

Kootenay Monthly Statistics
November 2024

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Kootenay Statistics -- November 2024

Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	729	760	-4.08%	12,104	10,803	12.04%
2 Units Sold	333	254	31.10%	3,974	4,188	-5.11%
3 Sales Volume	\$281,538,594	\$206,119,390	36.59%	\$3,148,882,286	\$3,372,779,671	-6.64%
4 List/Sell Ratio	94.13%	93.04%		95.95%	96.57%	
5 Days to Sell	74	61	20.30%	63	57	11.91%
6 Active Listings	3,637	3,079	18.12%			
Area = North Okanagan						
1 Units Listed	212	213	-0.47%	3,631	3,460	4.94%
2 Units Sold	128	116	10.34%	1,551	1,621	-4.32%
3 Sales Volume	\$84,290,974	\$76,737,557	9.84%	\$1,065,615,385	\$1,089,514,988	-2.19%
4 List/Sell Ratio	96.80%	94.91%		94.94%	96.57%	
5 Days to Sell	78	66	18.17%	76	64	18.38%
6 Active Listings	1,196	1,149	4.09%			
Area = Shuswap / Revelstoke						
1 Units Listed	91	134	-32.09%	2,465	2,054	20.01%
2 Units Sold	64	59	8.47%	1,011	951	6.31%
3 Sales Volume	\$45,494,563	\$37,432,011	21.54%	\$656,847,322	\$583,628,756	12.55%
4 List/Sell Ratio	95.33%	94.33%		95.12%	96.04%	
5 Days to Sell	113	91	25.04%	79	79	0.04%
6 Active Listings	852	760	12.11%			
Area = South Okanagan						
1 Units Listed	251	266	-5.64%	4,588	4,267	7.52%
2 Units Sold	141	85	65.88%	1,663	1,599	4.00%
3 Sales Volume	\$82,975,047	\$47,067,324	76.29%	\$1,061,332,708	\$1,041,426,839	1.91%
4 List/Sell Ratio	94.44%	94.66%		95.06%	96.02%	
5 Days to Sell	113	82	36.92%	90	74	21.07%
6 Active Listings	1,651	1,529	7.98%			
Area = South Peace River						
1 Units Listed	48	35	37.14%	788	805	-2.11%
2 Units Sold	35	28	25.00%	434	419	3.58%
3 Sales Volume	\$8,934,538	\$6,914,411	29.22%	\$135,217,386	\$124,415,881	8.68%
4 List/Sell Ratio	95.78%	95.62%		95.48%	95.59%	
5 Days to Sell	106	69	53.05%	100	95	5.66%
6 Active Listings	351	389	-9.77%			
Area = Kamloops and District						
1 Units Listed	363	314	15.61%	5,723	5,026	13.87%
2 Units Sold	193	176	9.66%	2,410	2,441	-1.27%
3 Sales Volume	\$112,429,963	\$104,242,048	7.85%	\$1,461,176,769	\$1,424,267,742	2.59%
4 List/Sell Ratio	96.15%	96.66%		97.01%	97.07%	
5 Days to Sell	70	63	11.26%	62	59	5.01%
6 Active Listings	1,721	1 2,000.00%				
Area = Kootenay						
1 Units Listed	341	311	9.65%	6,156	5,585	10.22%
2 Units Sold	221	212	4.25%	3,075	3,044	1.02%
3 Sales Volume	\$117,284,893	\$96,230,977	21.88%	\$1,581,676,648	\$1,493,664,378	5.89%
4 List/Sell Ratio	96.66%	95.49%		96.47%	96.04%	
5 Days to Sell	89	92	-2.61%	84	80	5.24%
6 Active Listings	2,300	2 4,900.00%				

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Area = Grand Total

1 Units Listed	2,035	2,033	0.10%	35,455	32,000	10.80%
2 Units Sold	1,115	930	19.89%	14,118	14,263	-1.02%
3 Sales Volume	\$732,948,572	\$574,743,717	27.53%	\$9,110,748,505	\$9,129,698,256	-0.21%
4 List/Sell Ratio	95.27%	94.59%		95.92%	96.45%	
5 Days to Sell	85	73	15.99%	74	67	10.32%
6 Active Listings	11,708	6,909	69.46%			

