

**Kootenay Monthly Statistics
December 2024**

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

Kootenay Statistics -- December 2024

Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	411	385	6.75%	12,585	11,188	12.49%
2 Units Sold	276	197	40.10%	4,250	4,385	-3.08%
3 Sales Volume	\$208,149,971	\$164,902,480	26.23%	\$3,357,032,257	\$3,537,682,151	-5.11%
4 List/Sell Ratio	95.73%	94.54%		95.94%	96.47%	
5 Days to Sell	76	64	19.52%	64	57	12.76%
6 Active Listings	3,128	2,662	17.51%			
Area = North Okanagan						
1 Units Listed	164	130	26.15%	3,822	3,590	6.46%
2 Units Sold	94	72	30.56%	1,645	1,693	-2.84%
3 Sales Volume	\$75,573,476	\$46,826,589	61.39%	\$1,141,178,861	\$1,136,341,577	0.43%
4 List/Sell Ratio	97.04%	90.08%		95.08%	96.28%	
5 Days to Sell	102	71	43.02%	78	65	20.10%
6 Active Listings	1,044	999	4.50%			
Area = Shuswap / Revelstoke						
1 Units Listed	68	63	7.94%	2,553	2,117	20.60%
2 Units Sold	36	45	-20.00%	1,047	996	5.12%
3 Sales Volume	\$21,652,000	\$24,080,599	-10.09%	\$678,499,322	\$607,709,355	11.65%
4 List/Sell Ratio	95.46%	94.95%		95.14%	96.00%	
5 Days to Sell	118	89	32.27%	80	79	1.14%
6 Active Listings	709	624	13.62%			
Area = South Okanagan						
1 Units Listed	160	141	13.48%	4,796	4,409	8.78%
2 Units Sold	90	71	26.76%	1,753	1,670	4.97%
3 Sales Volume	\$52,117,244	\$37,782,462	37.94%	\$1,113,449,952	\$1,079,209,301	3.17%
4 List/Sell Ratio	95.51%	89.93%		95.08%	95.80%	
5 Days to Sell	86	99	-12.45%	90	75	19.16%
6 Active Listings	1,471	1,339	9.86%			
Area = South Peace River						
1 Units Listed	22	27	-18.52%	813	835	-2.63%
2 Units Sold	19	22	-13.64%	453	441	2.72%
3 Sales Volume	\$7,942,011	\$7,109,000	11.72%	\$143,159,397	\$131,524,881	8.85%
4 List/Sell Ratio	100.08%	94.33%		95.73%	95.52%	
5 Days to Sell	144	132	9.18%	102	97	5.54%
6 Active Listings	318	346	-8.09%			
Area = Kamloops and District						
1 Units Listed	198	207	-4.35%	5,922	5,233	13.17%
2 Units Sold	140	101	38.61%	2,547	2,542	0.20%
3 Sales Volume	\$77,693,500	\$60,777,525	27.83%	\$1,535,786,269	\$1,485,045,267	3.42%
4 List/Sell Ratio	96.12%	96.15%		96.96%	97.03%	
5 Days to Sell	80	64	24.44%	63	59	6.32%
6 Active Listings	1,473	3	9,000.00%			
Area = Kootenay						
1 Units Listed	219	195	12.31%	6,376	5,780	10.31%
2 Units Sold	156	132	18.18%	3,230	3,176	1.70%
3 Sales Volume	\$73,240,164	\$57,600,717	27.15%	\$1,654,409,412	\$1,551,265,095	6.65%
4 List/Sell Ratio	96.35%	94.12%		96.47%	95.97%	
5 Days to Sell	110	99	10.90%	86	81	5.75%
6 Active Listings	2,087	8	5,987.50%			

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	1,242	1,148	8.19%	36,867	33,152	11.21%
2 Units Sold	811	640	26.72%	14,925	14,903	0.15%
3 Sales Volume	\$516,368,366	\$399,079,372	29.39%	\$9,623,515,471	\$9,528,777,628	0.99%
4 List/Sell Ratio	96.10%	93.74%		95.93%	96.33%	
5 Days to Sell	91	80	13.67%	75	68	10.77%
6 Active Listings	10,230	5,981	71.04%			

