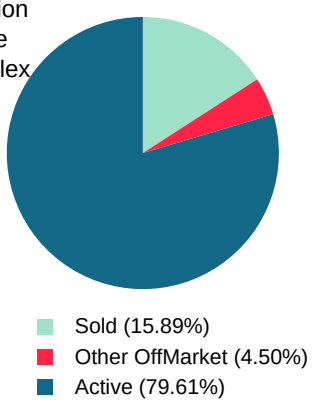
July 2026

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MONTHLY INVENTORY ANALYSIS

Report produced on Oct 21, 2026 for Kevin Bamsey

Compared Metrics	July 2025	July 2026	+/-%
Sold Listings	184	194	5.43%
New Listings	358	340	-5.03%
Average List Price	711,016	706,471	-0.64%
Average Sale Price	680,404	678,025	-0.35%
Average Percent of Selling Price to List Price	95.63%	95.91%	0.29%
Average Days on Market to Sale	49.88	59.29	18.87%
End of Month Inventory	965	972	0.73%
Months Supply of Inventory	6.21	6.33	1.93%



Absorption: Last 12 months, an Average of **154** Sales/Month
Active Inventory as of July 31, 2026 = **972**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2026 rose **0.73%** to 972 existing homes available for sale. Over the last 12 months this area has had an average of 154 closed sales per month. This represents an unsold inventory index of **6.33** 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 **0.35%** in July 2026 to $678,025 versus the previous year at $680,404.

Average Days on Market Lengthens

The average number of **59.29** days that homes spent on the market before selling increased by 9.41 days or **18.87%** in July 2026 compared to last year's same month at **49.88** DOM.

Sales Success for July 2026 is Positive

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

There were 340 New Listings in July 2026, down **5.03%** from last year at 358. Furthermore, there were 194 Sold Listings this month versus last year at 184, a **5.43%** increase.

Closed versus Listed trends yielded a **57.1%** ratio, up from previous year's, July 2025, at **51.4%**, a **11.02%** upswing. 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

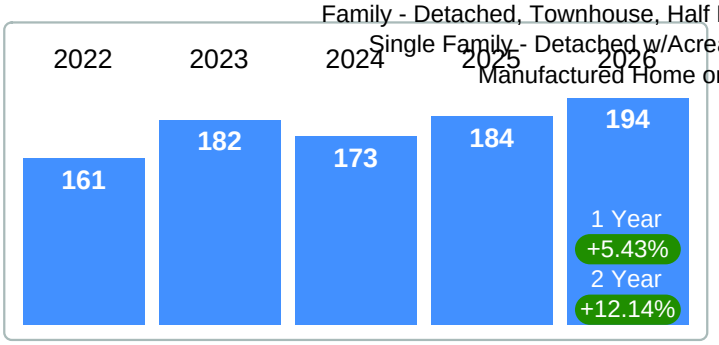
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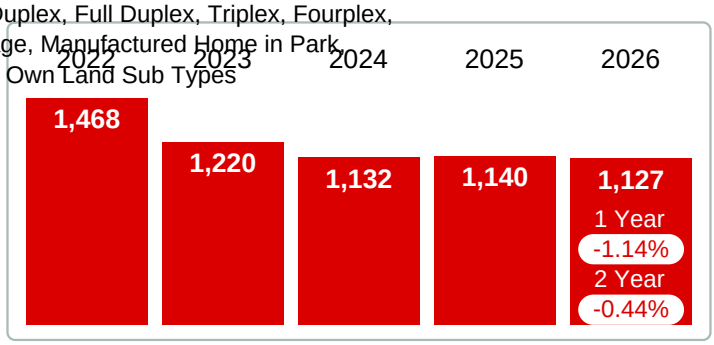
SOLD LISTINGS

Report produced on Oct 21, 2026 for Kevin Bamsey

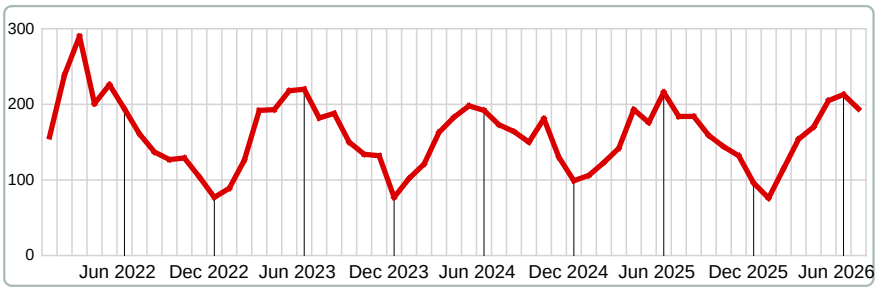
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 179

