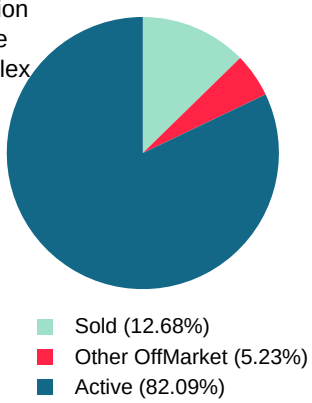
August 2026

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MONTHLY INVENTORY ANALYSIS

Report produced on Oct 21, 2026 for Kevin Bamsey

Compared Metrics	August 2025	August 2026	+/-%
Sold Listings	184	148	-19.57%
New Listings	330	300	-9.09%
Average List Price	723,259	688,873	-4.75%
Average Sale Price	686,755	657,907	-4.20%
Average Percent of Selling Price to List Price	95.49%	95.41%	-0.09%
Average Days on Market to Sale	60.63	52.89	-12.77%
End of Month Inventory	934	958	2.57%
Months Supply of Inventory	5.95	6.37	7.00%



Absorption: Last 12 months, an Average of **151** Sales/Month
Active Inventory as of August 31, 2026 = **958**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2026 rose **2.57%** to 958 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 **6.37** 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 **4.20%** in August 2026 to $657,907 versus the previous year at $686,755.

Average Days on Market Shortens

The average number of **52.89** days that homes spent on the market before selling decreased by 7.74 days or **12.77%** in August 2026 compared to last year's same month at **60.63** DOM.

Sales Success for August 2026 is Positive

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

There were 300 New Listings in August 2026, down **9.09%** from last year at 330. Furthermore, there were 148 Sold Listings this month versus last year at 184, a **-19.57%** decrease.

Closed versus Listed trends yielded a **49.3%** ratio, down from previous year's, August 2025, at **55.8%**, a **11.52%** 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
Email: kevin.bamsey@gmail.com

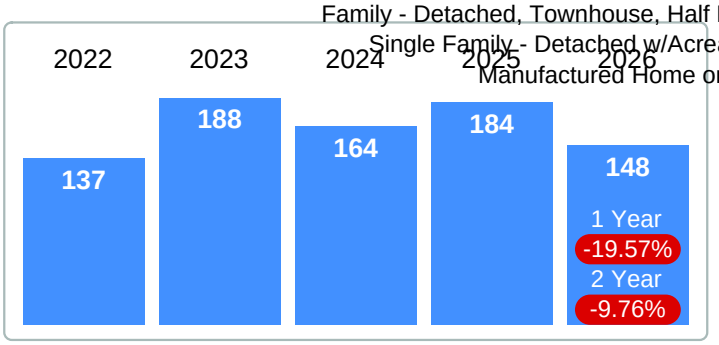
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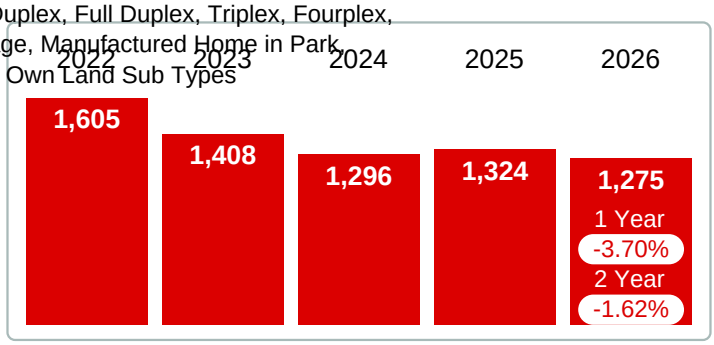
SOLD LISTINGS

Report produced on Oct 21, 2026 for Kevin Bamsey

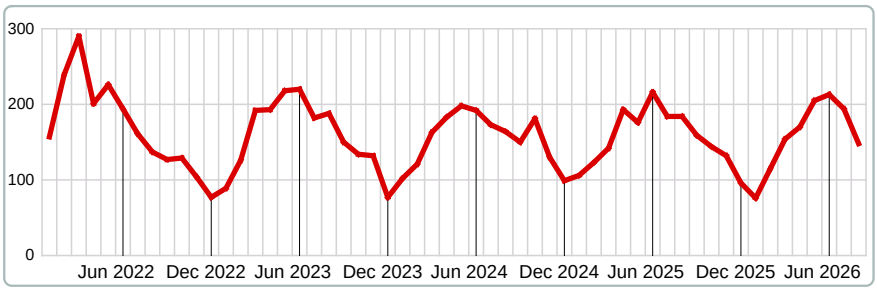
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 164

