

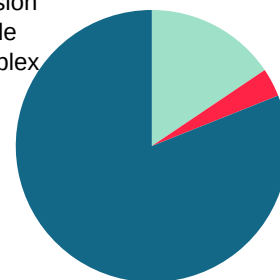
April 2026

Area Delimited by Sub Areas KAM - Aberdeen, KAM - Barnhartvale, KAM - Batchelor Heights, KAM - Brocklehurst, KAM - Campbell Creek/Deloro, KAM - Cherry Creek/Savona, KAM - Dallas, KAM - Dufferin/Southgate, KAM - Heffley, KAM - Juniper Ridge, KAM - Knutsford-Lac Le Jeune, KAM - McLure/Vinsula, KAM - Monte Lake/Westwold, KAM - North Kamloops, KAM - Paul Lake, KAM - Pinantan, KAM - Pineview Valley, KAM - Pritchard, KAM - Rayleigh, KAM - Red Lake, KAM - Sahali, KAM - South Kamloops, KAM - South Thompson Valley, KAM - Sun Peaks, KAM - Sun Rivers, KAM - Tobiano, KAM - Vallevue, KAM - Westmount, KAM - Westside, Division

MONTHLY INVENTORY ANALYSIS

Report produced on Oct 21, 2026 for Kevin Bamsey

Compared Metrics	2025	April 2026	+/-%
Sold Listings	Single Family - Detached w/Acreage, Manufactured Home in Park, 193	170	-11.92%
New Listings	397	399	0.50%
Average List Price	687,952	666,678	-3.09%
Average Sale Price	664,541	644,790	-2.97%
Average Percent of Selling Price to List Price	96.45%	96.78%	0.35%
Average Days on Market to Sale	52.47	50.49	-3.78%
End of Month Inventory	817	885	8.32%
Months Supply of Inventory	5.30	5.88	11.02%



Absorption: Last 12 months, an Average of **151** Sales/Month
Active Inventory as of April 30, 2026 = **885**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2026 rose **8.32%** to 885 existing homes available for sale. Over the last 12 months this area has had an average of 151 closed sales per month. This represents an unsold inventory index of **5.88** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **2.97%** in April 2026 to \$644,790 versus the previous year at \$664,541.

Average Days on Market Shortens

The average number of **50.49** days that homes spent on the market before selling decreased by 1.98 days or **3.78%** in April 2026 compared to last year's same month at **52.47** DOM.

Sales Success for April 2026 is Positive

Overall, with Average Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 399 New Listings in April 2026, up **0.50%** from last year at 397. Furthermore, there were 170 Sold Listings this month versus last year at 193, a **-11.92%** decrease.

Closed versus Listed trends yielded a **42.6%** ratio, down from previous year's, April 2025, at **48.6%**, a **12.36%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Sold Listings	2
New Listings	3
Inventory	4
Months Supply of Inventory	5
Average Days on Market to Sale	6
Average List Price at Closing	7
Average Sale Price at Closing	8
Average Percent of Selling Price to List Price	9
Market Summary	10

Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

Kevin Bamsey -

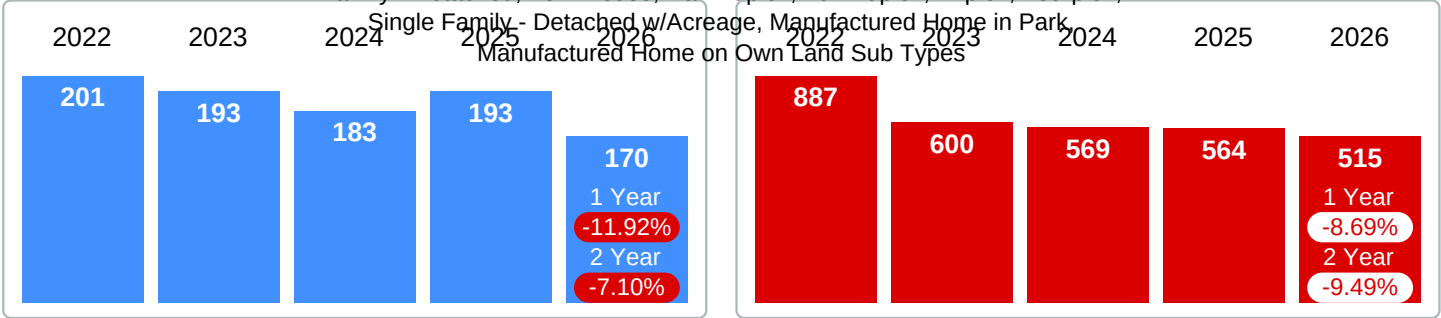
Phone: 250-377-3279

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April 2026

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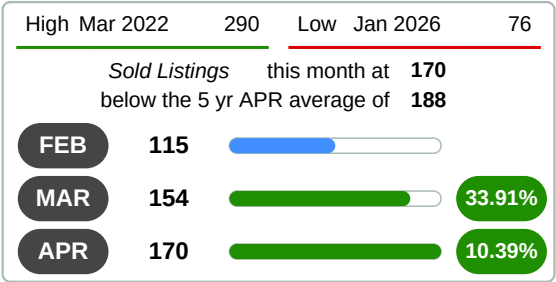
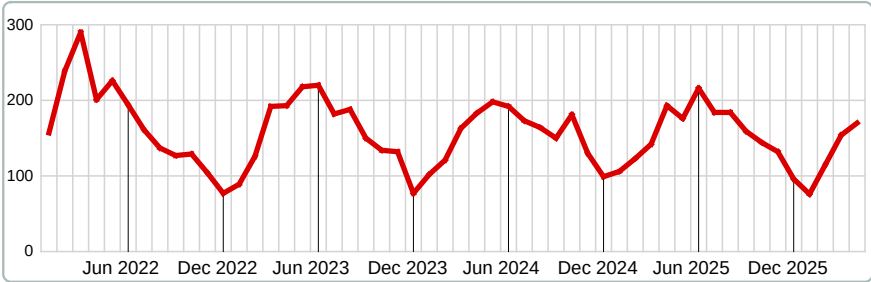
APRIL 2026
Report produced on Oct 21, 2026 for Kevin Bamsey
Kamloops and District - Residential Property Type - Apartment, Condo, Family - Detached, Townhouse, Half Duplex, Full Duplex, Triplex, Fourplex, Single Family - Detached w/Acreage, Manufactured Home in Park, Manufactured Home on Own Land Sub Types



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 188



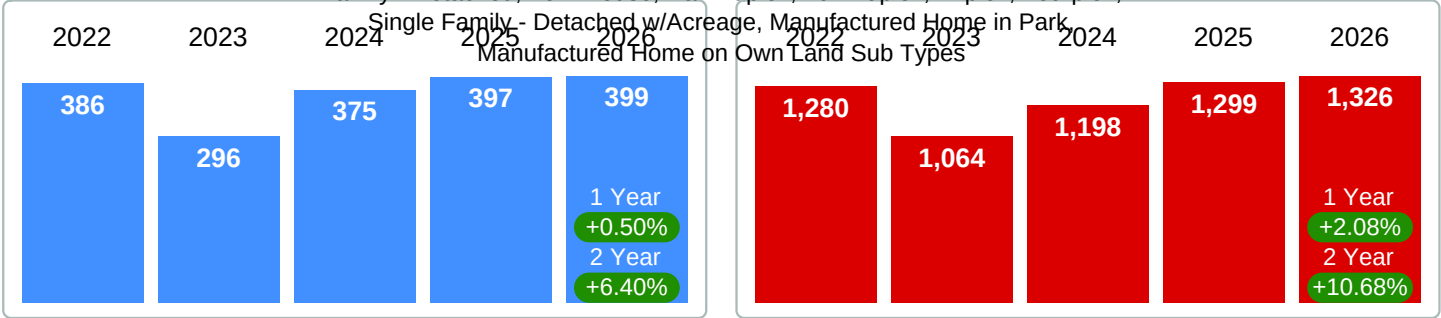
SOLD LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$275,000 and less	14			8.24%	63.6	12	2	0	0
\$275,001 - \$425,000	23			13.53%	40.6	18	5	0	0
\$425,001 - \$550,000	23			13.53%	63.9	8	9	3	3
\$550,001 - \$675,000	40			23.53%	52.8	2	19	15	4
\$675,001 - \$825,000	30			17.65%	41.0	3	8	10	9
\$825,001 - \$1,000,000	25			14.71%	47.4	0	5	6	14
\$1,000,001 and up	15			8.82%	50.7	1	5	2	7
Total Closed Units	170					44	53	36	37
Total Closed Volume	109,614,277				100%	17.05M	34.56M	25.66M	32.34M
Average Closed Price	\$644,790					\$387,600	\$651,988	\$712,872	\$874,085

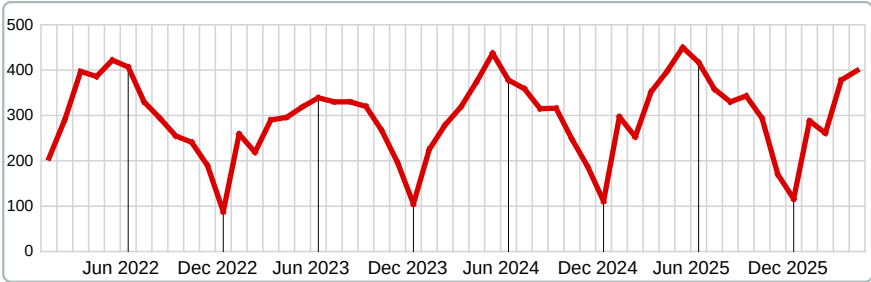
April 2026

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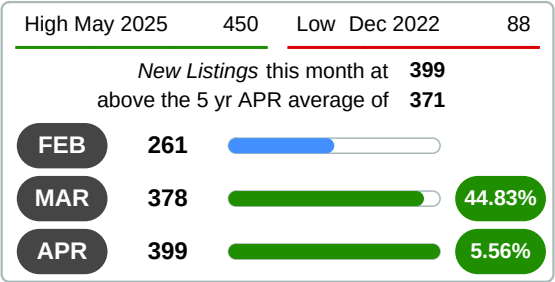