Kootenay Statistics -- November 2024

Quick Summary Part 1

Residential				
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	221	\$117,284,893	97	\$60,770,688
Last Month	250	\$126,673,616	113	\$69,006,638
This Month Last Year	212	\$96,230,977	97	\$52,714,593

Description	Total Listings Taken	Inventory
This Month	341	2,300
Last Month	419	2,548
This Month Last Year	311	2

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Kootenay Statistics -- November 2024

Quick Summary Part 2

Condo/Apt

Sales	33
New Listings	36
Current Inventory	154
Sell/Inv. Ratio	21.43%
Days to Sell	113
Average Price	\$328,670
Median Price	\$298,000

Condo/Townhouse

Sales	21
New Listings	23
Current Inventory	114
Sell/Inv. Ratio	18.42%
Days to Sell	53
Average Price	\$535,233
Median Price	\$480,000

Lots

Sales	23
New Listings	66
Current Inventory	642
Sell/Inv. Ratio	3.58%
Days to Sell	106
Average Price	\$249,304
Median Price	\$155,000

Residential

Sales	97
New Listings	132
Current Inventory	652
Sell/Inv. Ratio	14.88%
Days to Sell	87
Average Price	\$626,502
Median Price	\$550,000

Ratio of Sales vs Inventory	14.96%
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Kootenay Statistics -- November 2024

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 = Kootenay									
Acreage/House	22	27	-18.52%	694	603	15.09	275	1	27,400.00
Duplex	10	7	42.86%	141	98	43.88	41		0.00
Mobile Home	24	32	-25.00%	451	338	33.43	133		0.00
Recreational	0	3	-100.00%	21	63	-66.67	1		0.00
Residential	132	118	11.86%	2,401	2,155	11.42	652		0.00
Residential WF	1	0	0.00%	2	0	0.00	2		0.00
3/4-Plex	0	0	0.00%	18	11	63.64	8		0.00
Apartment	36	35	2.86%	572	559	2.33	154		0.00
Townhouse	23	13	76.92%	364	289	25.95	114		0.00
RES TOTAL	248	235	5.53%	4,664	4,116	13.31%	1,380	1	137,900.00
FARMS	0	2	-100.00%	16	8	100.00	10		0.00
MULTIFAMILY	0	1	-100.00%	16	16	0.00	13		0.00
Acreage	19	19	0.00%	424	385	10.13	243		0.00
Lots	47	31	51.61%	651	644	1.09	398		0.00
Lots WF	0	0	0.00%	1	0	0.00	1		0.00
LOTS TOTAL	66	50	32.00%	1,076	1,029	4.57%	642	0	0.00
Business	5	6	-16.67%	62	81	-23.46	45		0.00
Commercial	17	8	112.50%	229	183	25.14	152		0.00
Land	5	4	25.00%	69	58	18.97	57	1	5,600.00
COMM TOTAL	27	18	50.00%	360	322	11.80%	254	1	25,300.00
GRAND TOTAL	341	306	11.44%	6,132	5,491	11.67%	2,299	2	114,850.00