Kootenay Statistics -- December 2024

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	156	\$73,240,164	58	\$36,299,477
Last Month	220	\$116,777,493	96	\$60,263,288
This Month Last Year	132	\$57,600,717	55	\$28,140,325

Description	Total Listings Taken	Inventory
This Month	219	2,087
Last Month	341	2,300
This Month Last Year	195	8

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Kootenay Statistics -- December 2024

Quick Summary Part 2

Condo/Apt

Sales	24
New Listings	31
Current Inventory	147
Sell/Inv. Ratio	16.33%
Days to Sell	73
Average Price	\$373,821
Median Price	\$322,500

Condo/Townhouse

Sales	10
New Listings	16
Current Inventory	110
Sell/Inv. Ratio	9.09%
Days to Sell	101
Average Price	\$361,740
Median Price	\$361,000

Lots

Sales	24
New Listings	31
Current Inventory	568
Sell/Inv. Ratio	4.23%
Days to Sell	189
Average Price	\$250,958
Median Price	\$225,000

Residential

Sales	58
New Listings	78
Current Inventory	584
Sell/Inv. Ratio	9.93%
Days to Sell	87
Average Price	\$625,853
Median Price	\$523,250

Ratio of Sales vs Inventory	11.06%
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Kootenay Statistics -- December 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	15	16	-6.25%	709	619	14.54	238	2	11,800.00
Duplex	8	5	60.00%	149	103	44.66	40		0.00
Mobile Home	10	8	25.00%	461	346	33.24	112		0.00
Recreational	0	2	-100.00%	21	65	-67.69			0.00
Residential	78	56	39.29%	2,480	2,211	12.17	584		0.00
Residential WF	1	0	0.00%	3	0	0.00	3		0.00
3/4-Plex	2	0	0.00%	20	11	81.82	8		0.00
Apartment	31	25	24.00%	604	584	3.42	147		0.00
Townhouse	16	13	23.08%	380	302	25.83	110		0.00
RES TOTAL	161	125	28.80%	4,827	4,241	13.82%	1,242	2	62,000.00
FARMS	3	0	0.00%	19	8	137.50	13		0.00
MULTIFAMILY	1	0	0.00%	17	16	6.25	13		0.00
Acreage	9	13	-30.77%	433	398	8.79	208	1	20,700.00
Lots	22	35	-37.14%	672	679	-1.03	360		0.00
Lots WF	0	0	0.00%	1	0	0.00			0.00
LOTS TOTAL	31	48	-35.42%	1,106	1,077	2.69%	568	1	56,700.00
Business	1	2	-50.00%	63	83	-24.10	39		0.00
Commercial	16	12	33.33%	245	195	25.64	150	2	7,400.00
Land	6	6	0.00%	75	64	17.19	61	3	1,933.33
COMM TOTAL	23	20	15.00%	383	342	11.99%	250	5	4,900.00
GRAND TOTAL	219	193	13.47%	6,352	5,684	11.75%	2,086	8	25,975.00