High Mar 2022 290 Low Jan 2026 76

Sold Listings this month at **148**
below the 5 yr AUG average of **164**

JUN	213	
JUL	194	-8.92%
AUG	148	-23.71%

SOLD LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
$325,000 and less	14	9.46%	47.1	13	1	0	0
$325,001 $450,000	20	13.51%	53.8	9	9	2	0
$450,001 $550,000	17	11.49%	60.4	5	9	2	1
$550,001 $700,000	41	27.70%	49.4	7	12	18	4
$700,001 $825,000	21	14.19%	45.7	2	5	11	3
$825,001 $950,000	18	12.16%	62.3	0	1	9	8
$950,001 and up	17	11.49%	56.5	1	1	6	9
Total Closed Units	148	100%	52.9	37	38	48	25
Total Closed Volume	97,370,169			15.50M	22.47M	37.17M	22.23M
Average Closed Price	$657,907			$418,868	$591,429	$774,307	$889,240

Contact: Kevin Bamsey **Phone: 250-377-3279** **Email: kevin.bamsey@gmail.com**

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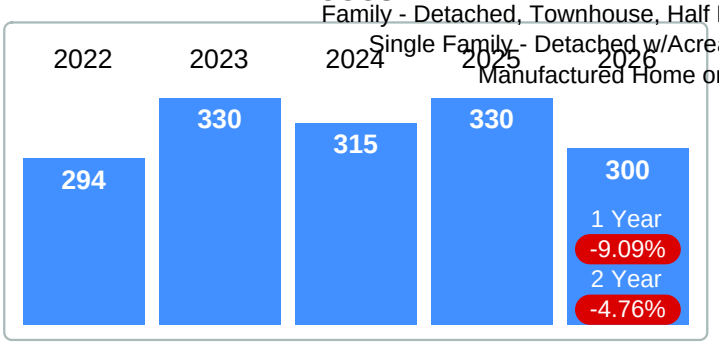
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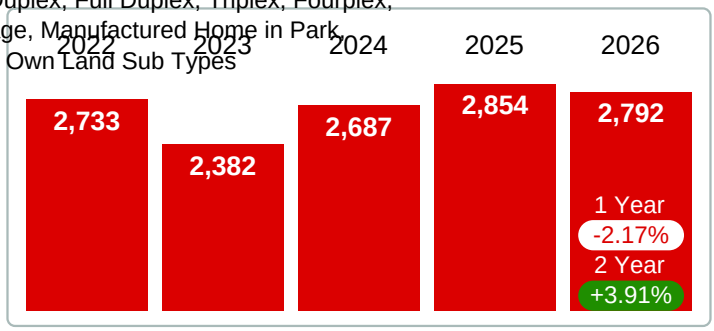
NEW LISTINGS

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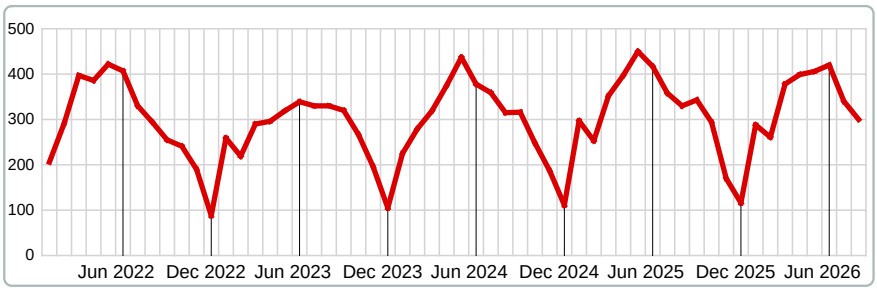
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 314

High May 2025 450 Low Dec 2022 88

New Listings this month at **300**
below the 5 yr AUG average of **314**

JUN	420	
JUL	340	-19.05%
AUG	300	-11.76%

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
$300,000 and less	25	8.33%	19	5	1	0
$300,001 $425,000	40	13.33%	29	10	1	0
$425,001 $575,000	45	15.00%	17	14	13	1
$575,001 $750,000	73	24.33%	9	26	26	12
$750,001 $875,000	43	14.33%	0	11	23	9
$875,001 $1,125,000	44	14.67%	7	4	17	16
$1,125,001 and up	30	10.00%	1	4	7	18
Total New Listed Units	300	100%	82	74	88	56
Total New Listed Volume	214,498,573		36.41M	47.31M	69.75M	61.03M
Average New Listed Listing Price	$636,378		$443,984	$639,258	$792,670	$1,089,854