High Mar 2022 290 Low Jan 2026 76

Sold Listings this month at **194**
above the 5 yr JUL average of **179**

MAY	205	
JUN	213	3.90%
JUL	194	-8.92%

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	16	8.25%	101.1	15	1	0	0
$325,001 $475,000	25	12.89%	69.7	16	8	1	0
$475,001 $575,000	26	13.40%	60.3	7	14	5	0
$575,001 $725,000	52	26.80%	44.2	7	21	16	8
$725,001 $825,000	29	14.95%	47.1	1	7	13	8
$825,001 $1,050,000	26	13.40%	50.3	1	3	13	9
$1,050,001 and up	20	10.31%	80.1	2	0	7	11
Total Closed Units	194	100%	59.3	49	54	55	36
Total Closed Volume	131,536,799			21.89M	32.36M	44.03M	33.26M
Average Closed Price	$678,025			$446,668	$599,269	$800,521	$923,914

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

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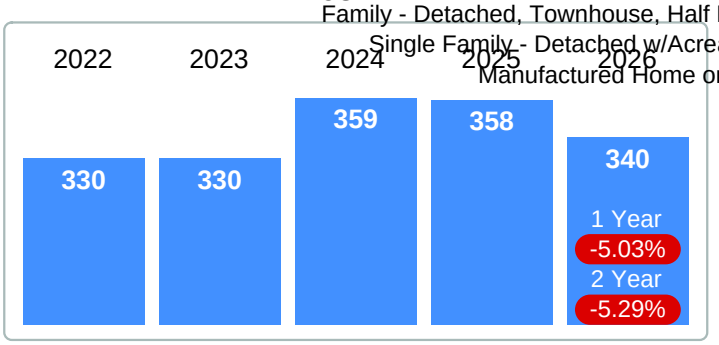
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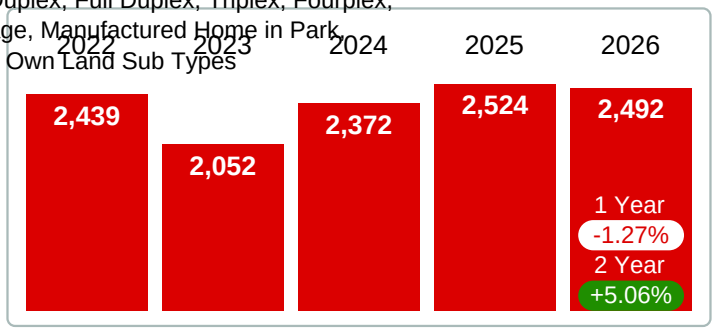
NEW LISTINGS

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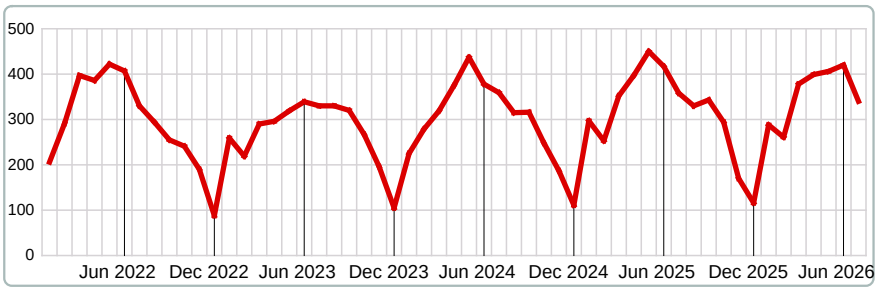
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 343

High May 2025 450 Low Dec 2022 88

New Listings this month at **340**
below the 5 yr JUL average of **343**

MAY	406	
JUN	420	3.45%
JUL	340	-19.05%

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	32	9.41%	26	2	4	0
$325,001 $425,000	34	10.00%	22	10	2	0
$425,001 $575,000	56	16.47%	23	26	6	1
$575,001 $700,000	84	24.71%	10	36	29	9
$700,001 $875,000	57	16.76%	5	17	22	13
$875,001 $1,100,000	43	12.65%	2	6	16	19
$1,100,001 and up	34	10.00%	3	4	8	19
Total New Listed Units	340	100%	91	101	87	61
Total New Listed Volume	243,227,875		42.95M	65.66M	68.11M	66.50M
Average New Listed Listing Price	$622,241		$471,983	$650,144	$782,877	$1,090,205

