

Kootenay Monthly Statistics

All property types: Residential, Farms, Multifamily, Land, Commercial

December 2025

Report generated at midnight on 01/01/2026. Entries after 01/01/2026 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	444	411	8.03%	12,826	12,587	1.90%
2 Units Sold	267	275	-2.91%	4,538	4,243	6.95%
3 Sales Volume	\$230,466,800	\$206,151,971	11.79%	\$3,792,564,830	\$3,348,009,257	13.28%
4 List/Sell Ratio	93.44%	95.69%		95.60%	95.94%	
5 Days to Sell	83	77	8.89%	71	64	11.60%
6 Active Listings	3,149	3,128	0.67%			
Area = North Okanagan						
1 Units Listed	150	164	-8.54%	4,093	3,821	7.12%
2 Units Sold	111	93	19.35%	1,849	1,640	12.74%
3 Sales Volume	\$82,816,660	\$74,853,476	10.64%	\$1,247,201,605	\$1,137,126,361	9.68%
4 List/Sell Ratio	97.81%	97.11%		95.75%	95.08%	
5 Days to Sell	98	102	-4.25%	81	78	4.04%
6 Active Listings	1,143	1,044	9.48%			
Area = Shuswap / Revelstoke						
1 Units Listed	87	68	27.94%	2,521	2,625	-3.96%
2 Units Sold	46	36	27.78%	1,087	1,050	3.52%
3 Sales Volume	\$37,274,763	\$21,652,000	72.15%	\$697,580,811	\$680,669,322	2.48%
4 List/Sell Ratio	94.44%	95.46%		95.45%	95.12%	
5 Days to Sell	117	118	-0.68%	89	81	10.18%
6 Active Listings	764	709	7.76%			
Area = South Okanagan						
1 Units Listed	155	160	-3.13%	4,823	4,795	0.58%
2 Units Sold	104	90	15.56%	1,918	1,751	9.54%
3 Sales Volume	\$57,868,916	\$52,117,244	11.04%	\$1,241,772,302	\$1,111,954,952	11.67%
4 List/Sell Ratio	93.79%	95.51%		95.55%	95.08%	
5 Days to Sell	121	86	39.73%	90	90	-0.09%
6 Active Listings	1,399	1,471	-4.89%			
Area = South Peace River						
1 Units Listed	20	22	-9.09%	819	813	0.74%
2 Units Sold	26	19	36.84%	441	453	-2.65%
3 Sales Volume	\$7,297,965	\$7,942,011	-8.11%	\$140,733,465	\$143,159,397	-1.69%
4 List/Sell Ratio	94.49%	100.08%		96.25%	95.73%	
5 Days to Sell	121	144	-16.45%	95	102	-7.46%
6 Active Listings	307	318	-3.46%			
Area = Kamloops and District						
1 Units Listed	220	198	11.11%	5,996	5,888	1.83%
2 Units Sold	151	140	7.86%	2,545	2,519	1.03%
3 Sales Volume	\$88,307,006	\$77,693,500	13.66%	\$1,566,305,854	\$1,522,865,464	2.85%
4 List/Sell Ratio	97.03%	96.12%		96.90%	96.99%	
5 Days to Sell	69	80	-13.98%	67	62	8.08%
6 Active Listings	1,495	1,473	1.49%			
Area = Kootenay						
1 Units Listed	245	219	11.87%	6,540	6,381	2.49%
2 Units Sold	189	156	21.15%	3,423	3,225	6.14%
3 Sales Volume	\$91,082,761	\$73,240,164	24.36%	\$1,836,342,057	\$1,643,641,412	11.72%
4 List/Sell Ratio	93.71%	96.35%		96.08%	96.56%	
5 Days to Sell	102	110	-6.98%	91	85	6.12%
6 Active Listings	2,082	2,087	-0.24%			