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

Kootenay Statistics -- December 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	10	14	-28.57%	\$9,842,000	\$8,735,400	12.67%	97.20%	94.85%
Duplex	2	3	-33.33%	\$861,156	\$1,275,000	-32.46%	101.43%	97.78%
Mobile Home	17	9	88.89%	\$4,475,400	\$2,464,000	81.63%	95.00%	96.25%
Recreational	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Residential	58	55	5.45%	\$36,299,477	\$28,140,325	28.99%	97.19%	94.39%
Residential WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
3/4-Plex	1	1	0.00%	\$343,500	\$530,000	-35.19%	91.60%	92.17%
Apartment	24	22	9.09%	\$8,971,700	\$6,072,755	47.74%	97.20%	98.50%
Townhouse	10	5	100.00%	\$3,617,400	\$1,595,000	126.80%	97.76%	95.77%
RES TOTAL	122	109	11.93%	\$64,410,633	\$48,812,480	31.96%	97.09%	95.16%
FARMS	0	1	-100.00%	\$0	\$755,000	-100.00%	0.00%	94.39%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	13	7	85.71%	\$4,309,500	\$3,701,500	16.43%	92.71%	85.87%
Lots	11	4	175.00%	\$1,713,500	\$537,000	219.09%	87.98%	98.35%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	24	11	118.18%	\$6,023,000	\$4,238,500	42.10%	91.31%	87.27%
Business	2	2	0.00%	\$190,000	\$1,705,000	-88.86%	83.70%	92.16%
Commercial	8	6	33.33%	\$2,616,531	\$1,634,737	60.06%	91.70%	90.45%
Land	0	2	-100.00%	\$0	\$315,000	-100.00%	0.00%	70.16%
COMM TOTAL	10	10	0.00%	\$2,806,531	\$3,654,737	-23.21%	91.11%	89.00%
GRAND TOTAL	156	131	19.08%	\$73,240,164	\$57,460,717	27.46%	96.35%	94.11%

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Kootenay Statistics -- December 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	281	263	6.84%	\$222,206,109	\$214,567,928	3.56%	96.12%	94.43%
Duplex	85	78	8.97%	\$43,071,294	\$38,780,450	11.06%	96.84%	98.12%
Mobile Home	276	215	28.37%	\$94,053,081	\$77,441,553	21.45%	95.71%	96.34%
Recreational	9	11	-18.18%	\$2,921,000	\$3,027,813	-3.53%	95.22%	96.46%
Residential	1,468	1,448	1.38%	\$917,173,057	\$839,359,158	9.27%	97.23%	97.17%
Residential WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
3/4-Plex	6	8	-25.00%	\$4,387,500	\$3,088,900	42.04%	92.80%	96.22%
Apartment	389	436	-10.78%	\$118,043,768	\$115,366,858	2.32%	96.91%	97.54%
Townhouse	220	211	4.27%	\$100,569,975	\$95,122,295	5.73%	98.29%	98.15%
RES TOTAL	2,734	2,670	2.40%	\$1,502,425,784	\$1,386,754,955	8.34%	96.98%	96.81%
FARMS	1	1	0.00%	\$1,000,000	\$755,000	32.45%	86.96%	94.39%
MULTIFAMILY	1	11	-90.91%	\$900,000	\$32,267,000	-97.21%	90.23%	90.85%
Acreage	153	114	34.21%	\$49,305,999	\$39,490,450	24.86%	91.67%	86.18%
Lots	231	235	-1.70%	\$41,708,100	\$40,280,271	3.54%	92.88%	92.84%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	384	349	10.03%	\$91,014,099	\$79,770,721	14.09%	92.22%	89.42%
Business	12	11	9.09%	\$13,987,888	\$8,112,000	72.43%	86.62%	85.73%
Commercial	68	54	25.93%	\$37,667,377	\$24,734,836	52.28%	92.01%	86.02%
Land	5	9	-44.44%	\$1,878,500	\$5,194,500	-63.84%	86.85%	85.66%
COMM TOTAL	85	74	14.86%	\$53,533,765	\$38,041,336	40.73%	90.35%	85.91%
GRAND TOTAL	3,205	3,105	3.22%	\$1,648,873,648	\$1,537,589,012	7.24%	96.47%	95.96%

