

South Okanagan Monthly Statistics
All property types: Residential, Farms, Multifamily, Land, Commercial
June 2026

Report generated at midnight on 07/01/2026. Entries after 07/01/2026 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	1,175	1,289	-8.84%	6,559	7,473	-12.23%
2 Units Sold	492	457	7.66%	2,303	2,324	-0.90%
3 Sales Volume	\$418,347,290	\$382,205,291	9.46%	\$1,903,839,442	\$1,947,419,348	-2.24%
4 List/Sell Ratio	96.16%	96.04%		95.65%	95.91%	
5 Days to Sell	67	65	4.44%	72	69	4.40%
6 Active Listings	4,112	4,526	-9.15%			
Area = North Okanagan						
1 Units Listed	354	425	-16.71%	2,103	2,424	-13.24%
2 Units Sold	201	197	2.03%	845	897	-5.80%
3 Sales Volume	\$153,275,191	\$131,923,800	16.18%	\$599,137,956	\$587,924,925	1.91%
4 List/Sell Ratio	96.90%	96.16%		95.52%	95.84%	
5 Days to Sell	74	71	3.98%	82	80	2.64%
6 Active Listings	1,547	1,672	-7.48%			
Area = Shuswap / Revelstoke						
1 Units Listed	229	276	-17.03%	1,451	1,489	-2.55%
2 Units Sold	111	122	-9.02%	512	522	-1.92%
3 Sales Volume	\$72,110,350	\$79,369,850	-9.15%	\$342,850,730	\$318,406,240	7.68%
4 List/Sell Ratio	95.30%	95.10%		95.11%	95.79%	
5 Days to Sell	78	79	-1.14%	85	87	-2.08%
6 Active Listings	1,151	1,149	0.17%			
Area = South Okanagan						
1 Units Listed	394	507	-22.29%	2,637	2,942	-10.37%
2 Units Sold	198	190	4.21%	979	962	1.77%
3 Sales Volume	\$117,182,992	\$124,629,761	-5.98%	\$618,152,593	\$648,765,367	-4.72%
4 List/Sell Ratio	95.71%	96.40%		95.42%	95.81%	
5 Days to Sell	71	74	-3.86%	89	84	6.18%
6 Active Listings	1,928	2,194	-12.12%			
Area = South Peace River						
1 Units Listed	109	98	11.22%	446	471	-5.31%
2 Units Sold	53	55	-3.64%	202	227	-11.01%
3 Sales Volume	\$17,934,500	\$18,300,200	-2.00%	\$61,545,989	\$71,635,800	-14.08%
4 List/Sell Ratio	95.71%	97.41%		96.33%	96.91%	
5 Days to Sell	56	64	-11.70%	83	94	-11.66%
6 Active Listings	404	368	9.78%			
Area = Kamloops and District						
1 Units Listed	660	632	4.43%	3,375	3,433	-1.69%
2 Units Sold	285	283	0.71%	1,260	1,277	-1.33%
3 Sales Volume	\$175,181,713	\$181,172,411	-3.31%	\$760,585,280	\$786,313,689	-3.27%
4 List/Sell Ratio	96.92%	97.24%		96.80%	97.06%	
5 Days to Sell	59	57	4.57%	64	65	-0.92%
6 Active Listings	2,149	2,169	-0.92%			
Area = Kootenay						
1 Units Listed	717	668	7.34%	3,720	3,782	-1.64%
2 Units Sold	361	338	6.80%	1,584	1,719	-7.85%
3 Sales Volume	\$211,692,419	\$196,219,530	7.89%	\$852,579,469	\$935,152,192	-8.83%
4 List/Sell Ratio	97.32%	95.89%		96.91%	96.34%	
5 Days to Sell	79	82	-2.86%	85	92	-7.20%
6 Active Listings	2,996	2,938	1.97%			

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	3,638	3,895	-6.60%	20,291	22,014	-7.83%
2 Units Sold	1,701	1,642	3.59%	7,685	7,928	-3.07%
3 Sales Volume	\$1,165,724,455	\$1,113,820,842	4.66%	\$5,138,691,458	\$5,295,617,561	-2.96%
4 List/Sell Ratio	96.47%	96.22%		95.95%	96.14%	
5 Days to Sell	70	70	0.70%	78	78	-0.40%
6 Active Listings	14,287	15,016	-4.85%			

