

South Okanagan 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%			

South Okanagan 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	104	\$57,868,916	46	\$33,140,500
Last Month	124	\$83,241,040	55	\$40,139,500
This Month Last Year	90	\$52,117,244	33	\$24,087,722
Description	Total Listings Taken	Inventory		
This Month	155	1,399		
Last Month	204	1,632		
This Month Last Year	160	1,471		

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South Okanagan Statistics -- December 2025

Quick Summary Part 2

Condo/Apt

Sales	18
New Listings	36
Current Inventory	251
Sell/Inv. Ratio	7.17%
Days to Sell	147
Average Price	\$302,528
Median Price	\$286,250

Condo/Townhouse

Sales	12
New Listings	17
Current Inventory	98
Sell/Inv. Ratio	12.24%
Days to Sell	77
Average Price	\$393,458
Median Price	\$370,000

Single Family (Excluding lakefront and acreages)

Sales	46
New Listings	47
Current Inventory	337
Sell/Inv. Ratio	13.65%
Days to Sell	126
Average Price	\$720,446
Median Price	\$642,500

Ratio of Sales vs Inventory	11.08%
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South Okanagan 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 = South Okanagan									
Acreage/House	6	9	-33.33%	334	318	5.03	100	109	-8.26
Duplex	5	7	-28.57%	187	196	-4.59	35	39	-10.26
Mobile Home	11	8	37.50%	315	273	15.38	82	65	26.15
Recreational	0	0	0.00%	0	10	-100.00		1	-100.00
Single Family*	47	47	0.00%	1,780	1,802	-1.22	337	431	-21.81
Single Family Lakefront	0	4	-100.00%	120	110	9.09	36	18	100.00
3/4-Plex	1	0	0.00%	19	15	26.67	8	4	100.00
Timeshare	0	0	0.00%	0	1	-100.00			0.00
Apartment	36	25	44.00%	740	707	4.67	251	252	-0.40
Townhouse	17	18	-5.56%	445	469	-5.12	98	126	-22.22
Residential Total	123	118	4.24%	3,940	3,901	1.00%	947	1,045	-9.38
FARMS	5	2	150.00%	135	103	31.07	61	40	52.50
MULTIFAMILY	1	0	0.00%	10	19	-47.37	2	7	-71.43
Residential Acreage	1	3	-66.67%	95	105	-9.52	52	53	-1.89
Residential Acreage Lakefront	0	0	0.00%	2	1	100.00	1		0.00
Residential Lot	2	14	-85.71%	290	313	-7.35	134	138	-2.90
Residential Lot Lakefront	1	1	0.00%	25	19	31.58	7	6	16.67
Residential Lots	4	18	-77.78%	412	438	-5.94%	194	197	-1.52
Business	3	1	200.00%	34	32	6.25	20	22	-9.09
Commercial**	18	19	-5.26%	234	266	-12.03	145	138	5.07
Land***	1	2	-50.00%	58	36	61.11	30	22	36.36
COMM TOTAL	1	2	-50.00%	58	36	61.11%	0	0	0.00
GRAND TOTAL	155	160	-3.13%	4,823	4,795	0.58%	1,399	1,471	-4.89

* 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 -- 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 = South Okanagan								
Acreage/House	4	2	100.00%	\$5,640,000	\$2,375,000	137.47%	91.90%	95.23%
Duplex	4	6	-33.33%	\$1,790,000	\$3,878,000	-53.84%	94.07%	98.75%
Mobile Home	13	13	0.00%	\$3,370,400	\$3,026,200	11.37%	93.82%	94.23%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	46	33	39.39%	\$33,140,500	\$24,087,722	37.58%	93.48%	95.92%
Single Family Lakefront	1	0	0.00%	\$796,000	\$0	0.00%	93.65%	0.00%
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	18	19	-5.26%	\$5,445,500	\$8,059,900	-32.44%	95.04%	96.80%
Townhouse	12	10	20.00%	\$4,721,500	\$4,675,400	0.99%	96.13%	97.77%
Residential Total	98	83	18.07%	\$54,903,900	\$46,102,222	19.09%	93.73%	96.34%
FARMS	0	1	-100.00%	\$0	\$1,850,000	-100.00%	0.00%	92.50%
MULTIFAMILY	1	0	0.00%	\$975,000	\$0	0.00%	97.99%	0.00%
Residential Acreage	0	1	-100.00%	\$0	\$285,000	-100.00%	0.00%	96.61%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	0	1	-100.00%	\$0	\$530,000	-100.00%	0.00%	84.80%
Residential Lot Lakefront	1	0	0.00%	\$227,000	\$0	0.00%	90.84%	0.00%
Residential Lots	1	2	-50.00%	\$227,000	\$815,000	-72.15%	90.84%	88.59%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial**	3	3	0.00%	\$1,038,016	\$1,600,022	-35.12%	91.62%	89.14%
Land***	1	1	0.00%	\$725,000	\$1,750,000	-58.57%	96.68%	87.59%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	104	90	15.56%	\$57,868,916	\$52,117,244	11.04%	93.79%	95.51%

