

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

Report generated at midnight on 09/01/2026. Entries after 09/01/2026 will continue to be incorporated into the system and reflected in the updated statistics on the web portal.

Table of Contents

Table of Contents	2
Zone Totals	3
Quick Summary Part 1	5
Quick Summary Part 2	6
Listing Information	7
Sales Information (Month)	8
Sales Information (YTD)	9
Average/Median Price, Days to Sell (Month)	10
Average/Median Price, Days to Sell (YTD)	11

South Okanagan Statistics -- August 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	838	1,033	-18.88%	8,440	9,689	-12.89%
2 Units Sold	362	382	-5.24%	3,131	3,186	-1.73%
3 Sales Volume	\$276,870,718	\$305,513,375	-9.38%	\$2,594,413,433	\$2,616,404,022	-0.84%
4 List/Sell Ratio	96.05%	95.83%		95.77%	96.01%	
5 Days to Sell	78	65	19.13%	72	68	5.25%
6 Active Listings	3,953	4,335	-8.81%			
Area = North Okanagan						
1 Units Listed	270	340	-20.59%	2,671	3,156	-15.37%
2 Units Sold	135	184	-26.63%	1,162	1,275	-8.86%
3 Sales Volume	\$86,417,046	\$137,367,373	-37.09%	\$802,584,131	\$857,435,374	-6.40%
4 List/Sell Ratio	94.33%	96.19%		95.56%	95.98%	
5 Days to Sell	94	76	23.56%	84	78	7.62%
6 Active Listings	1,496	1,635	-8.50%			
Area = Shuswap / Revelstoke						
1 Units Listed	166	224	-25.89%	1,838	1,948	-5.65%
2 Units Sold	83	110	-24.55%	705	772	-8.68%
3 Sales Volume	\$51,153,092	\$71,729,914	-28.69%	\$468,921,087	\$482,255,702	-2.77%
4 List/Sell Ratio	95.70%	96.47%		95.27%	96.14%	
5 Days to Sell	90	74	22.56%	85	84	0.18%
6 Active Listings	1,135	1,150	-1.30%			
Area = South Okanagan						
1 Units Listed	277	357	-22.41%	3,290	3,733	-11.87%
2 Units Sold	129	183	-29.51%	1,291	1,359	-5.00%
3 Sales Volume	\$99,824,700	\$109,642,730	-8.95%	\$830,650,999	\$891,422,112	-6.82%
4 List/Sell Ratio	78.85%	95.92%		93.14%	95.81%	
5 Days to Sell	99	90	9.91%	90	86	3.98%
6 Active Listings	1,880	2,074	-9.35%			
Area = South Peace River						
1 Units Listed	82	79	3.80%	607	622	-2.41%
2 Units Sold	36	26	38.46%	292	301	-2.99%
3 Sales Volume	\$11,875,350	\$8,373,850	41.81%	\$92,316,739	\$94,065,950	-1.86%
4 List/Sell Ratio	95.94%	97.18%		96.48%	96.85%	
5 Days to Sell	60	106	-43.56%	79	93	-14.52%
6 Active Listings	405	376	7.71%			
Area = Kamloops and District						
1 Units Listed	435	509	-14.54%	4,339	4,514	-3.88%
2 Units Sold	231	229	0.87%	1,763	1,781	-1.01%
3 Sales Volume	\$135,074,514	\$148,124,293	-8.81%	\$1,068,895,357	\$1,105,773,185	-3.34%
4 List/Sell Ratio	96.69%	96.45%		96.78%	96.93%	
5 Days to Sell	70	67	4.46%	65	65	0.68%
6 Active Listings	2,066	2,160	-4.35%			
Area = Kootenay						
1 Units Listed	471	528	-10.80%	4,839	4,917	-1.59%
2 Units Sold	305	320	-4.69%	2,255	2,397	-5.92%
3 Sales Volume	\$190,295,234	\$164,604,452	15.61%	\$1,253,385,862	\$1,300,419,151	-3.62%
4 List/Sell Ratio	96.13%	95.52%		96.72%	96.20%	
5 Days to Sell	79	84	-5.70%	83	89	-6.65%
6 Active Listings	3,015	2,908	3.68%			

