$729,235	\$678,506	7.48%	\$670,000	\$641,500	4.44%	76	59	28.04%
Single Family LF	\$859,250	\$592,500	45.02%	\$859,250	\$592,500	45.02%	232	198	17.17%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$436,699	\$396,575	10.12%	\$385,266	\$289,500	33.08%	98	51	92.40%
Townhouse	\$523,066	\$498,084	5.02%	\$490,000	\$503,250	-2.63%	68	53	26.97%
Residential Total	\$610,906	\$580,123	5.31%	\$590,450	\$577,000	2.33%	87	60	45.57%
FARMS	\$0	\$1,505,000	-100.00%	\$0	\$1,505,000	-100.00%	0	155	-100.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$292,000	\$550,000	-46.91%	\$292,000	\$550,000	-46.91%	114	77	47.40%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$445,000	\$329,000	35.26%	\$445,000	\$285,000	56.14%	30	202	-85.13%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$343,000	\$365,833	-6.24%	\$445,000	\$355,000	25.35%	86	181	-52.67%
Business	\$165,000	\$3,280,000	-94.97%	\$165,000	\$3,280,000	-94.97%	154	74	108.11%
Commercial**	\$16	\$213,007	-99.99%	\$16	\$23	-30.43%	36	145	-75.12%
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	\$600,152	\$578,902	3.67%	\$584,000	\$573,000	1.92%	87	67	29.36%

* 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 -- November 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	\$959,674	\$911,383	5.30%	\$845,000	\$825,000	2.42%	113	104	8.69%
Duplex	\$579,719	\$584,128	-0.75%	\$574,900	\$585,000	-1.73%	52	48	7.52%
Mobile Home	\$290,473	\$242,381	19.84%	\$230,000	\$215,000	6.98%	69	63	9.81%
Recreational	\$325,000	\$346,975	-6.33%	\$325,000	\$262,500	23.81%	25	66	-62.12%
Single Family*	\$732,860	\$709,781	3.25%	\$693,000	\$675,000	2.67%	57	54	4.74%
Single Family LF	\$791,104	\$557,086	42.01%	\$655,000	\$454,500	44.11%	87	94	-7.00%
3/4-Plex	\$590,000	\$805,000	-26.71%	\$590,000	\$805,000	-26.71%	6	22	-72.73%
Apartment	\$377,536	\$371,853	1.53%	\$360,000	\$366,000	-1.64%	69	56	22.13%
Townhouse	\$555,665	\$545,086	1.94%	\$512,000	\$526,000	-2.66%	58	49	19.62%
Residential Total	\$621,698	\$612,779	1.46%	\$590,000	\$590,000	0.00%	63	57	9.01%
FARMS	\$1,202,750	\$1,298,000	-7.34%	\$1,018,750	\$1,125,000	-9.44%	141	117	20.31%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$277,343	\$374,715	-25.99%	\$250,000	\$314,000	-20.38%	149	110	35.53%
Res Acreage LF	\$345,000	\$1,000,000	-65.50%	\$345,000	\$1,000,000	-65.50%	39	105	-62.68%
Res Lot	\$196,905	\$234,451	-16.01%	\$99,000	\$200,000	-50.50%	117	107	9.65%
Res Lot LF	\$315,000	\$0	0.00%	\$315,000	\$0	0.00%	148	0	0.00%
Residential Lots	\$235,332	\$317,801	-25.95%	\$172,450	\$272,500	-36.72%	127	108	17.75%
Business	\$962,500	\$790,000	21.84%	\$195,000	\$250,000	-22.00%	316	139	127.50%
Commercial**	\$783,575	\$703,411	11.40%	\$77,500	\$200,000	-61.25%	138	120	15.11%
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	\$617,715	\$607,470	1.69%	\$585,000	\$580,000	0.86%	67	61	9.74%

* 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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