* 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 -- 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 = South Okanagan								
Acreage/House	97	78	24.36%	\$109,244,149	\$100,991,000	8.17%	93.99%	90.83%
Duplex	78	88	-11.36%	\$46,264,519	\$53,311,825	-13.22%	97.25%	96.72%
Mobile Home	151	157	-3.82%	\$43,284,349	\$41,437,550	4.46%	95.18%	95.80%
Recreational	0	11	-100.00%	\$0	\$1,819,900	-100.00%	0.00%	92.47%
Single Family*	832	687	21.11%	\$631,066,525	\$517,991,804	21.83%	96.37%	96.45%
Single Family Lakefront	31	25	24.00%	\$60,886,501	\$43,572,000	39.74%	91.77%	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	341	327	4.28%	\$133,830,625	\$134,907,287	-0.80%	96.52%	96.56%
Townhouse	223	207	7.73%	\$108,730,998	\$103,330,550	5.23%	97.15%	97.23%
Residential Total	1,758	1,584	10.98%	\$1,135,100,666	\$999,187,416	13.60%	95.96%	95.83%
FARMS	16	17	-5.88%	\$26,185,000	\$28,830,500	-9.18%	90.26%	85.09%
MULTIFAMILY	4	4	0.00%	\$4,425,000	\$6,655,000	-33.51%	94.25%	91.63%
Residential Acreage	15	21	-28.57%	\$7,117,511	\$16,369,000	-56.52%	92.07%	93.07%
Residential Acreage Lakefront	1	1	0.00%	\$249,000	\$380,000	-34.47%	100.00%	95.48%
Residential Lot	63	46	36.96%	\$20,366,399	\$12,067,097	68.78%	91.88%	91.87%
Residential Lot Lakefront	5	1	400.00%	\$1,609,000	\$170,000	846.47%	95.98%	89.52%
Residential Lots	84	69	21.74%	\$29,341,910	\$28,986,097	1.23%	92.20%	92.58%
Business	6	10	-40.00%	\$5,390,000	\$4,389,500	22.79%	87.96%	90.66%
Commercial**	44	60	-26.67%	\$37,227,106	\$37,463,940	-0.63%	91.44%	90.40%
Land***	6	7	-14.29%	\$4,102,620	\$6,442,500	-36.32%	95.10%	80.03%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	1,918	1,751	9.54%	\$1,241,772,302	\$1,111,954,952	11.67%	95.55%	95.08%

* Excludes lakefront and acreage.

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***Excludes residential land

