

For immediate release

## **Kamloops Residential Real Estate Activity Holds Steady Amid Tight Supply**

**KAMLOOPS, B.C. – May 5<sup>th</sup>, 2025.** Residential real estate sales in April held firm at a measured pace, supported by a decent amount of available inventory, reports the Association of Interior REALTORS® (the Association).

A total of 1,317 residential unit sales were recorded across the Association region in April, coming in above March's 1,143 units and nudging 0.6% above units sold in April last year.

New residential listings saw a modest increase of 0.8% compared to April 2024 with 3,440 new listings recorded last month. The total number of active listings saw a 6.4% increase in total inventory compared to April 2024 with 9,400 recorded across the Association region. The highest percentage increase in active listings across the Association region for another consecutive month was in Central Okanagan with a total increase of 11.9% compared to the same month last year.

"While demand in the market remains strong, ongoing economic uncertainty —exacerbated by tariffs — may have tempered typical seasonal sales momentum," says the Association of Interior REALTORS® President Kadin Rainville, adding "some potential buyers could be waiting on the sidelines for clearer signals on the economic outlook before acting on their intentions."

"With the federal election now behind us, there is a sense of cautious optimism that renewed economic strategies may emerge. It remains to be seen whether the coming months will bring a return to typical seasonal momentum, especially given the strength of underlying demand," notes Rainville.

Within the Kamloops and District region, there were 215 residential unit sales recorded last month, up from the 185 recorded in March, yet down 4% compared to April 2024's unit sales.

There were 528 new listings recorded last month in the Kamloops and District region, which was a decrease of 2% compared to April 2024 yet up from March's 476 new listings. Overall inventory, or active listings, saw an increase of 3.8% in year-over-year comparison, coming in at 1,283 listings.

"The Kamloops and District sales activity remains relatively solid, closely tracking levels seen at the same time last year despite a slightly softer-than-expected pace. Active listings appear to be stabilizing, with fewer new properties coming online," says Rainville adding that "this trend isn't unusual for the region, which often struggles with building up substantial supply."

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 increases of 2.1% and 1.8% in the single-family and condominium housing categories compared to April 2024, coming in at \$670,900 and \$378,700 respectively. The benchmark price for townhomes saw a decrease of 4.3% in year-over-year comparison coming in at \$516,600.

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®.

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**About HPI**

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