

For immediate release

## **Kamloops Residential Real Estate Market Activity Showing Signs of Improvement**

**KELOWNA, B.C. – March 4<sup>th</sup>, 2026.** Residential real estate activity in February experienced a modest rebound following a slower-than-expected January, reports the Association of Interior REALTORS® (the Association).

A total of 838 residential unit sales were recorded across the Association region in February, up from January's 623 units, and down 8.0% compared to units sold in February 2025.

New residential listings saw a 3% decrease compared to February 2025 with 2,235 new listings recorded last month. The total number of active listings saw a 1.9% decrease in inventory compared to February 2025 with 7,206 recorded across the Association region. The highest percentage increase in active listings across the Association region was recorded for another consecutive month in the North Okanagan with a total increase of 4.2% compared to February last year.

"After a sluggish start to the year in January, sales seemed to return to a more normal pace last month. Although we're still sitting just below average levels, momentum is building and heading in the right direction," says Association of Interior REALTORS® President Kadin Rainville, adding that "demand hasn't disappeared, and with more listings coming online, we may just be seeing a natural lag between renewed interest and finalized sales."

Within the Kamloops and District region, there were 152 residential unit sales recorded last month, up from January's 90 units sold and marginally down 3.8% compared to the same month the previous year. There were 370 new listings recorded last month in the Kamloops and District region, which was an increase of 10.1% compared to February 2025 and up from January's 359 new listings. Overall inventory, or active listings, saw an increase of 3.0% in year-over-year comparison, coming in at 1,037 listings.

"Although we're still just below last February's activity levels, the Kamloops and District real estate market is finding its footing after a slow start to the year. The shift in momentum is a positive sign as we move further into the spring market," 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 February 2025 in the single-family housing sub-category, coming in at \$661,000. The townhome housing category saw a benchmark price decrease of 3.7%, coming in at \$483,600. The benchmark price for condominiums saw an increase of 0.4% in year-over-year comparison coming in at \$370,700.

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®.

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#### **About HPI**

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