

For immediate release

Inventory Crawling Upwards in Kamloops Residential Real Estate Market

KAMLOOPS, B.C. – January 5th, 2023. Residential real estate sales concluded 2022 with softened sales activity for the month of December, reports the Association of Interior REALTORS® (the Association).

A total of 572 residential unit sales were recorded across the Association region in December representing a 42.8% decrease in sales compared to the number of units sold during the unusually strong market of December 2021.

“After a very strong first half of 2022, we began to see market activity moderate amid consistently rising interest rates imposed by the Bank of Canada,” says the Association of Interior REALTORS® President Lyndi Cruickshank, adding that “although inventory levels remain tight, the high interest rates will continue to subdue market activity in the coming months.”

New residential listings saw a decline of 20.7% within the region compared to December 2021 with 651 new listings recorded. However, the overall inventory saw a 93.5% spike with 6,001 units currently on the market at the close of December 2022.

“Looking to 2023, we anticipate inventory will continue to accumulate, as compared to recent years, with all signs pointing to more balanced conditions with buyers and sellers benefitting equally,” notes Cruickshank, adding “real estate professionals will continue to support buyers and sellers as they navigate the real estate markets across the region.”

Within the Kamloops and District region, there were 75 residential unit sales recorded last month, down from the 130 recorded in November 2022, with a decrease of 54.8% compared to December 2021.

The benchmark price, a better representation of value compared to the average or median price as it represents a dwelling of “typical attributes”, saw an increase in the townhouse category of 9.4% coming in at \$512,400 compared to the December 2021, with moderate decreases within the condominium and single family home categories.

There were 109 new listings added in December in the Kamloops and District region, which was a 3.5% decline compared to the same time last year. Overall inventory, or active listings, saw a substantial 172.2% increase compared to December 2021, coming in at 1,911.

“Our inventory count has continued to crawl its way up to a more balanced figure, but we still aren’t there yet. Shortage of supply has been the main cause for concern throughout 2022 while demand for homes in our region continues to hold strong,” says Cruickshank.

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.



MEDIA RELEASE

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®.

For more information, please contact:

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Province-wide statistical information:

