

# **Kootenay Monthly Statistics**

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

**February 2025**

**Report generated at midnight on 03/01/2025. Entries after 03/01/2025 will continue to be incorporated into the system and reflected in the updated statistics on the web portal.**

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Kootenay Statistics -- February 2025

## 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	1,019	1,015	0.39%	2,082	1,731	20.28%
2 Units Sold	306	268	14.18%	578	486	18.93%
3 Sales Volume	\$265,004,250	\$187,910,921	41.03%	\$476,282,904	\$356,721,955	33.52%
4 List/Sell Ratio	96.08%	96.56%		94.66%	95.60%	
5 Days to Sell	76	74	2.78%	83	74	11.58%
6 Active Listings	3,520	2,880	22.22%			
<b>Area = North Okanagan</b>						
1 Units Listed	292	270	8.15%	553	491	12.63%
2 Units Sold	126	104	21.15%	216	181	19.34%
3 Sales Volume	\$79,826,186	\$63,333,984	26.04%	\$136,240,042	\$109,601,586	24.30%
4 List/Sell Ratio	96.00%	91.90%		96.33%	93.49%	
5 Days to Sell	113	92	22.19%	103	91	12.48%
6 Active Listings	1,146	1,070	7.10%			
<b>Area = Shuswap / Revelstoke</b>						
1 Units Listed	165	187	-11.76%	306	291	5.15%
2 Units Sold	50	50		112	110	1.82%
3 Sales Volume	\$27,585,984	\$36,994,412	-25.43%	\$61,115,900	\$69,540,716	-12.11%
4 List/Sell Ratio	96.30%	91.85%		95.21%	94.22%	
5 Days to Sell	96	112	-14.50%	111	118	-6.32%
6 Active Listings	710	652	8.90%			
<b>Area = South Okanagan</b>						
1 Units Listed	369	397	-7.05%	751	654	14.83%
2 Units Sold	115	112	2.68%	232	184	26.09%
3 Sales Volume	\$86,786,140	\$67,753,800	28.09%	\$159,615,029	\$114,786,250	39.05%
4 List/Sell Ratio	95.23%	95.91%		95.23%	94.97%	
5 Days to Sell	96	82	17.21%	102	101	1.08%
6 Active Listings	1,534	1,458	5.21%			
<b>Area = South Peace River</b>						
1 Units Listed	53	56	-5.36%	123	120	2.50%
2 Units Sold	28	32	-12.50%	51	54	-5.56%
3 Sales Volume	\$7,991,300	\$9,636,777	-17.07%	\$14,572,850	\$14,384,698	1.31%
4 List/Sell Ratio	95.72%	93.16%		96.12%	94.12%	
5 Days to Sell	109	210	-48.06%	111	165	-32.75%
6 Active Listings	314	358	-12.29%			
<b>Area = Kamloops and District</b>						
1 Units Listed	395	454	-13.00%	875	827	5.80%
2 Units Sold	169	167	1.20%	319	303	5.28%
3 Sales Volume	\$106,587,409	\$99,483,213	7.14%	\$192,512,237	\$175,585,774	9.64%
4 List/Sell Ratio	96.89%	97.08%		96.63%	96.73%	
5 Days to Sell	73	71	2.56%	77	70	9.59%
6 Active Listings	1,558	3	1,833.33%			
<b>Area = Kootenay</b>						
1 Units Listed	488	445	9.66%	882	797	10.66%
2 Units Sold	238	174	36.78%	436	327	33.33%
3 Sales Volume	\$122,106,087	\$80,689,944	51.33%	\$219,144,955	\$147,190,991	48.88%
4 List/Sell Ratio	96.76%	97.12%		96.35%	96.43%	
5 Days to Sell	105	98	6.57%	110	103	7.15%
6 Active Listings	2,098	0	0.00%			

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	2,781	2,824	-1.52%	5,572	4,911	13.46%
2 Units Sold	1,032	907	13.78%	1,944	1,645	18.18%
3 Sales Volume	\$695,887,356	\$545,803,051	27.50%	\$1,259,483,916	\$987,811,971	27.50%
4 List/Sell Ratio	96.21%	95.70%		95.55%	95.49%	
5 Days to Sell	91	88	2.98%	95	90	5.43%
6 Active Listings	10,880	6,421	69.44%			

