ASSOCIATION OF
INTERIOR REALTORS®

MEDIA RELEASE

For immediate release

Kamloops Residential Real Estate Market Holding Strong into Fall

KAMLOOPS, B.C.– October 3rd, 2025. Residential real estate sales held steady in September despite the typical seasonal dip in activity, reports the Association of Interior REALTORS® (the Association).

A total of 1,242 residential unit sales were recorded across the Association region in September, down from August's 1,319 units, yet up 17.8% compared to units sold in September last year.

New residential listings saw a 9.8% increase compared to September 2024 with 2,643 new listings recorded last month. The total number of active listings saw a 0.3% decrease in inventory compared to September 2024 with 9,853 recorded across the Association region. The highest percentage increase in active listings across the Association region was recorded in the Kamloops and District with a total increase of 9.7% compared to the same month last year.

"Real estate markets rarely move in a straight line and modest fluctuations from month to month are a normal part of the cycle. After being impacted by economic factors in the first half of the year, today's trends reflect resilience and recovery," says Association of Interior REALTORS® President Kadin Rainville, adding that "the fact that figures are stronger than last year, with active listings shrinking as sales climb, is an encouraging indicator that the market is gaining strength and stability."

Within the Kamloops and District region, there were 222 residential unit sales recorded last month, marginally above the 220 recorded in August and up 23.3% compared to September 2024's unit sales.

There were 440 new listings recorded last month in the Kamloops and District region, which was an increase of 5.0% compared to September 2024 and up from August's 425 new listings. Overall inventory, or active listings, saw an increase of 9.7% in year-over-year comparison, coming in at 1,436 listings.

"The Kamloops market is showing impressive resilience. Not only are sales stronger than this time last year, but instead of the usual seasonal August-to-September dip, activity held flat. Staying near the long-term average in these conditions highlights the strength and confidence in the market," 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 decrease of 0.1% in the single-family housing sub-category and a decrease of 3.2% in townhomes compared to September 2024, coming in at $661,900 and $508,600 respectively. The benchmark price for condominiums saw an increase of 3.0% in year-over-year comparison coming in at $378,600.

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.

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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.