South Okanagan Statistics -- June 2026

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	198	\$117,182,992	78	\$58,028,946
Last Month	234	\$163,927,713	99	\$78,364,913
This Month Last Year	190	\$124,629,761	88	\$68,452,979
Description	Total Listings Taken	Inventory		
This Month	394	1,928		
Last Month	453	1,897		
This Month Last Year	507	2,194		

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South Okanagan Statistics -- June 2026

Quick Summary Part 2

Condo/Apt

Sales	34
New Listings	53
Current Inventory	276
Sell/Inv. Ratio	12.32%
Days to Sell	83
Average Price	\$370,926
Median Price	\$284,750

Condo/Townhouse

Sales	24
New Listings	44
Current Inventory	153
Sell/Inv. Ratio	15.69%
Days to Sell	61
Average Price	\$474,063
Median Price	\$477,500

Single Family (Excluding lakefront and acreages)

Sales	78
New Listings	139
Current Inventory	555
Sell/Inv. Ratio	14.05%
Days to Sell	66
Average Price	\$743,961
Median Price	\$682,500

Ratio of Sales vs Inventory	13.82%
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South Okanagan Statistics -- June 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	19	38	-50.00%	167	222	-24.77	150	187	-19.79
Duplex	17	23	-26.09%	104	117	-11.11	63	66	-4.55
Mobile Home	36	34	5.88%	204	174	17.24	132	109	21.10
Recreational	0	0	0.00%	0	0	0.00			0.00
Single Family*	139	194	-28.35%	936	1,100	-14.91	555	696	-20.26
Single Family Lakefront	17	14	21.43%	73	81	-9.88	59	58	1.72
3/4-Plex	3	1	200.00%	9	9	0.00	8	7	14.29
Timeshare	0	0	0.00%	0	0	0.00			0.00
Apartment	53	66	-19.70%	369	449	-17.82	276	360	-23.33
Townhouse	44	45	-2.22%	267	258	3.49	153	151	1.32
Residential Total	328	415	-20.96%	2,129	2,410	-11.66%	1,396	1,634	-14.57
FARMS	3	15	-80.00%	69	77	-10.39	64	69	-7.25
MULTIFAMILY	0	1	-100.00%	8	6	33.33	5	4	25.00
Residential Acreage	5	17	-70.59%	40	62	-35.48	45	74	-39.19
Residential Acreage Lakefront	0	1	-100.00%	1	2	-50.00	1	1	0.00
Residential Lot	19	25	-24.00%	161	194	-17.01	181	200	-9.50
Residential Lot Lakefront	2	1	100.00%	11	16	-31.25	12	13	-7.69
Residential Lots	26	44	-40.91%	213	274	-22.26%	239	288	-17.01
Business	4	5	-20.00%	29	20	45.00	27	19	42.11
Commercial**	23	22	4.55%	131	119	10.08	148	147	0.68
Land***	10	5	100.00%	58	36	61.11	49	33	48.48
COMM TOTAL	2	0	0.00%	2	0	0.00%	0	0	0.00
GRAND TOTAL	394	507	-22.29%	2,637	2,942	-10.37%	1,928	2,194	-12.12

