

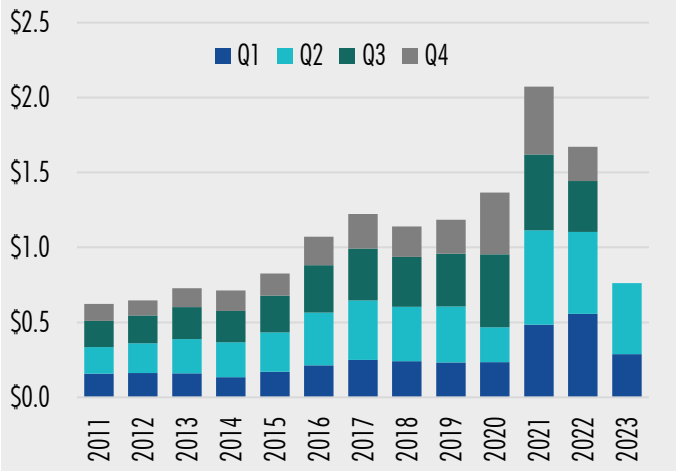


**Q2 2023**

# **KAMLOOPS & DISTRICT MARKET OVERVIEW**

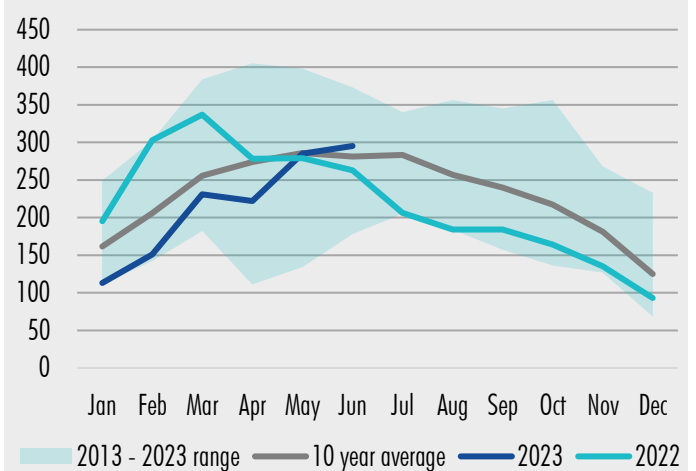
**JULY 2023**

**FIGURE 1: RESIDENTIAL SALES VOLUME  
KAMLOOPS & DISTRICT- \$ Millions**



Source: ASSOCIATION OF INTERIOR REALTORS®, Q2 2023

**FIGURE 2: NUMBER OF RESIDENTIAL  
SALES KAMLOOPS & DISTRICT**



Source: ASSOCIATION OF INTERIOR REALTORS®, Q2 2023

After experiencing a slow start in 2023, with sales falling below the 10-year average due to rising interest rates and limited inventory, the Kamloops & District region real estate market is seeing a gradual return to historical averages. The Association of Interior REALTORS® transacted a total of 799 residential sales in the region, amounting to \$469.8 million in the second quarter of 2023. These figures represent respective declines of 2.6% and 14.0% when compared to the same period in 2022.

Despite the decline in sales, Kamloops real estate market continues to face a severe listings shortage. As of June 2023, there were only 1,003 active residential listings, representing a 1.7% increase compared to June 2022. However, listings are 13.8% lower when compared to 2019 levels, and 36.1% below the 15-year average for the month of June. Moreover, Q2 2023 saw just 924 new listings, a 15.7% decrease compared to the same period in 2022 and the lowest number of new listings since at least 2010. Most buyers are from the region, so homeowners hesitate to list their properties for sale fearing a lack of suitable new homes, opting to stay put instead of further constraining supply.

