

For immediate release

Kootenay Residential Real Estate Activity Outperforms Amid Tight Inventory

KELOWNA, B.C. – May 5th, 2026. Residential real estate activity in April showed great resilience in the Interior in comparison to other BC markets, reports the Association of Interior REALTORS® (the Association).

A total of 1,319 residential unit sales were recorded across the Association region in April, up from March's 1,154 units, and up 0.2% compared to units sold in April 2025.

New residential listings saw an 8.9% decrease compared to April 2025 with 3,134 new listings recorded last month, yet up from the previous month's 3,059 new listings. The total number of active listings saw a 5.0% decrease in inventory compared to April 2025 with 8,926 recorded across the Association region. The only percentage increase in active listings across the Association region was recorded in the Kamloops and District region with a total increase of 2.3% compared to April last year.

"With sales closely tracking last year's activity, the Interior real estate market remains comparatively resilient amid other provincial markets that are experiencing increased volatility," says Association of Interior REALTORS® President Ryan Mayne, adding that "with healthy inventory levels, balanced market conditions and prices staying fairly steady, it remains important for sellers to price appropriately at the onset so listings don't go stale."

In the Kootenay and Boundary region, 283 sales were recorded last month, marking an 8.0% increase compared to April 2025 and up from March's 227 units sold. There were 552 new listings recorded in the Kootenay and Boundary region in April marking a 2.6% decrease compared to the same month the previous year, yet up from March's 499 new listings. The overall active listings in the Kootenay region saw a 1.9% decrease compared to April 2025 with 1,561 recorded listings.

"The Kootenay and Boundary real estate market saw a very strong month of activity, outperforming both its historical averages and many other markets across the province. While active listings have not increased at the same pace, this suggests that strong demand is continuing to absorb supply in this attractive and comparatively affordable region," 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 0.7% increase in the Kootenay region in the single-family housing category compared to the same month the previous year, coming in at \$618,100. The townhouse category saw a 7.4% decrease in benchmark pricing, coming in at \$493,600. In the condominium housing category, benchmark price saw a decrease of 4.3% in year-over-year comparison, coming in at \$320,800.

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®.

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