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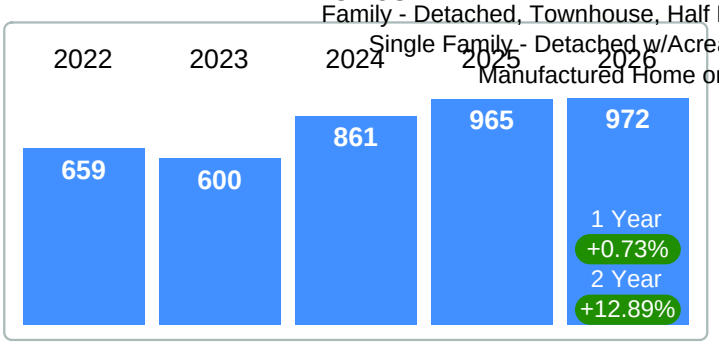
July 2026

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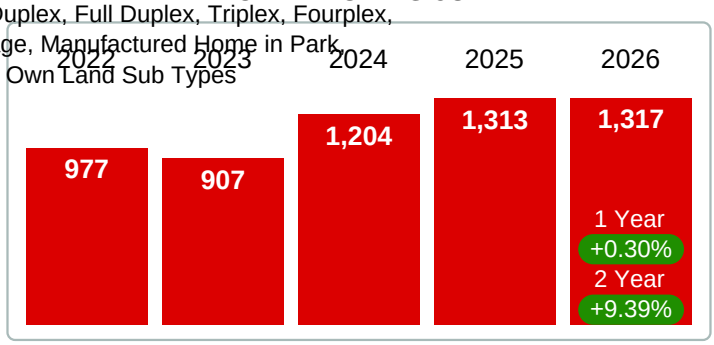
ACTIVE INVENTORY

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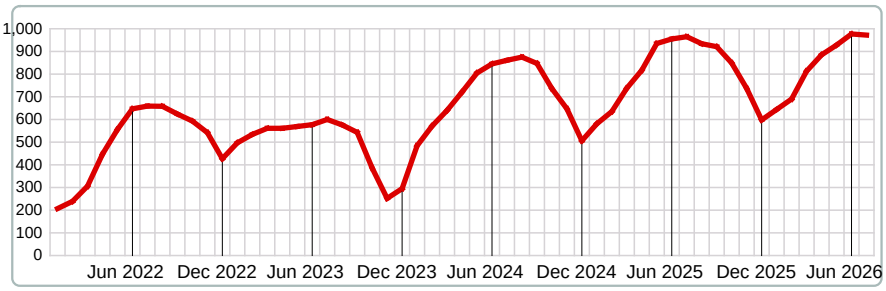
END OF JULY



ACTIVE DURING JULY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 811

High Jun 2026 977 Low Jan 2022 207

Inventory this month at **972**
above the 5 yr JUL average of **811**

MAY	928	
JUN	977	5.28%
JUL	972	-0.51%

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	95	9.77%	101.9	78	8	5	4
$325,001 $425,000	108	11.11%	111.8	75	27	5	1
$425,001 $575,000	147	15.12%	63.2	70	49	25	3
$575,001 $750,000	254	26.13%	63.1	45	97	81	31
$750,001 $950,000	140	14.40%	64.8	21	35	49	35
$950,001 $1,350,000	131	13.48%	88.7	7	23	40	61
$1,350,001 and up	97	9.98%	150.1	2	25	25	45

Total Active Inventory by Units	972	100%	84.7	298	264	230	180
Total Active Inventory by Volume	755,268,017			136.55M	198.98M	206.57M	213.17M
Average Active Inventory Listing Price	$777,025			$458,232	$753,705	$898,116	$1,184,278

