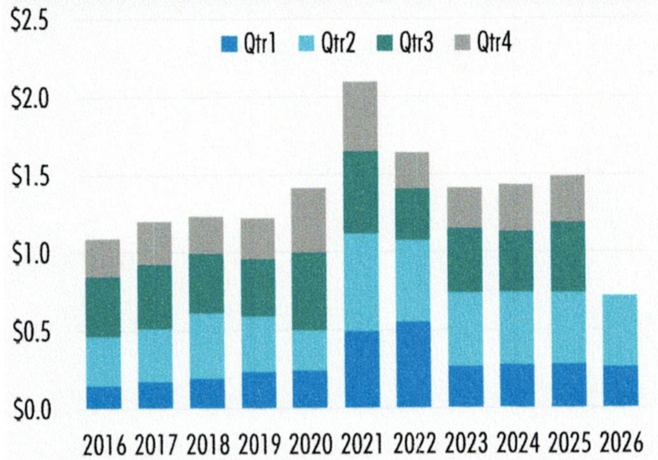
ASSOCIATION OF INTERIOR REALTORS®

Q2 2026

KAMLOOPS & DISTRICT MARKET OVERVIEW

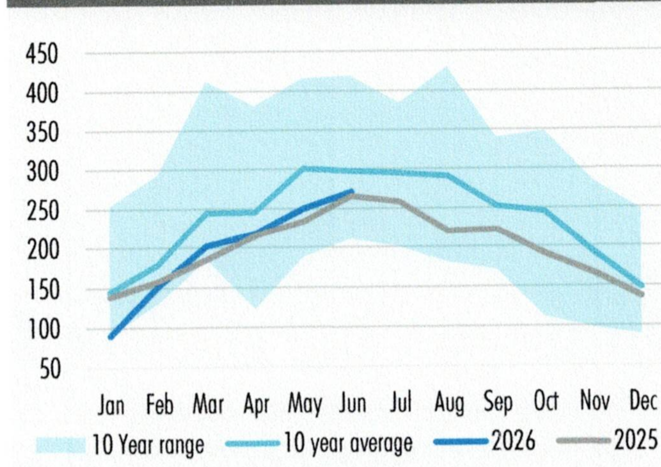
JULY 2026

FIGURE 1: RESIDENTIAL SALES VOLUME KAMLOOPS & DISTRICT- $ Billions



Source: Association of Interior Realtors®, Q2 2026

FIGURE 2: NUMBER OF RESIDENTIAL SALES KAMLOOPS & DISTRICT



Source: Association of Interior Realtors®, Q2 2026

The Kamloops real estate market continued to stabilize in the second quarter of 2026, though the recovery remains gradual rather than robust. The Kamloops and District region recorded 738 residential sales totalling roughly $456 million, a 3.4% increase in the number of sales compared with the same period last year, while dollar volume remained essentially flat. Part of this improvement reflects the unusually slow market conditions seen in 2025. Activity remains well below the ten-year Q2 average of approximately 860 sales, and while the market appears to have moved past its low point, buyers remain cautious and transactions continue to require considerable negotiation and effort to complete.

Anecdotally, buyer interest remains healthy, with a steady flow of showings and offers, but many remain hesitant to commit. With little sense of urgency, buyers are taking longer to make decisions and are more willing to walk away from negotiations. Properties that remain on the market for extended periods are also drawing greater scrutiny, as buyers often interpret longer marketing times as a signifier of potential defects in the home itself. The result is a market where transactions continue to occur, but at a slower pace than many sellers would like.

