

South Okanagan 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%			

South Okanagan 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	124	\$83,241,040	55	\$40,139,500
Last Month	174	\$107,494,811	69	\$49,165,188
This Month Last Year	140	\$82,420,047	52	\$37,256,652
Description	Total Listings Taken	Inventory		
This Month	204	1,632		
Last Month	347	1,834		
This Month Last Year	259	1,651		

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South Okanagan Statistics -- November 2025

Quick Summary Part 2

Condo/Apt

Sales	20
New Listings	36
Current Inventory	257
Sell/Inv. Ratio	7.78%
Days to Sell	164
Average Price	\$338,425
Median Price	\$346,500

Condo/Townhouse

Sales	19
New Listings	14
Current Inventory	114
Sell/Inv. Ratio	16.67%
Days to Sell	66
Average Price	\$447,011
Median Price	\$405,000

Single Family (Excluding lakefront and acreages)

Sales	55
New Listings	61
Current Inventory	448
Sell/Inv. Ratio	12.28%
Days to Sell	80
Average Price	\$729,809
Median Price	\$670,000

Ratio of Sales vs Inventory	11.48%
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South Okanagan 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 = South Okanagan									
Acreage/House	16	14	14.29%	328	309	6.15	119	128	-7.03
Duplex	7	13	-46.15%	182	189	-3.70	46	46	0.00
Mobile Home	22	16	37.50%	304	265	14.72	97	79	22.78
Recreational	0	0	0.00%	0	10	-100.00		1	-100.00
Single Family*	61	78	-21.79%	1,732	1,755	-1.31	448	511	-12.33
Single Family Lakefront	4	3	33.33%	121	106	14.15	41	21	95.24
3/4-Plex	3	0	0.00%	18	15	20.00	8	5	60.00
Timeshare	0	0	0.00%	0	1	-100.00			0.00
Apartment	36	44	-18.18%	704	682	3.23	257	271	-5.17
Townhouse	14	33	-57.58%	428	451	-5.10	114	130	-12.31
Residential Total	163	201	-18.91%	3,817	3,783	0.90%	1,130	1,192	-5.20
FARMS	4	6	-33.33%	130	101	28.71	68	46	47.83
MULTIFAMILY	0	0	0.00%	9	19	-52.63	2	10	-80.00
Residential Acreage	1	1	0.00%	94	102	-7.84	62	61	1.64
Residential Acreage Lakefront	0	0	0.00%	2	1	100.00	1		0.00
Residential Lot	17	21	-19.05%	288	299	-3.68	156	157	-0.64
Residential Lot Lakefront	1	0	0.00%	24	18	33.33	8	6	33.33
Residential Lots	19	22	-13.64%	408	420	-2.86%	227	224	1.34
Business	1	1	0.00%	31	31	0.00	19	23	-17.39
Commercial**	14	27	-48.15%	216	247	-12.55	150	134	11.94
Land***	3	2	50.00%	57	34	67.65	36	22	63.64
COMM TOTAL	3	2	50.00%	57	34	67.65%	0	0	0.00
GRAND TOTAL	204	259	-21.24%	4,668	4,635	0.71%	1,632	1,651	-1.15