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 371



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$325,000 and less	30		7.52%	27	3	0	0
\$325,001 - \$475,000	53		13.28%	37	15	1	0
\$475,001 - \$575,000	44		11.03%	21	20	3	0
\$575,001 - \$750,000	119		29.82%	20	40	41	18
\$750,001 - \$875,000	61		15.29%	6	7	29	19
\$875,001 - \$1,150,000	51		12.78%	2	10	21	18
\$1,150,001 and up	41		10.28%	1	6	13	21
Total New Listed Units	399			114	101	108	76
Total New Listed Volume	298,529,864			52.51M	66.51M	98.13M	81.38M
Average New Listed Listing Price	\$720,009			\$460,634	\$658,482	\$908,630	\$1,070,773

April 2026

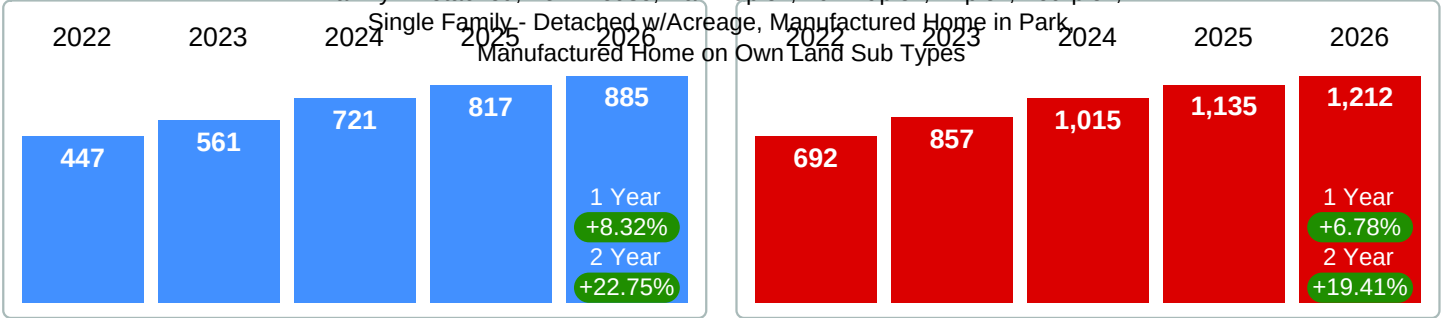
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ACTIVE INVENTORY

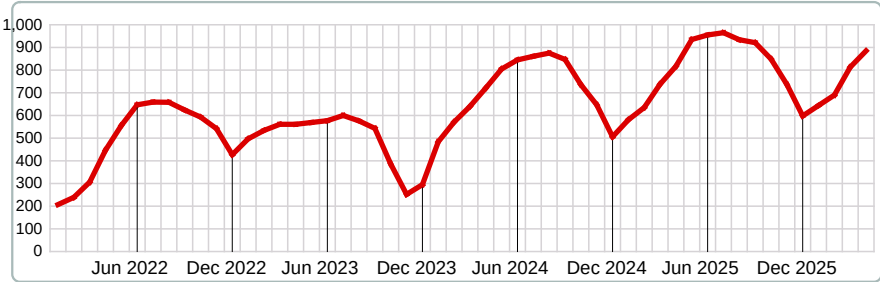
Report produced on Oct 21, 2026 for Kevin Bamsey

END OF APRIL

ACTIVE DURING APRIL

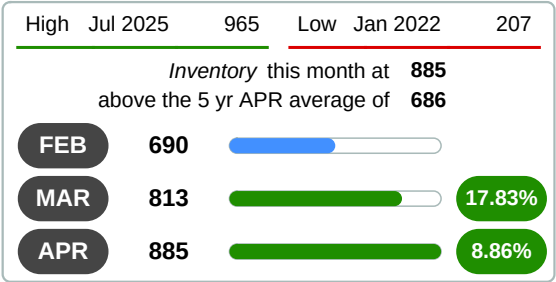


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 686



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$325,000 and less	82			9.27%	89.4	69	9	1	3
\$325,001 - \$425,000	101			11.41%	101.7	71	26	3	1
\$425,001 - \$575,000	128			14.46%	67.8	67	45	13	3
\$575,001 - \$750,000	231			26.10%	48.4	43	91	65	32
\$750,001 - \$925,000	139			15.71%	64.9	18	28	60	33
\$925,001 - \$1,275,000	110			12.43%	71.6	8	21	37	44
\$1,275,001 and up	94			10.62%	135.0	2	28	20	44
Total Active Inventory by Units					885	278	248	199	160
Total Active Inventory by Volume					672,241,196	126.59M	183.27M	178.80M	183.58M
Average Active Inventory Listing Price					\$759,595	\$455,349	\$738,989	\$898,517	\$1,147,377