FIGURE 3: QUARTERLY RESIDENTIAL QUICK STATS

738 Residential sales in Q2 2026
3.4% increase vs Q2 2025

$456.2 Million transacted in Q2 2026
0.3% decrease vs Q2 2025

SALE

1,641 New listings in Q2 2026
3.1% decrease vs Q2 2025

OPEN
OPEN HOUSE

1,481 Active residential listings as of June 2026
1.1% decrease
vs June 2025

Source: Association of Interior Realtors®, Q2 2026

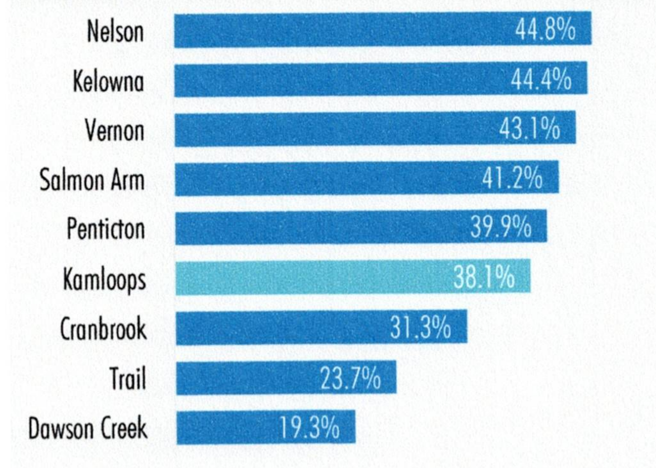
Overall, the market is best described as balanced, supported by a sales-to-new-listings ratio that has hovered around 50% since 2023. That said, market conditions still feel somewhat favourable to buyers, particularly when compared to the highly competitive pandemic years. New listings totalled 1,641 in Q2, down 3.1% year-over-year, while active listings at the end of June stood at 1,481, down 1.1%. After several years of inventory growth, seasonally adjusted supply appears to have stabilized at just under six months of inventory.

Prices have remained consistent with Kamloops' long-standing reputation as a relatively steady market. The composite benchmark price reached $602,000 in June 2026, up 0.4% year-over-year but still approximately 6% below its mid-2022 peak. Following the volatility of the pandemic period, the market has largely returned to its historical pattern of modest price growth rather than dramatic gains or declines.

Affordability remains the market's defining challenge. Kamloops is still one of the more affordable major cities in southern British Columbia, and recent price stability has helped. However, detached homes (the region's most sought-after property type) remain difficult for many households to afford. In 2026, mortgage payments on a median-priced detached home consumed roughly 43% of median household income. While this is an improvement from the nearly 60% peak reached in late 2023, it remains well above the long-term average of approximately 29%. For many middle-income households, homeownership continues to feel out of reach.

A longer-term concern is housing supply. Kamloops is experiencing some of the lowest levels of single-family home construction in decades. The number of detached homes under construction in May 2026 was the second-lowest for any May since 1990. With builders facing slower demand, higher construction costs, and tighter margins, the region risks underbuilding the type of housing buyers continue to prefer.

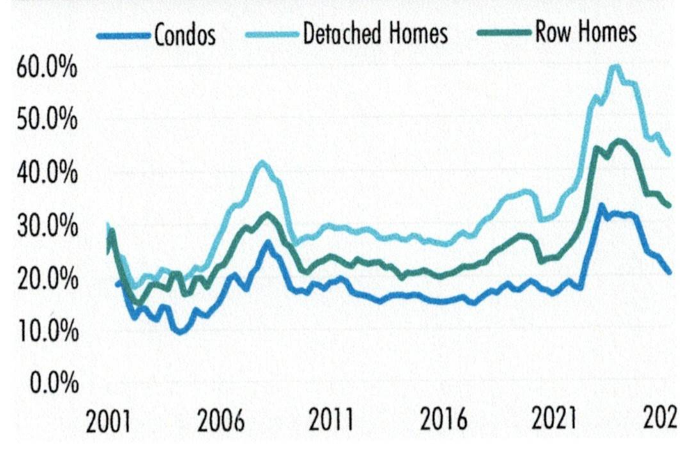
FIGURE 4: Q1 2026 HOUSING AFFORDABILITY BY REGION



*Based on the mortgage payment on a median home price and median after-tax family income

