

For immediate release

Kootenay Residential Real Estate Showing Resilience Amid Economic Uncertainty

KELOWNA, B.C. – June 4th, 2025. Residential real estate sales in May saw a slight decrease compared to the same time last year despite available inventory showing upward momentum, reports the Association of Interior REALTORS® (the Association).

A total of 1,482 residential unit sales were recorded across the Association region in May, coming in above April's 1,317 units yet down 4% from units sold in May last year.

New residential listings saw a 2.7% drop compared to May 2024 with 3,581 new listings recorded last month. The total number of active listings saw a 5.1% increase in inventory compared to May 2024 with 10,177 recorded across the Association region. With the exception of the Shuswap/ Revelstoke area that saw a decrease in active listings, all other Association regions saw moderate increases in overall inventory.

"Market activity remains slightly subdued compared to historical norms, yet steady," says the Association of Interior REALTORS® President Kadin Rainville, adding "economic uncertainty continues to be a key factor influencing market activity — either driving momentum or dampening engagement, depending on local conditions."

In the Kootenay and Boundary region, 310 sales were recorded last month, marking a 3% increase compared to May last year and up from the previous month's 262 units sold. There were 597 new listings recorded in the Kootenay and Boundary region in May marking a 2.1% decrease compared to the same month the previous year, yet an increase from April's 567 new listings. The overall active listings in the Kootenay region saw a 7.2% increase compared to May 2024 with 1,732 listings recorded.

"Real estate activity in the Kootenay and Boundary region remains above the 10-year average, supported by a strong start to the year," notes Rainville, adding that "as a more affordable market, the region continues to show resilience, with interprovincial migration fueling demand and contributing to a healthy, normalized 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 increases in the Kootenay region in the single-family and townhome housing categories compared to the same month the previous year, with 1.3% and 2.0% increases respectively, coming in at \$604,200 and \$503,400. The benchmark price for condominiums saw a decrease of 2.4% in year-over-year comparisons coming in at \$328,300.

The Association of Interior REALTORS® is a member-based professional organization serving approximately 2,600 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®.

About HPI

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