April 2026

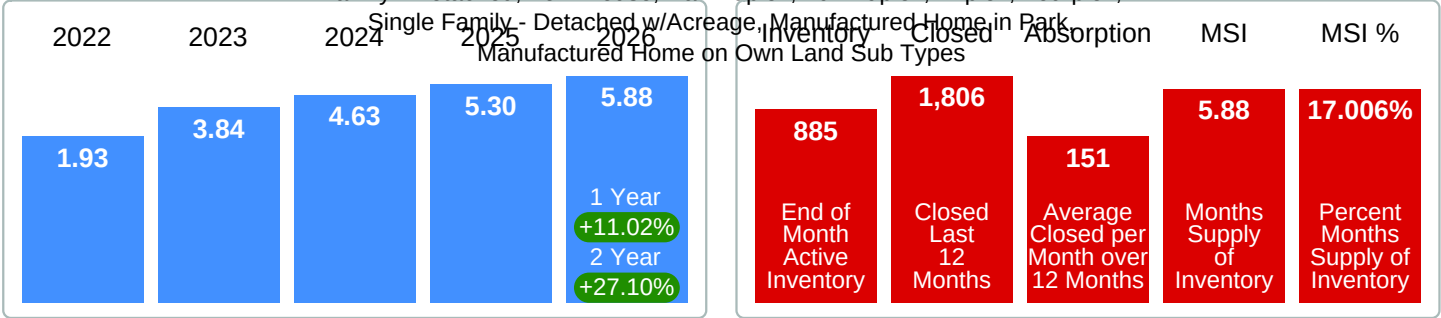
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MONTHS SUPPLY OF INVENTORY (MSI)

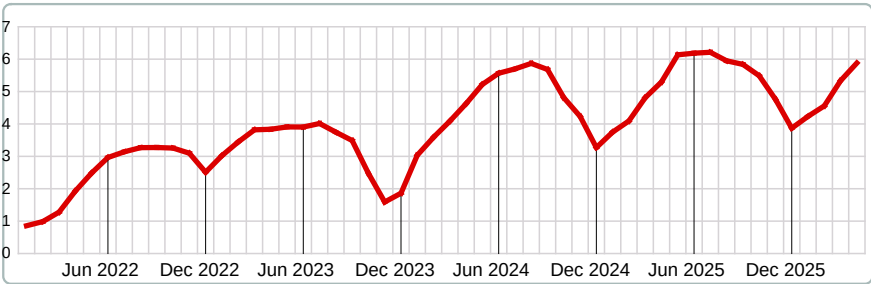
Report produced on Oct 21, 2026 for Kevin Bamsey

MSI FOR APRIL

INDICATORS FOR APRIL 2026

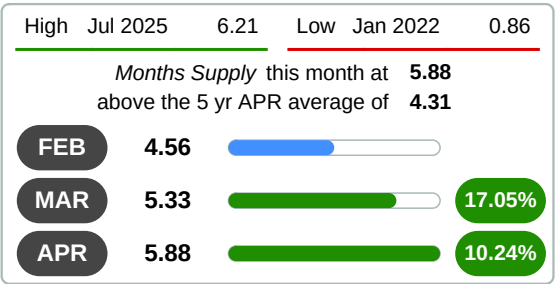


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 4.31



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI				%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$325,000 and less	82			9.27%	5.66	5.83	3.60	6.00	0.00
\$325,001 - \$425,000	101			11.41%	6.12	6.31	5.67	6.00	6.00
\$425,001 - \$575,000	128			14.46%	4.50	6.93	3.88	2.40	1.71
\$575,001 - \$750,000	231			26.10%	5.01	8.32	5.33	3.84	4.63
\$750,001 - \$925,000	139			15.71%	6.37	19.64	5.33	6.43	5.21
\$925,001 - \$1,275,000	110			12.43%	6.47	12.00	8.13	6.00	5.80
\$1,275,001 and up	94			10.62%	15.24	8.00	33.60	12.00	12.88
Market Supply of Inventory (MSI)					5.88	6.99	5.58	4.95	6.11
Total Active Inventory by Units				100%	5.88	278	248	199	160

