

For immediate release

Kamloops Residential Real Estate Market Sees Lift in Active Listings

KAMLOOPS, B.C. – June 4th, 2025. Residential real estate sales in May saw a slight decrease compared to the same time last year despite available inventory showing upward momentum, reports the Association of Interior REALTORS® (the Association).

A total of 1,482 residential unit sales were recorded across the Association region in May, coming in above April's 1,317 units yet down 4% from units sold in May last year.

New residential listings saw a 2.7% drop compared to May 2024 with 3,581 new listings recorded last month. The total number of active listings saw a 5.1% increase in inventory compared to May 2024 with 10,177 recorded across the Association region. With the exception of the Shuswap/ Revelstoke area that saw a decrease in active listings, all other Association regions saw moderate increases in overall inventory.

"Market activity remains slightly subdued compared to historical norms, yet steady," says the Association of Interior REALTORS® President Kadin Rainville, adding "economic uncertainty continues to be a key factor influencing market activity — either driving momentum or dampening engagement, depending on local conditions."

Within the Kamloops and District region, there were 235 residential unit sales recorded last month, up from the 215 recorded in April, yet down 13% compared to May 2024's unit sales.

There were 606 new listings recorded last month in the Kamloops and District region, which was a decrease of 1.1% compared to May 2024 yet up from April's 528 new listings. Overall inventory, or active listings, saw an increase of 4.9% in year-over-year comparison, coming in at 1,430 listings.

"Although activity in the Kamloops and District region is still below historical levels, a lift in active listings and strong engagement from serious buyers and sellers are supporting sales, while prices remain stable," says Rainville adding that "properties that are competitively and realistically priced are seeing stronger activity, while those aiming for above-market returns are experiencing slower movement."

The benchmark price, a better representation of value compared to the average or median price as it represents a dwelling of "typical attributes", saw percentage increases of 4.5% and 0.2% in the single-family and condominium housing categories compared to May 2024, coming in at \$680,700 and \$374,800 respectively. The benchmark price for townhomes saw a decrease of 2.6% in year-over-year comparison coming in at \$525,100.

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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Province-wide statistical information:

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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.

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