Kootenay Statistics -- February 2025

# 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	238	\$122,106,087	112	\$63,706,887
Last Month	198	\$97,038,868	84	\$46,756,703
This Month Last Year	174	\$80,689,944	82	\$46,993,600
Description	Total Listings Taken	Inventory		
This Month	488	2,098		
Last Month	394	1,974		
This Month Last Year	445	0		

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Kootenay Statistics -- February 2025

## Quick Summary Part 2

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### Condo/Apt

Sales	25
New Listings	54
Current Inventory	178
Sell/Inv. Ratio	14.04%
Days to Sell	77
Average Price	\$328,621
Median Price	\$275,000

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### Condo/Townhouse

Sales	19
New Listings	28
Current Inventory	107
Sell/Inv. Ratio	17.76%
Days to Sell	98
Average Price	\$479,058
Median Price	\$392,000

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### Single Family (Excluding lakefront and acreages)

Sales	112
New Listings	184
Current Inventory	564
Sell/Inv. Ratio	19.86%
Days to Sell	85
Average Price	\$568,811
Median Price	\$536,000

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Ratio of Sales vs Inventory	18.37%
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Kootenay Statistics -- February 2025

## 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	48	50	-4.00%	81	75	8.00	227		0.00
Duplex	14	11	27.27%	23	21	9.52	43		0.00
Mobile Home	31	25	24.00%	50	48	4.17	97		0.00
Recreational	0	3	-100.00%	0	3	-100.00			0.00
Single Family*	184	169	8.88%	333	295	12.88	564		0.00
Single Family Lakefront	6	1	500.00%	13	4	225.00	26		0.00
3/4-Plex	0	0	0.00%	3	1	200.00	10		0.00
Apartment	54	44	22.73%	95	82	15.85	178		0.00
Townhouse	28	38	-26.32%	56	61	-8.20	107		0.00
Residential Total	365	341	7.04%	654	590	10.85%	1,252	0	0.00
FARMS	2	2	0.00%	5	3	66.67	12		0.00
MULTIFAMILY	0	1	-100.00%	1	1	0.00	11		0.00
Residential Acreage	32	25	28.00%	54	42	28.57	194		0.00
Residential Acreage Lakefront	2	4	-50.00%	2	5	-60.00	13		0.00
Residential Lot	52	32	62.50%	92	81	13.58	349		0.00
Residential Lot Lakefront	3	0	0.00%	3	2	50.00	11		0.00
Residential Lots	89	61	45.90%	151	130	16.15%	567	0	0.00
Business	5	8	-37.50%	8	12	-33.33	39		0.00
Commercial**	22	25	-12.00%	54	44	22.73	157		0.00
Land***	5	5	0.00%	9	13	-30.77	59		0.00
COMM TOTAL	32	38	-15.79%	71	69	2.90%	255	0	0.00
<b>GRAND TOTAL</b>	<b>488</b>	<b>443</b>	<b>10.16%</b>	<b>882</b>	<b>793</b>	<b>11.22%</b>	<b>2,097</b>	<b>0</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 -- February 2025

## 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	17	8	112.50%	\$15,795,249	\$6,119,000	158.13%	93.55%	94.43%
Duplex	8	6	33.33%	\$4,953,900	\$2,441,188	102.93%	98.95%	99.63%
Mobile Home	19	15	26.67%	\$6,164,238	\$4,738,781	30.08%	96.33%	96.00%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	112	82	36.59%	\$63,706,887	\$46,993,600	35.57%	97.60%	97.67%
Single Family Lakefront	2	0	0.00%	\$1,543,100	\$0	0.00%	98.99%	0.00%
3/4-Plex	2	0	0.00%	\$678,000	\$0	0.00%	99.87%	0.00%
Apartment	25	30	-16.67%	\$8,215,526	\$9,047,900	-9.20%	97.94%	98.09%
Townhouse	19	11	72.73%	\$9,102,095	\$4,801,000	89.59%	99.11%	98.38%
Residential Total	204	152	34.21%	\$110,158,995	\$74,141,469	48.58%	97.17%	97.44%
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	11	11	0.00%	\$3,454,000	\$3,486,500	-0.93%	89.95%	91.73%
Residential Acreage Lakefront	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential Lot	16	6	166.67%	\$2,626,076	\$778,900	237.15%	96.36%	91.05%
Residential Lot Lakefront	0	1	-100.00%	\$0	\$445,500	-100.00%	0.00%	94.99%
Residential Lots	27	18	50.00%	\$6,080,076	\$4,710,900	29.06%	92.61%	91.92%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial**	6	4	50.00%	\$5,547,016	\$1,837,575	201.87%	93.66%	98.16%
Land***	1	0	0.00%	\$320,000	\$0	0.00%	97.26%	0.00%
COMM TOTAL	7	4	75.00%	\$5,867,016	\$1,837,575	219.28%	93.85%	98.16%
<b>GRAND TOTAL</b>	<b>238</b>	<b>174</b>	<b>36.78%</b>	<b>\$122,106,087</b>	<b>\$80,689,944</b>	<b>51.33%</b>	<b>96.76%</b>	<b>97.12%</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 -- February 2025

