

Kamloops and District Monthly Statistics
All property types: Residential, Farms, Multifamily, Land, Commercial
April 2026

Report generated at midnight on 05/01/2026. Entries after 05/01/2026 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	1,166	1,396	-16.48%	4,226	4,814	-12.21%
2 Units Sold	436	445	-2.02%	1,353	1,392	-2.80%
3 Sales Volume	\$361,496,187	\$354,664,613	1.93%	\$1,100,237,864	\$1,149,167,813	-4.26%
4 List/Sell Ratio	96.41%	97.05%		95.20%	95.69%	
5 Days to Sell	68	62	9.55%	77	72	7.70%
6 Active Listings	3,820	4,222	-9.52%			
Area = North Okanagan						
1 Units Listed	426	490	-13.06%	1,344	1,508	-10.88%
2 Units Sold	151	164	-7.93%	473	518	-8.69%
3 Sales Volume	\$108,694,323	\$106,611,044	1.95%	\$326,126,747	\$331,695,321	-1.68%
4 List/Sell Ratio	93.99%	95.14%		95.40%	96.12%	
5 Days to Sell	71	75	-4.67%	87	85	1.52%
6 Active Listings	1,451	1,488	-2.49%			
Area = Shuswap / Revelstoke						
1 Units Listed	282	296	-4.73%	913	913	
2 Units Sold	105	81	29.63%	289	271	6.64%
3 Sales Volume	\$76,404,999	\$49,889,215	53.15%	\$192,773,600	\$158,892,900	21.32%
4 List/Sell Ratio	96.44%	96.06%		95.17%	95.60%	
5 Days to Sell	64	75	-14.91%	89	94	-5.04%
6 Active Listings	1,039	1,007	3.18%			
Area = South Okanagan						
1 Units Listed	520	565	-7.96%	1,790	1,857	-3.61%
2 Units Sold	185	195	-5.13%	547	583	-6.17%
3 Sales Volume	\$123,186,102	\$137,471,528	-10.39%	\$337,041,888	\$396,103,791	-14.91%
4 List/Sell Ratio	95.91%	95.59%		95.17%	95.41%	
5 Days to Sell	80	88	-9.02%	101	91	11.54%
6 Active Listings	1,847	1,916	-3.60%			
Area = South Peace River						
1 Units Listed	76	93	-18.28%	233	292	-20.21%
2 Units Sold	33	40	-17.50%	113	124	-8.87%
3 Sales Volume	\$9,628,100	\$11,849,250	-18.75%	\$31,426,860	\$37,071,800	-15.23%
4 List/Sell Ratio	96.63%	97.44%		96.17%	96.89%	
5 Days to Sell	93	89	4.31%	95	99	-3.52%
6 Active Listings	321	367	-12.53%			
Area = Kamloops and District						
1 Units Listed	638	632	0.95%	2,109	2,072	1.79%
2 Units Sold	228	232	-1.72%	708	745	-4.97%
3 Sales Volume	\$131,139,186	\$152,523,164	-14.02%	\$413,880,882	\$454,334,844	-8.90%
4 List/Sell Ratio	97.24%	97.30%		96.73%	96.97%	
5 Days to Sell	60	63	-4.92%	68	71	-4.37%
6 Active Listings	1,966	1,897	3.64%			
Area = Kootenay						
1 Units Listed	741	732	1.23%	2,246	2,285	-1.71%
2 Units Sold	326	309	5.50%	918	1,031	-10.96%
3 Sales Volume	\$182,254,605	\$171,460,140	6.30%	\$473,513,370	\$549,650,748	-13.85%
4 List/Sell Ratio	96.85%	96.68%		96.45%	96.43%	
5 Days to Sell	75	85	-11.54%	92	100	-8.00%
6 Active Listings	2,558	2,570	-0.47%			

