

For immediate release

Kamloops Residential Real Estate Market Holds Firm

KAMLOOPS, B.C.– August 6th, 2025. Residential real estate sales saw a healthy dose of normal activity after sluggish summer start, reports the Association of Interior REALTORS® (the Association).

A total of 1,534 residential unit sales were recorded across the Association region in July, coming in above June's 1,494 units and up 9.6% compared to units sold in July last year.

New residential listings saw a 0.8% increase compared to July 2024 with 2,920 new listings recorded last month. The total number of active listings saw a 2.3% increase in inventory compared to July 2024 with 10,443 recorded across the Association region. The highest percentage increase in active listings across the Association region was in North Okanagan with a total increase of 6.5% compared to the same month last year.

"For the second month in a row, market activity continues to trend in a positive direction, even with stabilized inventory momentum," says Association of Interior REALTORS® President Kadin Rainville, adding that "we're entering a more typical summer rhythm, which suggests the market is starting to recover from the turbulence caused by tariffs earlier this year."

Within the Kamloops and District region, there were 259 residential unit sales recorded last month, slightly down from the 266 recorded in June yet up 9.3% compared to July 2024's unit sales.

There were 511 new listings recorded last month in the Kamloops and District region, which was an increase of 13.8% compared to July 2024, down from June's 560 new listings. Overall inventory, or active listings, saw an increase of 5.8% in year-over-year comparison, coming in at 1,506 listings.

"Though momentum has eased slightly month over month, the Kamloops and District region continues to outperform the same period last year, reflecting steady overall performance," says Rainville. "Active listings appear to have plateaued slightly, but inventory levels remain sufficient to support the current tempered pace of demand."

The benchmark price, a better representation of value compared to the average or median price as it represents a dwelling of "typical attributes", saw a percentage increase of 2.2% in the single-family housing sub-category and an increase of 1.3% in townhomes compared to July 2024, coming in at \$673,200 and \$532,900 respectively. The benchmark price for condominiums saw a decrease of 6.0% in year-over-year comparison coming in at \$363,100.

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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