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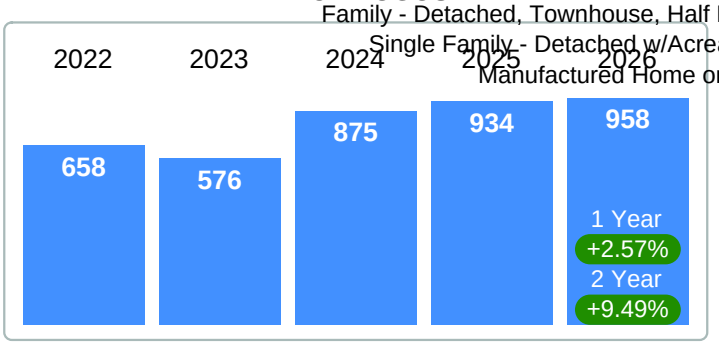
August 2026

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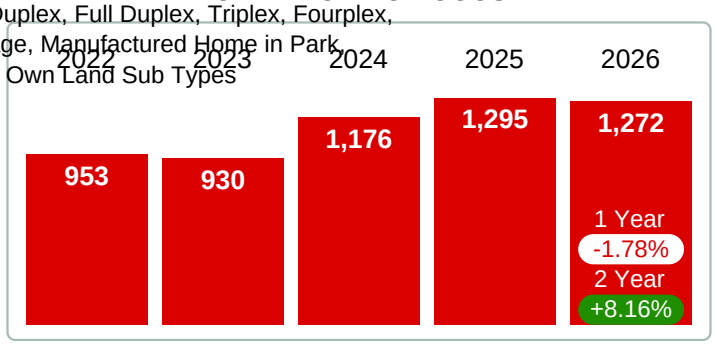
ACTIVE INVENTORY

Report produced on Oct 21, 2026 for Kevin Bamsey

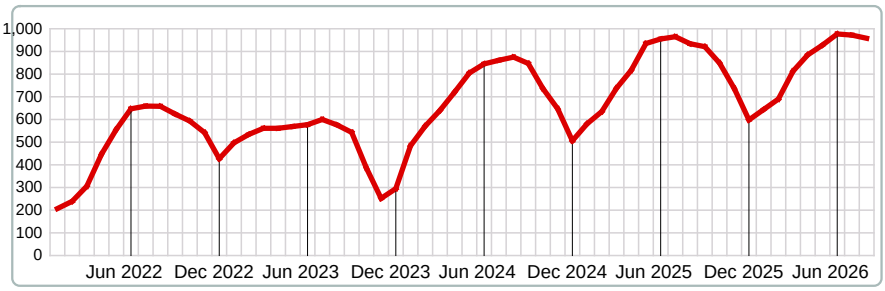
END OF AUGUST



ACTIVE DURING AUGUST



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 800

High Jun 2026 977 Low Jan 2022 207

Inventory this month at **958**
above the 5 yr AUG average of **800**

JUN	977	
JUL	972	-0.51%
AUG	958	-1.44%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
$300,000 and less	91	9.50%	112.0	72	11	5	3
$300,001 $425,000	122	12.73%	105.8	91	24	6	1
$425,001 $575,000	139	14.51%	67.1	58	47	31	3
$575,001 $775,000	245	25.57%	72.1	39	101	69	36
$775,001 $975,000	141	14.72%	76.9	23	35	52	31
$975,001 $1,375,000	118	12.32%	87.2	7	21	35	55
$1,375,001 and up	102	10.65%	163.7	3	25	26	48
Total Active Inventory by Units	958	100%	91.8	293	264	224	177
Total Active Inventory by Volume	749,240,814			132.96M	199.37M	200.10M	216.81M
Average Active Inventory Listing Price	$782,089			$453,799	$755,174	$893,302	$1,224,928