* 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 -- June 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	6	13	-53.85%	\$7,312,000	\$13,990,000	-47.73%	96.87%	93.39%
Duplex	6	5	20.00%	\$3,373,138	\$2,801,500	20.40%	98.09%	98.51%
Mobile Home	25	12	108.33%	\$8,037,999	\$5,162,750	55.69%	95.61%	96.26%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	78	88	-11.36%	\$58,028,946	\$68,452,979	-15.23%	96.57%	96.95%
Single Family Lakefront	6	2	200.00%	\$6,971,750	\$4,285,000	62.70%	97.62%	95.65%
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	34	38	-10.53%	\$12,611,500	\$13,470,232	-6.38%	95.95%	97.18%
Townhouse	24	20	20.00%	\$11,377,500	\$11,412,300	-0.30%	96.79%	97.14%
Residential Total	179	178	0.56%	\$107,712,833	\$119,574,761	-9.92%	96.58%	96.52%
FARMS	4	1	300.00%	\$6,400,000	\$825,000	675.76%	82.43%	94.29%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	3	1	200.00%	\$785,680	\$360,000	118.24%	93.76%	96.00%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	4	4	0.00%	\$780,000	\$1,157,500	-32.61%	92.75%	94.18%
Residential Lot Lakefront	0	1	-100.00%	\$0	\$135,000	-100.00%	0.00%	94.74%
Residential Lots	7	6	16.67%	\$1,565,680	\$1,652,500	-5.25%	93.25%	94.62%
Business	0	3	-100.00%	\$0	\$1,165,000	-100.00%	0.00%	89.27%
Commercial**	4	1	300.00%	\$114,479	\$662,500	-82.72%	0.00%	94.64%
Land***	4	1	300.00%	\$1,390,000	\$750,000	85.33%	94.37%	96.77%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	198	190	4.21%	\$117,182,992	\$124,629,761	-5.98%	95.71%	96.40%

* 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 -- June 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	49	48	2.08%	\$54,337,750	\$60,227,388	-9.78%	92.63%	94.05%
Duplex	33	47	-29.79%	\$19,791,080	\$28,601,190	-30.80%	97.89%	97.41%
Mobile Home	90	69	30.43%	\$25,449,875	\$20,363,299	24.98%	94.74%	94.91%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	403	410	-1.71%	\$301,870,934	\$319,573,439	-5.54%	96.61%	96.72%
Single Family Lakefront	17	16	6.25%	\$24,785,750	\$27,480,000	-9.80%	92.82%	93.95%
3/4-Plex	2	2	0.00%	\$1,884,900	\$872,000	116.16%	97.92%	98.00%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	188	169	11.24%	\$76,440,012	\$68,524,755	11.55%	96.82%	96.66%
Townhouse	111	110	0.91%	\$55,731,642	\$55,588,759	0.26%	97.03%	97.21%
Residential Total	893	871	2.53%	\$560,291,943	\$581,230,830	-3.60%	96.07%	96.31%
FARMS	9	14	-35.71%	\$13,185,000	\$22,560,000	-41.56%	87.13%	89.45%
MULTIFAMILY	1	1	0.00%	\$750,000	\$1,150,000	-34.78%	86.31%	95.83%
Residential Acreage	8	7	14.29%	\$3,696,780	\$2,777,511	33.10%	91.94%	92.65%
Residential Acreage Lakefront	1	1	0.00%	\$650,000	\$249,000	161.04%	100.00%	100.00%
Residential Lot	26	31	-16.13%	\$6,027,017	\$8,583,899	-29.79%	93.40%	92.35%
Residential Lot Lakefront	2	2	0.00%	\$2,665,000	\$320,000	732.81%	96.21%	96.53%
Residential Lots	37	41	-9.76%	\$13,038,797	\$11,930,410	9.29%	93.84%	92.67%
Business	2	5	-60.00%	\$413,000	\$2,590,000	-84.05%	84.63%	91.58%
Commercial**	29	26	11.54%	\$26,528,854	\$26,556,507	-0.10%	89.44%	92.65%
Land***	8	4	100.00%	\$3,945,000	\$2,747,620	43.58%	86.02%	94.29%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	979	962	1.77%	\$618,152,593	\$648,765,367	-4.72%	95.42%	95.81%

