

# **Kootenay 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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Kootenay Statistics -- April 2026

## Zone Totals

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

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
<b>Area = Central Okanagan</b>						
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%			
<b>Area = North Okanagan</b>						
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%			
<b>Area = Shuswap / Revelstoke</b>						
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%			
<b>Area = South Okanagan</b>						
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%			
<b>Area = South Peace River</b>						
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%			
<b>Area = Kamloops and District</b>						
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%			
<b>Area = Kootenay</b>						
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 &amp; 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%			

Kootenay 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	326	\$182,254,605	145	\$93,389,266
Last Month	261	\$138,181,636	123	\$77,074,937
This Month Last Year	309	\$171,460,140	158	\$92,933,994
Description	Total Listings Taken	Inventory		
This Month	741	2,558		
Last Month	660	2,345		
This Month Last Year	732	2,570		

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Kootenay Statistics -- April 2026

## Quick Summary Part 2

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### Condo/Apt

Sales	40
New Listings	51
Current Inventory	168
Sell/Inv. Ratio	23.81%
Days to Sell	87
Average Price	\$277,880
Median Price	\$255,000

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### Condo/Townhouse

Sales	25
New Listings	35
Current Inventory	106
Sell/Inv. Ratio	23.58%
Days to Sell	62
Average Price	\$542,410
Median Price	\$487,000

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### Single Family (Excluding lakefront and acreages)

Sales	145
New Listings	309
Current Inventory	746
Sell/Inv. Ratio	19.44%
Days to Sell	54
Average Price	\$644,064
Median Price	\$599,900

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Ratio of Sales vs Inventory	20.59%
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Kootenay 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%
<b>Zone = Kootenay</b>									
Acreage/House	75	93	-19.35%	238	230	3.48	294	301	-2.33
Duplex	12	13	-7.69%	33	51	-35.29	43	48	-10.42
Mobile Home	55	59	-6.78%	183	161	13.66	147	143	2.80
Recreational	0	0	0.00%	0	0	0.00			0.00
Single Family*	309	308	0.32%	893	917	-2.62	746	751	-0.67
Single Family Lakefront	13	15	-13.33%	36	40	-10.00	39	38	2.63
3/4-Plex	2	5	-60.00%	10	10	0.00	18	14	28.57
Apartment	51	41	24.39%	190	180	5.56	168	188	-10.64
Townhouse	35	33	6.06%	116	111	4.50	106	109	-2.75
Residential Total	552	567	-2.65%	1,699	1,700	-0.06%	1,561	1,592	-1.95
FARMS	4	1	300.00%	17	8	112.50	24	12	100.00
MULTIFAMILY	1	2	-50.00%	6	5	20.00	12	8	50.00
Residential Acreage	32	41	-21.95%	71	140	-49.29	166	220	-24.55
Residential Acreage Lakefront	4	3	33.33%	7	7	0.00	15	15	0.00
Residential Lot	78	67	16.42%	243	257	-5.45	426	434	-1.84
Residential Lot Lakefront	9	3	200.00%	21	12	75.00	28	17	64.71
Residential Lots	123	114	7.89%	342	416	-17.79%	635	686	-7.43
Business	5	1	400.00%	22	14	57.14	42	35	20.00
Commercial**	34	35	-2.86%	107	113	-5.31	193	172	12.21
Land***	22	12	83.33%	53	29	82.76	91	65	40.00
COMM TOTAL	5	0	0.00%	5	0	0.00%	0	0	0.00
<b>GRAND TOTAL</b>	<b>741</b>	<b>732</b>	<b>1.23%</b>	<b>2,246</b>	<b>2,285</b>	<b>-1.71%</b>	<b>2,558</b>	<b>2,570</b>	<b>-0.47</b>

