

South Okanagan 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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South Okanagan 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
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%			

South Okanagan 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	185	\$123,186,102	84	\$65,191,200
Last Month	157	\$87,597,073	64	\$45,719,225
This Month Last Year	195	\$137,471,528	81	\$61,930,841
Description	Total Listings Taken		Inventory	
This Month	520	1,847		
Last Month	527	1,687		
This Month Last Year	565	1,916		

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South Okanagan Statistics -- April 2026

Quick Summary Part 2

Condo/Apt

Sales	30
New Listings	66
Current Inventory	288
Sell/Inv. Ratio	10.42%
Days to Sell	126
Average Price	\$489,628
Median Price	\$420,225

Condo/Townhouse

Sales	21
New Listings	43
Current Inventory	157
Sell/Inv. Ratio	13.38%
Days to Sell	56
Average Price	\$490,476
Median Price	\$443,000

Single Family (Excluding lakefront and acreages)

Sales	84
New Listings	188
Current Inventory	515
Sell/Inv. Ratio	16.31%
Days to Sell	63
Average Price	\$776,086
Median Price	\$737,500

Ratio of Sales vs Inventory	14.06%
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South Okanagan 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 = South Okanagan									
Acreage/House	42	43	-2.33%	120	131	-8.40	140	150	-6.67
Duplex	20	22	-9.09%	71	78	-8.97	52	54	-3.70
Mobile Home	30	30	0.00%	124	105	18.10	130	96	35.42
Recreational	0	0	0.00%	0	0	0.00			0.00
Single Family*	188	215	-12.56%	631	687	-8.15	515	586	-12.12
Single Family Lakefront	17	16	6.25%	44	45	-2.22	49	44	11.36
3/4-Plex	2	3	-33.33%	3	6	-50.00	4	4	0.00
Timeshare	0	0	0.00%	0	0	0.00			0.00
Apartment	66	87	-24.14%	255	300	-15.00	288	340	-15.29
Townhouse	43	43	0.00%	184	167	10.18	157	150	4.67
Residential Total	408	459	-11.11%	1,432	1,519	-5.73%	1,335	1,424	-6.25
FARMS	20	12	66.67%	60	50	20.00	69	59	16.95
MULTIFAMILY	1	0	0.00%	5	3	66.67	5	4	25.00
Residential Acreage	11	12	-8.33%	28	33	-15.15	46	54	-14.81
Residential Acreage Lakefront	1	0	0.00%	1	0	0.00	1		0.00
Residential Lot	37	44	-15.91%	118	132	-10.61	175	183	-4.37
Residential Lot Lakefront	1	7	-85.71%	7	12	-41.67	11	12	-8.33
Residential Lots	50	63	-20.63%	154	177	-12.99%	233	249	-6.43
Business	6	3	100.00%	17	14	21.43	26	21	23.81
Commercial**	22	20	10.00%	84	71	18.31	139	132	5.30
Land***	13	8	62.50%	38	23	65.22	40	27	48.15
COMM TOTAL	1	0	0.00%	1	0	0.00%	0	0	0.00
GRAND TOTAL	520	565	-7.96%	1,790	1,857	-3.61%	1,847	1,916	-3.60