**FIGURE 3: QUARTERLY NEW HOMES  
QUICK STATS**



**799 Residential sales in Q2 2023**  
2.6% decrease vs Q2 2022



**\$469.8 Million transacted in Q2 2023**  
14.0% decrease vs Q2 2022



**924 New listings in Q2 2023**  
15.7% decrease vs Q2 2022



**1,003 Active residential listings as of June 2023**  
1.7% increase vs June 2022

Source: ASSOCIATION OF INTERIOR REALTORS®, Q2 2023

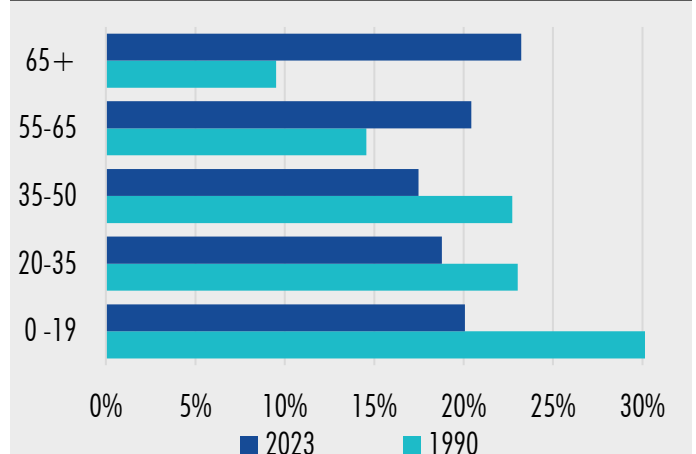


The region is undergoing significant demographic changes, which is reflected in the volume of listings. People are now choosing to age in place longer or create multigenerational households, leading to reduced turnover in homes. The proportion of the population aged 65+ years is projected to reach a record high of 23% in 2023, compared to just 10.5% in 1990. Conversely, the segment of the population between 20 and 50 years old, which traditionally drives higher real estate transaction rates, has experienced a consistent decline over the past three decades, dropping from 46% to 36%.

Benchmark prices for all property types decreased in June 2023 over the previous year. In spite of this decline, limited supply has caused prices to rebound since January 2023. While home prices have doubled in the past 10 years, it is worth noting that the physical characteristics of homes have undergone significant changes, including square footage increases and a plethora of additional features. The average size of homes has increased by 26.7% from 1,834 SF in 1994 to 2,323 SF in 2023.

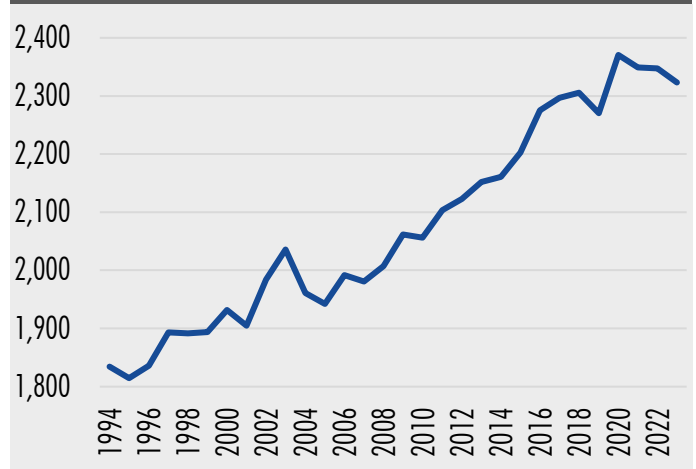
On July 12, 2023, the Bank of Canada raised its policy interest rate by 25 bps for the second consecutive month. The decision to increase rates yet again reflects the central bank's determination to address inflation more assertively. Resilient economic growth and sticky inflation are putting pressure on central banks to maintain higher interest rates for a longer period. Ultimately, the Bank's future policy moves will be driven by the current and expected path of inflation, yet rates could stay higher for longer. In the Kamloops region, buyers have shown resilience by adapting to the effects of rising interest rates, resulting in transaction activity normalizing and a return to historical averages. The majority of households are undergoing the preapproval process before starting their home search. This allows them to ascertain their price range and make well-informed decisions within that range. However, the pace of future interest rate changes can still influence market dynamics.