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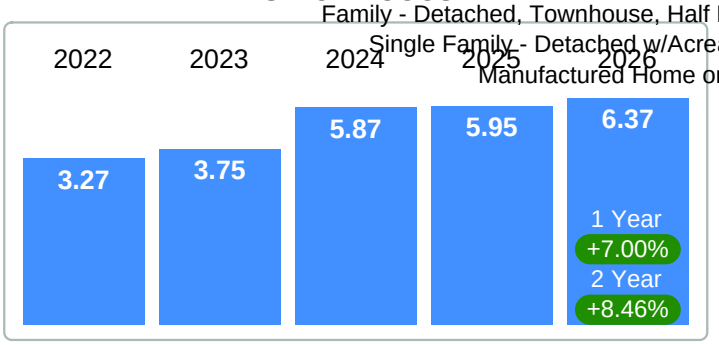
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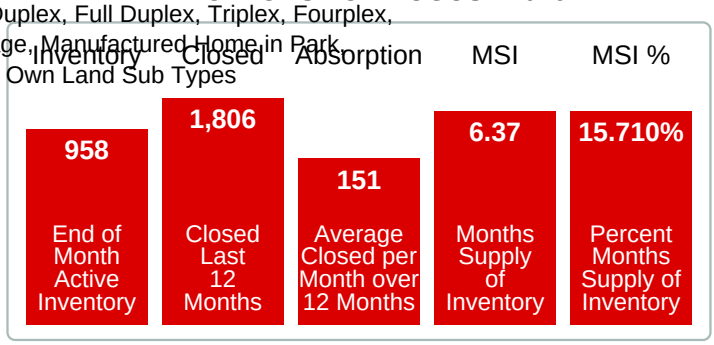
MONTHS SUPPLY of INVENTORY (MSI)

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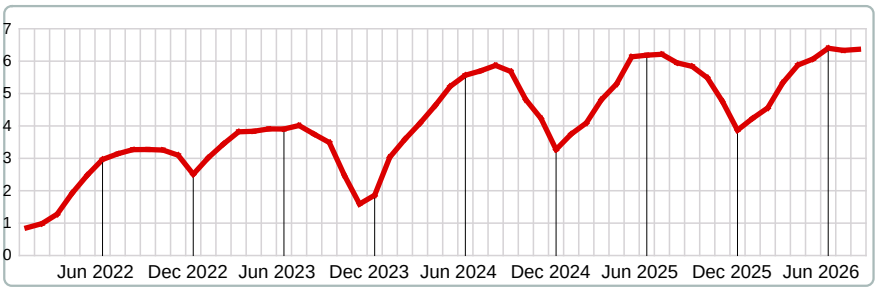
MSI FOR AUGUST



INDICATORS FOR AUGUST 2026

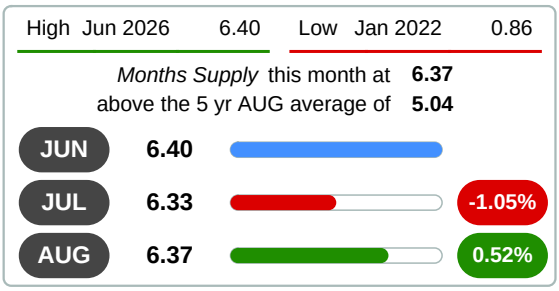


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 5.04



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
$300,000 and less	91	9.50%	7.38	6.91	6.60	20.00	0.00
$300,001 $425,000	122	12.73%	6.81	7.58	4.50	14.40	6.00
$425,001 $575,000	139	14.51%	5.01	6.33	3.74	6.89	2.00
$575,001 $775,000	245	25.57%	4.77	7.93	5.61	3.58	3.93
$775,001 $975,000	141	14.72%	5.79	30.67	7.92	4.55	4.00
$975,001 $1,375,000	118	12.32%	8.74	10.50	9.00	8.75	8.46
$1,375,001 and up	102	10.65%	30.60	18.00	100.00	22.29	27.43
Market Supply of Inventory (MSI)	6.37	100%	6.37	7.69	5.92	5.46	6.60
Total Active Inventory by Units	958			293	264	224	177

Contact: Kevin Bamsey **Phone: 250-377-3279** **Email: kevin.bamsey@gmail.com**

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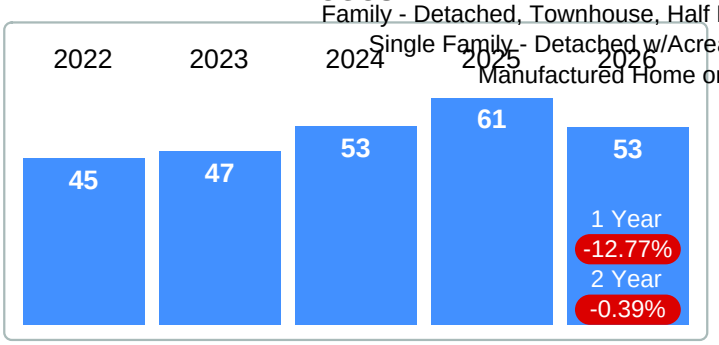
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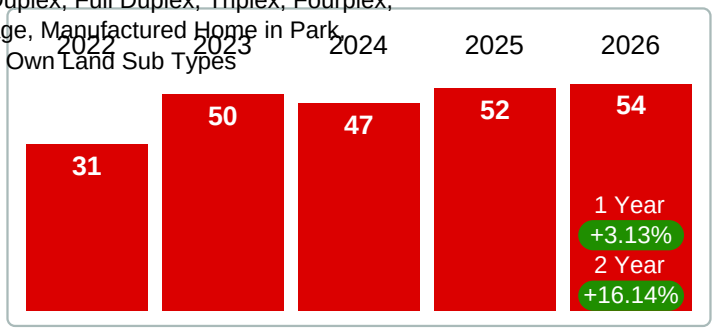
AVERAGE DAYS ON MARKET TO SALE