Source: BC Stats, Q2 2026

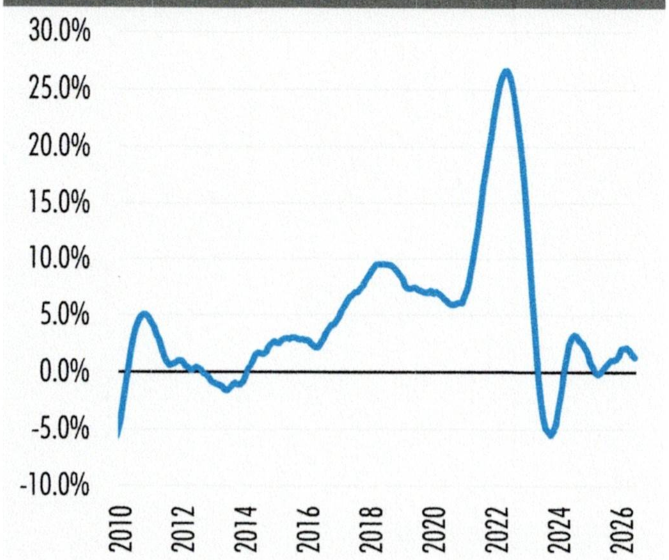
FIGURE 5: MORTGAGE PAYMENT AS A PERCENTAGE OF FAMILY INCOME



*Based on a median home price and median after-tax family income

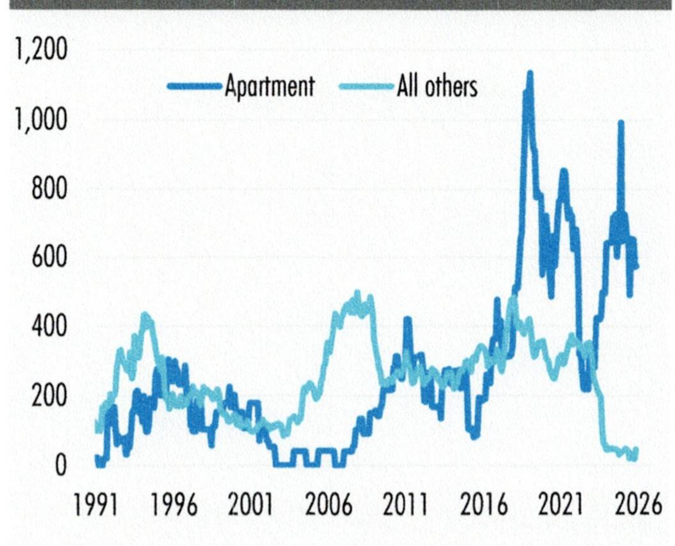
Source: BC Stats, Q2 2026

FIGURE 6: HISTORICAL COMPOSITE HPI GROWTH Year-Over-Year



Source: Association of Interior Realtors®, Q2 2026

FIGURE 7: NEW HOUSING UNDER CONSTRUCTION BY PROPERTY TYPE



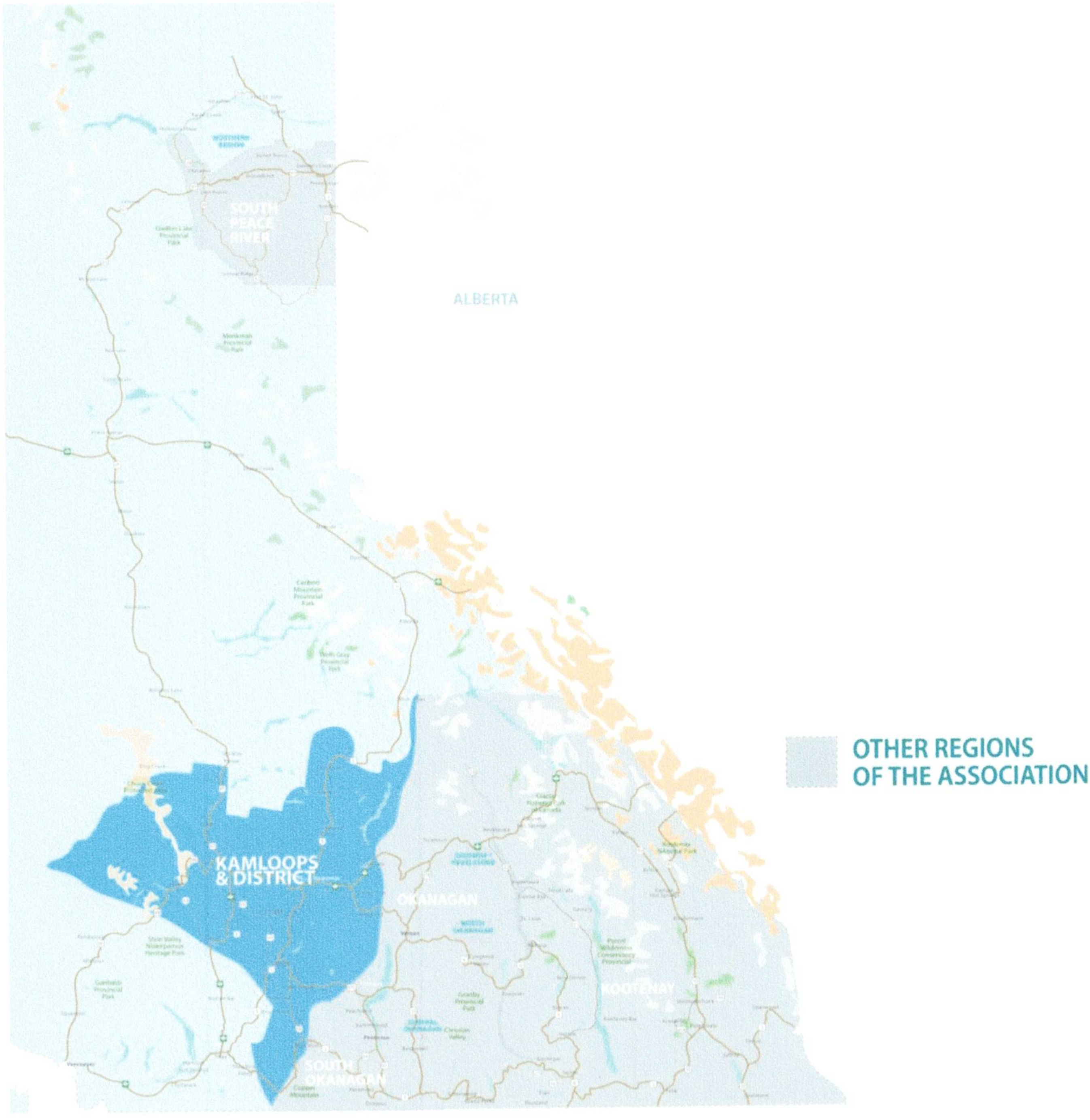
Source: CMHC Housing Information Portal, Q2 2026