**FIGURE 4: POPULATION DISTRIBUTION BY AGE GROUP**



Source: ASSOCIATION OF INTERIOR REALTORS®, Q2 2023

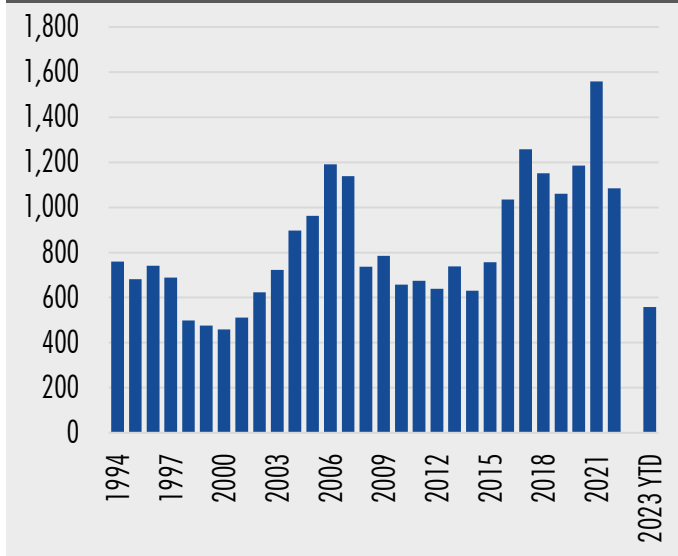
**FIGURE 5: AVERAGE SINGLE FAMILY HOME SALE SIZE IN SQUARE FEET**



Source: ASSOCIATION OF INTERIOR REALTORS®, Q2 2023



**FIGURE 6: HISTORICAL RESIDENTIAL REAL ESTATE TRANSACTIONS**

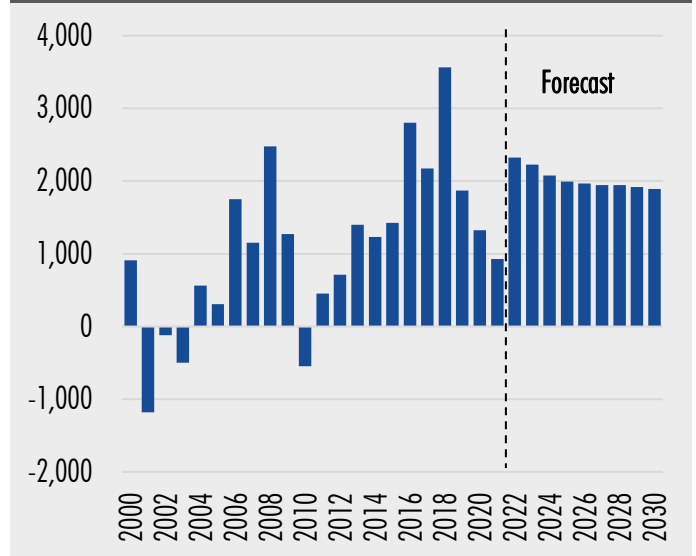


Source: ASSOCIATION OF INTERIOR REALTORS®, Q2 2023

Local buyers are driving the bulk of the demand in the current market, with first-time home buyers actively participating. However, there appears to be a disconnect between sellers and buyers. Affordable properties, priced below \$600,000, are highly sought-after and often experience competitive bidding. Despite their high demand, these affordable properties only account for 43.5% of new listings in Q2 2023, but represent 55.5% of all sales during the same period. Conversely, properties priced over \$800,000 makeup 29.1% of the new listings, but only 16.4% of the total sales.

Real estate in Kamloops follows a cyclical pattern, and the decline in transactions observed in 2023 compared to 2022 is not uncommon. The market has experienced similar fluctuations in the past. Looking