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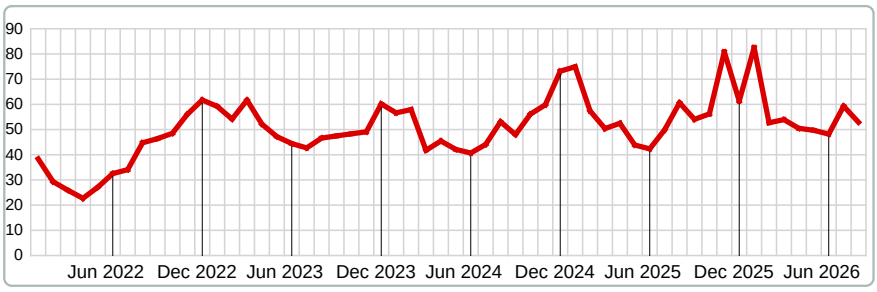
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 52

High Jan 2026 83 Low Apr 2022 23

Average Days on Market to Sale this month at **53** above the 5 yr AUG average of **52**

JUN	48	
JUL	59	23.04%
AUG	53	-10.80%

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
$325,000 and less	14	9.46%	47	50	11	0	0
$325,001 $450,000	20	13.51%	54	54	51	67	0
$450,001 $550,000	17	11.49%	60	79	46	61	91
$550,001 $700,000	41	27.70%	49	49	36	41	126
$700,001 $825,000	21	14.19%	46	52	46	42	54
$825,001 $950,000	18	12.16%	62	0	36	50	79
$950,001 and up	17	11.49%	57	1	86	81	43
Average Closed DOM	53	100%	53	54	44	50	71
Total Closed Units	148			37	38	48	25
Total Closed Volume	97,370,169			15.50M	22.47M	37.17M	22.23M

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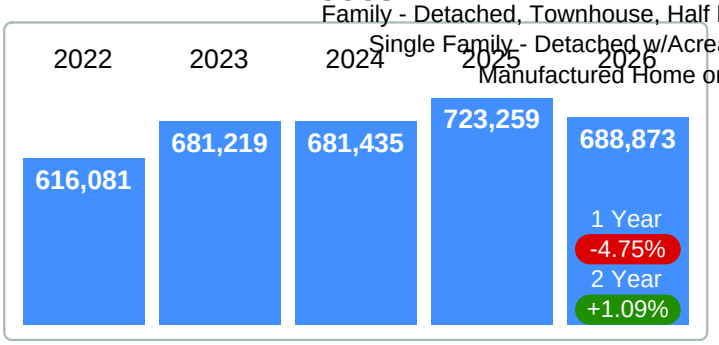
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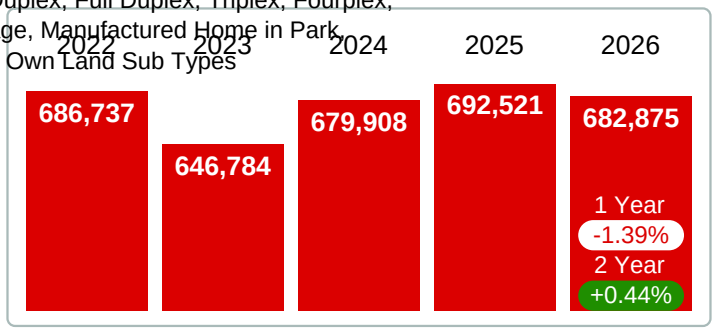
AVERAGE LIST PRICE AT CLOSING

