

For immediate release

Kamloops Residential Real Estate Market Sees Typical August Activity

KAMLOOPS, B.C.— September 5th, 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."

Within the Kamloops and District region, there were 220 residential unit sales recorded last month, down from the 259 recorded in July, yet up 7.8% compared to August 2024's unit sales.

There were 425 new listings recorded last month in the Kamloops and District region, which was a decrease of 2.7% compared to August 2024 and down from July's 511 new listings. Overall inventory, or active listings, saw an increase of 2.2% in year-over-year comparison, coming in at 1,484 listings.

"August typically sees a softer pace in sales, and this year was no exception. What's encouraging to see in the Kamloops and District region, is the increase in inventory, albeit marginal, compared to last year indicates that the market is steadily normalizing," 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 a percentage increase of 0.9% in the single-family housing sub-category and an increase of 0.5% in condominiums compared to August 2024, coming in at \$670,300 and \$378,700 respectively. The benchmark price for townhomes saw a decrease of 1.0% in year-over-year comparison coming in at \$523,500.

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

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