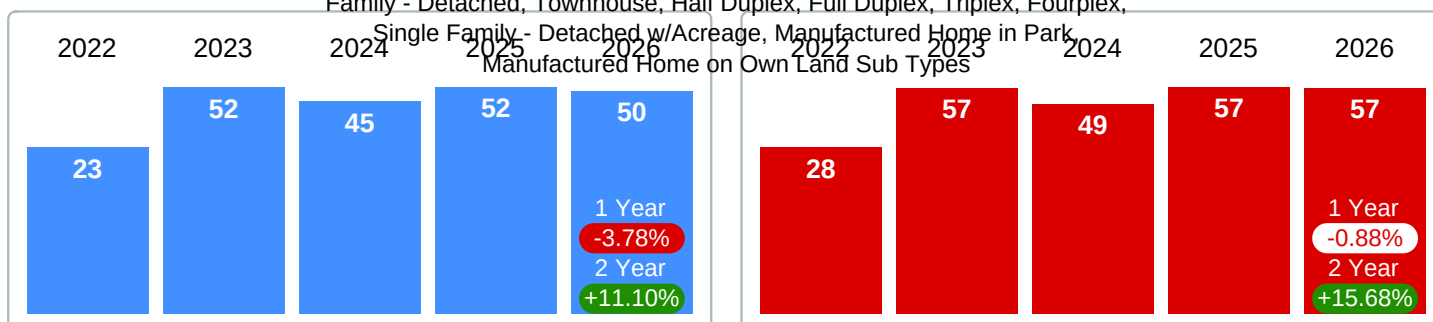
April 2026

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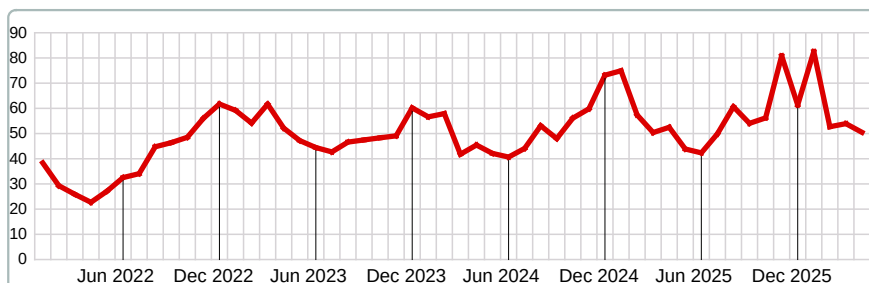
AVERAGE DAYS ON MARKET TO SALE

Report produced on Oct 21, 2026 for Kevin Bamsey

APRIL YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 45

High Jan 2026 83 Low Apr 2022 23

Average Days on Market to Sale this month at 50
above the 5 yr APR average of 45

FEB	53	
MAR	54	2.34%
APR	50	-6.39%

AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$275,000 and less	14	8.24%	64	71	19	0
\$275,001 - \$425,000	23	13.53%	41	42	37	0
\$425,001 - \$550,000	23	13.53%	64	54	67	79
\$550,001 - \$675,000	40	23.53%	53	51	64	43
\$675,001 - \$825,000	30	17.65%	41	32	43	40
\$825,001 - \$1,000,000	25	14.71%	47	0	75	63
\$1,000,001 and up	15	8.82%	51	16	62	38
Average Closed DOM	50			51	58	47
Total Closed Units	170	100%	50	44	53	36
Total Closed Volume	109,614,277			17.05M	34.56M	25.66M

Contact: Kevin Bamsey

Phone: 250-377-3279

Email: kevin.bamsey@gmail.com

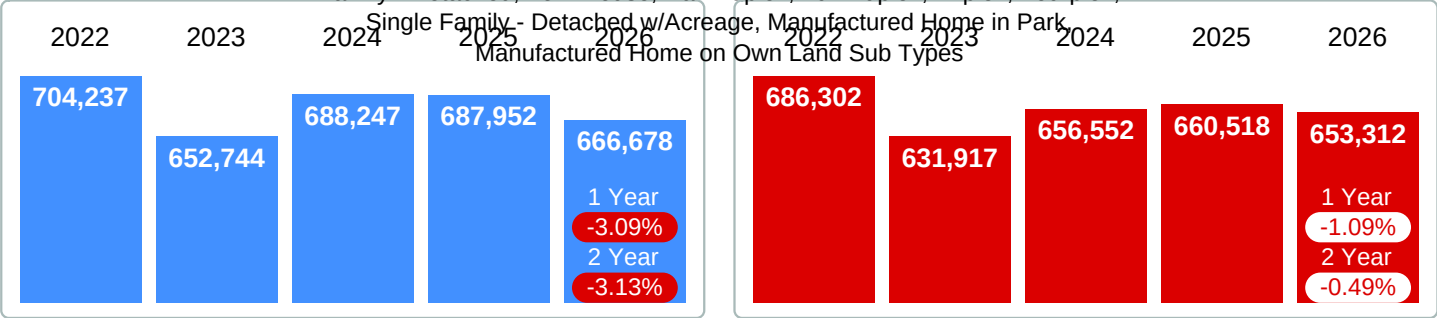
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AVERAGE LIST PRICE AT CLOSING