\* 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 -- 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
<b>Zone = Kootenay</b>								
Acreage/House	28	20	40.00%	\$23,372,400	\$17,037,650	37.18%	95.81%	96.33%
Duplex	4	7	-42.86%	\$4,265,000	\$3,962,429	7.64%	93.35%	97.94%
Mobile Home	34	28	21.43%	\$11,984,301	\$8,353,731	43.46%	97.06%	95.72%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	145	158	-8.23%	\$93,389,266	\$92,933,994	0.49%	97.77%	97.84%
Single Family Lakefront	6	4	50.00%	\$8,574,439	\$8,900,000	-3.66%	95.39%	95.29%
3/4-Plex	1	1	0.00%	\$170,000	\$494,000	-65.59%	77.27%	98.82%
Apartment	40	24	66.67%	\$11,115,193	\$8,302,400	33.88%	98.37%	96.21%
Townhouse	25	20	25.00%	\$13,560,250	\$9,504,900	42.67%	97.35%	98.73%
Residential Total	283	262	8.02%	\$166,430,849	\$149,489,104	11.33%	97.17%	97.36%
FARMS	1	1	0.00%	\$975,000	\$3,220,000	-69.72%	100.00%	92.00%
MULTIFAMILY	1	0	0.00%	\$1,700,000	\$0	0.00%	94.50%	0.00%
Residential Acreage	10	12	-16.67%	\$4,146,500	\$4,694,000	-11.66%	89.85%	87.44%
Residential Acreage Lakefront	0	1	-100.00%	\$0	\$485,000	-100.00%	0.00%	80.97%
Residential Lot	17	17	0.00%	\$2,988,300	\$2,945,500	1.45%	94.48%	94.20%
Residential Lot Lakefront	0	1	-100.00%	\$0	\$113,500	-100.00%	0.00%	97.01%
Residential Lots	27	31	-12.90%	\$7,134,800	\$8,238,000	-13.39%	91.73%	89.44%
Business	0	3	-100.00%	\$0	\$2,157,000	-100.00%	0.00%	94.81%
Commercial**	11	9	22.22%	\$5,036,955	\$5,556,036	-9.34%	94.63%	96.08%
Land***	3	3	0.00%	\$977,000	\$2,800,000	-65.11%	95.13%	92.11%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
<b>GRAND TOTAL</b>	<b>326</b>	<b>309</b>	<b>5.50%</b>	<b>\$182,254,605</b>	<b>\$171,460,140</b>	<b>6.30%</b>	<b>96.85%</b>	<b>96.68%</b>

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Kootenay 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
<b>Zone = Kootenay</b>								
Acreage/House	64	78	-17.95%	\$55,973,300	\$66,597,299	-15.95%	95.49%	95.68%
Duplex	18	33	-45.45%	\$12,051,150	\$18,882,929	-36.18%	96.59%	98.57%
Mobile Home	95	84	13.10%	\$30,163,814	\$27,315,711	10.43%	96.41%	96.42%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	403	496	-18.75%	\$245,206,108	\$291,498,859	-15.88%	97.41%	97.32%
Single Family Lakefront	11	13	-15.38%	\$12,534,439	\$19,043,100	-34.18%	95.48%	94.12%
3/4-Plex	3	5	-40.00%	\$1,391,000	\$2,142,400	-35.07%	94.75%	97.48%
Apartment	116	101	14.85%	\$34,312,343	\$33,296,176	3.05%	97.72%	97.11%
Townhouse	67	73	-8.22%	\$31,446,327	\$31,986,615	-1.69%	97.39%	98.48%
Residential Total	777	883	-12.00%	\$423,078,481	\$490,763,088	-13.79%	97.01%	97.02%
FARMS	4	3	33.33%	\$6,480,000	\$5,287,000	22.56%	91.83%	93.34%
MULTIFAMILY	1	4	-75.00%	\$1,700,000	\$3,122,000	-45.55%	94.50%	88.72%
Residential Acreage	30	39	-23.08%	\$10,975,000	\$14,836,000	-26.02%	89.77%	88.16%
Residential Acreage Lakefront	0	3	-100.00%	\$0	\$2,485,000	-100.00%	0.00%	84.30%
Residential Lot	67	64	4.69%	\$10,646,395	\$11,331,076	-6.04%	94.09%	94.15%
Residential Lot Lakefront	3	3	0.00%	\$985,800	\$753,500	30.83%	100.95%	90.58%
Residential Lots	100	109	-8.26%	\$22,607,195	\$29,405,576	-23.12%	92.21%	90.08%
Business	4	6	-33.33%	\$3,015,000	\$2,531,000	19.12%	95.44%	94.83%
Commercial**	28	22	27.27%	\$15,426,693	\$15,422,084	0.03%	90.62%	94.48%
Land***	4	4	0.00%	\$1,206,000	\$3,120,000	-61.35%	94.51%	92.61%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
<b>GRAND TOTAL</b>	<b>918</b>	<b>1,031</b>	<b>-10.96%</b>	<b>\$473,513,370</b>	<b>\$549,650,748</b>	<b>-13.85%</b>	<b>96.45%</b>	<b>96.43%</b>