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	1,321	1,242	6.36%	37,618	36,910	1.92%
2 Units Sold	894	809	10.51%	15,801	14,881	6.18%
3 Sales Volume	\$595,114,870	\$513,650,366	15.86%	\$10,522,500,924	\$9,587,426,166	9.75%
4 List/Sell Ratio	94.70%	96.09%		95.88%	95.94%	
5 Days to Sell	94	91	3.07%	80	75	6.45%
6 Active Listings	10,339	10,230	1.07%			

Kootenay Statistics -- December 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	189	\$91,082,761	83	\$49,688,023
Last Month	218	\$113,092,343	111	\$66,122,218
This Month Last Year	156	\$73,240,164	57	\$35,954,477
Description	Total Listings Taken	Inventory		
This Month	245	2,082		
Last Month	318	2,380		
This Month Last Year	219	2,087		

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Kootenay Statistics -- December 2025

Quick Summary Part 2

Condo/Apt

Sales	21
New Listings	27
Current Inventory	150
Sell/Inv. Ratio	14.00%
Days to Sell	80
Average Price	\$233,050
Median Price	\$200,000

Condo/Townhouse

Sales	6
New Listings	26
Current Inventory	97
Sell/Inv. Ratio	6.19%
Days to Sell	57
Average Price	\$666,075
Median Price	\$476,250

Single Family (Excluding lakefront and acreages)

Sales	83
New Listings	71
Current Inventory	517
Sell/Inv. Ratio	16.05%
Days to Sell	75
Average Price	\$598,651
Median Price	\$555,000

Ratio of Sales vs Inventory	14.40%
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Kootenay Statistics -- December 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	19	15	26.67%	675	710	-4.93	216	238	-9.24
Duplex	5	8	-37.50%	150	149	0.67	37	40	-7.50
Mobile Home	20	10	100.00%	513	483	6.21	135	112	20.54
Recreational	0	0	0.00%	0	21	-100.00			0.00
Single Family*	71	76	-6.58%	2,594	2,405	7.86	517	584	-11.47
Single Family Lakefront	4	3	33.33%	100	75	33.33	25	3	733.33
3/4-Plex	2	2	0.00%	45	22	104.55	12	8	50.00
Apartment	27	31	-12.90%	533	604	-11.75	150	147	2.04
Townhouse	26	16	62.50%	329	380	-13.42	97	110	-11.82
Residential Total	174	161	8.07%	4,939	4,849	1.86%	1,189	1,242	-4.27
FARMS	1	3	-66.67%	36	20	80.00	17	13	30.77
MULTIFAMILY	1	1	0.00%	19	17	11.76	12	13	-7.69
Residential Acreage	6	8	-25.00%	337	392	-14.03	177	208	-14.90
Residential Acreage Lakefront	1	0	0.00%	19	40	-52.50	14		0.00
Residential Lot	38	21	80.95%	692	649	6.63	377	360	4.72
Residential Lot Lakefront	0	2	-100.00%	35	30	16.67	19		0.00
Residential Lots	45	31	45.16%	1,083	1,111	-2.52%	587	568	3.35
Business	3	1	200.00%	53	63	-15.87	37	39	-5.13
Commercial**	19	16	18.75%	321	245	31.02	180	150	20.00
Land***	2	6	-66.67%	89	73	21.92	60	61	-1.64
COMM TOTAL	2	6	-66.67%	89	73	21.92%	0	0	0.00
GRAND TOTAL	245	219	11.87%	6,540	6,378	2.54%	2,082	2,086	-0.19