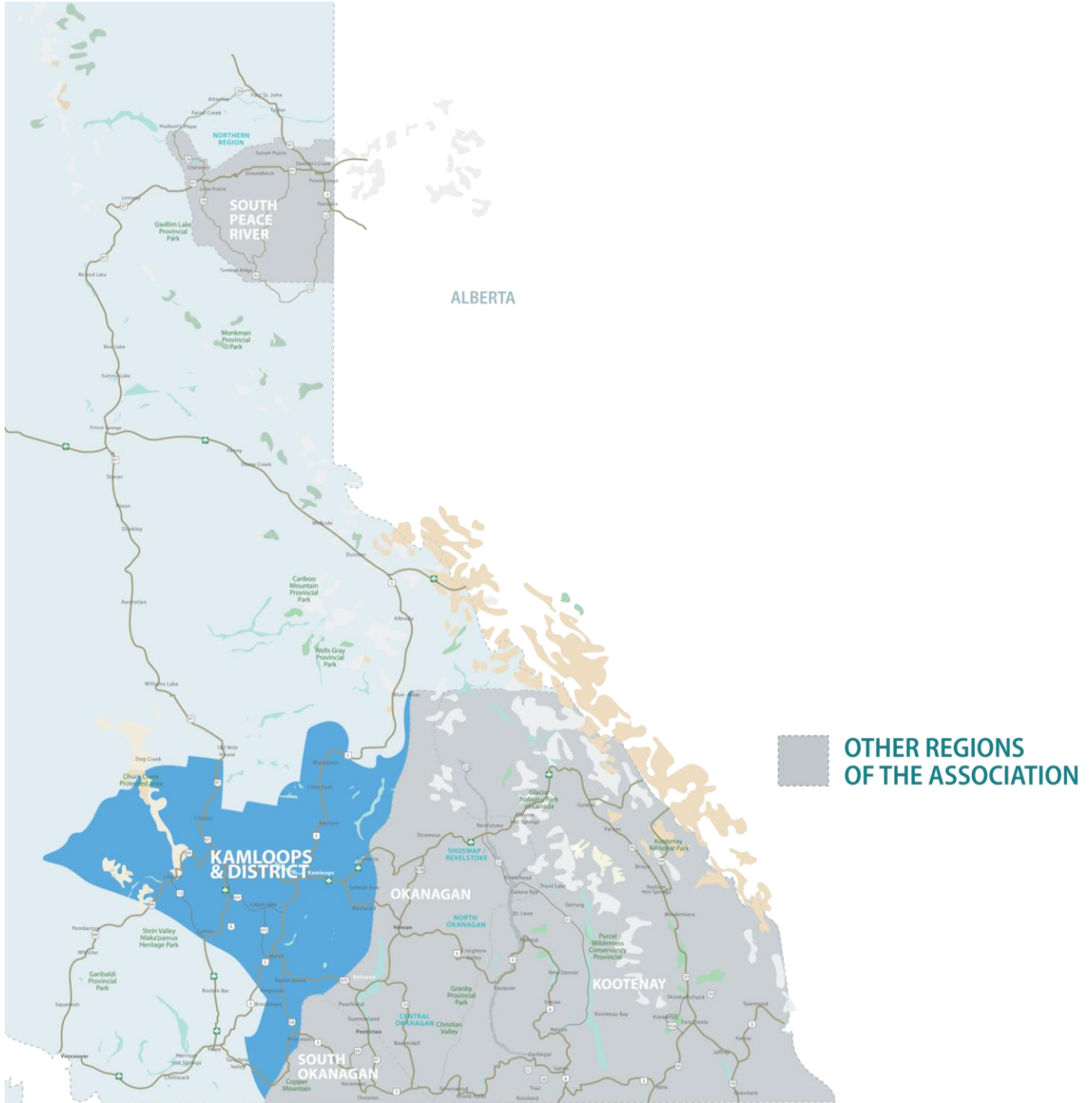
**FIGURE 7: FORECASTED POPULATION GROWTH**



Source: Province of B.C., Q2 2023

ahead, real estate in the region is expected to align with traditional seasonal patterns, resulting in average to below-average activity in the short-term from the summer and smoke from forest fires, which can discourage potential buyers. Nonetheless, there continues to be robust long-term demand for homeownership as it remains a top priority for many. The region's population is projected to grow by 10,208 new residents from 2023 to 2028, a 2.0% increase compared to the previous five-year cycle. This period experienced unprecedented housing demand in Kamloops. While limited listings may slow down the market, the gradual build up of inventory over time will offer more options and choices for buyers, ultimately benefiting the overall market dynamics.