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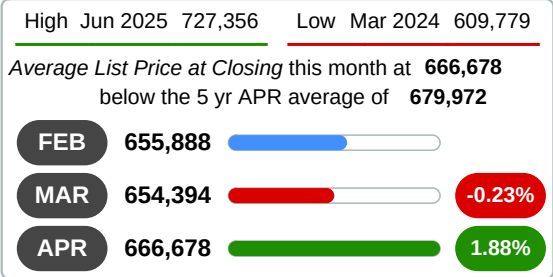
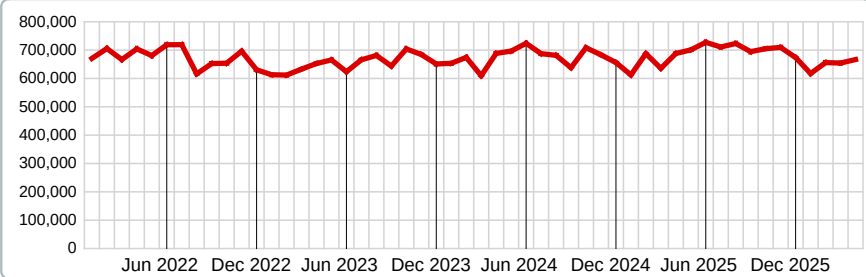
APRIL 2026
Kamloops and District - Residential Property Type - Apartment, Single Family - Detached, Townhouse, Half Duplex, Full Duplex, Triplex, Fourplex, Single Family - Detached w/Acreage, Manufactured Home in Park, Manufactured Home on Own Land Sub Types



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 679,972



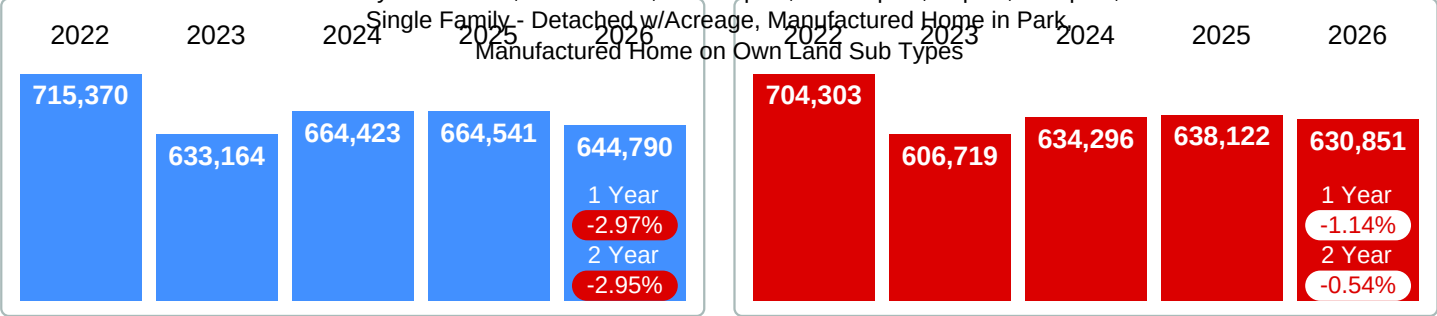
AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range				%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$275,000 and less	14			8.24%	204,021	214,033	143,950	0	0
\$275,001 - \$425,000	22			12.94%	360,068	350,939	407,920	0	0
\$425,001 - \$550,000	22			12.94%	505,818	514,913	523,233	509,900	518,267
\$550,001 - \$675,000	38			22.35%	627,239	575,000	631,984	648,853	623,100
\$675,001 - \$825,000	33			19.41%	736,727	719,267	746,025	760,400	740,466
\$825,001 - \$1,000,000	24			14.12%	924,450	0	984,740	899,917	949,193
\$1,000,001 and up	17			10.00%	1,240,918	1,500,000	1,161,360	1,124,000	1,323,686
Average List Price					666,678	404,827	674,396	736,500	899,078
Total Closed Units				100%	666,678	44	53	36	37
Total Closed Volume					113,335,288	17.81M	35.74M	26.51M	33.27M

April 2026

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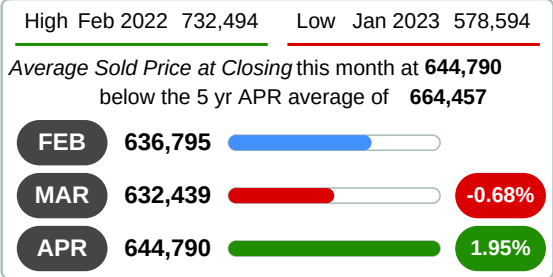
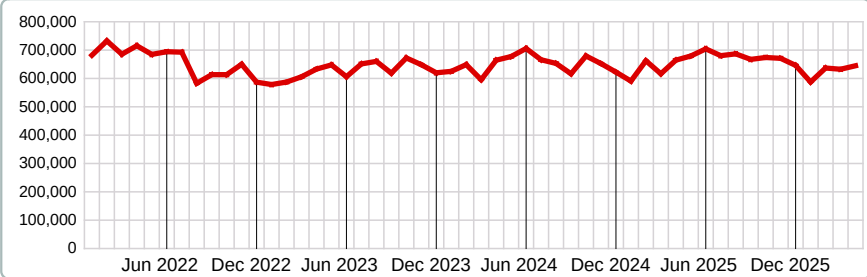
AVERAGE SOLD PRICE AT CLOSING
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APRIL YEAR TO DATE (YTD)
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5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 664,457