* 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 -- December 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	14	10	40.00%	\$9,531,600	\$9,842,000	-3.15%	89.68%	97.20%
Duplex	6	2	200.00%	\$3,197,900	\$861,156	271.35%	100.42%	101.43%
Mobile Home	18	17	5.88%	\$6,081,500	\$4,475,400	35.89%	95.68%	95.00%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	83	57	45.61%	\$49,688,023	\$35,954,477	38.20%	96.66%	97.20%
Single Family Lakefront	4	1	300.00%	\$3,497,000	\$345,000	913.62%	84.24%	95.86%
3/4-Plex	1	1	0.00%	\$1,000,500	\$343,500	191.27%	83.51%	91.60%
Apartment	21	24	-12.50%	\$4,894,050	\$8,971,700	-45.45%	95.86%	97.20%
Townhouse	6	10	-40.00%	\$3,996,450	\$3,617,400	10.48%	97.67%	97.76%
Residential Total	153	122	25.41%	\$81,887,023	\$64,410,633	27.13%	95.08%	97.09%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	10	13	-23.08%	\$2,162,000	\$4,309,500	-49.83%	90.78%	92.71%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	14	11	27.27%	\$2,303,500	\$1,713,500	34.43%	92.60%	87.98%
Residential Lot Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lots	24	24	0.00%	\$4,465,500	\$6,023,000	-25.86%	91.71%	91.31%
Business	0	2	-100.00%	\$0	\$190,000	-100.00%	0.00%	83.70%
Commercial**	12	8	50.00%	\$4,730,239	\$2,616,531	80.78%	76.17%	91.70%
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	189	156	21.15%	\$91,082,761	\$73,240,164	24.36%	93.71%	96.35%

* 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 -- December 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	284	280	1.43%	\$248,308,424	\$221,439,109	12.13%	94.95%	96.11%
Duplex	102	85	20.00%	\$57,408,297	\$43,071,294	33.29%	97.97%	96.84%
Mobile Home	322	299	7.69%	\$102,481,183	\$98,562,845	3.98%	96.15%	95.69%
Recreational	0	9	-100.00%	\$0	\$2,921,000	-100.00%	0.00%	95.22%
Single Family*	1,606	1,443	11.30%	\$984,168,313	\$891,119,457	10.44%	97.24%	97.32%
Single Family Lakefront	47	24	95.83%	\$67,626,900	\$25,618,600	163.98%	91.85%	94.39%
3/4-Plex	22	6	266.67%	\$12,080,581	\$4,387,500	175.34%	96.85%	92.80%
Apartment	356	389	-8.48%	\$101,579,024	\$118,043,768	-13.95%	96.78%	96.91%
Townhouse	215	220	-2.27%	\$96,180,484	\$100,569,975	-4.36%	97.54%	98.29%
Residential Total	2,954	2,755	7.22%	\$1,669,833,206	\$1,505,733,548	10.90%	96.61%	96.98%
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	116	141	-17.73%	\$39,057,328	\$44,041,999	-11.32%	90.06%	92.01%
Residential Acreage Lakefront	6	11	-45.45%	\$3,885,000	\$5,264,000	-26.20%	86.20%	94.46%
Residential Lot	217	218	-0.46%	\$42,257,553	\$36,542,777	15.64%	93.17%	92.61%
Residential Lot Lakefront	11	13	-15.38%	\$3,357,500	\$5,165,323	-35.00%	93.19%	94.85%
Residential Lots	350	383	-8.62%	\$88,557,381	\$91,014,099	-2.70%	91.45%	92.55%
Business	9	11	-18.18%	\$2,764,713	\$4,737,888	-41.65%	92.07%	91.15%
Commercial**	75	68	10.29%	\$43,130,257	\$37,667,377	14.50%	88.50%	92.01%
Land***	19	5	280.00%	\$11,462,500	\$1,878,500	510.19%	93.93%	86.85%
COMM TOTAL	16	0	0.00%	\$10,292,500	\$0	0.00%	94.21%	0.00%
GRAND TOTAL	3,423	3,224	6.17%	\$1,836,342,057	\$1,642,931,412	11.77%	96.08%	96.56%

* Excludes lakefront and acreage.