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	2,539	3,070	-17.30%	26,024	28,579	-8.94%
2 Units Sold	1,281	1,434	-10.67%	10,599	11,071	-4.26%
3 Sales Volume	\$851,510,654	\$945,355,985	-9.93%	\$7,111,167,608	\$7,347,775,496	-3.22%
4 List/Sell Ratio	93.58%	96.00%		95.73%	96.17%	
5 Days to Sell	81	76	6.90%	78	77	0.47%
6 Active Listings	13,950	14,638	-4.70%			

South Okanagan Statistics -- August 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	129	\$99,824,700	55	\$38,571,000
Last Month	183	\$112,673,706	75	\$56,104,983
This Month Last Year	183	\$109,642,730	91	\$64,461,800
Description	Total Listings Taken	Inventory		
This Month	277	1,880		
Last Month	376	1,923		
This Month Last Year	357	2,074		

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South Okanagan Statistics -- August 2026

Quick Summary Part 2

Condo/Apt

Sales	20
New Listings	42
Current Inventory	290
Sell/Inv. Ratio	6.90%
Days to Sell	80
Average Price	\$395,495
Median Price	\$380,000

Condo/Townhouse

Sales	8
New Listings	18
Current Inventory	137
Sell/Inv. Ratio	5.84%
Days to Sell	33
Average Price	\$787,313
Median Price	\$612,000

Single Family (Excluding lakefront and acreages)

Sales	55
New Listings	98
Current Inventory	531
Sell/Inv. Ratio	10.36%
Days to Sell	97
Average Price	\$701,291
Median Price	\$640,000

Ratio of Sales vs Inventory	8.66%
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South Okanagan Statistics -- August 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	22	19	15.79%	211	271	-22.14	155	186	-16.67
Duplex	10	12	-16.67%	129	147	-12.24	56	62	-9.68
Mobile Home	25	34	-26.47%	248	239	3.77	103	115	-10.43
Recreational	0	0	0.00%	0	0	0.00			0.00
Single Family*	98	130	-24.62%	1,158	1,404	-17.52	531	634	-16.25
Single Family Lakefront	6	12	-50.00%	86	102	-15.69	52	61	-14.75
3/4-Plex	0	2	-100.00%	9	12	-25.00	4	6	-33.33
Timeshare	0	0	0.00%	0	0	0.00			0.00
Apartment	42	47	-10.64%	471	561	-16.04	290	327	-11.31
Townhouse	18	36	-50.00%	322	330	-2.42	137	133	3.01
Residential Total	221	292	-24.32%	2,634	3,066	-14.09%	1,328	1,524	-12.86
FARMS	6	15	-60.00%	87	105	-17.14	70	73	-4.11
MULTIFAMILY	1	0	0.00%	9	6	50.00	2	1	100.00
Residential Acreage	6	7	-14.29%	55	75	-26.67	52	75	-30.67
Residential Acreage Lakefront	1	0	0.00%	2	2	0.00	1	1	0.00
Residential Lot	19	15	26.67%	195	232	-15.95	175	188	-6.91
Residential Lot Lakefront	1	2	-50.00%	13	21	-38.10	10	15	-33.33
Residential Lots	27	24	12.50%	265	330	-19.70%	238	279	-14.70
Business	3	1	200.00%	35	23	52.17	24	18	33.33
Commercial**	13	21	-38.10%	183	157	16.56	163	143	13.99
Land***	6	4	50.00%	77	46	67.39	55	36	52.78
COMM TOTAL	2	0	0.00%	2	0	0.00%	0	0	0.00
GRAND TOTAL	277	357	-22.41%	3,290	3,733	-11.87%	1,880	2,074	-9.35