* 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 -- 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 = South Okanagan								
Acreage/House	5	7	-28.57%	\$8,450,011	\$5,850,000	44.44%	91.62%	96.41%
Duplex	3	3	0.00%	\$1,466,400	\$2,030,000	-27.76%	98.83%	96.49%
Mobile Home	8	9	-11.11%	\$2,432,900	\$2,203,500	10.41%	96.61%	95.20%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	55	52	5.77%	\$40,139,500	\$37,256,652	7.74%	96.09%	96.53%
Single Family Lakefront	3	2	50.00%	\$7,075,501	\$1,509,000	368.89%	97.95%	92.64%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	20	33	-39.39%	\$6,768,500	\$11,331,495	-40.27%	96.18%	96.97%
Townhouse	19	14	35.71%	\$8,493,214	\$7,699,900	10.30%	97.11%	97.26%
Residential Total	113	120	-5.83%	\$74,826,026	\$67,880,547	10.23%	95.92%	96.54%
FARMS	0	1	-100.00%	\$0	\$1,090,000	-100.00%	0.00%	91.67%
MULTIFAMILY	1	2	-50.00%	\$1,200,000	\$1,775,000	-32.39%	96.00%	78.03%
Residential Acreage	1	1	0.00%	\$600,000	\$230,000	160.87%	92.45%	88.80%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	3	5	-40.00%	\$1,362,500	\$1,329,000	2.52%	93.97%	91.99%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	4	6	-33.33%	\$1,962,500	\$1,559,000	25.88%	93.50%	91.50%
Business	1	0	0.00%	\$2,800,000	\$0	0.00%	84.85%	0.00%
Commercial**	5	9	-44.44%	\$2,452,514	\$7,565,500	-67.58%	81.57%	87.36%
Land***	0	2	-100.00%	\$0	\$2,550,000	-100.00%	0.00%	81.78%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	124	140	-11.43%	\$83,241,040	\$82,420,047	1.00%	94.96%	94.45%

* 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 -- 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 = South Okanagan								
Acreage/House	93	76	22.37%	\$103,604,149	\$98,616,000	5.06%	94.11%	90.73%
Duplex	74	82	-9.76%	\$44,474,519	\$49,433,825	-10.03%	97.39%	96.56%
Mobile Home	138	144	-4.17%	\$39,913,949	\$38,411,350	3.91%	95.30%	95.92%
Recreational	0	11	-100.00%	\$0	\$1,819,900	-100.00%	0.00%	92.47%
Single Family*	786	654	20.18%	\$597,926,025	\$493,904,082	21.06%	96.53%	96.48%
Single Family Lakefront	30	25	20.00%	\$60,090,501	\$43,572,000	37.91%	91.75%	94.17%
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	323	308	4.87%	\$128,385,125	\$126,847,387	1.21%	96.58%	96.54%
Townhouse	211	197	7.11%	\$104,009,498	\$98,655,150	5.43%	97.19%	97.21%
Residential Total	1,660	1,501	10.59%	\$1,080,196,766	\$953,085,194	13.34%	96.08%	95.80%
FARMS	16	16	0.00%	\$26,185,000	\$26,980,500	-2.95%	90.26%	84.62%
MULTIFAMILY	3	4	-25.00%	\$3,450,000	\$6,655,000	-48.16%	93.24%	91.63%
Residential Acreage	15	20	-25.00%	\$7,117,511	\$16,084,000	-55.75%	92.07%	93.01%
Residential Acreage Lakefront	1	1	0.00%	\$249,000	\$380,000	-34.47%	100.00%	95.48%
Residential Lot	63	45	40.00%	\$20,366,399	\$11,537,097	76.53%	91.88%	92.23%
Residential Lot Lakefront	4	1	300.00%	\$1,382,000	\$170,000	712.94%	96.88%	89.52%
Residential Lots	83	67	23.88%	\$29,114,910	\$28,171,097	3.35%	92.22%	92.70%
Business	6	10	-40.00%	\$5,390,000	\$4,389,500	22.79%	87.96%	90.66%
Commercial**	41	57	-28.07%	\$36,189,090	\$35,863,918	0.91%	91.44%	90.45%
Land***	5	6	-16.67%	\$3,377,620	\$4,692,500	-28.02%	94.77%	77.54%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	1,814	1,661	9.21%	\$1,183,903,386	\$1,059,837,708	11.71%	95.64%	95.06%

* Excludes lakefront and acreage.