* 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 -- 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 = South Okanagan								
Acreage/House	9	12	-25.00%	\$7,882,500	\$17,260,000	-54.33%	94.01%	92.24%
Duplex	7	10	-30.00%	\$4,436,642	\$6,278,452	-29.34%	98.10%	98.13%
Mobile Home	16	11	45.45%	\$3,639,900	\$2,831,999	28.53%	94.14%	93.02%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	84	81	3.70%	\$65,191,200	\$61,930,841	5.26%	96.44%	96.88%
Single Family Lakefront	3	4	-25.00%	\$6,579,000	\$5,400,000	21.83%	94.28%	90.61%
3/4-Plex	0	1	-100.00%	\$0	\$380,000	-100.00%	0.00%	97.46%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	30	37	-18.92%	\$14,688,850	\$13,872,500	5.88%	98.20%	96.98%
Townhouse	21	19	10.53%	\$10,300,000	\$9,208,530	11.85%	97.31%	96.42%
Residential Total	170	175	-2.86%	\$112,718,092	\$117,162,322	-3.79%	96.43%	95.81%
FARMS	2	3	-33.33%	\$2,765,000	\$4,080,000	-32.23%	92.35%	96.02%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	1	2	-50.00%	\$238,000	\$641,500	-62.90%	91.57%	96.61%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	5	5	0.00%	\$2,010,000	\$1,644,500	22.23%	94.41%	88.28%
Residential Lot Lakefront	0	1	-100.00%	\$0	\$185,000	-100.00%	0.00%	97.88%
Residential Lots	6	8	-25.00%	\$2,248,000	\$2,471,000	-9.02%	94.11%	90.99%
Business	0	1	-100.00%	\$0	\$1,100,000	-100.00%	0.00%	91.82%
Commercial**	4	6	-33.33%	\$3,200,010	\$12,210,586	-73.79%	94.29%	95.20%
Land***	3	2	50.00%	\$2,255,000	\$447,620	403.78%	81.29%	82.91%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	185	195	-5.13%	\$123,186,102	\$137,471,528	-10.39%	95.91%	95.59%

* 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 -- 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 = South Okanagan								
Acreage/House	31	27	14.81%	\$31,776,250	\$35,399,388	-10.24%	90.29%	93.27%
Duplex	23	32	-28.13%	\$14,146,542	\$18,949,601	-25.35%	97.70%	97.64%
Mobile Home	37	40	-7.50%	\$9,433,126	\$10,528,299	-10.40%	93.52%	94.53%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	226	237	-4.64%	\$165,477,075	\$182,917,819	-9.53%	96.25%	96.71%
Single Family Lakefront	9	9	0.00%	\$13,414,000	\$12,280,000	9.23%	90.12%	91.45%
3/4-Plex	1	2	-50.00%	\$1,385,000	\$872,000	58.83%	97.19%	98.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	100	99	1.01%	\$43,856,612	\$42,829,100	2.40%	97.04%	96.54%
Townhouse	64	70	-8.57%	\$32,491,642	\$34,107,059	-4.74%	97.11%	97.19%
Residential Total	491	516	-4.84%	\$311,980,247	\$337,883,266	-7.67%	95.51%	96.15%
FARMS	5	12	-58.33%	\$6,785,000	\$20,085,000	-66.22%	92.09%	88.70%
MULTIFAMILY	1	1	0.00%	\$750,000	\$1,150,000	-34.78%	86.31%	95.83%
Residential Acreage	5	5	0.00%	\$2,911,100	\$2,272,511	28.10%	91.46%	92.61%
Residential Acreage Lakefront	1	0	0.00%	\$650,000	\$0	0.00%	100.00%	0.00%
Residential Lot	18	20	-10.00%	\$4,347,167	\$5,536,399	-21.48%	92.33%	92.64%
Residential Lot Lakefront	1	1	0.00%	\$1,240,000	\$185,000	570.27%	97.64%	97.88%
Residential Lots	25	26	-3.85%	\$9,148,267	\$7,993,910	14.44%	93.24%	92.75%
Business	2	1	100.00%	\$413,000	\$1,100,000	-62.45%	84.63%	91.82%
Commercial**	19	24	-20.83%	\$5,410,375	\$25,893,995	-79.11%	92.27%	92.60%
Land***	4	3	33.33%	\$2,555,000	\$1,997,620	27.90%	82.08%	93.39%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	547	583	-6.17%	\$337,041,888	\$396,103,791	-14.91%	95.17%	95.41%