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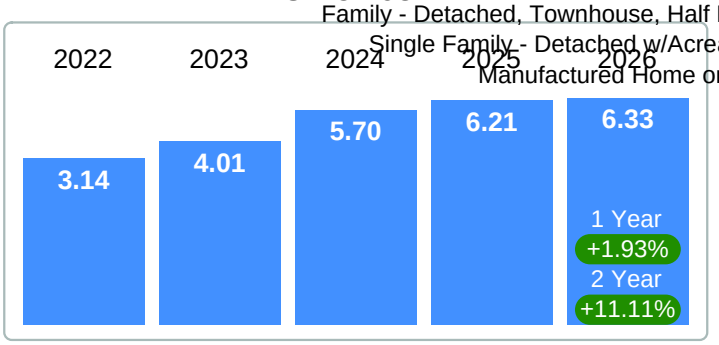
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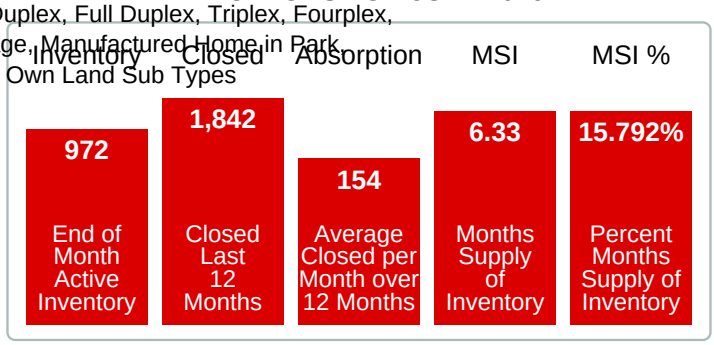
MONTHS SUPPLY of INVENTORY (MSI)

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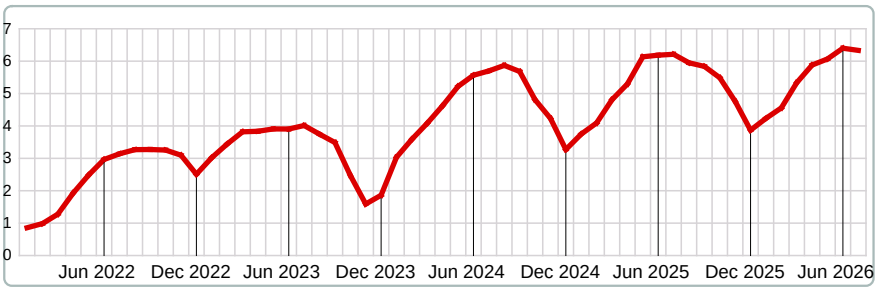
MSI FOR JULY



INDICATORS FOR JULY 2026



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 5.08

High Jun 2026 6.40 Low Jan 2022 0.86

Months Supply this month at **6.33**
above the 5 yr JUL average of **5.08**

MAY	6.07	
JUN	6.40	5.45%
JUL	6.33	-1.05%

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	95	9.77%	6.48	6.41	3.56	20.00	0.00
$325,001 $425,000	108	11.11%	6.61	6.87	5.59	12.00	6.00
$425,001 $575,000	147	15.12%	5.16	7.43	3.92	5.00	1.89
$575,001 $750,000	254	26.13%	5.45	9.15	5.76	4.81	3.88
$750,001 $950,000	140	14.40%	5.06	19.38	5.83	4.08	4.08
$950,001 $1,350,000	131	13.48%	8.45	9.33	9.20	8.14	8.32
$1,350,001 and up	97	9.98%	22.82	8.00	60.00	17.65	20.77
Market Supply of Inventory (MSI)	6.33	100%	6.33	7.54	5.82	5.63	6.47
Total Active Inventory by Units	972			298	264	230	180

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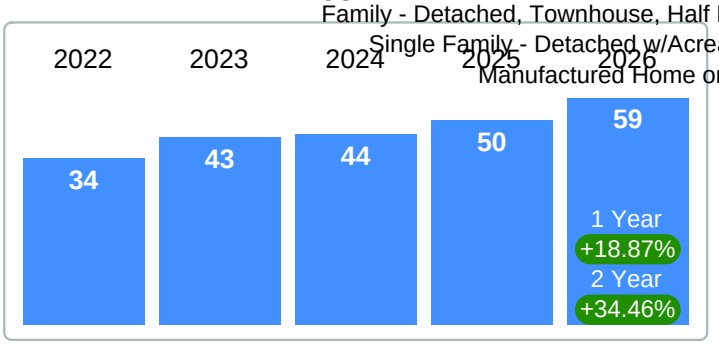
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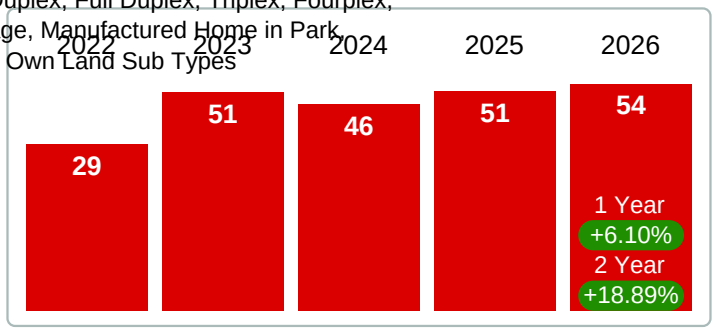
AVERAGE DAYS ON MARKET TO SALE