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

Kootenay Statistics -- November 2024

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 = Kootenay								
Acreage/House	18	14	28.57%	\$13,885,329	\$13,202,450	5.17%	95.84%	92.09%
Duplex	8	4	100.00%	\$4,781,000	\$2,360,000	102.58%	96.03%	97.61%
Mobile Home	17	20	-15.00%	\$4,956,876	\$6,973,700	-28.92%	96.47%	96.26%
Recreational	0	1	-100.00%	\$0	\$225,000	-100.00%	0.00%	90.36%
Residential	97	97	0.00%	\$60,770,688	\$52,714,593	15.28%	96.98%	96.51%
Residential WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	33	25	32.00%	\$10,846,100	\$5,712,620	89.86%	96.84%	97.00%
Townhouse	21	16	31.25%	\$11,239,900	\$5,134,000	118.93%	98.86%	97.64%
RES TOTAL	194	177	9.60%	\$106,479,893	\$86,322,363	23.35%	96.95%	95.90%
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%
Acreage	7	11	-36.36%	\$2,544,000	\$3,824,000	-33.47%	93.67%	93.32%
Lots	16	13	23.08%	\$3,190,000	\$1,664,399	91.66%	93.49%	83.02%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	23	24	-4.17%	\$5,734,000	\$5,488,399	4.47%	93.57%	89.94%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	3	5	-40.00%	\$4,495,000	\$3,260,016	37.88%	94.06%	93.84%
Land	1	0	0.00%	\$576,000	\$0	0.00%	97.64%	0.00%
COMM TOTAL	4	5	-20.00%	\$5,071,000	\$3,260,016	55.55%	94.45%	93.84%
GRAND TOTAL	221	206	7.28%	\$117,284,893	\$95,070,778	23.37%	96.66%	95.46%

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Kootenay Statistics -- November 2024

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 = Kootenay								
Acreage/House	271	249	8.84%	\$212,364,109	\$205,832,528	3.17%	96.07%	94.41%
Duplex	83	75	10.67%	\$42,210,138	\$37,505,450	12.54%	96.75%	98.13%
Mobile Home	259	206	25.73%	\$89,577,681	\$74,977,553	19.47%	95.74%	96.35%
Recreational	9	11	-18.18%	\$2,921,000	\$3,027,813	-3.53%	95.22%	96.46%
Residential	1,411	1,393	1.29%	\$881,380,980	\$811,218,833	8.65%	97.23%	97.27%
Residential WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
3/4-Plex	5	7	-28.57%	\$4,044,000	\$2,558,900	58.04%	92.90%	97.10%
Apartment	365	414	-11.84%	\$109,072,068	\$109,294,103	-0.20%	96.89%	97.49%
Townhouse	210	206	1.94%	\$96,952,575	\$93,527,295	3.66%	98.31%	98.20%
RES TOTAL	2,613	2,561	2.03%	\$1,438,522,551	\$1,337,942,475	7.52%	96.98%	96.87%
FARMS	1	0	0.00%	\$1,000,000	\$0	0.00%	86.96%	0.00%
MULTIFAMILY	1	11	-90.91%	\$900,000	\$32,267,000	-97.21%	90.23%	90.85%
Acreage	140	107	30.84%	\$44,996,499	\$35,788,950	25.73%	91.57%	86.21%
Lots	220	231	-4.76%	\$39,994,600	\$39,743,271	0.63%	93.11%	92.77%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	360	338	6.51%	\$84,991,099	\$75,532,221	12.52%	92.29%	89.54%
Business	10	9	11.11%	\$13,797,888	\$6,407,000	115.36%	86.67%	84.17%
Commercial	60	48	25.00%	\$35,050,846	\$23,100,099	51.73%	92.03%	85.72%
Land	5	7	-28.57%	\$1,878,500	\$4,879,500	-61.50%	86.85%	86.90%
COMM TOTAL	75	64	17.19%	\$50,727,234	\$34,386,599	47.52%	90.31%	85.59%
GRAND TOTAL	3,050	2,974	2.56%	\$1,576,140,884	\$1,480,128,295	6.49%	96.48%	96.04%

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Kootenay Statistics -- November 2024