## 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	35	20	75.00%	\$30,086,249	\$15,329,500	96.26%	94.93%	92.96%
Duplex	15	9	66.67%	\$8,549,400	\$3,891,688	119.68%	98.82%	98.57%
Mobile Home	39	29	34.48%	\$12,578,580	\$9,658,941	30.23%	96.25%	95.13%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Single Family*	196	135	45.19%	\$110,463,590	\$76,437,350	44.52%	97.00%	97.47%
Single Family Lakefront	6	0	0.00%	\$6,908,100	\$0	0.00%	92.68%	0.00%
3/4-Plex	3	0	0.00%	\$943,400	\$0	0.00%	99.43%	0.00%
Apartment	45	60	-25.00%	\$14,486,426	\$17,964,800	-19.36%	97.34%	97.54%
Townhouse	33	23	43.48%	\$12,833,595	\$8,381,000	53.13%	98.70%	97.79%
Residential Total	372	276	34.78%	\$196,849,339	\$131,663,279	49.51%	96.69%	96.81%
FARMS	1	0	0.00%	\$879,000	\$0	0.00%	98.88%	0.00%
MULTIFAMILY	1	0	0.00%	\$42,000	\$0	0.00%	93.33%	0.00%
Residential Acreage	17	20	-15.00%	\$5,584,000	\$5,998,900	-6.92%	92.24%	89.61%
Residential Acreage Lakefront	1	0	0.00%	\$300,000	\$0	0.00%	85.96%	0.00%
Residential Lot	30	19	57.89%	\$5,419,576	\$3,884,900	39.50%	94.42%	92.77%
Residential Lot Lakefront	1	1	0.00%	\$140,000	\$445,500	-68.57%	84.85%	94.99%
Residential Lots	49	40	22.50%	\$11,443,576	\$10,329,300	10.79%	92.98%	91.00%
Business	1	0	0.00%	\$35,000	\$0	0.00%	100.00%	0.00%
Commercial**	11	7	57.14%	\$9,576,040	\$4,437,607	115.79%	93.42%	99.23%
Land***	1	0	0.00%	\$320,000	\$0	0.00%	97.26%	0.00%
COMM TOTAL	13	7	85.71%	\$9,931,040	\$4,437,607	123.79%	93.56%	99.23%
<b>GRAND TOTAL</b>	<b>436</b>	<b>323</b>	<b>34.98%</b>	<b>\$219,144,955</b>	<b>\$146,430,186</b>	<b>49.66%</b>	<b>96.35%</b>	<b>96.45%</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 -- February 2025