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South Okanagan 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 = South Okanagan									
Acreage/House	\$1,410,000	\$1,187,500	18.74%	\$1,390,000	\$1,187,500	17.05%	170	173	-1.88%
Duplex	\$447,500	\$646,333	-30.76%	\$510,000	\$628,500	-18.85%	72	66	9.19%
Mobile Home	\$259,262	\$232,785	11.37%	\$225,000	\$179,900	25.07%	67	79	-15.44%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$720,446	\$729,931	-1.30%	\$642,500	\$682,222	-5.82%	126	70	81.20%
Single Family LF	\$796,000	\$0	0.00%	\$796,000	\$0	0.00%	256	0	0.00%
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	\$302,528	\$424,205	-28.68%	\$286,250	\$329,000	-12.99%	147	93	58.45%
Townhouse	\$393,458	\$467,540	-15.84%	\$370,000	\$388,500	-4.76%	77	103	-24.79%
Residential Total	\$560,244	\$555,448	0.86%	\$467,500	\$522,500	-10.53%	117	83	41.65%
FARMS	\$0	\$1,850,000	-100.00%	\$0	\$1,850,000	-100.00%	0	52	-100.00%
MULTIFAMILY	\$975,000	\$0	0.00%	\$975,000	\$0	0.00%	64	0	0.00%
Res Acreage	\$0	\$285,000	-100.00%	\$0	\$285,000	-100.00%	0	165	-100.00%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$0	\$530,000	-100.00%	\$0	\$530,000	-100.00%	0	18	-100.00%
Res Lot LF	\$227,000	\$0	0.00%	\$227,000	\$0	0.00%	249	0	0.00%
Residential Lots	\$227,000	\$407,500	-44.29%	\$227,000	\$407,500	-44.29%	249	92	172.13%
Business	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Commercial**	\$346,005	\$533,341	-35.12%	\$518,000	\$12,316,566.67%		206	129	59.28%
Land***	\$725,000	\$1,750,000	-58.57%	\$725,000	\$1,750,000	-58.57%	142	287	-50.52%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$556,432	\$579,080	-3.91%	\$477,500	\$526,250	-9.26%	121	86	39.73%

* 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 -- 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 = South Okanagan									
Acreage/House	\$1,126,228	\$1,311,571	-14.13%	\$970,000	\$947,000	2.43%	109	98	11.24%
Duplex	\$593,135	\$605,816	-2.09%	\$564,500	\$599,000	-5.76%	52	84	-38.12%
Mobile Home	\$286,651	\$263,933	8.61%	\$244,000	\$229,000	6.55%	85	86	-1.03%
Recreational	\$0	\$165,445	-100.00%	\$0	\$150,000	-100.00%	0	136	-100.00%
Single Family*	\$758,493	\$753,991	0.60%	\$705,000	\$710,000	-0.70%	78	71	9.35%
Single Family LF	\$1,964,081	\$1,742,880	12.69%	\$1,675,000	\$1,660,000	0.90%	101	77	30.80%
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	\$392,465	\$412,561	-4.87%	\$355,000	\$360,000	-1.39%	117	122	-4.20%
Townhouse	\$487,583	\$499,181	-2.32%	\$478,000	\$475,000	0.63%	74	75	-1.56%
Residential Total	\$645,677	\$631,199	2.29%	\$579,700	\$555,000	4.45%	87	86	0.48%
FARMS	\$1,636,563	\$1,801,906	-9.18%	\$1,700,000	\$1,400,000	21.43%	89	113	-21.10%
MULTIFAMILY	\$1,106,250	\$1,663,750	-33.51%	\$1,125,000	\$1,477,500	-23.86%	41	78	-46.77%
Res Acreage	\$474,501	\$779,476	-39.13%	\$321,500	\$290,000	10.86%	132	84	56.96%
Res Acreage LF	\$249,000	\$380,000	-34.47%	\$249,000	\$380,000	-34.47%	2	7	-71.43%
Res Lot	\$323,276	\$262,328	23.23%	\$270,000	\$237,500	13.68%	120	114	5.06%
Res Lot LF	\$321,800	\$170,000	89.29%	\$187,000	\$170,000	10.00%	106	128	-17.19%
Residential Lots	\$349,308	\$420,088	-16.85%	\$275,000	\$275,000	0.00%	120	104	15.62%
Business	\$898,333	\$438,950	104.66%	\$602,500	\$255,000	136.27%	90	133	-32.36%
Commercial**	\$846,071	\$624,399	35.50%	\$257,500	\$310,000	-16.94%	159	142	12.46%
Land***	\$683,770	\$920,357	-25.71%	\$677,500	\$335,000	102.24%	82	197	-58.46%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$647,431	\$635,766	1.83%	\$569,000	\$542,500	4.88%	90	90	-0.09%

* 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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