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Kootenay Statistics -- December 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	\$984,200	\$623,957	57.74%	\$824,500	\$523,500	57.50%	202	145	38.97%
Duplex	\$430,578	\$425,000	1.31%	\$430,578	\$315,000	36.69%	91	39	132.05%
Mobile Home	\$263,259	\$273,778	-3.84%	\$250,000	\$259,000	-3.47%	60	55	7.37%
Recreational	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Residential	\$625,853	\$511,642	22.32%	\$523,250	\$460,500	13.63%	87	66	30.84%
Residential WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
3/4-Plex	\$343,500	\$530,000	-35.19%	\$343,500	\$530,000	-35.19%	98	90	8.89%
Apartment	\$373,821	\$276,034	35.43%	\$322,500	\$230,000	40.22%	73	59	25.14%
Townhouse	\$361,740	\$319,000	13.40%	\$361,000	\$285,000	26.67%	101	107	-6.16%
RES TOTAL	\$527,956	\$447,821	17.89%	\$457,250	\$425,000	7.59%	91	75	20.86%
FARMS	\$0	\$755,000	-100.00%	\$0	\$755,000	-100.00%	0	32	-100.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Acreage	\$331,500	\$528,786	-37.31%	\$330,000	\$450,000	-26.67%	196	242	-19.10%
Lots	\$155,773	\$134,250	16.03%	\$70,000	\$135,000	-48.15%	182	223	-18.30%
Lots WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
LOTS TOTAL	\$250,958	\$385,318	-34.87%	\$225,000	\$212,000	6.13%	189	235	-19.37%
Business	\$95,000	\$852,500	-88.86%	\$95,000	\$852,500	-88.86%	270	292	-7.55%
Commercial	\$327,066	\$272,456	20.04%	\$295,000	\$3,350	8,705.97%	112	200	-44.05%
Land	\$0	\$157,500	-100.00%	\$0	\$157,500	-100.00%	0	152	-100.00%
COMM TOTAL	\$280,653	\$365,474	-23.21%	\$215,000	\$30,000	616.67%	144	209	-31.24%
GRAND TOTAL	\$469,488	\$438,631	7.03%	\$385,000	\$405,000	-4.94%	110	99	11.12%

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Kootenay Statistics -- December 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	\$790,769	\$815,848	-3.07%	\$728,000	\$725,000	0.41%	99	103	-3.54%
Duplex	\$506,721	\$497,185	1.92%	\$509,000	\$449,000	13.36%	68	66	4.07%
Mobile Home	\$340,772	\$360,193	-5.39%	\$296,500	\$339,000	-12.54%	77	81	-4.74%
Recreational	\$324,556	\$275,256	17.91%	\$330,000	\$218,000	51.38%	114	93	23.54%
Residential	\$624,777	\$579,668	7.78%	\$560,000	\$530,000	5.66%	72	64	13.58%
Residential WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
3/4-Plex	\$731,250	\$386,113	89.39%	\$857,000	\$422,500	102.84%	210	128	63.32%
Apartment	\$303,454	\$264,603	14.68%	\$290,000	\$242,125	19.77%	73	72	2.06%
Townhouse	\$457,136	\$450,817	1.40%	\$409,000	\$439,000	-6.83%	75	75	-0.83%
RES TOTAL	\$549,534	\$519,384	5.80%	\$505,000	\$475,000	6.32%	76	71	6.53%
FARMS	\$1,000,000	\$755,000	32.45%	\$1,000,000	\$755,000	32.45%	43	32	34.38%
MULTIFAMILY	\$900,000	\$2,933,364	-69.32%	\$900,000	\$2,250,000	-60.00%	301	178	69.10%
Acreage	\$322,261	\$346,407	-6.97%	\$270,000	\$279,000	-3.23%	137	119	15.67%
Lots	\$180,555	\$171,405	5.34%	\$144,000	\$135,000	6.67%	139	142	-2.36%
Lots WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
LOTS TOTAL	\$237,016	\$228,569	3.70%	\$187,500	\$175,000	7.14%	138	134	2.76%
Business	\$1,165,657	\$737,455	58.06%	\$307,000	\$130,000	136.15%	199	226	-12.17%
Commercial	\$553,932	\$458,053	20.93%	\$407,500	\$325,000	25.38%	148	139	6.46%
Land	\$375,700	\$577,167	-34.91%	\$385,000	\$310,000	24.19%	100	312	-68.04%
COMM TOTAL	\$629,809	\$514,072	22.51%	\$380,000	\$284,500	33.57%	152	173	-11.99%
GRAND TOTAL	\$514,469	\$495,198	3.89%	\$465,000	\$445,000	4.49%	86	81	5.30%

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