

For immediate release

Kootenay Residential Real Estate Market Activity Ahead of Last Year's Pace

KELOWNA, B.C. – August 6th, 2026. Residential real estate activity across the Interior remained relatively steady in July, with sales closely mirroring those recorded during the same month last year, reports the Association of Interior REALTORS® (the Association).

The Association region recorded 1,496 residential sales in July, down from 1,547 in June and slightly down 2.2% compared to the same time last year.

New residential listings saw a 12.1% decrease compared to July 2025 with 2,569 new listings recorded last month, and down from the previous month's 2,963 new listings. The total number of active listings saw a 7.8% decrease in inventory compared to the same time last year with 9,630 recorded across the Association region and down compared to June's 9,803 total inventory.

"We're continuing to see a normal seasonal pattern across the Interior market with sales activity tracking closely to the pace established during the same month last year," says Association of Interior REALTORS® President Ryan Mayne, adding that "although inventory growth has been slightly muted, the fact that listings aren't building up points to a market that is steady and stable, continuing at a sustainable pace rather than experiencing significant shifts in either direction."

In the Kootenay and Boundary region, 318 sales were recorded last month, marking a 2.6% increase compared to July 2025 and slightly up from June's 312 units sold. There were 518 new listings recorded in the Kootenay and Boundary region in July marking a 11.9% increase compared to the same month the previous year yet down from the previous month's 547 new listings. The overall active listings in the Kootenay region saw an 8.2% increase compared to July 2025 with 1,940 recorded listings, which was above June's 1,891 overall inventory.

"The Kootenay and Boundary real estate market continues to distinguish itself with another month of strong activity with sales tracking ahead of last year's pace. While new listings did see an uptick, inventory remains slow to build in the Kootenays, reflecting sustained demand and the region's ongoing appeal," notes Mayne.

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 5.0% increase in the Kootenay region in the single-family housing category compared to the same month the previous year, coming in at \$640,700. The townhouse category saw a 4.6% decrease in benchmark pricing, coming in at \$509,400. In the condominium housing category saw a benchmark price increase of 11.1% in year-over-year comparison, coming in at \$346,500.

The Association of Interior REALTORS® is a member-based professional organization serving approximately 2,600 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®.

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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