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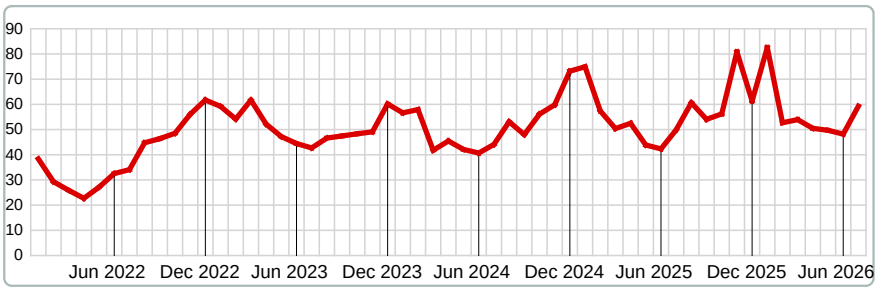
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 46

High Jan 2026 83 Low Apr 2022 23

Average Days on Market to Sale this month at **59** above the 5 yr JUL average of **46**

MAY	50	
JUN	48	-3.04%
JUL	59	23.04%

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	16	8.25%	101	105	42	0	0
$325,001 $475,000	25	12.89%	70	65	69	155	0
$475,001 $575,000	26	13.40%	60	40	71	58	0
$575,001 $725,000	52	26.80%	44	52	43	47	34
$725,001 $825,000	29	14.95%	47	61	55	45	42
$825,001 $1,050,000	26	13.40%	50	19	61	54	45
$1,050,001 and up	20	10.31%	80	164	0	63	76
Average Closed DOM	59			75	57	53	52
Total Closed Units	194	100%	59	49	54	55	36
Total Closed Volume	131,536,799			21.89M	32.36M	44.03M	33.26M

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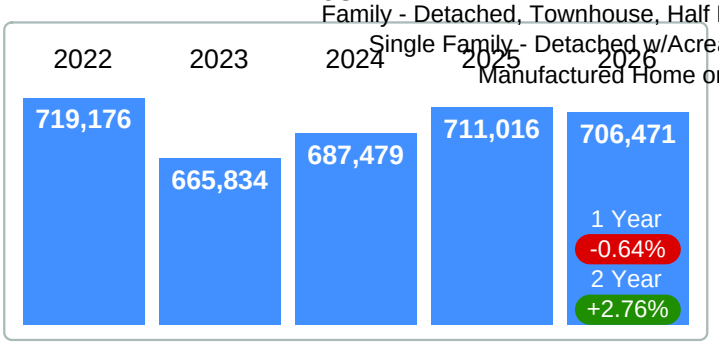
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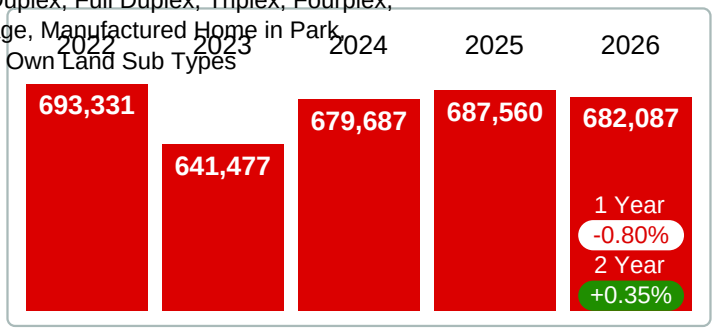
AVERAGE LIST PRICE AT CLOSING

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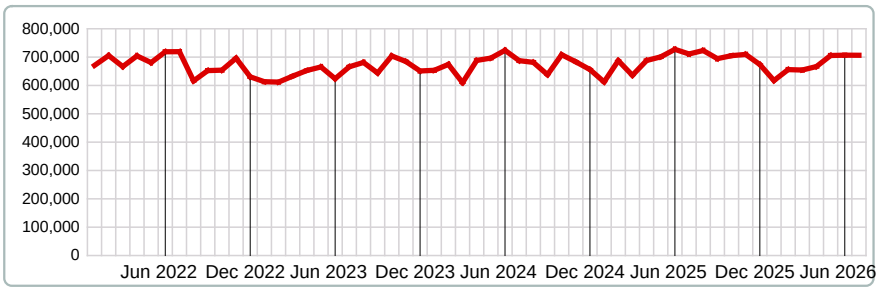
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 697,995

