





We sincerely apologize for the lengthy delay in releasing the October statistical data and appreciate your patience during this time while we ensured we provide accurate and reliable data to members, the public and the media.

The Association has now completed the MLS® Data Consolidation project, merging the databases of four former real estate boards into a single, unified system. This consolidation enables the calculation of statistics using a standardized methodology across all regions within the Association. During the consolidation process, the team encountered several challenges, including inconsistencies in variable definitions (such as new listings based on activation date for some areas vs contract date for other areas), property type categorizations (such as acreage included as part of single-family statistics for some regions), and duplicate listings (overlapping areas where members from different boards served overlapping regions). These issues contributed to delays in the publication of statistics.

As a result of differences in calculations and definitions, historical statistical releases cannot be directly compared with future monthly reports. While both the previous and current methodologies are accurate, they are fundamentally different. To ensure consistency and comparability, all regions within the Association boundaries have been aligned to use this new standardized methodology as of October 2024.

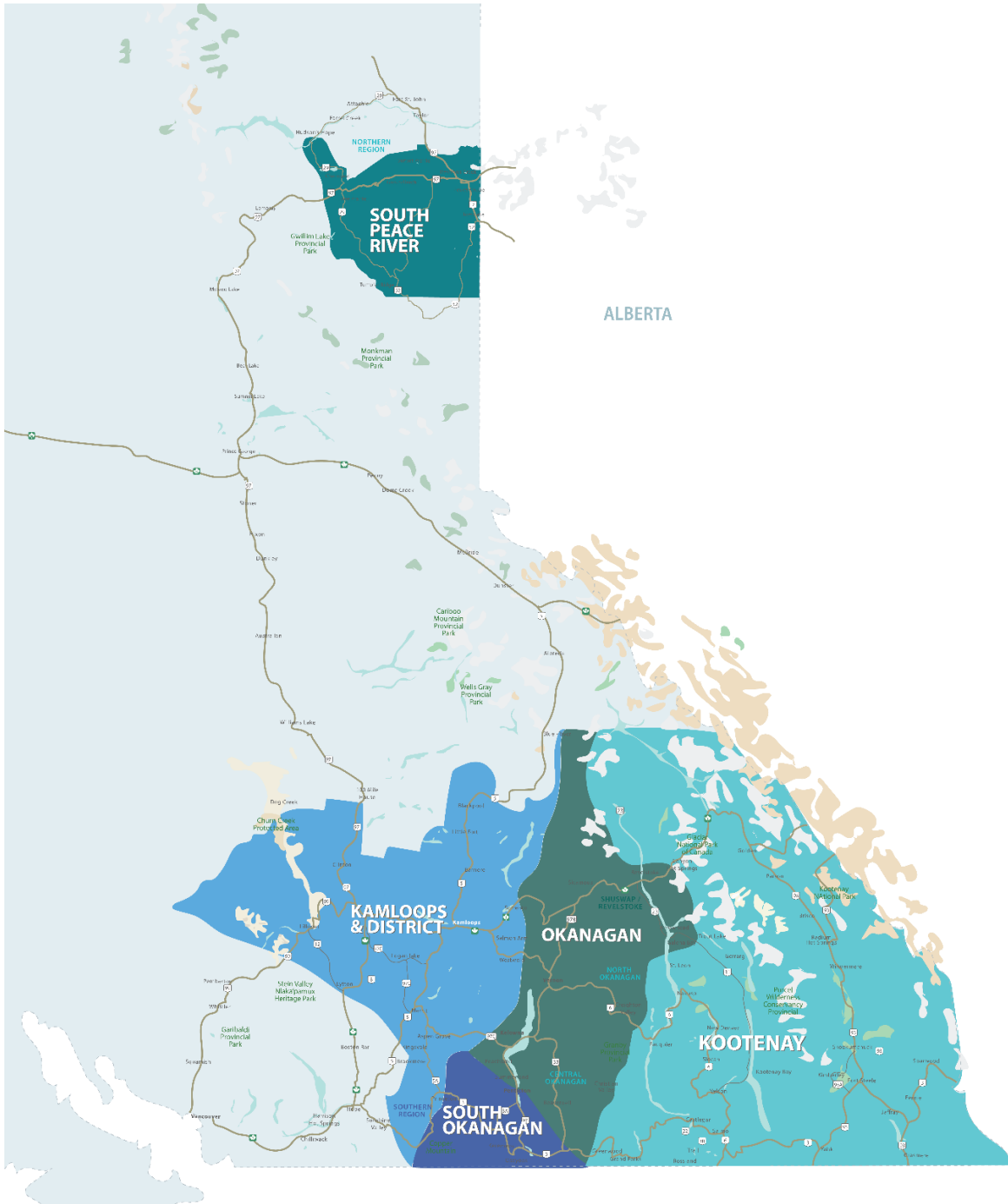


RESIDENTIAL SALES*
OCTOBER 2024
SUMMARY STATISTICS

	 Units Sold	 Dollar Volume (Millions)	 Active Listings	 New Listings
CENTRAL OKANAGAN	365 ↑ 38.8%	\$305.5 ↑ 42.8%	3,004 ↑ 25.2%	808 ↑ 6.7%
NORTH OKANAGAN	129 ↓ -7.2%	\$99.8 ↑ 2.8%	884 ↑ 10.6%	192 ↓ -14.7%
SHUSWAP / REVELSTOKE	85 ↑ 49.1%	\$54.5 ↑ 46.2%	622 ↑ 26.4%	115 0.0%
SOUTH OKANAGAN	152 ↑ 29.9%	\$96.5 ↑ 24.2%	1,352 ↑ 22.1%	267 ↓ -14.4%
SOUTH PEACE RIVER AREA	47 ↓ -19.0%	\$14.8 ↓ -3.3%	227 ↓ -8.1%	53 ↓ -1.9%
KAMLOOPS AND DISTRICT	217 ↑ 21.2%	\$137.7 ↑ 24.7%	1,281 ↑ 25.5%	333 ↓ -6.2%
KOOTENAY	224 ↑ 4.2%	\$119.2 ↑ 15.7%	1,572 ↑ 17.8%	330 ↑ 13.4%
TOTAL ASSOCIATION	1,219 ↑ 18.6%	\$828.1 ↑ 26.5%	8,942 ↑ 20.9%	2,098 ↓ -0.5%

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

**Percentage indicates 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



**SINGLE
FAMILY***



Sales

123

↑ 36.7%

Benchmark Price***

\$662,400

↑ 1.3%

Days to Sell

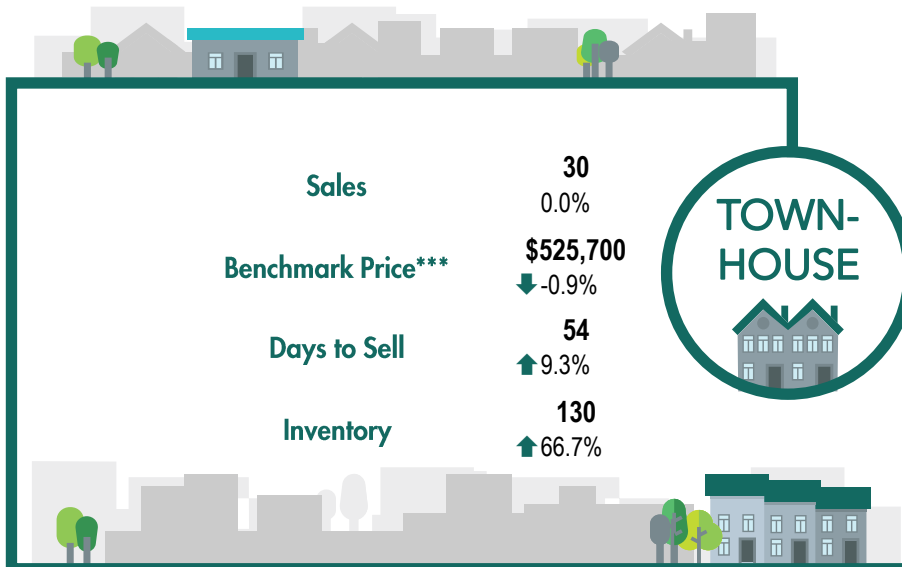
60

↓ -1.9%

Inventory**

580

N/A



**CONDO/
APARTMENT**



Sales

28

↑ 33.3%

Benchmark Price***

\$373,100

↓ -7.1%

Days to Sell

64

↑ 17.7%

Inventory

149

↑ 31.9%



*Excludes lakefront and acreage Single-Family homes, which were previously included in KADREA's Single-Family home statistics.

**With lakefront and acreage properties included, Single-Family home inventory was 785 units in October 2024, up 11.5% from October 2023.