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

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Kootenay Statistics -- December 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	\$680,829	\$984,200	-30.82%	\$649,500	\$824,500	-21.22%	213	202	5.80%
Duplex	\$532,983	\$430,578	23.78%	\$579,500	\$430,578	34.59%	39	91	-57.09%
Mobile Home	\$337,861	\$263,259	28.34%	\$350,000	\$250,000	40.00%	73	60	22.16%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$598,651	\$630,780	-5.09%	\$555,000	\$526,500	5.41%	75	85	-11.48%
Single Family LF	\$874,250	\$345,000	153.41%	\$811,000	\$345,000	135.07%	92	188	-51.20%
3/4-Plex	\$1,000,500	\$343,500	191.27%	\$1,000,500	\$343,500	191.27%	209	98	113.27%
Apartment	\$233,050	\$373,821	-37.66%	\$200,000	\$322,500	-37.98%	80	73	9.35%
Townhouse	\$666,075	\$361,740	84.13%	\$476,250	\$361,000	31.93%	57	101	-43.51%
Residential Total	\$535,209	\$527,956	1.37%	\$494,000	\$457,250	8.04%	87	91	-3.98%
FARMS	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$216,200	\$331,500	-34.78%	\$215,000	\$330,000	-34.85%	123	196	-36.89%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$164,536	\$155,773	5.63%	\$90,625	\$70,000	29.46%	220	182	20.52%
Res Lot LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential Lots	\$186,063	\$250,958	-25.86%	\$165,000	\$225,000	-26.67%	180	189	-5.24%
Business	\$0	\$95,000	-100.00%	\$0	\$95,000	-100.00%	0	270	-100.00%
Commercial**	\$430,022	\$327,066	31.48%	\$68,400	\$295,000	-76.81%	131	112	17.11%
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	\$484,483	\$469,488	3.19%	\$438,000	\$385,000	13.77%	102	110	-6.98%

* 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 -- December 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	\$877,415	\$790,854	10.95%	\$775,000	\$726,500	6.68%	123	99	24.83%
Duplex	\$562,826	\$506,721	11.07%	\$523,250	\$509,000	2.80%	74	68	8.03%
Mobile Home	\$318,265	\$329,642	-3.45%	\$281,000	\$284,000	-1.06%	78	76	1.96%
Recreational	\$0	\$324,556	-100.00%	\$0	\$330,000	-100.00%	0	114	-100.00%
Single Family*	\$612,807	\$617,546	-0.77%	\$570,000	\$560,000	1.79%	74	72	2.85%
Single Family LF	\$1,438,870	\$1,067,442	34.80%	\$1,230,000	\$888,000	38.51%	84	103	-19.11%
3/4-Plex	\$549,117	\$731,250	-24.91%	\$535,714	\$857,000	-37.49%	63	210	-70.06%
Apartment	\$285,334	\$303,454	-5.97%	\$262,500	\$290,000	-9.48%	86	73	17.71%
Townhouse	\$447,351	\$457,136	-2.14%	\$411,000	\$409,000	0.49%	90	75	20.25%
Residential Total	\$565,470	\$546,546	3.46%	\$520,000	\$500,000	4.00%	82	76	7.47%
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	\$336,701	\$312,355	7.79%	\$280,000	\$260,000	7.69%	147	135	9.33%
Res Acreage LF	\$647,500	\$478,545	35.31%	\$475,000	\$500,000	-5.00%	542	163	232.35%
Res Lot	\$194,735	\$167,627	16.17%	\$145,000	\$140,000	3.57%	153	142	7.85%
Res Lot LF	\$305,227	\$397,333	-23.18%	\$285,000	\$400,000	-28.75%	68	90	-24.95%
Residential Lots	\$253,021	\$237,635	6.47%	\$190,000	\$190,000	0.00%	155	138	12.31%
Business	\$307,190	\$430,717	-28.68%	\$120,000	\$299,000	-59.87%	199	198	0.25%
Commercial**	\$590,825	\$553,932	6.66%	\$410,000	\$407,500	0.61%	118	148	-19.91%
Land***	\$603,289	\$375,700	60.58%	\$475,000	\$385,000	23.38%	128	100	28.99%
COMM TOTAL	\$643,281	\$0	0.00%	\$475,000	\$0	0.00%	88	0	0.00%
GRAND TOTAL	\$536,942	\$509,594	5.37%	\$485,000	\$462,750	4.81%	91	85	6.18%

* 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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