* 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 -- August 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	8	-25.00%	\$18,515,000	\$7,260,500	155.01%	72.15%	96.66%
Duplex	5	5	0.00%	\$3,270,000	\$3,243,500	0.82%	96.95%	97.56%
Mobile Home	17	14	21.43%	\$5,172,500	\$3,282,150	57.59%	94.99%	94.52%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	55	91	-39.56%	\$38,571,000	\$64,461,800	-40.16%	96.29%	96.63%
Single Family Lakefront	5	3	66.67%	\$6,349,000	\$4,235,000	49.92%	95.57%	88.80%
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	20	35	-42.86%	\$7,909,900	\$13,436,780	-41.13%	96.34%	94.96%
Townhouse	8	19	-57.89%	\$6,298,500	\$8,993,000	-29.96%	97.50%	97.08%
Residential Total	116	175	-33.71%	\$86,085,900	\$104,912,730	-17.95%	89.81%	96.08%
FARMS	1	1	0.00%	\$0	\$1,075,000	-100.00%	0.00%	97.73%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Acreage	2	1	100.00%	\$475,000	\$340,000	39.71%	91.88%	97.15%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	6	4	50.00%	\$1,888,000	\$690,000	173.62%	91.65%	90.34%
Residential Lot Lakefront	0	1	-100.00%	\$0	\$875,000	-100.00%	0.00%	97.77%
Residential Lots	8	6	33.33%	\$2,363,000	\$1,905,000	24.04%	91.70%	94.83%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial**	4	1	300.00%	\$11,375,800	\$1,750,000	550.05%	62.59%	87.72%
Land***	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	129	183	-29.51%	\$99,824,700	\$109,642,730	-8.95%	78.85%	95.92%

* 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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South Okanagan Statistics -- August 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	62	69	-10.14%	\$81,050,750	\$81,320,138	-0.33%	87.51%	94.50%
Duplex	47	60	-21.67%	\$28,831,080	\$36,741,119	-21.53%	97.55%	97.27%
Mobile Home	134	103	30.10%	\$36,908,775	\$30,286,149	21.87%	94.74%	95.04%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	533	585	-8.89%	\$396,546,917	\$449,146,437	-11.71%	96.54%	96.58%
Single Family Lakefront	29	22	31.82%	\$41,561,750	\$35,915,000	15.72%	93.46%	92.88%
3/4-Plex	3	4	-25.00%	\$2,174,900	\$1,604,000	35.59%	97.80%	97.53%
Timeshare	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	235	240	-2.08%	\$96,023,412	\$95,934,935	0.09%	96.72%	96.46%
Townhouse	140	156	-10.26%	\$73,109,442	\$78,232,784	-6.55%	96.98%	97.22%
Residential Total	1,183	1,239	-4.52%	\$756,207,026	\$809,180,561	-6.55%	95.33%	96.22%
FARMS	10	15	-33.33%	\$13,185,000	\$23,635,000	-44.21%	52.47%	89.80%
MULTIFAMILY	1	2	-50.00%	\$750,000	\$2,250,000	-66.67%	86.31%	91.84%
Residential Acreage	10	11	-9.09%	\$4,171,780	\$5,817,511	-28.29%	91.93%	92.09%
Residential Acreage Lakefront	2	1	100.00%	\$1,250,000	\$249,000	402.01%	94.48%	100.00%
Residential Lot	34	48	-29.17%	\$8,440,017	\$13,320,899	-36.64%	93.03%	93.24%
Residential Lot Lakefront	2	3	-33.33%	\$2,665,000	\$1,195,000	123.01%	96.21%	97.43%
Residential Lots	48	63	-23.81%	\$16,526,797	\$20,582,410	-19.70%	93.35%	93.22%
Business	3	5	-40.00%	\$800,500	\$2,590,000	-69.09%	85.43%	91.58%
Commercial**	37	30	23.33%	\$38,747,677	\$29,806,521	30.00%	79.37%	92.78%
Land***	9	5	80.00%	\$4,434,000	\$3,377,620	31.28%	87.37%	94.77%
COMM TOTAL	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
GRAND TOTAL	1,291	1,359	-5.00%	\$830,650,999	\$891,422,112	-6.82%	93.14%	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 -- August 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	\$3,085,833	\$907,563	240.01%	\$987,500	\$802,750	23.01%	202	87	132.85%
Duplex	\$654,000	\$648,700	0.82%	\$570,000	\$658,000	-13.37%	51	25	100.00%
Mobile Home	\$304,265	\$234,439	29.78%	\$305,000	\$193,450	57.66%	89	78	13.96%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$701,291	\$708,371	-1.00%	\$640,000	\$670,000	-4.48%	97	85	14.77%
Single Family LF	\$1,269,800	\$1,411,667	-10.05%	\$1,060,000	\$1,500,000	-29.33%	88	118	-25.38%
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	\$395,495	\$383,908	3.02%	\$380,000	\$336,900	12.79%	80	131	-38.58%
Townhouse	\$787,313	\$473,316	66.34%	\$612,000	\$480,000	27.50%	33	67	-50.59%
Residential Total	\$742,120	\$599,501	23.79%	\$577,000	\$560,000	3.04%	92	90	1.45%
FARMS	\$0	\$1,075,000	-100.00%	\$0	\$1,075,000	-100.00%	98	28	250.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Acreage	\$237,500	\$340,000	-30.15%	\$237,500	\$340,000	-30.15%	339	183	85.25%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$314,667	\$172,500	82.42%	\$241,250	\$137,500	75.45%	115	88	31.24%
Res Lot LF	\$0	\$875,000	-100.00%	\$0	\$875,000	-100.00%	0	32	-100.00%
Residential Lots	\$295,375	\$317,500	-6.97%	\$241,250	\$250,000	-3.50%	171	94	81.40%
Business	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Commercial**	\$2,843,950	\$1,750,000	62.51%	\$3,187,500	\$1,750,000	82.14%	166	65	154.62%
Land***	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$779,880	\$599,141	30.17%	\$572,000	\$555,000	3.06%	99	90	9.91%