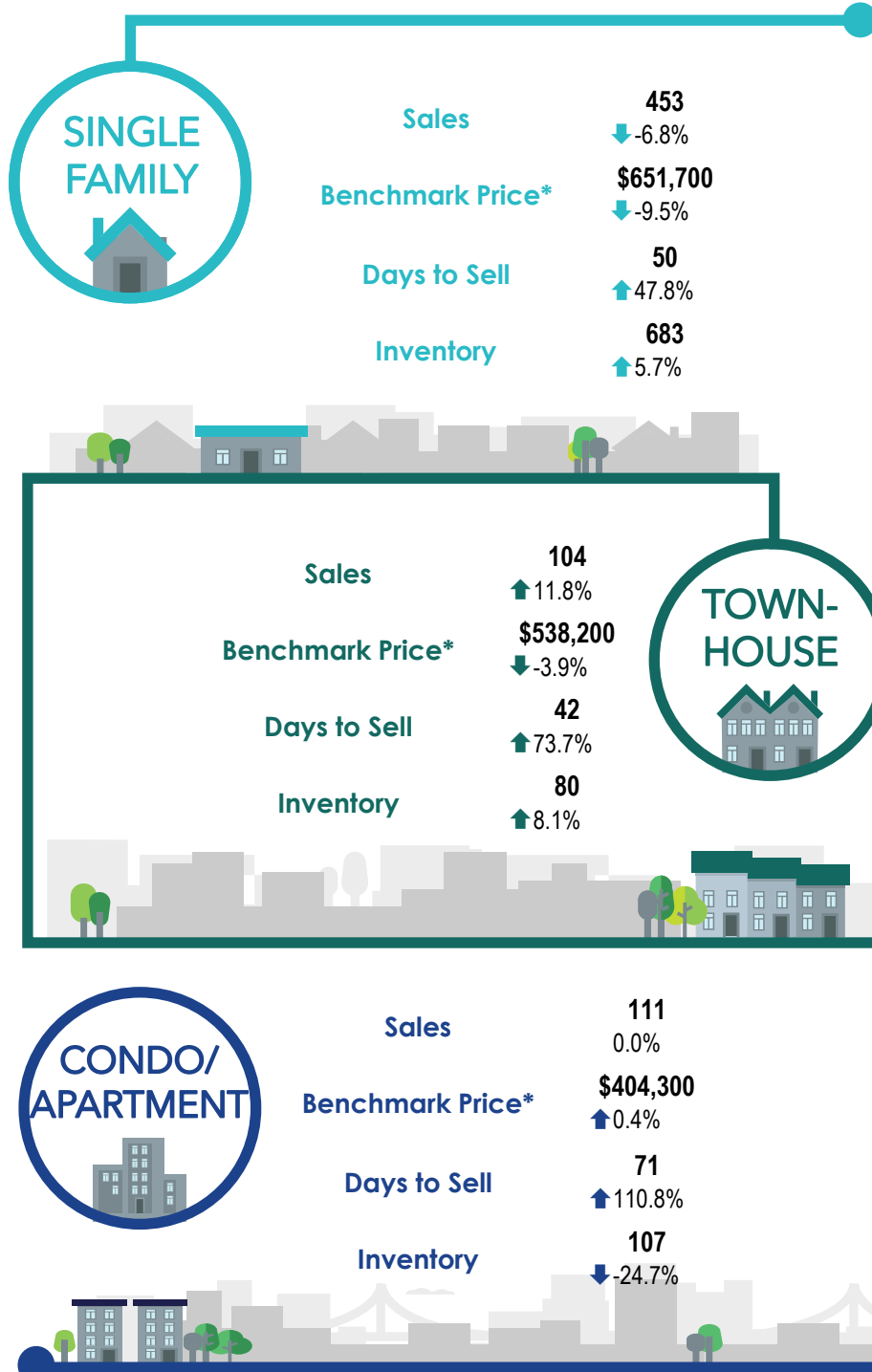




This map is for informational purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**KAMLOOPS AND DISTRICT REGION**



