

For immediate release

Kamloops Residential Real Estate Activity Maintains Normal Seasonal Activity

KAMLOOPS, B.C. – March 5th, 2025. Residential real estate sales in February maintained a steady momentum while new listings activity tempered slightly, reports the Association of Interior REALTORS® (the Association).

A total of 914 residential unit sales were recorded across the Association region in February, coming in above January's 806 units and up 11.3% compared to units sold in February last year.

New residential listings saw a moderate decrease of 1.7% compared to February 2024 with 2,304 new listings recorded last month. The total number of active listings saw an 11.8% increase of total inventory compared to February 2024 with 7,346 recorded across the Association region. The highest percentage increase in active listings across the Association region for a consecutive month was in Central Okanagan with a total increase of 19.7% compared to the same month last year.

"Overall, it was a relatively steady month for real estate transactions, despite a slight decline in new listings," says the Association of Interior REALTORS® President Kaytee Sharun, adding "typically we see a seasonal uptick in momentum leading into the spring market. However, external factors—such as economic uncertainty and the potential impact of tariffs—may be among the influences causing a slight easing off the accelerator in real estate activity."

Within the Kamloops and District region, there were 159 residential unit sales recorded last month, up from the 140 recorded in January and an increase of 2.6% compared to February 2024's unit sales.

There were 336 new listings recorded in January in the Kamloops and District region, which was a decrease of 13.2% compared to February 2024 and below January's 398 new listings. Overall inventory, or active listings, saw an increase of 7.5% in year-over-year comparison, coming in at 1,007 listings.

"The Kamloops and District real estate market continues to follow seasonal trends, with sales activity only slightly below average," says Sharun adding that "despite recent fluctuations, both sales and listings remain within historical norms, reflecting a balanced and resilient market."

The benchmark price, a better representation of value compared to the average or median price as it represents a dwelling of "typical attributes", saw percentage decrease of 4.7% and 2.8% in the townhome and condominium housing categories compared to February 2024, coming in at \$502,500 and \$367,700 respectively. The benchmark price for single-family homes saw an increase of 0.7% in year-over-year comparison coming in at \$652,700.

Given the high stakes on such a significant financial transaction, home sellers and buyers can benefit from the knowledge and skills of a practiced REALTOR®. 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:

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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.

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