

For immediate release

Kamloops Residential Real Estate Market Sees Uptick in Listings

KAMLOOPS, B.C. – November 5th, 2025. Residential real estate activity maintained a gradual and steady pace in October despite the typical seasonal slowdown, reports the Association of Interior REALTORS® (the Association).

A total of 1,274 residential unit sales were recorded across the Association region in October, up from September's 1,242 units, and up 5.2% compared to units sold in October last year.

New residential listings saw a 4.0% increase compared to October 2024 with 2,202 new listings recorded last month. The total number of active listings saw a 0.0% change in inventory compared to October 2024 with 8,938 recorded across the Association region. The highest percentage increase in active listings across the Association region was recorded in the North Okanagan with a total increase of 4.0% compared to the same month last year.

"Market activity for the month was steady, which is a positive sign for this time of year. Typically, we see a cooling in the market as the weather cools, but October held flat instead of dipping, which in real estate terms is a good thing," says Association of Interior REALTORS® President Kadin Rainville, adding that "this is an encouraging indicator of buyer and seller confidence in the local real estate market."

Within the Kamloops and District region, there were 191 residential unit sales recorded last month, down from September's 222 units sold and down 10.3% compared to the same month the previous year.

There were 385 new listings recorded last month in the Kamloops and District region, which was an increase of 15.6% compared to October 2024 yet down from September's 440 new listings. Overall inventory, or active listings, saw an increase of 2.3% in year-over-year comparison, coming in at 1,310 listings.

"While sales in the Kamloops and District region eased in line with seasonal expectations, it's encouraging to see an increase in new listings. This is a market that often faces challenges building inventory, so having more options available is a welcome change for buyers," 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 0.4% compared to October 2024 in the single-family housing sub-category, coming in at \$664,800. The townhome housing category saw a benchmark price decrease of 2.6%, coming in at \$512,200. The benchmark price for condominiums saw a decrease of 1.4% in year-over-year comparison coming in at \$367,700.

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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