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	3,849	4,204	-8.44%	12,861	13,741	-6.40%
2 Units Sold	1,464	1,466	-0.14%	4,401	4,664	-5.64%
3 Sales Volume	\$992,803,500	\$984,468,955	0.85%	\$2,875,001,212	\$3,076,917,217	-6.56%
4 List/Sell Ratio	96.27%	96.56%		95.65%	96.03%	
5 Days to Sell	70	73	-3.97%	84	84	0.36%
6 Active Listings	13,002	13,467	-3.45%			

Kamloops and District Statistics -- April 2026

Quick Summary Part 1**All property types: Residential, Farms, Multifamily, Land, Commercial**

Description	Residential			
	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	228	\$131,139,186	110	\$78,584,992
Last Month	215	\$131,359,506	97	\$66,846,822
This Month Last Year	232	\$152,523,164	106	\$76,967,499
Description	Total Listings Taken	Inventory		
This Month	638	1,966		
Last Month	585	1,809		
This Month Last Year	632	1,897		

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Kamloops and District Statistics -- April 2026

Quick Summary Part 2

Condo/Apt

Sales	24
New Listings	66
Current Inventory	192
Sell/Inv. Ratio	12.50%
Days to Sell	65
Average Price	\$329,671
Median Price	\$304,500

Condo/Townhouse

Sales	31
New Listings	73
Current Inventory	166
Sell/Inv. Ratio	18.67%
Days to Sell	57
Average Price	\$515,317
Median Price	\$523,000

Single Family (Excluding lakefront and acreages)

Sales	110
New Listings	260
Current Inventory	576
Sell/Inv. Ratio	19.10%
Days to Sell	48
Average Price	\$714,409
Median Price	\$680,000

Ratio of Sales vs Inventory	17.67%
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Kamloops and District Statistics -- April 2026

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	47	42	11.90%	118	124	-4.84	116	143	-18.88
Duplex	28	29	-3.45%	108	107	0.93	75	67	11.94
Mobile Home	56	49	14.29%	195	168	16.07	151	121	24.79
Recreational	0	0	0.00%	0	0	0.00			0.00
Single Family*	260	288	-9.72%	826	889	-7.09	576	617	-6.65
Single Family Lakefront	13	7	85.71%	35	26	34.62	35	27	29.63
3/4-Plex	1	1	0.00%	2	1	100.00	2	9	-77.78
Apartment	66	56	17.86%	233	223	4.48	192	171	12.28
Townhouse	73	56	30.36%	242	200	21.00	166	128	29.69
Residential Total	544	528	3.03%	1,759	1,738	1.21%	1,313	1,283	2.34
FARMS	3	4	-25.00%	9	11	-18.18	16	14	14.29
MULTIFAMILY	6	2	200.00%	10	6	66.67	10	6	66.67
Residential Acreage	9	12	-25.00%	29	39	-25.64	83	77	7.79
Residential Acreage Lakefront	0	1	-100.00%	2	4	-50.00	3	5	-40.00
Residential Lot	39	37	5.41%	122	125	-2.40	270	269	0.37
Residential Lot Lakefront	4	5	-20.00%	11	6	83.33	18	10	80.00
Residential Lots	52	55	-5.45%	164	174	-5.75%	374	361	3.60
Business	1	3	-66.67%	14	10	40.00	24	26	-7.69
Commercial**	25	37	-32.43%	125	123	1.63	194	192	1.04
Land***	7	3	133.33%	28	10	180.00	35	15	133.33
COMM TOTAL	4	0	0.00%	4	0	0.00%	0	0	0.00
GRAND TOTAL	638	632	0.95%	2,109	2,072	1.79%	1,966	1,897	3.64