On the economic front, global uncertainty continues. The temporary US-Iran ceasefire has helped reduce pressure on oil prices and bond yields, while Canada's economy, though weaker than expected, has so far avoided a formal recession. Uncertainty surrounding CUSMA also persists. Against this backdrop, the Bank of Canada maintained its policy rate at 2.25% for a sixth consecutive meeting in July and is widely expected to remain on hold.

Economic uncertainty continues to weigh on the labour market and buyer confidence. Kamloops has recorded six consecutive months of year-over-year employment declines through June 2026, and the regional economy, like much of British Columbia, has shown signs of slowing. Even so, buyers appear to have largely adjusted to the current interest-rate environment, and consumer confidence has remained more resilient than many expected.

Looking ahead, market conditions are expected to remain relatively steady, with limited growth and activity likely to soften somewhat through the summer months. Over the longer term, Kamloops could benefit from several major resource projects announced this year. On July 2, 2026, Ottawa and Alberta unveiled the proposed West Coast Pipeline, a $35-44 billion project that would transport oil from Alberta to Delta along much of the existing Trans Mountain corridor. The route would pass directly through Kamloops, with a federal national-interest decision expected in October 2026. For context, the Trans Mountain expansion generated an estimated $450 million in direct spending within the Kamloops area.

Momentum also extends to the mining sector. Teck's Highland Valley Copper extension near Logan Lake is already under construction and, at up to $2.4 billion, represents British Columbia's largest critical-minerals investment to date. The project is expected to extend the life of Canada's largest open-pit copper mine from 2028 to 2046, supporting employment and economic activity throughout the region.
Despite these opportunities, some caution is warranted. Several of the proposed projects must still navigate lengthy regulatory and approval processes, and Canada's history of delayed or cancelled major infrastructure projects suggests that not all announced developments will necessarily move forward as planned.



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	371 ↓ -2.9%
Benchmark Price**	$684,300 ↑ 1.2%
Days to Sell	49 ↑ 11.4%
Inventory	663 ↓ -4.6%

TOWN-HOUSE

Sales	98 ↓ -3.0%
Benchmark Price**	$506,500 ↓ -5.8%
Days to Sell	54 ↓ -8.5%
Inventory	179 ↑ 16.2%

CONDO/APARTMENT

Sales	86 ↓ -1.1%
Benchmark Price**	$373,800 ↓ -0.1%
Days to Sell	57 ↓ -3.4%
Inventory	191 ↓ -12.8%