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range		%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$275,000 and less	14	8.24%	193,214	202,083	140,000	0	0
\$275,001 - \$425,000	23	13.53%	351,510	337,374	402,400	0	0
\$425,001 - \$550,000	23	13.53%	490,155	481,720	504,033	478,500	482,667
\$550,001 - \$675,000	40	23.53%	625,175	575,000	628,651	632,333	606,908
\$675,001 - \$825,000	30	17.65%	731,953	717,633	731,225	740,340	728,056
\$825,001 - \$1,000,000	25	14.71%	909,660	0	894,800	871,583	931,286
\$1,000,001 and up	15	8.82%	1,189,593	1,400,000	1,091,780	1,055,000	1,267,857
Average Sold Price			644,790	387,600	651,988	712,872	874,085
Total Closed Units		100%	644,790	44	53	36	37
Total Closed Volume			109,614,277	17.05M	34.56M	25.66M	32.34M

April 2026

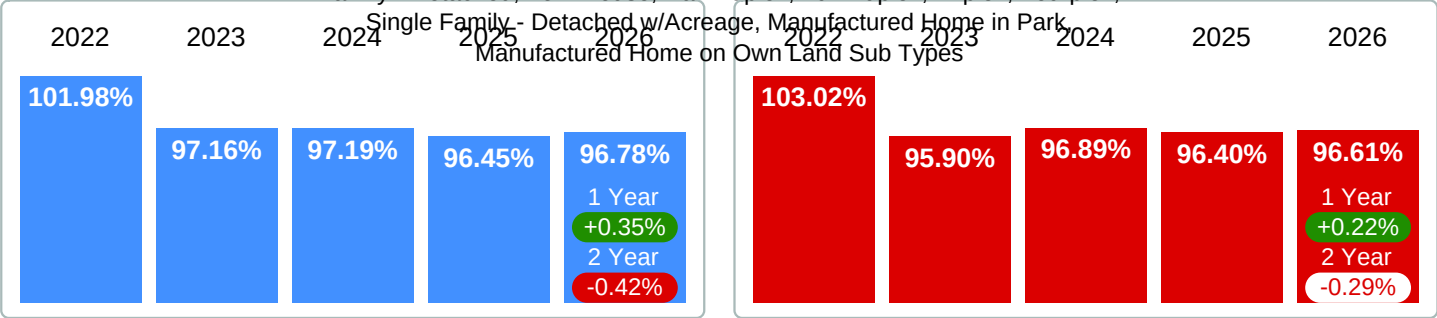
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AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Oct 21, 2026 for Kevin Bamsey

APRIL 2026 YEAR TO DATE (YTD)

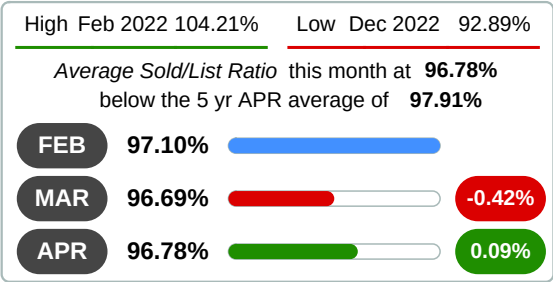
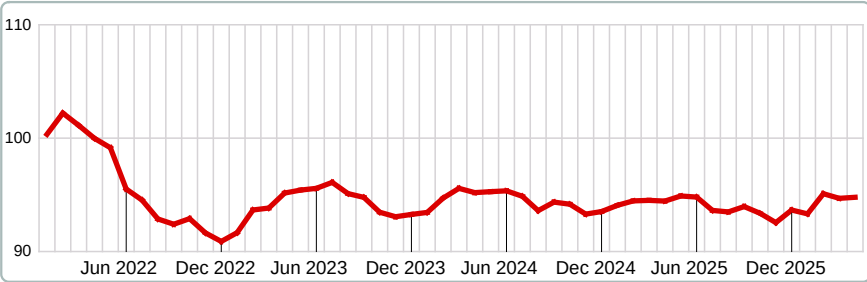
Single Family - Detached, Townhouse, Half Duplex, Full Duplex, Triplex, Fourplex, Family - Detached, Townhouse, Half Duplex, Full Duplex, Triplex, Fourplex, Single Family - Detached w/Acreage, Manufactured Home in Park, Manufactured Home on Own Land Sub Types



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 97.91%



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range			%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$275,000 and less	14		8.24%	94.70%	94.04%	98.66%	0.00%	0.00%
\$275,001 - \$425,000	23		13.53%	96.68%	96.12%	98.68%	0.00%	0.00%
\$425,001 - \$550,000	23		13.53%	94.76%	93.77%	96.43%	93.95%	93.20%
\$550,001 - \$675,000	40		23.53%	98.57%	99.98%	99.46%	97.51%	97.60%
\$675,001 - \$825,000	30		17.65%	98.07%	99.78%	98.05%	97.39%	98.29%
\$825,001 - \$1,000,000	25		14.71%	96.48%	0.00%	91.34%	96.86%	98.15%
\$1,000,001 and up	15		8.82%	95.15%	93.33%	95.10%	93.86%	95.80%
Average Sold/List Ratio			96.80%		95.49%	97.45%	96.87%	97.28%
Total Closed Units			170	100%	44	53	36	37
Total Closed Volume			109,614,277		17.05M	34.56M	25.66M	32.34M