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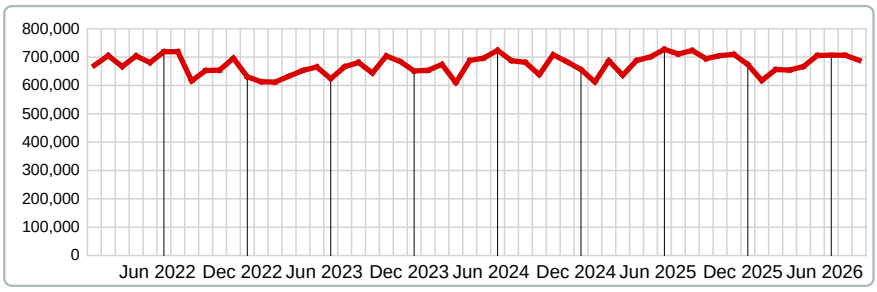
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 678,174

High Jun 2025 727,356 Low Mar 2024 609,779

Average List Price at Closing this month at **688,873** above the 5 yr AUG average of **678,174**

JUN	706,775	
JUL	706,471	-0.04%
AUG	688,873	-2.49%

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
$325,000 and less	13	8.78%	208,031	210,338	319,900	0	0
$325,001 $450,000	19	12.84%	410,679	428,600	411,733	424,900	0
$450,001 $550,000	11	7.43%	517,655	557,900	544,367	579,700	579,900
$550,001 $700,000	47	31.76%	622,883	606,800	612,683	662,628	638,675
$700,001 $825,000	16	10.81%	768,513	802,000	812,920	786,309	793,933
$825,001 $950,000	21	14.19%	891,409	0	899,900	951,178	946,674
$950,001 and up	21	14.19%	1,212,399	1,091,499	2,199,000	1,273,750	1,145,499
Average List Price	688,873	100%	688,873	441,200	616,855	808,104	935,971
Total Closed Units	148			37	38	48	25
Total Closed Volume	101,953,177			16.32M	23.44M	38.79M	23.40M

Contact: Kevin Bamsey **Phone: 250-377-3279** **Email: kevin.bamsey@gmail.com**

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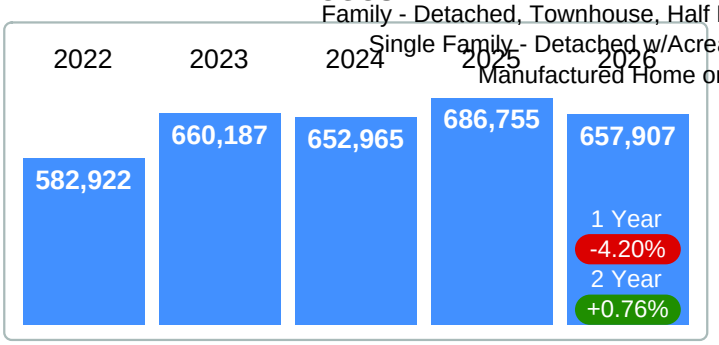
August 2026

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 - Detached w/Acreage, Manufactured Home in Park, Manufactured Home on Own Land Sub Types

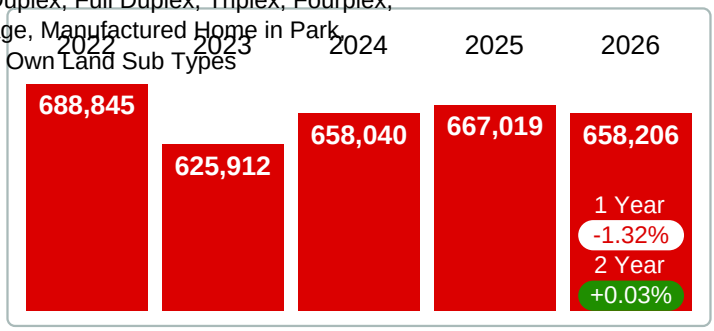
AVERAGE SOLD PRICE AT CLOSING

Report produced on Oct 21, 2026 for Kevin Bamsey

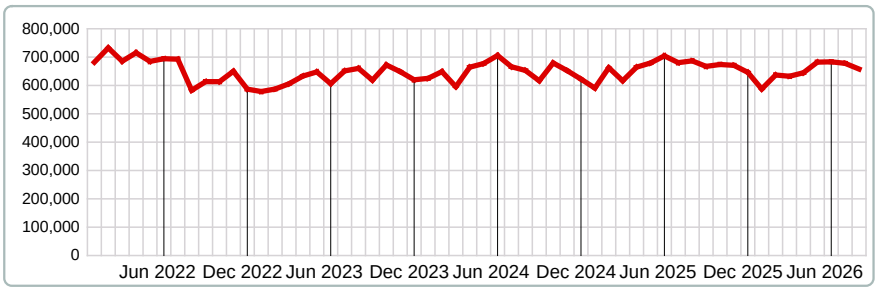
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 648,147