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

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South Okanagan 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 = South Okanagan									
Acreage/House	\$1,690,002	\$835,714	102.22%	\$1,600,012	\$850,000	88.24%	166	67	147.53%
Duplex	\$488,800	\$676,667	-27.76%	\$476,500	\$725,000	-34.28%	32	97	-66.90%
Mobile Home	\$304,113	\$244,833	24.21%	\$247,500	\$237,000	4.43%	126	83	51.51%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$729,809	\$716,474	1.86%	\$670,000	\$676,250	-0.92%	80	78	2.01%
Single Family LF	\$2,358,500	\$754,500	212.59%	\$1,250,000	\$754,500	65.67%	96	29	236.84%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Timeshare	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$338,425	\$343,379	-1.44%	\$346,500	\$330,500	4.84%	164	159	2.87%
Townhouse	\$447,011	\$549,993	-18.72%	\$405,000	\$470,000	-13.83%	66	87	-23.71%
Residential Total	\$662,177	\$565,671	17.06%	\$562,500	\$526,500	6.84%	99	101	-2.18%
FARMS	\$0	\$1,090,000	-100.00%	\$0	\$1,090,000	-100.00%	0	214	-100.00%
MULTIFAMILY	\$1,200,000	\$887,500	35.21%	\$1,200,000	\$887,500	35.21%	44	91	-51.65%
Res Acreage	\$600,000	\$230,000	160.87%	\$600,000	\$230,000	160.87%	252	205	22.93%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$454,167	\$265,800	70.87%	\$330,000	\$197,000	67.51%	32	297	-89.23%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$490,625	\$259,833	88.82%	\$465,000	\$213,500	117.80%	87	282	-69.11%
Business	\$2,800,000	\$0	0.00%	\$2,800,000	\$0	0.00%	170	0	0.00%
Commercial**	\$490,503	\$840,611	-41.65%	\$300,000	\$614,500	-51.18%	155	164	-5.50%
Land***	\$0	\$1,275,000	-100.00%	\$0	\$1,275,000	-100.00%	0	86	-100.00%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$671,299	\$588,715	14.03%	\$563,750	\$526,500	7.08%	101	113	-11.01%

* 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 -- 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 = South Okanagan									
Acreage/House	\$1,114,023	\$1,314,880	-15.28%	\$970,000	\$940,000	3.19%	107	96	10.82%
Duplex	\$601,007	\$602,852	-0.31%	\$573,214	\$597,000	-3.98%	51	85	-40.35%
Mobile Home	\$289,232	\$266,745	8.43%	\$244,500	\$231,000	5.84%	87	87	0.24%
Recreational	\$0	\$165,445	-100.00%	\$0	\$150,000	-100.00%	0	136	-100.00%
Single Family*	\$760,720	\$755,205	0.73%	\$710,000	\$712,250	-0.32%	75	71	5.27%
Single Family LF	\$2,003,017	\$1,742,880	14.93%	\$1,712,500	\$1,660,000	3.16%	96	77	24.09%
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	\$397,477	\$411,842	-3.49%	\$357,500	\$364,450	-1.91%	115	124	-6.95%
Townhouse	\$492,936	\$500,788	-1.57%	\$483,000	\$480,000	0.63%	73	73	0.06%
Residential Total	\$650,721	\$635,390	2.41%	\$583,000	\$555,000	5.05%	85	86	-1.83%
FARMS	\$1,636,563	\$1,798,700	-9.01%	\$1,700,000	\$1,350,000	25.93%	89	117	-23.67%
MULTIFAMILY	\$1,150,000	\$1,663,750	-30.88%	\$1,150,000	\$1,477,500	-22.17%	34	78	-56.56%
Res Acreage	\$474,501	\$804,200	-41.00%	\$321,500	\$290,000	10.86%	132	80	64.88%
Res Acreage LF	\$249,000	\$380,000	-34.47%	\$249,000	\$380,000	-34.47%	2	7	-71.43%
Res Lot	\$323,276	\$256,380	26.09%	\$270,000	\$235,000	14.89%	120	116	3.13%
Res Lot LF	\$345,500	\$170,000	103.24%	\$186,000	\$170,000	9.41%	70	128	-45.12%
Residential Lots	\$350,782	\$420,464	-16.57%	\$275,000	\$272,000	1.10%	118	104	13.72%
Business	\$898,333	\$438,950	104.66%	\$602,500	\$255,000	136.27%	90	133	-32.36%
Commercial**	\$882,661	\$629,192	40.28%	\$250,000	\$310,000	-19.35%	156	142	9.55%
Land***	\$675,524	\$782,083	-13.63%	\$630,000	\$330,000	90.91%	70	182	-61.65%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$652,648	\$638,841	2.16%	\$575,000	\$545,000	5.50%	88	90	-2.27%

* 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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