

For Immediate Release

## **Mortgage Rate Hike Dampening Residential Market Activity**

**KELOWNA, B.C. – July 6<sup>th</sup>, 2022.** Residential real estate sales for the month of June in the region are slowing after the recent mortgage rate interest hikes by the Bank of Canada reports the Association of Interior REALTORS® (the Association).

A total of 1,466 residential unit sales were recorded across the Association region, marking a 30.3% decrease compared to the unusual number of units sold in June 2021.

“It’s not unusual that mortgage rates are impacting market activity, specifically in the higher-priced markets,” says the Association of Interior REALTORS® President Lyndi Cruickshank, adding “this is what typically happens when interest rates move upward. It makes buying a home more costly, making what a purchaser can afford more limited. We are seeing this effect, particularly in what is typically a higher-priced home type. However, this shift is creating a welcome opportunity for buyers to slow down in their decision making, which is a welcome relief for many.”

New residential listings saw a promising 14.2% uptick within the region with 3,265 new listings recorded compared to the same period last year, with a 3.1% increase over last month’s 3,166. The overall active listings also saw a healthy upswing with 7,154 listings currently on market, an increase of 45.1% in year-over-year comparisons.

“Our inventory is gradually picking up and supply is growing. This is benefitting both buyers and people looking to sell and move. As we don’t expect any relief in terms of interest rates in the coming days, one will have to anticipate the market while pricing properties correctly,” notes Cruickshank.

The benchmark price for homes in the Central Okanagan, North Okanagan, South Okanagan and Shuswap/Revelstoke regions saw another month of double-digit percentage increases in year-over-year comparisons across all home categories with the exception of townhomes in the Central Okanagan area. The benchmark price for townhomes in the South Okanagan saw the greatest increase across all areas and home categories with a 27.9% increase compared to June 2021, clocking in at \$601,400.

The average number of days to sell a home, always a good barometer to watch, increased from 41 days in May to 45 days in June. It’s important to note that the average of days on market is for the entire Okanagan region and that the indicator will vary depending on home type and sub-region.

Contact your local REALTOR® to find out more about the real estate market and how they can help you achieve your real estate goals.

*The Association of Interior REALTORS® is a member-based professional organization serving approximately 2,500 REALTORS® who live and work in communities across the interior of British Columbia including the Okanagan Valley, Kamloops and Kootenay regions, as well as the South Peace River region.*

*The Association of Interior REALTORS® was formed on January 1, 2021 through the amalgamation of the Okanagan Mainline Real Estate Board and the South Okanagan Real Estate Board. The Association has since also amalgamated with the Kamloops & District Real Estate Association and the Kootenay Association of REALTORS®.*

**For more information, please contact:**

**Association statistical information:** Email [media@interiorrealtors.com](mailto:media@interiorrealtors.com)

**Province-wide statistical information:**

BCREA Chief Economist, Brendon Ogmundson, [bogmundson@bcrea.bc.ca](mailto:bogmundson@bcrea.bc.ca)





**About HPI**

The MLS® Home Price Index (HPI) is the most advanced and accurate tool to gauge home price levels and trends by using benchmark pricing rather than median or average. It consists of software tools configured to provide time-related indices on residential markets of participating real estate boards in Canada.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA (REALTOR®/ REALTORS®).