* 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 -- April 2026

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	8	10	-20.00%	\$6,523,500	\$7,994,900	-18.40%	91.50%	95.94%
Duplex	17	19	-10.53%	\$9,005,700	\$11,890,900	-24.26%	98.61%	99.15%
Mobile Home	24	16	50.00%	\$7,884,500	\$5,631,000	40.02%	95.38%	94.76%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	110	106	3.77%	\$78,584,992	\$76,967,499	2.10%	97.90%	97.80%
Single Family Lakefront	3	3	0.00%	\$2,597,500	\$2,895,000	-10.28%	95.75%	98.88%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	24	28	-14.29%	\$7,912,100	\$10,384,600	-23.81%	97.13%	97.39%
Townhouse	31	33	-6.06%	\$15,974,825	\$20,144,180	-20.70%	98.52%	97.88%
Residential Total	217	215	0.93%	\$128,483,117	\$135,908,079	-5.46%	97.43%	97.68%
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	1	3	-66.67%	\$475,000	\$1,140,000	-58.33%	89.62%	95.09%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	3	1	200.00%	\$244,000	\$80,000	205.00%	77.96%	80.81%
Residential Lot Lakefront	1	0	0.00%	\$375,000	\$0	0.00%	93.77%	0.00%
Residential Lots	5	4	25.00%	\$1,094,000	\$1,220,000	-10.33%	88.02%	94.00%
Business	0	1	-100.00%	\$0	\$195,000	-100.00%	0.00%	78.00%
Commercial**	6	11	-45.45%	\$1,562,069	\$14,525,085	-89.25%	89.31%	93.63%
Land***	0	1	-100.00%	\$0	\$675,000	-100.00%	0.00%	122.95%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	228	232	-1.72%	\$131,139,186	\$152,523,164	-14.02%	97.24%	97.30%

* 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 -- April 2026

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	28	41	-31.71%	\$27,130,400	\$38,588,495	-29.69%	92.78%	93.70%
Duplex	50	60	-16.67%	\$26,813,600	\$36,085,150	-25.69%	98.59%	98.31%
Mobile Home	70	71	-1.41%	\$20,744,000	\$19,174,100	8.19%	94.94%	94.86%
Recreational	0	1	-100.00%	\$0	\$325,000	-100.00%	0.00%	93.12%
Single Family*	319	310	2.90%	\$226,117,693	\$220,558,798	2.52%	97.45%	97.80%
Single Family Lakefront	3	7	-57.14%	\$2,597,500	\$5,632,000	-53.88%	95.75%	98.95%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	76	102	-25.49%	\$28,423,899	\$37,792,850	-24.79%	97.31%	97.22%
Townhouse	115	105	9.52%	\$59,522,542	\$60,118,223	-0.99%	98.07%	98.14%
Residential Total	661	697	-5.16%	\$391,349,634	\$418,274,616	-6.44%	97.13%	97.32%
FARMS	1	1	0.00%	\$1,000,000	\$2,550,000	-60.78%	90.99%	91.23%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	7	9	-22.22%	\$2,650,000	\$2,795,000	-5.19%	88.84%	90.11%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	14	10	40.00%	\$2,959,000	\$3,199,860	-7.53%	93.61%	93.80%
Residential Lot Lakefront	1	0	0.00%	\$375,000	\$0	0.00%	93.77%	0.00%
Residential Lots	22	19	15.79%	\$5,984,000	\$5,994,860	-0.18%	91.44%	92.04%
Business	1	2	-50.00%	\$1,890,000	\$505,000	274.26%	94.50%	87.83%
Commercial**	21	23	-8.70%	\$13,112,249	\$26,253,868	-50.06%	89.20%	93.03%
Land***	2	3	-33.33%	\$545,000	\$756,500	-27.96%	92.53%	120.48%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	708	745	-4.97%	\$413,880,882	\$454,334,844	-8.90%	96.73%	96.97%