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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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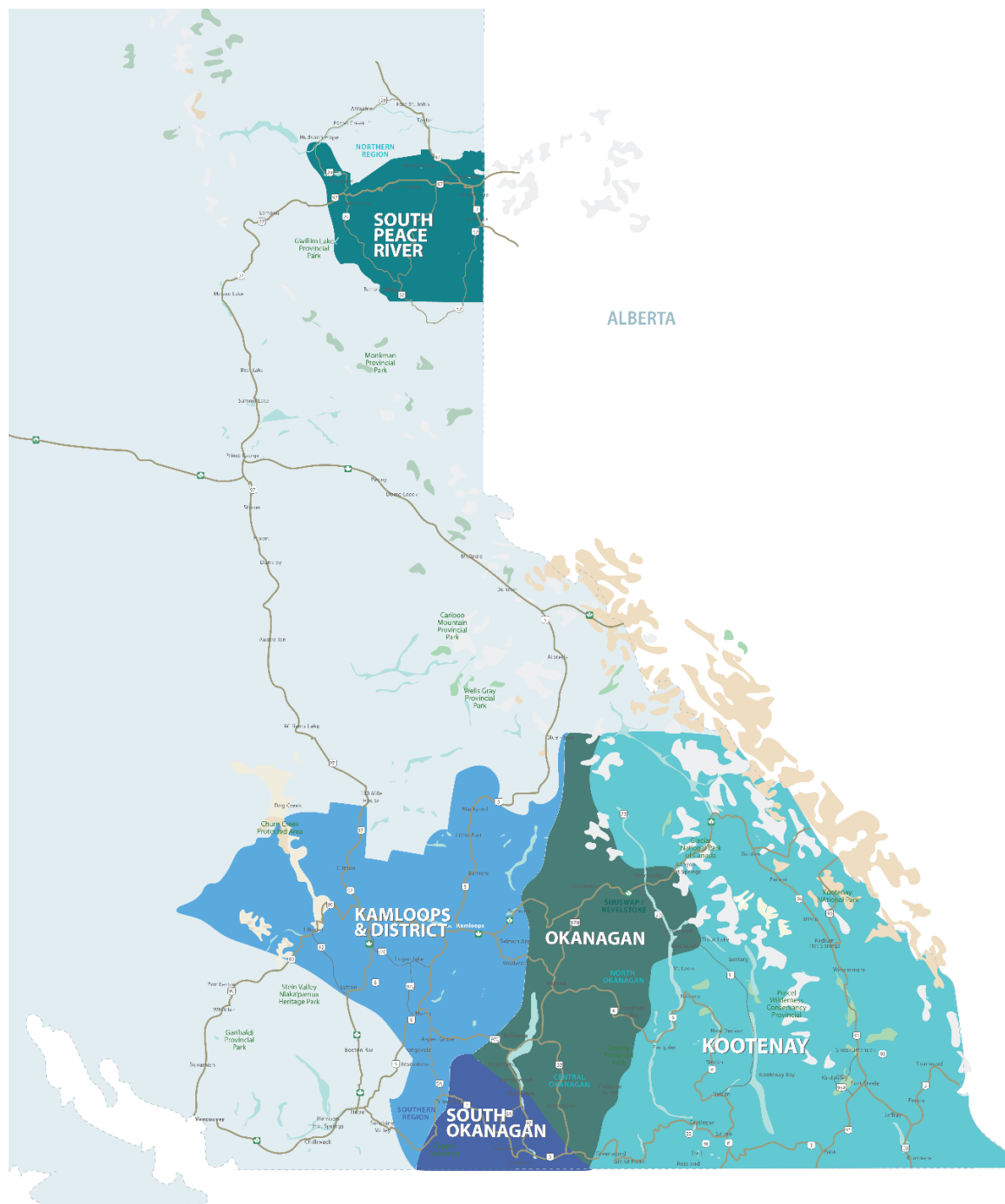


RESIDENTIAL SALES* DECEMBER 2022 SUMMARY STATISTICS

				
	Units Sold	Dollar Volume (Millions)	Active Listings	New Listings
CENTRAL OKANAGAN	184 ↓-49.3%	\$154.7 ↓-44.7%	1,490 ↑118.5%	258 ↓-20.1%
NORTH OKANAGAN	63 ↓-50.4%	\$34.7 ↓-60.7%	476 ↑71.2%	72 ↓-26.5%
SHUSWAP / REVELSTOKE	48 ↓-9.4%	\$27.2 ↓-31.1%	306 ↑59.4%	38 ↓-30.9%
SOUTH OKANAGAN	81 ↓-6.9%	\$51.5 ↓-7.5%	652 ↑92.3%	61 ↑22.0%
SOUTH PEACE RIVER AREA	24 ↑9.1%	\$6.5 ↓-7.4%	210 ↓-13.2%	5 ↑25.0%
KAMLOOPS AND DISTRICT	75 ↓-54.8%	\$42.0 ↓-61.1%	1,911 ↑172.2%	109 ↓-3.5%
KOOTENAY	97 ↓-46.7%	\$43.3 ↓-53.2%	956 ↑43.5%	146 ↓-18.0%
TOTAL ASSOCIATION	572 ↓-42.8%	\$359.9 ↓-46.4%	6,001 ↑93.5%	651 ↓-20.7%

*Residential = Acreage, Duplex, Mobile Home, Recreational, Single Family, 3/4Plex, Apartment & Townhouse. Excludes Land

