

For immediate release

Kootenay Residential Real Estate Market Continues to Outperform

KELOWNA, B.C. – September 3rd, 2026. Residential real estate activity across the Interior saw some dampening in demand in August in relation to wildfire activity, reports the Association of Interior REALTORS® (the Association).

The Association region recorded 1,141 residential sales in August, down from 1,496 in July and down 13.4% compared to the same time last year.

New residential listings saw a 17.9% decrease compared to August 2025 with 2,062 new listings recorded last month, and down from the previous month's 2,569 new listings. The total number of active listings saw a 7.7% decrease in inventory compared to the same time last year with 9,378 recorded across the Association region and down compared to July's 9,630 total inventory.

"August was a difficult month for our communities. Evacuations displaced families, homes were lost, and the focus rightfully shifted away from real estate. Our thoughts are with everyone affected," says Association of Interior REALTORS® President Ryan Mayne, adding that "activity slowed as a result, which is completely understandable given what so many people were going through."

In the Kootenay and Boundary region, 274 sales were recorded last month, marking a 1.1% decrease compared to August 2025 and down from July's 318 units sold. There were 354 new listings recorded in the Kootenay and Boundary region in August marking a 17.5% decrease compared to the same month the previous year and down from the previous month's 518 new listings. The overall active listings in the Kootenay region saw a 5.0% increase compared to August 2025 with 1,868 recorded listings, which was below July's 1,940 overall inventory.

"Despite challenging summer conditions, the Kootenay and Boundary real estate market continued to outperform many other markets across the province. There was a slight easing in August that slowed some of the momentum built over the last few months, but activity remains healthy. Listings continue to reflect the region's typically tighter supply while remaining at a solid level heading into fall," 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 5.7% increase in the Kootenay region in the single-family housing category compared to the same month the previous year, coming in at \$646,400. The townhouse category saw a 4.2% decrease in benchmark pricing, coming in at \$500,900. The condominium housing category saw a benchmark price increase of 12.9% in year-over-year comparison, coming in at \$353,400.

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

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