* 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 -- 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 = South Okanagan									
Acreage/House	\$875,833	\$1,438,333	-39.11%	\$725,000	\$1,025,000	-29.27%	139	150	-7.46%
Duplex	\$633,806	\$627,845	0.95%	\$649,999	\$582,976	11.50%	56	64	-12.59%
Mobile Home	\$227,494	\$257,454	-11.64%	\$193,500	\$245,000	-21.02%	77	83	-7.06%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$776,086	\$764,578	1.51%	\$737,500	\$685,000	7.66%	63	67	-5.32%
Single Family LF	\$2,193,000	\$1,350,000	62.44%	\$1,930,000	\$1,250,000	54.40%	49	65	-24.10%
3/4-Plex	\$0	\$380,000	-100.00%	\$0	\$380,000	-100.00%	0	36	-100.00%
Timeshare	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$489,628	\$374,932	30.59%	\$420,225	\$360,000	16.73%	126	104	20.55%
Townhouse	\$490,476	\$484,659	1.20%	\$443,000	\$450,000	-1.56%	56	53	6.22%
Residential Total	\$663,048	\$669,499	-0.96%	\$617,500	\$580,952	6.29%	78	79	-1.77%
FARMS	\$1,382,500	\$1,360,000	1.65%	\$1,382,500	\$1,550,000	-10.81%	21	122	-83.15%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$238,000	\$320,750	-25.80%	\$238,000	\$320,750	-25.80%	14	59	-76.07%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$402,000	\$328,900	22.23%	\$300,000	\$127,500	135.29%	140	233	-39.78%
Res Lot LF	\$0	\$185,000	-100.00%	\$0	\$185,000	-100.00%	0	18	-100.00%
Residential Lots	\$374,667	\$308,875	21.30%	\$275,000	\$252,500	8.91%	119	162	-26.61%
Business	\$0	\$1,100,000	-100.00%	\$0	\$1,100,000	-100.00%	0	56	-100.00%
Commercial**	\$800,003	\$2,035,098	-60.69%	\$812,500	\$860,000	-5.52%	101	207	-51.41%
Land***	\$751,667	\$223,810	235.85%	\$875,000	\$223,810	290.96%	122	136	-10.05%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$665,871	\$704,982	-5.55%	\$625,000	\$575,000	8.70%	80	88	-9.02%

* 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 -- 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 = South Okanagan									
Acreage/House	\$1,059,208	\$1,311,088	-19.21%	\$847,500	\$997,438	-15.03%	159	111	43.02%
Duplex	\$615,067	\$592,175	3.87%	\$610,000	\$572,000	6.64%	52	62	-15.50%
Mobile Home	\$254,949	\$263,207	-3.14%	\$218,000	\$250,000	-12.80%	107	91	16.90%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$732,199	\$771,805	-5.13%	\$699,500	\$720,000	-2.85%	80	78	3.04%
Single Family LF	\$1,490,444	\$1,364,444	9.23%	\$1,400,000	\$1,320,000	6.06%	141	79	77.48%
3/4-Plex	\$1,385,000	\$436,000	217.66%	\$1,385,000	\$436,000	217.66%	38	93	-59.14%
Timeshare	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$438,566	\$432,617	1.38%	\$365,000	\$372,000	-1.88%	135	122	11.05%
Townhouse	\$507,682	\$487,244	4.19%	\$482,500	\$444,000	8.67%	78	75	3.77%
Residential Total	\$636,694	\$654,813	-2.77%	\$589,000	\$585,000	0.68%	98	88	11.44%
FARMS	\$1,357,000	\$1,673,750	-18.92%	\$1,365,000	\$1,762,500	-22.55%	110	98	12.75%
MULTIFAMILY	\$750,000	\$1,150,000	-34.78%	\$750,000	\$1,150,000	-34.78%	118	28	321.43%
Res Acreage	\$582,220	\$454,502	28.10%	\$603,100	\$321,500	87.59%	244	140	73.79%
Res Acreage LF	\$650,000	\$0	0.00%	\$650,000	\$0	0.00%	198	0	0.00%
Res Lot	\$241,509	\$276,820	-12.76%	\$225,500	\$245,000	-7.96%	140	101	38.39%
Res Lot LF	\$1,240,000	\$185,000	570.27%	\$1,240,000	\$185,000	570.27%	24	18	33.33%
Residential Lots	\$365,931	\$307,458	19.02%	\$250,000	\$258,500	-3.29%	159	106	50.20%
Business	\$206,500	\$1,100,000	-81.23%	\$206,500	\$1,100,000	-81.23%	132	56	135.71%
Commercial**	\$284,757	\$1,078,916	-73.61%	\$1,250	\$139,897	-99.11%	119	147	-18.96%
Land***	\$638,750	\$665,873	-4.07%	\$587,500	\$400,000	46.88%	96	93	2.59%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$617,293	\$679,423	-9.14%	\$577,500	\$575,000	0.43%	101	91	11.54%

* 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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