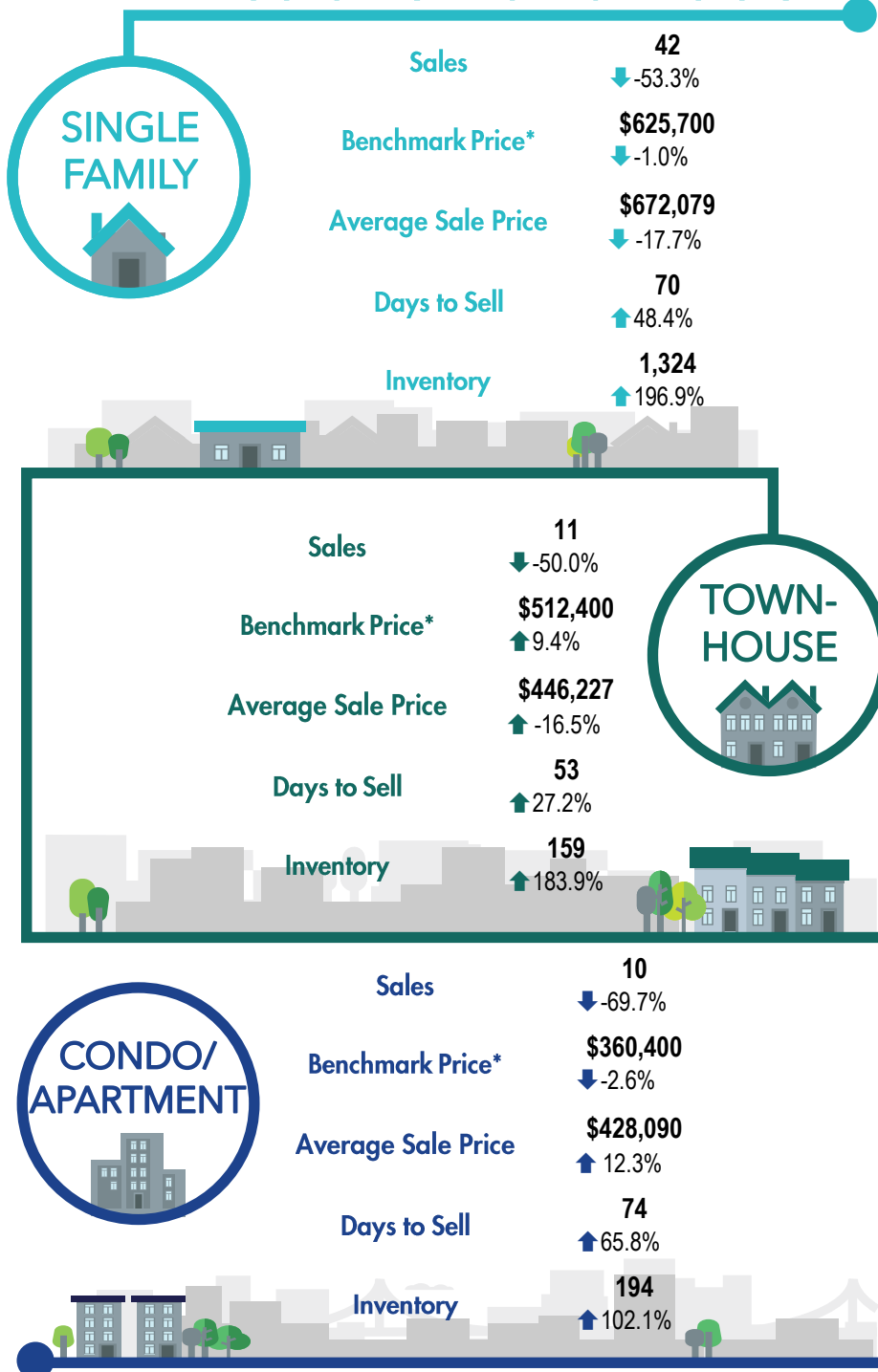
**Percentage indicate change from the same period last year



This map is for informational purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



KAMLOOPS AND DISTRICT REGION



*Benchmark Price: Estimated sales price of a benchmark property. Benchmarks represent a typical property within each market.

**Percentage indicate change from the same period last year