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 = Kootenay									
Acreage/House	\$771,407	\$943,032	-18.20%	\$778,500	\$753,225	3.36%	78	105	-25.41%
Duplex	\$597,625	\$590,000	1.29%	\$584,500	\$590,000	-0.93%	75	55	36.07%
Mobile Home	\$291,581	\$348,685	-16.38%	\$280,476	\$341,250	-17.81%	81	114	-29.20%
Recreational	\$0	\$225,000	-100.00%	\$0	\$225,000	-100.00%	0	174	-100.00%
Residential	\$626,502	\$543,449	15.28%	\$550,000	\$499,900	10.02%	87	76	13.48%
Residential WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$328,670	\$228,505	43.83%	\$298,000	\$189,900	56.92%	113	100	12.88%
Townhouse	\$535,233	\$320,875	66.80%	\$480,000	\$387,500	23.87%	53	68	-23.04%
RES TOTAL	\$548,865	\$487,697	12.54%	\$499,500	\$435,000	14.83%	86	86	0.05%
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%
Acreage	\$363,429	\$347,636	4.54%	\$290,000	\$330,000	-12.12%	144	101	42.18%
Lots	\$199,375	\$128,031	55.72%	\$119,000	\$121,500	-2.06%	89	187	-52.40%
Lots WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
LOTS TOTAL	\$249,304	\$228,683	9.02%	\$155,000	\$220,000	-29.55%	106	148	-28.44%
Business	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Commercial	\$1,498,333	\$652,003	129.80%	\$1,100,000	\$725,000	51.72%	214	101	111.79%
Land	\$576,000	\$0	0.00%	\$576,000	\$0	0.00%	86	0	0.00%
COMM TOTAL	\$1,267,750	\$652,003	94.44%	\$838,000	\$725,000	15.59%	182	101	80.09%
GRAND TOTAL	\$530,701	\$461,509	14.99%	\$485,000	\$413,950	17.16%	89	93	-4.01%

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Kootenay Statistics -- November 2024

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 = Kootenay									
Acreage/House	\$783,631	\$826,637	-5.20%	\$725,000	\$731,500	-0.89%	95	100	-5.02%
Duplex	\$508,556	\$500,073	1.70%	\$512,000	\$450,000	13.78%	68	67	1.61%
Mobile Home	\$345,860	\$363,969	-4.98%	\$319,900	\$342,500	-6.60%	78	82	-4.62%
Recreational	\$324,556	\$275,256	17.91%	\$330,000	\$218,000	51.38%	114	93	23.54%
Residential	\$624,650	\$582,354	7.26%	\$560,000	\$534,000	4.87%	72	64	12.81%
Residential WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
3/4-Plex	\$808,800	\$365,557	121.25%	\$949,000	\$420,000	125.95%	232	134	73.32%
Apartment	\$298,828	\$263,995	13.19%	\$290,000	\$242,625	19.53%	73	72	1.07%
Townhouse	\$461,679	\$454,016	1.69%	\$412,250	\$439,000	-6.09%	73	75	-1.46%
RES TOTAL	\$550,525	\$522,430	5.38%	\$508,500	\$476,500	6.72%	75	71	5.79%
FARMS	\$1,000,000	\$0	0.00%	\$1,000,000	\$0	0.00%	43	0	0.00%
MULTIFAMILY	\$900,000	\$2,933,364	-69.32%	\$900,000	\$2,250,000	-60.00%	301	178	69.10%
Acreage	\$321,404	\$334,476	-3.91%	\$262,500	\$275,000	-4.55%	132	111	18.99%
Lots	\$181,794	\$172,049	5.66%	\$145,000	\$135,000	7.41%	137	140	-2.84%
Lots WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
LOTS TOTAL	\$236,086	\$223,468	5.65%	\$185,000	\$175,000	5.71%	135	131	2.72%
Business	\$1,379,789	\$711,889	93.82%	\$326,944	\$130,000	151.50%	184	212	-12.84%
Commercial	\$584,181	\$481,252	21.39%	\$464,000	\$355,000	30.70%	152	131	16.33%
Land	\$375,700	\$697,071	-46.10%	\$385,000	\$435,000	-11.49%	100	357	-72.13%
COMM TOTAL	\$676,363	\$537,291	25.88%	\$400,000	\$325,000	23.08%	153	167	-8.35%
GRAND TOTAL	\$516,768	\$497,689	3.83%	\$470,000	\$449,900	4.47%	84	81	4.77%

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