

**For immediate release**

## **Kootenay Residential Real Estate Market Shows Steady Pace**

**KELOWNA, B.C. – September 4<sup>th</sup>, 2025.** Residential real estate sales held steady in August despite the typical seasonal dip in activity, reports the Association of Interior REALTORS® (the Association).

A total of 1,319 residential unit sales were recorded across the Association region in August, coming in below July's 1,534 units, yet up 8.8% compared to units sold in August last year.

New residential listings saw a 4.2% decrease compared to August 2024 with 2,511 new listings recorded last month. The total number of active listings saw a 0.3% decrease in inventory compared to August 2024 with 10,163 recorded across the Association region. The highest percentage increase in active listings across the Association region for a second consecutive month was in North Okanagan with a total increase of 4.5% compared to the same month last year.

"Real estate activity softened toward the end of the month, which is not uncommon, when seasonal patterns and summer activities often play a role in moderating market activity. However, sales still outperformed last year's pace, underscoring a positive trend of the last few months despite lingering economic uncertainty," says Association of Interior REALTORS® President Kadin Rainville, adding that "it's encouraging to see the market continuing to build momentum and signaling recovery, particularly when compared to some of the other markets across the province."

In the Kootenay and Boundary region, 278 sales were recorded last month, marking a 0.7% increase compared to August last year, and down from the previous month's 312 units sold. There were 429 new listings recorded in the Kootenay and Boundary region in August marking an 8.3% decrease compared to the same month the previous year and down from July's 462 new listings. The overall active listings in the Kootenay region saw a 4.3% decrease compared to August 2024 with 1,779 listings recorded.

"The slight decline in new and active listings suggests that inventory levels are adjusting, which can help balance supply and demand over the longer term. Overall, it's encouraging to see the market maintaining a steady pace, as this points to resilience and positions the region for healthy market conditions moving into the fall," says Rainville.

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 2.5% and 3.1% increases respectively, coming in at \$627,200 and \$528,100. The benchmark price for condominiums saw a decrease of 5.1% in year-over-year comparisons coming in at \$314,900.

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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