

For immediate release

## **Kootenay Residential Real Estate Inventory Trending in Positive Direction**

**KELOWNA, B.C. – June 3<sup>rd</sup>, 2026.** Residential real estate activity across the Interior remained in line with seasonal expectations in May, reflecting a stable and balanced market environment, reports the Association of Interior REALTORS® (the Association).

The Association region recorded 1,456 residential sales in May, up from 1,319 in April and nearly matching May 2025 activity, with a modest year-over-year decrease of 1.4%.

New residential listings saw a 13.3% decrease compared to May 2025 with 3,102 new listings recorded last month, and down from the previous month's 3,134 new listings. The total number of active listings saw a 6.8% decrease in inventory compared to May 2025 with 9,486 recorded across the Association region. The only percentage increase in active listings across the Association region was recorded in the Kootenay and Boundary region with a total increase of 2.4% compared to May last year.

“While new listing activity remains below last year's levels, overall real estate activity across the Interior continues at a healthy and sustainable pace. The decline in new listings could, in part, reflect buyers' continued demand for greater choice, with fresh inventory often being absorbed into sales relatively quickly after coming to market. As a result, inventory levels have had limited opportunity to build despite a steady flow of new listings,” says Association of Interior REALTORS® President Ryan Mayne, adding that “this dynamic has helped maintain balanced market conditions, creating fair opportunities for both buyers and sellers.”

In the Kootenay and Boundary region, 267 sales were recorded last month, marking a 13.6% decrease compared to May 2025 and down from April's 283 units sold. There were 611 new listings recorded in the Kootenay and Boundary region in May marking a 2.3% increase compared to the same month the previous year and up from April's 552 new listings. The overall active listings in the Kootenay region saw a 2.4% increase compared to May 2025 with 1,773 recorded listings.

“The Kootenay and Boundary market continued to demonstrate stability, with activity levels closely mirroring those seen a year ago. The gradual increase in listings is a welcome sign, particularly in a region where inventory has often struggled to keep pace with demand,” 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 4.4% increase in the Kootenay region in the single-family housing category compared to the same month the previous year, coming in at \$615,700. The townhouse category saw a 0.2% increase in benchmark pricing, coming in at \$496,700. In the condominium housing category, benchmark price saw an increase of 1.7% in year-over-year comparison, coming in at \$331,900.

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.

**For more information, please contact:**

**Association statistical information:** Email [media@interiorrealtors.com](mailto:media@interiorrealtors.com)

**Province-wide statistical information:**

BCREA Chief Economist, Brendon Ogmundson, [bogmundson@bcrea.bc.ca](mailto:bogmundson@bcrea.bc.ca)

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA (REALTOR®/ REALTORS®)