

For immediate release

Kamloops Residential Real Estate Market Holds Steady

KELOWNA, B.C. – December 3rd, 2025. Residential real estate activity in November slowed as the market eases into the holiday season, reports the Association of Interior REALTORS® (the Association).

A total of 939 residential unit sales were recorded across the Association region in November, down from October's 1,274 units, and down 5.1% compared to units sold in November last year.

New residential listings saw a 6.6% decrease compared to November 2024 with 1,490 new listings recorded last month. The total number of active listings saw a 0.3% increase in inventory compared to November 2024 with 7,909 recorded across the Association region. The highest percentage increase in active listings across the Association region was recorded for a second consecutive month in the North Okanagan with a total increase of 10.9% compared to the same month last year.

"It's common for real estate activity to ease as the holiday season nears, but November tapped the brakes a little harder than usual," says Association of Interior REALTORS® President Kadin Rainville, adding that "that seems to be the theme across the province."

"With many buyers and sellers focused on seasonal plans, the market continues to move, but at more of a casual stroll rather than its typical seasonal pace. However, buyers and sellers remain engaged with relatively healthy inventory levels that will provide a strong foundation heading into the new year," notes Rainville.

Within the Kamloops and District region, there were 168 residential unit sales recorded last month, down from October's 191 units sold and down 3.4% compared to the same month the previous year. There were 220 new listings recorded last month in the Kamloops and District region, which was a decrease of 18.2% compared to November 2024 and down from October's 385 new listings. Overall inventory, or active listings, saw a decrease of 0.7% in year-over-year comparison, coming in at 1,112 listings.

"Sales in the Kamloops and District region landed only marginally below last year's pace, reflecting a market that remains resilient," Rainville notes. "Even with inventory still somewhat limited, market-aligned priced homes are still moving at a steady pace, which is an encouraging indicator of solid 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 0.4% compared to November 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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