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

** Benchmark Prices and Inventory as of June 2026.

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

Q2 2026 Statistics

Location	SINGLE FAMILY* Sales	SINGLE FAMILY* Benchmark Price	TOWNHOUSE Sales	TOWNHOUSE Benchmark Price	APARTMENT Sales	APARTMENT Benchmark Price
Aberdeen	43 16.2%	$886,700 -0.6%	17 70.0%	$551,000 -5.3%	4 -55.6%	$360,600 -0.7%
Ashcroft	7 16.7%	$389,200 5.1%	0 -100.0%		3	
Barnhartvale	13 225.0%	$786,000 -0.4%				
Barriere	6 -40.0%	$516,000 -0.7%				
Batchelor Heights	13 0.0%	$878,500 2.0%	5 400.0%	$549,800 -5.2%		
Brocklehurst	40 0.0%	$643,400 0.2%	9 28.6%	$386,300 -4.8%	5 66.7%	$270,100 1.0%
Cache Creek	2 100.0%	$407,300 1.1%				
Campbell Creek/Deloro	5 66.7%	$738,700 -2.6%	1 0.0%			
Chase	4 -33.3%	$542,300 2.3%	1	$509,600 -2.6%	1 0.0%	
Cherry Creek/Savona	1 0.0%	$874,700 0.8%				
Clearwater	4 -55.6%	$493,900 3.5%	0 -100.0%		0 -100.0%	
Clinton	1 -75.0%	$343,600 1.8%				
Dallas	10 42.9%	$751,100 2.1%	0		2 -33.3%	$351,300 -1.8%
Dufferin/Southgate	8 166.7%	$876,900 4.4%	5 400.0%	$604,700 -5.0%	1	
Heffley	2 100.0%	$743,300 -1.3%				
Lillooet	1 -87.5%	$416,100 8.2%				
Logan Lake	14 40.0%	$488,000 1.4%	0		3 -25.0%	$179,000 1.7%

**Excludes lakefront and acreage Single-Family homes
**Percentage represents change compared to the same period last year
*** Benchmark Prices as of June 2026

Q2 2026 Statistics

	SINGLE FAMILY*		TOWNHOUSE		APARTMENT	
Location	**Sales**	**Benchmark Price**	**Sales**	**Benchmark Price**	**Sales**	**Benchmark Price**
Merritt	24 ↓ -22.6%	$485,200 ↑ 1.8%	1 0.0%	$322,600 ↓ -5.8%	1 ↓ -50.0%	$279,400 ↓ -0.4%
North Kamloops	27 ↑ 12.5%	$590,000 ↑ 0.6%	3 ↑ 200.0%		6 ↓ -25.0%	$304,600 ↓ -1.2%
Pinantan	2 ↑ 100.0%	$413,200 ↑ 2.0%				
Pineview Valley	5 ↓ -61.5%	$806,600 ↑ 3.1%	6 ↑ 20.0%	$488,300 ↓ -4.6%	1 ↓ -50.0%	$370,100 ↓ -1.6%
Pritchard		$507,400 ↑ 0.5%				
Rayleigh	7 ↓ -36.4%	$727,100 ↓ -1.5%				
Sahali	29 ↑ 3.6%	$824,700 ↑ 2.2%	23 ↓ -28.1%	$396,500 ↓ -5.0%	20 ↑ 42.9%	$448,700 ↓ -1.0%
South Kamloops	23 ↓ -4.2%	$689,300 ↑ 0.2%	8 ↓ -11.1%	$497,600 ↓ -9.1%	20 ↑ 17.6%	$349,100 ↓ -0.6%
South Thompson Valley	2 ↓ -50.0%	$806,500 ↓ -3.6%				
Sun Peaks	1 ↓ -66.7%	$867,000 ↑ 3.8%	1 ↓ -90.0%	$880,700 ↓ -6.7%	11 0.0%	$514,400 ↑ 6.1%
Sun Rivers	3 ↓ -75.0%	$930,200 ↓ -0.2%	5 ↓ -44.4%	$698,700 ↓ -6.2%	4 ↓ -42.9%	$325,900 ↓ -4.1%
Valleyview	12 ↑ 33.3%	$812,700 ↓ -1.5%	3 0.0%	$565,500 ↓ -6.5%	1 0.0%	
Westsyde	36 ↑ 12.5%	$733,600 ↓ -1.6%	2 0.0%	$417,900 ↓ -5.0%	1 ↓ -66.7%	$392,700 ↓ -1.6%
Juniper Ridge	13 ↓ -23.5%	$979,100 ↑ 0.9%	5 0.0%	$612,700 ↓ -4.7%	2 ↑ 100.0%	

**Excludes lakefront and acreage Single-Family homes

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

*** Benchmark Prices as of June 2026

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