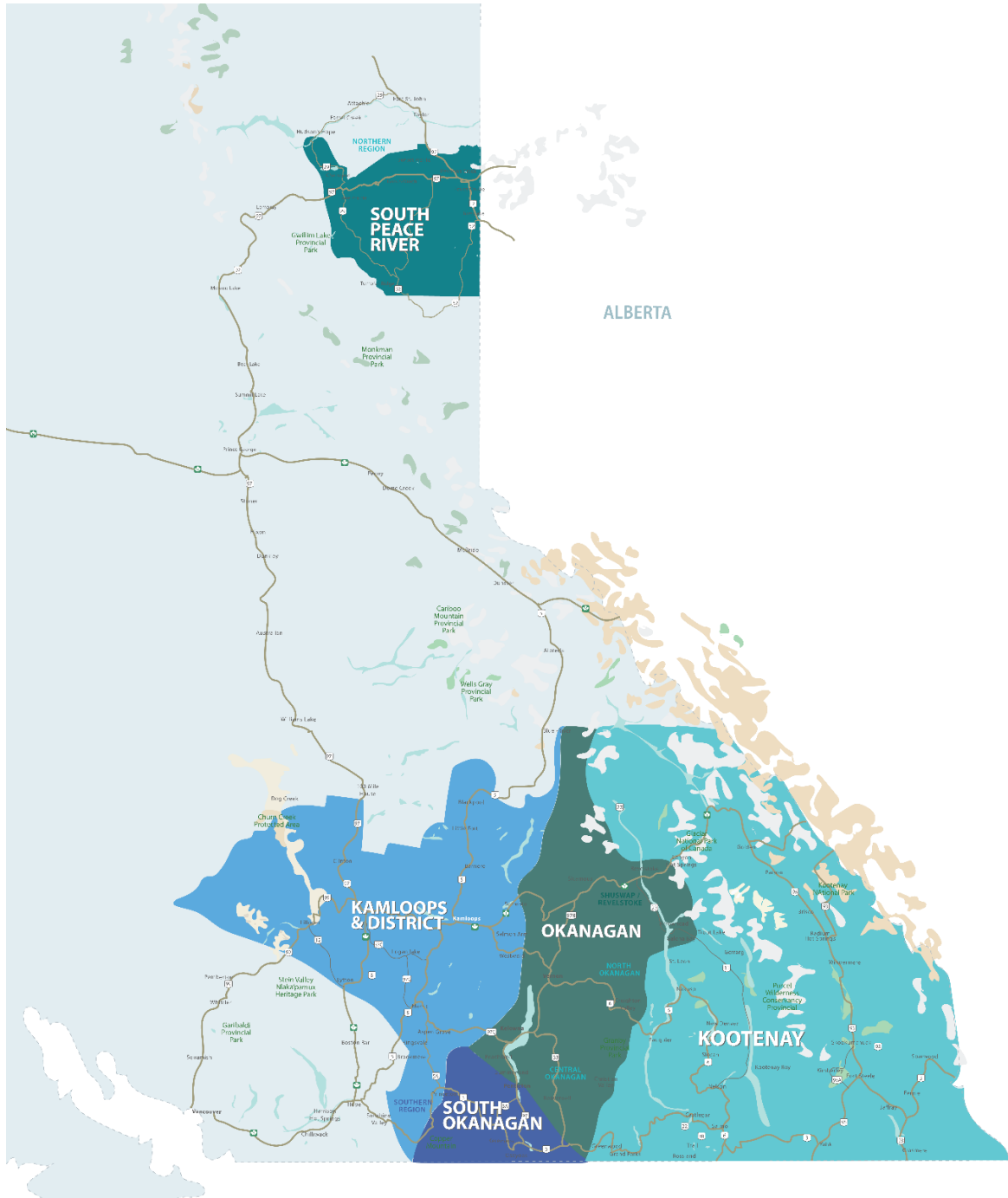


**RESIDENTIAL SALES\***  
**JUNE 2022**  
**SUMMARY STATISTICS**

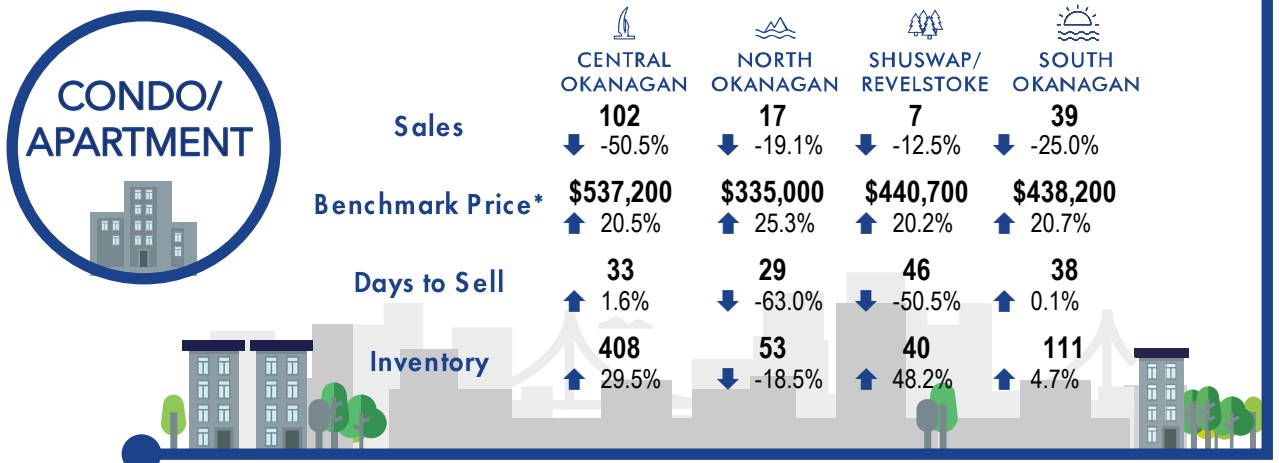
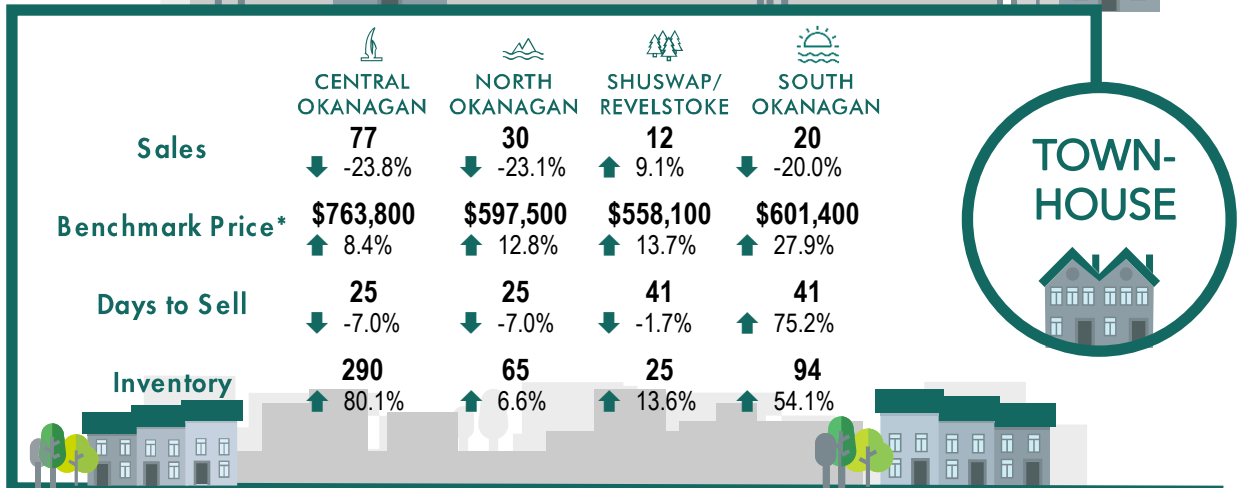
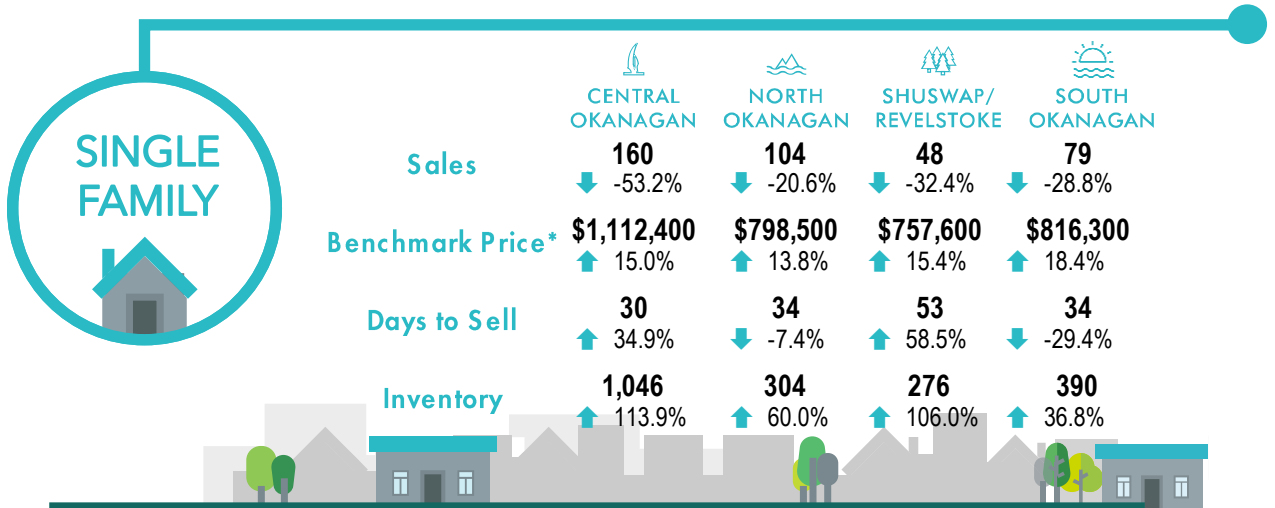
	 Units Sold	 Dollar Volume (Millions)	 Active Listings	 New Listings
<b>CENTRAL OKANAGAN</b>	389 ↓-47.3%	\$338.0 ↓-42.3%	2,032 ↑69.1%	1,240 ↑36.1%
<b>NORTH OKANAGAN</b>	184 ↓-23.3%	\$141.4 ↓-9.5%	624 ↑26.1%	356 ↑17.9%
<b>SHUSWAP / REVELSTOKE</b>	99 ↓-23.3%	\$68.9 ↓-11.2%	529 ↑64.8%	247 ↑38.0%
<b>SOUTH OKANAGAN</b>	174 ↓-24.7%	\$115.2 ↓-16.8%	802 ↑29.6%	233 ↓-32.1%
<b>SOUTH PEACE RIVER AREA</b>	66 ↑22.2%	\$17.5 ↑21.7%	238 ↓-34.8%	22 ↓-77.1%
<b>KAMLOOPS AND DISTRICT</b>	250 ↓-25.6%	\$166.7 ↓-11.0%	1,668 ↑101.2%	584 ↑15.2%
<b>KOOTENAY</b>	304 ↓-18.9%	\$154.6 ↓-7.9%	1,261 ↑14.8%	583 ↑12.1%
<b>TOTAL ASSOCIATION</b>	1,466 ↓-30.3%	\$1,002.3 ↓-24.5%	7,154 ↑45.1%	3,265 ↑14.2%

Residential = Acreage, Duplex, Mobile Home, Recreational, Single Family, 3/4Plex, Apartment & Townhouse. Excludes Land

\*\*Percentage indicate change from the same period last year



This map is for informational purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



\*Benchmark Price: Estimated sales price of a benchmark property. Benchmarks represent a typical property within each market.

\*\*Percentage indicate change from the same period last year