

For immediate release

Kootenay Residential Real Estate Sees Sustained Momentum

KELOWNA, B.C. – July 4th, 2025. Residential real estate sales bounced back in June after a stretch of muted activity, reports the Association of Interior REALTORS® (the Association).

A total of 1,494 residential unit sales were recorded across the Association region in June, coming in slightly above May's 1,482 units and up 8.5% compared to units sold in June last year.

New residential listings saw a 0.5% increase compared to June 2024 with 3,275 new listings recorded last month. The total number of active listings saw a 5.6% increase in inventory compared to June 2024 with 10,543 recorded across the Association region. Except for the South Peace River region that saw a decrease in active listings, all other Association regions saw an increase in overall inventory compared to the same time last year.

"June brought a welcome rebound in residential real estate sales, suggesting that the market is regaining its footing after a sluggish spring," says the Association of Interior REALTORS® President Kadin Rainville, adding "while we're not yet back to historic levels, the positive momentum is notable given the lingering economic uncertainty from unresolved trade policies, which have weighed more heavily on other markets in the province."

In the Kootenay and Boundary region, 299 sales were recorded last month, marking a 4.9% increase compared to June last year, yet down from the previous month's 310 units sold. There were 524 new listings recorded in the Kootenay and Boundary region in June marking a 4.4% decrease compared to the same month the previous year and down from May's 597 new listings. The overall active listings in the Kootenay region saw a 1.3% increase compared to June 2024 with 1,807 listings recorded.

"The Kootenay and Boundary region continues to outperform long-term trends, with activity staying above the 10-year average. The small dip in monthly sales is offset by strong year-over-year growth, pointing to solid and sustained demand," notes Rainville, adding that "while new listings are down compared to last year, active listings remain healthy for a region where listings tend to move quickly, and inventory is typically lean."

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 9.9% and 3.6% increases respectively, coming in at \$604,600 and \$535,700. The benchmark price for condominiums saw a decrease of 4.1% in year-over-year comparisons coming in at \$322,200.

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®.

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