

For immediate release

Kamloops Residential Real Estate Market Activity Shows Year-End Improvement

KELOWNA, B.C. – January 6th, 2026. Residential real estate activity in December tracked close to normal levels, resulting in a healthy conclusion to the year, reports the Association of Interior REALTORS® (the Association).

A total of 788 residential unit sales were recorded across the Association region in December, down from November's 939 units, yet up 10.4% compared to units sold in December 2024.

New residential listings saw a 9.6% increase compared to December 2024 with 1,017 new listings recorded last month. The total number of active listings saw a 0.5% decrease in inventory compared to December 2024 with 6,686 recorded across the Association region. The highest percentage increase in active listings across the Association region was recorded for a third consecutive month in the North Okanagan with a total increase of 11% compared to December 2024.

"Despite navigating a year of economic shifts, policy changes, and evolving buyer and seller behavior, the residential real estate market wrapped up the year on steady ground," says Association of Interior REALTORS® President Kadin Rainville, adding that "activity finishing within the 10-year average range reflects a market that has largely recalibrated and normalized, setting a positive and stable foundation as we move into 2026."

Within the Kamloops and District region, there were 137 residential unit sales recorded last month, down from November's 168 units sold yet up 3.8% compared to the same month the previous year. There were 165 new listings recorded last month in the Kamloops and District region, which was an increase of 9.3% compared to December 2024 and down from November's 220 new listings. Overall inventory, or active listings, saw an increase of 1.2% in year-over-year comparison, coming in at 924 listings.

"The Kamloops and District real estate market saw a welcome increase in sales activity over last December, with performance aligning with the 10-year average. Listings remained at a solid level, notable for a region that often struggles to accumulate inventory," notes 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 2.2% compared to December 2024 in the single-family housing sub-category, coming in at \$655,700. The townhome housing category saw a benchmark price decrease of 0.8%, coming in at \$503,300. The benchmark price for condominiums saw an increase of 7.3% in year-over-year comparison coming in at \$375,800.

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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