High Feb 2022 732,494 Low Jan 2023 578,594

Average Sold Price at Closing this month at **657,907** above the 5 yr AUG average of **648,147**

JUN	683,385	
JUL	678,025	-0.78%
AUG	657,907	-2.97%

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
$325,000 and less	14	9.46%	199,500	192,538	290,000	0	0
$325,001 $450,000	20	13.51%	398,599	405,248	398,111	370,875	0
$450,001 $550,000	17	11.49%	515,288	515,480	509,722	542,500	510,000
$550,001 $700,000	41	27.70%	613,488	589,143	599,450	636,977	592,500
$700,001 $825,000	21	14.19%	766,638	777,500	780,080	764,455	745,000
$825,001 $950,000	18	12.16%	891,611	0	870,000	897,000	888,250
$950,001 and up	17	11.49%	1,208,465	1,091,499	2,050,000	1,232,067	1,112,222
Average Sold Price	657,907	100%	657,907	418,868	591,429	774,307	889,240
Total Closed Units	148			37	38	48	25
Total Closed Volume	97,370,169			15.50M	22.47M	37.17M	22.23M

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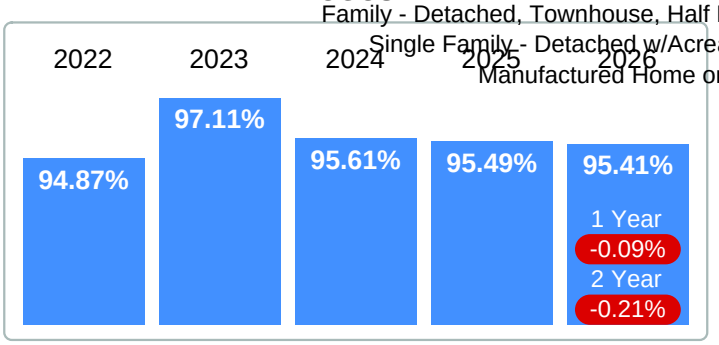
August 2026

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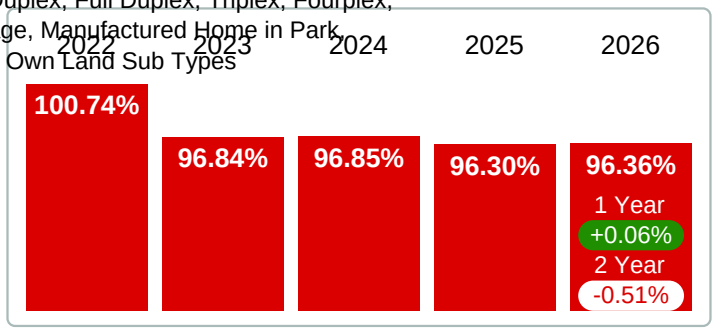
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Oct 21, 2026 for Kevin Bamsey

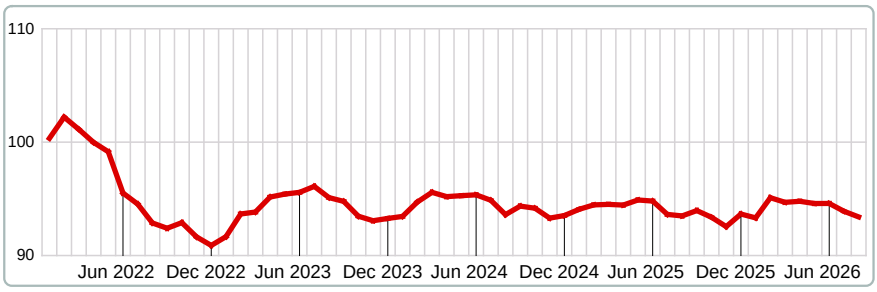
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 95.70%

High Feb 2022 104.21% Low Dec 2022 92.89%

Average Sold/List Ratio this month at **95.41%** below the 5 yr AUG average of **95.70%**

JUN	96.59%	
JUL	95.91%	-0.71%
AUG	95.41%	-0.52%

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
$325,000 and less	14	9.46%	92.89%	93.07%	90.65%	0.00%	0.00%
$325,001 $450,000	20	13.51%	94.88%	94.58%	96.63%	88.31%	0.00%
$450,001 $550,000	17	11.49%	93.17%	92.84%	93.80%	93.71%	87.95%
$550,001 $700,000	41	27.70%	96.56%	97.19%	97.89%	96.25%	92.86%
$700,001 $825,000	21	14.19%	96.50%	96.96%	96.18%	97.25%	94.00%
$825,001 $950,000	18	12.16%	94.48%	0.00%	96.68%	94.56%	94.13%
$950,001 and up	17	11.49%	97.18%	100.00%	93.22%	97.02%	97.41%
Average Sold/List Ratio	95.40%			94.58%	96.05%	95.82%	94.84%
Total Closed Units	148	100%	95.40%	37	38	48	25
Total Closed Volume	97,370,169			15.50M	22.47M	37.17M	22.23M