## 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	\$929,132	\$764,875	21.48%	\$899,000	\$752,500	19.47%	155	178	-13.09%
Duplex	\$619,238	\$406,865	52.20%	\$676,200	\$329,594	105.16%	95	77	23.05%
Mobile Home	\$324,434	\$315,919	2.70%	\$274,000	\$255,000	7.45%	130	79	64.62%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$568,811	\$573,093	-0.75%	\$536,000	\$516,750	3.73%	85	74	14.95%
Single Family LF	\$771,550	\$0	0.00%	\$771,550	\$0	0.00%	21	0	0.00%
3/4-Plex	\$339,000	\$0	0.00%	\$339,000	\$0	0.00%	18	0	0.00%
Apartment	\$328,621	\$301,597	8.96%	\$275,000	\$274,000	0.36%	77	84	-8.37%
Townhouse	\$479,058	\$436,455	9.76%	\$392,000	\$429,000	-8.62%	98	86	13.41%
Residential Total	\$539,995	\$487,773	10.71%	\$517,500	\$445,250	16.23%	94	83	13.68%
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	\$314,000	\$316,955	-0.93%	\$170,000	\$330,000	-48.48%	181	205	-11.83%
Res Acreage LF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Res Lot	\$164,130	\$129,817	26.43%	\$143,500	\$119,000	20.59%	212	258	-18.08%
Res Lot LF	\$0	\$445,500	-100.00%	\$0	\$445,500	-100.00%	0	137	-100.00%
Residential Lots	\$225,188	\$261,717	-13.96%	\$149,000	\$190,000	-21.58%	199	219	-9.14%
Business	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Commercial**	\$924,503	\$459,394	101.24%	\$405,000	\$563,000	-28.06%	45	133	-65.91%
Land***	\$320,000	\$0	0.00%	\$320,000	\$0	0.00%	16	0	0.00%
COMM TOTAL	\$838,145	\$459,394	82.45%	\$320,000	\$563,000	-43.16%	41	133	-69.06%
<b>GRAND TOTAL</b>	<b>\$513,051</b>	<b>\$463,735</b>	<b>10.63%</b>	<b>\$472,500</b>	<b>\$427,000</b>	<b>10.66%</b>	<b>105</b>	<b>98</b>	<b>6.57%</b>

\* Excludes lakefront and acreage.

\*\* Inclusive of Hospitality/Resort, industrial, Mixed use, office retail, services and specialty property subtypes

\*\*\*Excludes residential land

Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings. e & oe

Kootenay Statistics -- February 2025

## 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	\$859,607	\$766,475	12.15%	\$810,000	\$732,500	10.58%	168	167	0.68%
Duplex	\$569,960	\$432,410	31.81%	\$525,000	\$399,500	31.41%	94	73	27.64%
Mobile Home	\$322,528	\$333,067	-3.16%	\$270,000	\$258,000	4.65%	104	97	7.49%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Single Family*	\$563,590	\$566,203	-0.46%	\$530,000	\$513,500	3.21%	98	83	17.36%
Single Family LF	\$1,151,350	\$0	0.00%	\$1,062,500	\$0	0.00%	32	0	0.00%
3/4-Plex	\$314,467	\$0	0.00%	\$269,000	\$0	0.00%	24	0	0.00%
Apartment	\$321,921	\$299,413	7.52%	\$275,000	\$274,000	0.36%	76	81	-6.28%
Townhouse	\$388,897	\$364,391	6.73%	\$319,000	\$340,000	-6.18%	107	84	26.82%
Residential Total	\$529,165	\$477,041	10.93%	\$482,500	\$440,000	9.66%	101	90	12.55%
FARMS	\$879,000	\$0	0.00%	\$879,000	\$0	0.00%	129	0	0.00%
MULTIFAMILY	\$42,000	\$0	0.00%	\$42,000	\$0	0.00%	14	0	0.00%
Res Acreage	\$328,471	\$299,945	9.51%	\$275,000	\$234,950	17.05%	186	170	9.88%
Res Acreage LF	\$300,000	\$0	0.00%	\$300,000	\$0	0.00%	205	0	0.00%
Res Lot	\$180,653	\$204,468	-11.65%	\$140,000	\$135,000	3.70%	190	186	1.76%
Res Lot LF	\$140,000	\$445,500	-68.57%	\$140,000	\$445,500	-68.57%	54	137	-60.58%
Residential Lots	\$233,542	\$258,233	-9.56%	\$169,500	\$211,250	-19.76%	186	177	5.26%
Business	\$35,000	\$0	0.00%	\$35,000	\$0	0.00%	52	0	0.00%
Commercial**	\$870,549	\$633,944	37.32%	\$550,000	\$478,000	15.06%	78	151	-48.55%
Land***	\$320,000	\$0	0.00%	\$320,000	\$0	0.00%	16	0	0.00%
COMM TOTAL	\$763,926	\$633,944	20.50%	\$499,000	\$478,000	4.39%	71	151	-52.99%
<b>GRAND TOTAL</b>	<b>\$502,626</b>	<b>\$453,344</b>	<b>10.87%</b>	<b>\$442,500</b>	<b>\$420,000</b>	<b>5.36%</b>	<b>110</b>	<b>102</b>	<b>7.57%</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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