* 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 -- April 2026

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	\$815,438	\$799,490	1.99%	\$777,500	\$654,950	18.71%	89	87	2.65%
Duplex	\$529,747	\$625,837	-15.35%	\$550,000	\$585,000	-5.98%	73	47	53.69%
Mobile Home	\$328,521	\$351,938	-6.65%	\$285,000	\$345,000	-17.39%	76	54	40.73%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$714,409	\$726,108	-1.61%	\$680,000	\$682,500	-0.37%	48	43	11.36%
Single Family LF	\$865,833	\$965,000	-10.28%	\$949,000	\$970,000	-2.16%	30	49	-38.51%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$329,671	\$370,879	-11.11%	\$304,500	\$357,500	-14.83%	65	67	-2.91%
Townhouse	\$515,317	\$610,430	-15.58%	\$523,000	\$560,000	-6.61%	57	83	-32.04%
Residential Total	\$592,088	\$632,131	-6.33%	\$590,190	\$620,000	-4.81%	57	56	3.13%
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	\$475,000	\$380,000	25.00%	\$475,000	\$350,000	35.71%	28	209	-86.62%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$81,333	\$80,000	1.67%	\$82,000	\$80,000	2.50%	112	119	-6.16%
Res Lot LF	\$375,000	\$0	0.00%	\$375,000	\$0	0.00%	191	0	0.00%
Residential Lots	\$218,800	\$305,000	-28.26%	\$120,000	\$300,000	-60.00%	111	187	-40.67%
Business	\$0	\$195,000	-100.00%	\$0	\$195,000	-100.00%	0	262	-100.00%
Commercial**	\$260,345	\$1,320,462	-80.28%	\$19	\$390,000	-100.00%	100	144	-30.44%
Land***	\$0	\$675,000	-100.00%	\$0	\$675,000	-100.00%	0	8	-100.00%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$575,172	\$657,427	-12.51%	\$590,000	\$617,000	-4.38%	60	63	-4.92%

* 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 -- April 2026

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	\$968,943	\$941,183	2.95%	\$852,500	\$830,000	2.71%	79	114	-30.24%
Duplex	\$536,272	\$601,419	-10.83%	\$534,950	\$608,700	-12.12%	59	48	22.03%
Mobile Home	\$296,343	\$270,058	9.73%	\$247,500	\$220,000	12.50%	72	74	-2.70%
Recreational	\$0	\$325,000	-100.00%	\$0	\$325,000	-100.00%	0	25	-100.00%
Single Family*	\$708,833	\$711,480	-0.37%	\$674,900	\$675,000	-0.01%	60	54	10.21%
Single Family LF	\$865,833	\$804,571	7.61%	\$949,000	\$742,000	27.90%	30	81	-62.68%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$373,999	\$370,518	0.94%	\$346,000	\$355,000	-2.54%	80	78	2.14%
Townhouse	\$517,587	\$572,555	-9.60%	\$520,000	\$495,000	5.05%	59	69	-15.50%
Residential Total	\$592,057	\$600,107	-1.34%	\$580,000	\$578,000	0.35%	64	65	-2.21%
FARMS	\$1,000,000	\$2,550,000	-60.78%	\$1,000,000	\$2,550,000	-60.78%	38	98	-61.22%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$378,571	\$310,556	21.90%	\$400,000	\$280,000	42.86%	141	191	-26.16%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$211,357	\$319,986	-33.95%	\$140,000	\$268,680	-47.89%	123	87	41.71%
Res Lot LF	\$375,000	\$0	0.00%	\$375,000	\$0	0.00%	191	0	0.00%
Residential Lots	\$272,000	\$315,519	-13.79%	\$262,500	\$280,000	-6.25%	132	136	-3.10%
Business	\$1,890,000	\$252,500	648.51%	\$1,890,000	\$252,500	648.51%	65	194	-66.49%
Commercial**	\$624,393	\$1,141,473	-45.30%	\$2,448	\$390,000	-99.37%	125	168	-25.87%
Land***	\$272,500	\$252,167	8.06%	\$272,500	\$60,000	354.17%	30	80	-62.97%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$584,578	\$609,845	-4.14%	\$565,500	\$574,000	-1.48%	68	71	-4.37%

* 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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