* 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 -- June 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	\$1,218,667	\$1,076,154	13.24%	\$1,145,000	\$950,000	20.53%	53	86	-38.29%
Duplex	\$562,190	\$560,300	0.34%	\$577,450	\$524,000	10.20%	46	57	-19.89%
Mobile Home	\$321,520	\$430,229	-25.27%	\$255,000	\$275,000	-7.27%	87	96	-9.86%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$743,961	\$777,875	-4.36%	\$682,500	\$724,500	-5.80%	66	71	-7.63%
Single Family LF	\$1,161,958	\$2,142,500	-45.77%	\$987,500	\$2,142,500	-53.91%	52	170	-69.71%
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	\$370,926	\$354,480	4.64%	\$284,750	\$336,000	-15.25%	83	64	29.71%
Townhouse	\$474,063	\$570,615	-16.92%	\$477,500	\$594,000	-19.61%	61	71	-13.78%
Residential Total	\$601,748	\$671,768	-10.42%	\$570,000	\$625,000	-8.80%	70	73	-4.57%
FARMS	\$1,600,000	\$825,000	93.94%	\$1,260,000	\$825,000	52.73%	173	91	90.11%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$261,893	\$360,000	-27.25%	\$250,000	\$360,000	-30.56%	84	15	462.22%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$195,000	\$289,375	-32.61%	\$217,500	\$302,000	-27.98%	26	148	-82.80%
Res Lot LF	\$0	\$135,000	-100.00%	\$0	\$135,000	-100.00%	0	38	-100.00%
Residential Lots	\$223,669	\$275,417	-18.79%	\$245,000	\$289,500	-15.37%	51	108	-52.90%
Business	\$0	\$388,333	-100.00%	\$0	\$220,000	-100.00%	0	82	-100.00%
Commercial**	\$28,620	\$662,500	-95.68%	\$11	\$662,500	-100.00%	69	101	-32.18%
Land***	\$347,500	\$750,000	-53.67%	\$332,500	\$750,000	-55.67%	82	13	528.85%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$591,833	\$655,946	-9.77%	\$550,000	\$607,500	-9.47%	71	74	-3.86%

* 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 -- June 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	\$1,132,036	\$1,254,737	-9.78%	\$945,000	\$1,032,500	-8.47%	124	95	30.34%
Duplex	\$599,730	\$608,536	-1.45%	\$585,000	\$569,000	2.81%	50	56	-11.07%
Mobile Home	\$282,776	\$295,120	-4.18%	\$252,000	\$255,000	-1.18%	98	87	12.98%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$749,059	\$779,447	-3.90%	\$705,000	\$725,000	-2.76%	72	74	-1.92%
Single Family LF	\$1,457,985	\$1,717,500	-15.11%	\$1,400,000	\$1,497,500	-6.51%	102	87	17.21%
3/4-Plex	\$942,450	\$436,000	116.16%	\$942,450	\$436,000	116.16%	31	93	-67.20%
Timeshare	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$406,596	\$405,472	0.28%	\$350,000	\$352,500	-0.71%	114	102	12.16%
Townhouse	\$502,087	\$505,352	-0.65%	\$495,000	\$482,750	2.54%	69	73	-5.82%
Residential Total	\$628,130	\$667,314	-5.87%	\$580,000	\$600,000	-3.33%	86	81	6.37%
FARMS	\$1,465,000	\$1,611,429	-9.09%	\$1,365,000	\$1,700,000	-19.71%	138	96	44.63%
MULTIFAMILY	\$750,000	\$1,150,000	-34.78%	\$750,000	\$1,150,000	-34.78%	118	28	321.43%
Res Acreage	\$462,098	\$396,787	16.46%	\$317,840	\$321,500	-1.14%	184	107	72.54%
Res Acreage LF	\$650,000	\$249,000	161.04%	\$650,000	\$249,000	161.04%	198	2	9,800.00%
Res Lot	\$231,808	\$276,900	-16.28%	\$215,000	\$245,000	-12.24%	116	115	0.90%
Res Lot LF	\$1,332,500	\$160,000	732.81%	\$1,332,500	\$160,000	732.81%	20	28	-28.57%
Residential Lots	\$352,400	\$290,986	21.11%	\$245,000	\$257,000	-4.67%	128	107	19.89%
Business	\$206,500	\$518,000	-60.14%	\$206,500	\$325,000	-36.46%	132	74	77.90%
Commercial**	\$914,788	\$1,021,404	-10.44%	\$1,500	\$139,897	-98.93%	119	153	-22.32%
Land***	\$493,125	\$686,905	-28.21%	\$332,500	\$575,000	-42.17%	89	73	21.16%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$632,058	\$674,392	-6.28%	\$570,000	\$590,000	-3.39%	89	84	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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