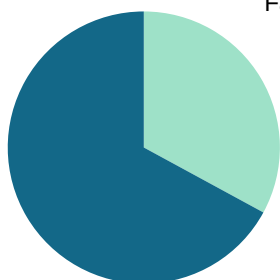
April 2026

Area Delimited by Sub Areas KAM - Aberdeen, KAM - Barnhartvale, KAM - Batchelor Heights, KAM - Brocklehurst, KAM - Campbell Creek/Deloro, KAM - Cherry Creek/Savona, KAM - Dallas, KAM - Dufferin/Southgate, KAM - Heffley, KAM - Juniper Ridge, KAM - Knutsford-Lac Le Jeune, KAM - McLure/Vinsula, KAM - Monte Lake/Westwold, KAM - North Kamloops, KAM - Paul Lake, KAM - Pinantan, KAM - Pineview Valley, KAM - Pritchard, KAM - Rayleigh, KAM - Red Lake, KAM - Sahali, KAM - South Kamloops, KAM - South Thompson Valley, KAM - Sun Peaks, KAM - Sun Rivers, KAM - Tobiano, KAM - Valleyview, KAM - Westmount, KAM - Westsyde; Division Kamloops and District, Residential Property Type, Apartment, Single Family - Detached, Townhouse, Half Duplex, Full Duplex, Triplex, Fourplex, Single Family New Developments w/Acreage, Manufactured Home in Park, Manufactured Home on Own Land and Sub Types

MARKET SUMMARY

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INVENTORY



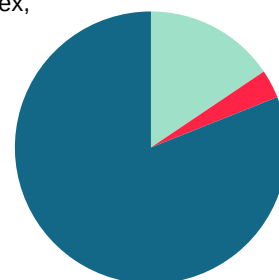
Inventory

Start Inventory
813
Total Inventory Units
1,212
Volume
\$909,139,508

Market Activity

Sold Listings
170 = 15.57%
Other Off Market
37 = 3.39%
Active Inventory
885 = 81.04%

MARKET ACTIVITY



Compared Metrics	2025	April 2026	+/- %	2025	2026	+/- %
Sold Listings	193	170	-11.92%	564	515	-8.69%
New Listings	397	399	0.50%	1,299	1,326	2.08%
Average List Price	687,952	666,678	-3.09%	660,518	653,312	-1.09%
Average Sale Price	664,541	644,790	-2.97%	638,122	630,851	-1.14%
Average Percent of Selling Price to List Price	96.45%	96.78%	0.35%	96.40%	96.61%	0.22%
Average Days on Market to Sale	52.47	50.49	-3.78%	57.24	56.74	-0.88%
Monthly Inventory	817	885	8.32%	817	885	8.32%
Months Supply of Inventory	5.30	5.88	11.02%	5.30	5.88	11.02%

Absorption: Last 12 months, an Average of **151** Sales/Month

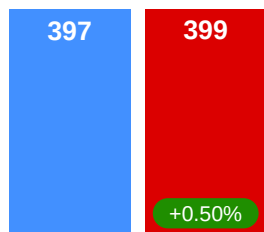
Inventory on April 30, 2026 = **885**

2025

2026

APRIL MARKET

New Listings



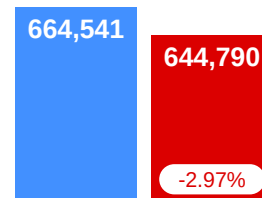
Pending Listings



List Price

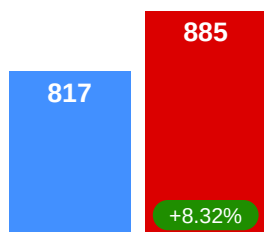


Sale Price

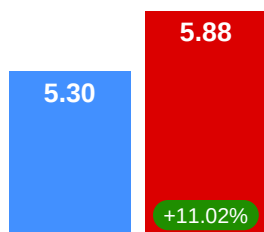


INVENTORY

Active Inventory

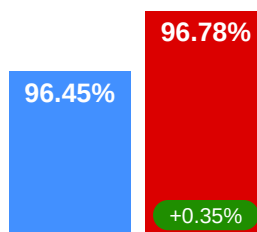


Monthly Supply of Inventory

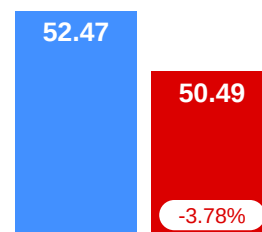


AVERAGE SOLD/LIST RATIO & DOM

Sale/List Ratio



Days on Market



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