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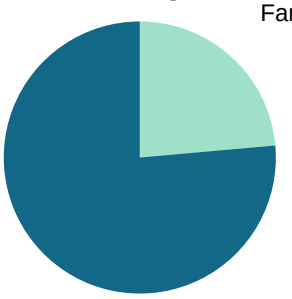
August 2026

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MARKET SUMMARY

Report produced on Oct 21, 2026 for Kevin Bamsey

INVENTORY



Inventory

New Listings
300 = 23.58%

Start Inventory
972

Total Inventory Units
1,272

Volume
$969,766,590

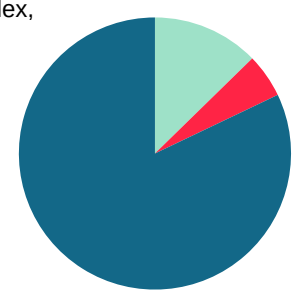
Market Activity

Sold Listings
148 = 12.68%

Other Off Market
61 = 5.23%

Active Inventory
958 = 82.09%

MARKET ACTIVITY



Compared Metrics	August 2025	August 2026	August +/-%	Year to Date 2025	Year to Date 2026	Year to Date +/-%
Sold Listings	184	148	-19.57%	1,324	1,275	-3.70%
New Listings	330	300	-9.09%	2,854	2,792	-2.17%
Average List Price	723,259	688,873	-4.75%	692,521	682,875	-1.39%
Average Sale Price	686,755	657,907	-4.20%	667,019	658,206	-1.32%
Average Percent of Selling Price to List Price	95.49%	95.41%	-0.09%	96.30%	96.36%	0.06%
Average Days on Market to Sale	60.63	52.89	-12.77%	52.48	54.12	3.13%
Monthly Inventory	934	958	2.57%	934	958	2.57%
Months Supply of Inventory	5.95	6.37	7.00%	5.95	6.37	7.00%

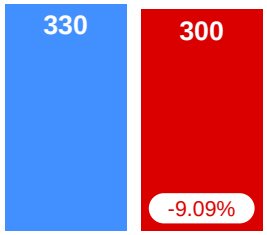
Absorption: Last 12 months, an Average of **151** Sales/Month

Inventory on August 31, 2026 = **958**

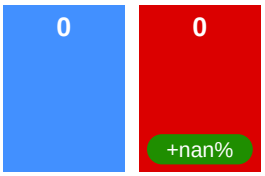
2025 2026

AUGUST MARKET

New Listings

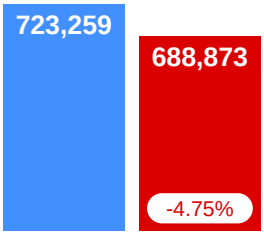


Pending Listings

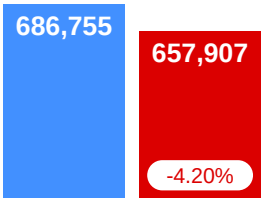


AVERAGE PRICES

List Price

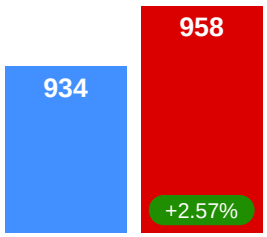


Sale Price

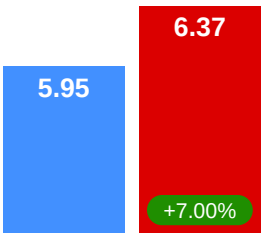


INVENTORY

Active Inventory

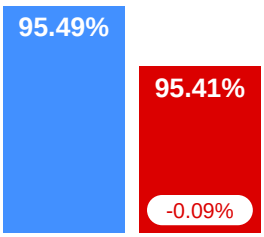


Monthly Supply of Inventory

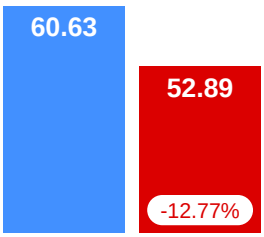


AVERAGE SOLD/LIST RATIO & DOM

Sale/List Ratio



Days on Market



Contact: Kevin Bamsey **Phone: 250-377-3279** **Email: kevin.bamsey@gmail.com**

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