* 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 -- August 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	\$1,328,701	\$1,178,553	12.74%	\$950,000	\$997,438	-4.76%	125	91	36.69%
Duplex	\$613,427	\$612,352	0.18%	\$580,000	\$577,976	0.35%	60	53	14.21%
Mobile Home	\$275,439	\$294,040	-6.33%	\$227,500	\$251,000	-9.36%	95	84	12.88%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$743,990	\$767,772	-3.10%	\$690,000	\$719,000	-4.03%	75	74	1.51%
Single Family LF	\$1,433,164	\$1,632,500	-12.21%	\$1,060,000	\$1,587,500	-33.23%	89	92	-3.36%
3/4-Plex	\$724,967	\$401,000	80.79%	\$499,900	\$436,000	14.66%	48	79	-39.47%
Timeshare	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$408,610	\$399,729	2.22%	\$355,000	\$353,750	0.35%	114	117	-2.22%
Townhouse	\$522,210	\$501,492	4.13%	\$502,500	\$487,500	3.08%	69	75	-8.44%
Residential Total	\$639,769	\$653,092	-2.04%	\$580,000	\$590,000	-1.69%	87	84	3.73%
FARMS	\$1,465,000	\$1,575,667	-7.02%	\$1,365,000	\$1,650,000	-17.27%	134	91	47.36%
MULTIFAMILY	\$750,000	\$1,125,000	-33.33%	\$750,000	\$1,125,000	-33.33%	118	29	314.04%
Res Acreage	\$417,178	\$528,865	-21.12%	\$292,500	\$340,000	-13.97%	215	127	69.13%
Res Acreage LF	\$625,000	\$249,000	151.00%	\$625,000	\$249,000	151.00%	142	2	7,000.00%
Res Lot	\$248,236	\$277,519	-10.55%	\$222,500	\$260,000	-14.42%	118	123	-4.55%
Res Lot LF	\$1,332,500	\$398,333	234.52%	\$1,332,500	\$185,000	620.27%	20	29	-31.82%
Residential Lots	\$344,308	\$326,705	5.39%	\$247,500	\$270,000	-8.33%	135	118	14.76%
Business	\$266,833	\$518,000	-48.49%	\$275,000	\$325,000	-15.38%	124	74	67.12%
Commercial**	\$1,047,235	\$993,551	5.40%	\$2,500	\$257,500	-99.03%	118	142	-17.25%
Land***	\$492,667	\$675,524	-27.07%	\$365,000	\$630,000	-42.06%	79	70	13.18%
COMM TOTAL	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
GRAND TOTAL	\$644,415	\$655,940	-1.76%	\$570,000	\$579,900	-1.71%	90	86	3.98%

* 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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