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

****Percentages indicate changes from the same period last year.



KAMLOOPS AND DISTRICT REGION

Location	SINGLE FAMILY		TOWNHOUSE		APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
Aberdeen	11 ↑ 175.0%	\$872,200 ↑ 2.7%	5 0.0%	\$569,200 ↓ -0.6%	2 0.0%	\$345,100 ↓ -3.5%
Ashcroft	0 ↓ -100.0%	\$370,200 ↑ 2.4%	1		0 ↓ -100.0%	
Barnhartvale	1 ↓ -66.7%	\$765,600 ↑ 2.3%	0		0	
Barriere	2 0.0%	\$510,400 ↓ -1.8%	0		0	
Batchelor Heights	4 0.0%	\$891,800 ↑ 1.5%	0	\$559,800 ↓ -0.7%	0	
Brocklehurst	15 ↑ 114.3%	\$633,200 ↑ 2.1%	3 ↑ 200.0%	\$395,000 ↑ 1.5%	5 ↑ 66.7%	\$260,200 ↓ -3.2%
Cache Creek	0	\$410,900 ↓ -2.3%	0		0	
Campbell Creek/Deloro	3 ↑ 200.0%	\$685,200 ↓ -0.6%	0		0	
Chase	1 ↓ -50.0%	\$496,900 ↑ 0.1%	0	\$501,900 ↓ -1.4%	0	
Cherry Creek/Savona	2	\$852,200 ↑ 2.8%	0		0	
Clearwater	4 0.0%	\$455,600 ↓ -1.9%	0		0	
Clinton	0	\$319,900 ↓ -1.1%	0		0	
Dallas	4 ↓ -20.0%	\$753,200 ↑ 3.9%	0		0	\$354,000 ↓ -6.7%
Dufferin/Southgate	3 ↑ 200.0%	\$820,600 ↑ 2.6%	0 ↓ -100.0%	\$690,500 ↓ -2.6%	0	\$438,000 ↓ -9.6%
Heffley	1 0.0%	\$773,500 ↑ 3.1%	0		0	
Lillooet	1 ↓ -66.7%	\$366,600 ↓ -0.5%	0		0	
Logan Lake	6	\$475,400 ↑ 0.8%	0		3 0.0%	\$167,600 ↓ -4.4%

* Percentage represents change compared to the same month last year



KAMLOOPS AND DISTRICT REGION

Location	SINGLE FAMILY		TOWNHOUSE		APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
Merritt	5 0.0%	\$464,400 ↑ 0.2%	1 ↓ -0.3%	\$369,500	1 ↓ -5.9%	\$280,900
North Kamloops	9 ↑ 28.6%	\$540,200 ↓ -1.0%	0		0 ↓ -100.0%	\$306,400 ↓ -5.8%
Pinantan	0 ↓ -100.0%	\$406,000 ↓ -1.4%	0		0	
Pineview Valley	1 ↓ -66.7%	\$790,000 ↑ 2.3%	1 ↓ -66.7%	\$495,000 ↓ -1.1%	0	\$371,000 ↓ -6.2%
Pritchard	0	\$472,400 ↓ 0.0%	0		0	
Rayleigh	3 ↑ 50.0%	\$735,100 ↑ 1.6%	0		0	
Sahali	10 ↑ 66.7%	\$786,800 ↑ 2.1%	7 ↑ 16.7%	\$401,200 ↓ -0.9%	5 ↑ 150.0%	\$450,400 ↓ -6.2%
South Kamloops	6 0.0%	\$676,400 ↑ 0.9%	1 0.0%	\$554,700 ↓ -3.5%	5 0.0%	\$347,600 ↓ -5.8%
South Thompson Valley	1 0.0%	\$792,900 ↑ 5.2%	0		0	
Sun Peaks	1 ↓ -50.0%	\$826,700 ↑ 4.0%	2 0.0%	\$859,500 ↓ -1.9%	5 ↑ 25.0%	\$472,500 ↓ -7.7%
Sun Rivers	5 ↑ 150.0%	\$888,700 ↑ 0.3%	2 0.0%	\$684,800 ↓ -1.7%	1	\$343,000 ↓ -7.9%
Valleyview	2 ↓ -50.0%	\$808,700 ↑ 2.5%	1 ↓ -50.0%	\$576,400 ↓ -1.6%	1	
Westsyde	8 0.0%	\$749,900 ↑ 3.3%	3 ↑ 50.0%	\$412,500 ↓ -0.9%	0	\$395,800 ↓ -6.6%
Juniper Ridge	6 ↑ 500.0%	\$947,900 ↑ 1.7%	2 0.0%	\$598,400 ↓ -1.7%	0	

* Percentage represents change compared to the same month last year