\* 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 -- 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%
<b>Zone = Kootenay</b>									
Acreage/House	\$834,729	\$851,883	-2.01%	\$764,950	\$782,575	-2.25%	86	150	-42.78%
Duplex	\$1,066,250	\$566,061	88.36%	\$917,500	\$461,000	99.02%	160	65	145.93%
Mobile Home	\$352,479	\$298,348	18.14%	\$372,500	\$273,000	36.45%	77	78	-1.45%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$644,064	\$588,190	9.50%	\$599,900	\$560,000	7.13%	54	61	-11.14%
Single Family LF	\$1,429,073	\$2,225,000	-35.77%	\$1,100,000	\$2,500,000	-56.00%	52	97	-46.19%
3/4-Plex	\$170,000	\$494,000	-65.59%	\$170,000	\$494,000	-65.59%	68	19	257.89%
Apartment	\$277,880	\$345,933	-19.67%	\$255,000	\$308,000	-17.21%	87	67	29.56%
Townhouse	\$542,410	\$475,245	14.13%	\$487,000	\$425,500	14.45%	62	57	7.81%
Residential Total	\$588,095	\$570,569	3.07%	\$559,000	\$526,000	6.27%	67	70	-4.95%
FARMS	\$975,000	\$3,220,000	-69.72%	\$975,000	\$3,220,000	-69.72%	73	29	151.72%
MULTIFAMILY	\$1,700,000	\$0	0.00%	\$1,700,000	\$0	0.00%	21	0	0.00%
Res Acreage	\$414,650	\$391,167	6.00%	\$401,250	\$287,000	39.81%	221	179	23.24%
Res Acreage LF	\$0	\$485,000	-100.00%	\$0	\$485,000	-100.00%	0	736	-100.00%
Res Lot	\$175,782	\$173,265	1.45%	\$115,000	\$125,000	-8.00%	126	155	-18.96%
Res Lot LF	\$0	\$113,500	-100.00%	\$0	\$113,500	-100.00%	0	147	-100.00%
Residential Lots	\$264,252	\$265,742	-0.56%	\$230,000	\$212,000	8.49%	161	183	-12.01%
Business	\$0	\$719,000	-100.00%	\$0	\$486,000	-100.00%	0	349	-100.00%
Commercial**	\$457,905	\$617,337	-25.83%	\$455,000	\$246,750	84.40%	102	88	16.08%
Land***	\$325,667	\$933,333	-65.11%	\$310,000	\$625,000	-50.40%	50	140	-64.37%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
<b>GRAND TOTAL</b>	<b>\$559,063</b>	<b>\$554,887</b>	<b>0.75%</b>	<b>\$539,500</b>	<b>\$495,000</b>	<b>8.99%</b>	<b>75</b>	<b>85</b>	<b>-11.54%</b>

\* Excludes lakefront and acreage.

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\*\*\*Excludes residential land

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Kootenay 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%
<b>Zone = Kootenay</b>									
Acreage/House	\$874,583	\$853,812	2.43%	\$775,000	\$783,075	-1.03%	117	157	-25.52%
Duplex	\$669,508	\$572,210	17.00%	\$563,500	\$492,500	14.42%	161	74	116.60%
Mobile Home	\$317,514	\$325,187	-2.36%	\$300,000	\$288,000	4.17%	84	92	-8.09%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$608,452	\$587,699	3.53%	\$565,000	\$552,650	2.23%	69	81	-14.04%
Single Family LF	\$1,139,494	\$1,464,854	-22.21%	\$799,900	\$1,210,000	-33.89%	68	73	-6.30%
3/4-Plex	\$463,667	\$428,480	8.21%	\$596,000	\$409,000	45.72%	76	55	38.58%
Apartment	\$295,796	\$329,665	-10.27%	\$257,500	\$287,500	-10.43%	94	72	30.71%
Townhouse	\$469,348	\$438,173	7.11%	\$417,000	\$395,000	5.57%	71	93	-23.29%
Residential Total	\$544,503	\$555,791	-2.03%	\$499,000	\$521,000	-4.22%	81	88	-7.81%
FARMS	\$1,620,000	\$1,762,333	-8.08%	\$1,680,000	\$1,188,000	41.41%	265	77	242.03%
MULTIFAMILY	\$1,700,000	\$780,500	117.81%	\$1,700,000	\$925,000	83.78%	21	185	-88.65%
Res Acreage	\$365,833	\$380,410	-3.83%	\$310,000	\$280,000	10.71%	176	196	-10.33%
Res Acreage LF	\$0	\$828,333	-100.00%	\$0	\$485,000	-100.00%	0	406	-100.00%
Res Lot	\$158,901	\$177,048	-10.25%	\$115,000	\$140,000	-17.86%	155	181	-14.29%
Res Lot LF	\$328,600	\$251,167	30.83%	\$210,800	\$140,000	50.57%	83	72	14.81%
Residential Lots	\$226,072	\$269,776	-16.20%	\$153,000	\$170,476	-10.25%	159	190	-16.03%
Business	\$753,750	\$421,833	78.68%	\$562,500	\$180,500	211.63%	140	221	-36.78%
Commercial**	\$550,953	\$701,004	-21.41%	\$449,500	\$350,000	28.43%	130	89	47.26%
Land***	\$301,500	\$780,000	-61.35%	\$269,500	\$472,500	-42.96%	44	109	-60.18%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
<b>GRAND TOTAL</b>	<b>\$515,810</b>	<b>\$533,124</b>	<b>-3.25%</b>	<b>\$464,500</b>	<b>\$486,000</b>	<b>-4.42%</b>	<b>92</b>	<b>100</b>	<b>-8.00%</b>

\* Excludes lakefront and acreage.

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\*\*\*Excludes residential land

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