\* Percentage represents change compared to the same period last year

\*\* Benchmark Prices and Inventory as of June 2023



**Q2 2023 Statistics**

Location	SINGLE FAMILY		TOWNHOUSE		APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
Aberdeen	33 ↑ 43.5%	\$847,300 ↓ -11.2%	14 ↓ -6.7%	\$579,600 ↓ -7.3%	6 ↓ -40.0%	\$350,900 ↓ -1.0%
Ashcroft	9 ↑ 28.6%	\$381,700 ↓ -2.0%	1 ↓ -66.7%		1	
Barnhartvale	11 ↓ -38.9%	\$738,100 ↓ -9.4%	0		0	
Barriere	10 ↓ -33.3%	\$525,400 ↓ -4.6%	1		0	
Batchelor Heights	16 ↑ 6.7%	\$868,100 ↓ -9.2%	0 ↓ -100.0%	\$560,000 ↓ -4.4%	0	
Brocklehurst	32 ↓ -13.5%	\$600,200 ↓ -9.3%	12 ↓ -20.0%	\$381,100 ↓ -2.9%	12 ↑ 9.1%	\$268,100 ↑ 3.7%
Cache Creek	6 ↑ 20.0%	\$480,700 ↓ -3.5%	0		0	
Campbell Creek/Deloro	7 ↑ 40.0%	\$698,600 ↓ -9.9%	2		0	
Chase	14 ↓ -17.6%	\$515,800 ↓ -8.8%	0 ↓ -100.0%	\$485,100 ↓ -2.4%	1	
Cherry Creek/Savona	9 ↑ 125.0%	\$810,300 ↓ -7.8%	0		0	
Clearwater	17 ↑ 30.8%	\$465,000 ↓ -6.2%	1		0	
Clinton	10 ↑ 400.0%	\$328,200 ↓ -4.4%	0		0	
Dallas	11 ↓ -26.7%	\$684,100 ↓ -9.0%	1		3 ↑ 50.0%	\$375,400 ↓ -0.3%
Dufferin/Southgate	7 ↓ -22.2%	\$800,900 ↓ -10.6%	1 ↓ -50.0%	\$694,200 ↓ -7.5%	2 ↑ 100.0%	\$543,000 ↓ -1.6%
Heffley	1 ↓ -75.0%	\$820,400 ↓ -8.1%	0		0	
Lillooet	10 ↓ -16.7%	\$368,900 ↓ -11.1%	0		0	
Logan Lake	15 ↑ 7.1%	\$448,900 ↓ -4.0%	1 0.0%		0 ↓ -100.0%	\$178,100 ↑ 3.4%

\* Percentage represents change compared to the same period last year

\*\* Benchmark Prices as of June 2023



**Q2 2023 Statistics**

Location	SINGLE FAMILY		TOWNHOUSE		APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
Merritt	28 ↓ -12.5%	\$477,500 ↓ -9.0%	6 ↑ 500.0%	\$388,100 ↓ -4.2%	0 ↓ -100.0%	\$300,600 ↑ 1.9%
North Kamloops	26 ↓ -7.1%	\$546,000 ↓ -3.7%	0 ↓ -100.0%		7 ↑ 250.0%	\$314,900 ↑ 0.7%
Pinantan	5 ↑ 400.0%	\$450,100 ↓ -3.7%	0		0	
Pineview Valley	10 ↑ 25.0%	\$761,000 ↓ -11.4%	12 ↑ 500.0%	\$503,800 ↓ -0.8%	1 ↓ -50.0%	\$390,900 ↑ 2.1%
Pritchard	5 0.0%	\$441,100 ↓ -1.0%	0		0	
Rayleigh	7 0.0%	\$701,300 ↓ -11.1%	0		0	
Sahali	25 ↓ -16.7%	\$776,400 ↓ -12.1%	18 ↑ 12.5%	\$401,300 ↓ -2.2%	26 ↑ 8.3%	\$477,300 ↓ -0.9%
South Kamloops	19 ↓ -13.6%	\$658,400 ↓ -10.0%	7 ↓ -12.5%	\$589,100 ↓ -4.7%	26 ↑ 30.0%	\$367,200 ↓ -2.2%
South Thompson Valley	6 ↓ -40.0%	\$777,600 ↓ -9.6%	0		0	
Sun Peaks	2 0.0%	\$847,900 ↓ -12.4%	5 ↓ -37.5%	\$946,500 ↓ -0.8%	11 ↓ -8.3%	\$521,200 ↓ -0.1%
Sun Rivers	6 ↓ -33.3%	\$870,400 ↓ -10.3%	2 ↑ 100.0%	\$688,500 ↓ -5.1%	10 ↑ 66.7%	\$376,600 ↓ -2.8%
Valleyview	16 ↑ 14.3%	\$780,300 ↓ -9.9%	3 ↓ -50.0%	\$582,100 ↓ -7.0%	0 ↓ -100.0%	
Westsyde	42 0.0%	\$700,300 ↓ -8.8%	8 ↑ 166.7%	\$389,200 ↓ -2.7%	4 ↓ -20.0%	
Juniper Ridge	17 0.0%	\$927,200 ↓ -10.9%	8 ↑ 700.0%	\$595,800 ↓ -3.4%	0	

\* Percentage represents change compared to the same period last year

\*\* Benchmark Prices as of June 2023





# CONTACT

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