ASSOCIATION OF INTERIOR REALTORS®

MEDIA RELEASE

For immediate release

Kootenay Residential Real Estate Market Activity Settles into a More Moderate Pace

KELOWNA, B.C. – November 5th, 2026. Residential real estate activity across the Interior in October continues to demonstrate relative stability despite ongoing economic uncertainty, reports the Association of Interior REALTORS® (the Association).

The Association region recorded 1,079 residential sales in October, down from 1,141 units sold in September and down 15.2% compared to the same time last year.

New residential listings saw a 9.8% decrease compared to October 2025 with 1,986 new listings recorded last month, down from the previous month's 2,289 new listings. The total number of active listings saw a 5.1% decrease in inventory compared to the same time last year with 8,479 recorded across the Association region and down compared to September's 9,185 total inventory.

"While no real estate market is immune to the natural ebbs and flows of economic conditions, the Interior continues to demonstrate a level of stability that is encouraging when compared to some other markets across the province," says Association of Interior REALTORS® President Ryan Mayne, adding that "we're certainly not back to normalized activity levels, and things are moving more slowly than they were earlier in the year, but given the broader economic challenges, the market is holding a fairly steady course."

In the Kootenay and Boundary region, 222 sales were recorded last month, marking a 26% decrease compared to October 2025 and down from September's 253 units sold. There were 359 new listings recorded in the Kootenay and Boundary region in October marking a 0.8% decrease compared to the same month the previous year, and down from the previous month's 418 new listings. The overall active listings in the Kootenay region saw a 4.9% increase compared to October 2025 with 1,680 recorded listings, which was below September's 1,823 overall inventory.

"After a few exceptionally strong years in the Kootenay and Boundary region, it's not surprising to see the market ease off the pace a little. Market fluctuations are a natural part of the real estate cycle, and some easing in activity is to be expected. Looking beyond the month-to-month fluctuations, the region's overall performance remains encouraging and continues to point toward another solid year for the Kootenay and Boundary market," 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 1.3% increase in the Kootenay region in the single-family housing category compared to the same month the previous year, coming in at $625,600. The townhouse category saw a 4.1% decrease in benchmark pricing, coming in at $509,000. The condominium housing category saw a benchmark price increase of 6.6% in year-over-year comparison, coming in at $351,500.

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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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