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

Average List Price at Closing this month at **706,471** above the 5 yr JUL average of **697,995**

MAY	705,650	
JUN	706,775	0.16%
JUL	706,471	-0.04%

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	6.70%	204,408	230,140	224,900	0	0
$325,001 $475,000	25	12.89%	386,592	397,725	410,163	540,000	0
$475,001 $575,000	23	11.86%	537,691	545,629	558,007	566,740	0
$575,001 $725,000	49	25.26%	649,075	650,943	661,029	681,763	684,288
$725,001 $825,000	34	17.53%	768,632	839,900	781,557	797,915	779,300
$825,001 $1,050,000	27	13.92%	927,678	1,100,000	966,600	963,023	937,711
$1,050,001 and up	23	11.86%	1,277,430	1,333,250		01,288,2711,304,235	
Average List Price	706,471	100%	706,471	465,267	621,678	839,855	958,186
Total Closed Units	194			49	54	55	36
Total Closed Volume	137,055,383			22.80M	33.57M	46.19M	34.49M

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

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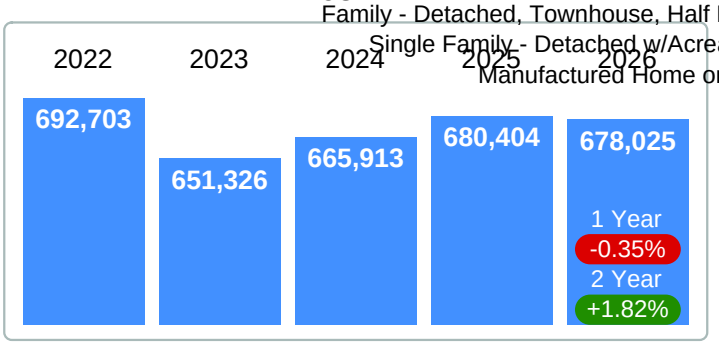
July 2026

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

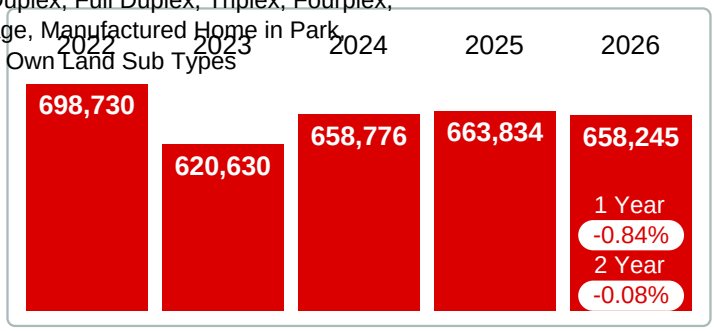
AVERAGE SOLD PRICE AT CLOSING

Report produced on Oct 21, 2026 for Kevin Bamsey

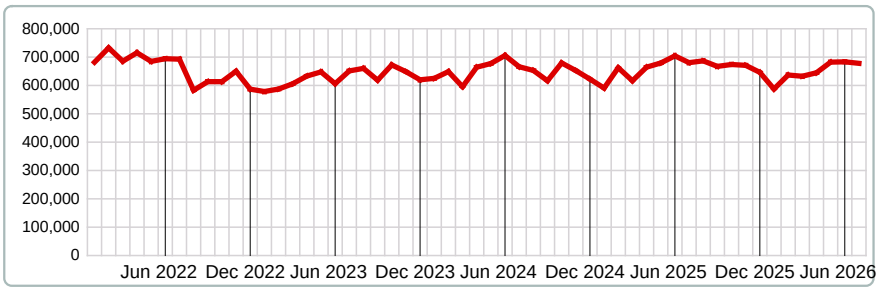
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 673,674

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

Average Sold Price at Closing this month at **678,025** above the 5 yr JUL average of **673,674**

MAY	682,225	
JUN	683,385	0.17%
JUL	678,025	-0.78%

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	16	8.25%	212,563	214,067	190,000	0	0
$325,001 $475,000	25	12.89%	390,280	381,788	398,550	460,000	0
$475,001 $575,000	26	13.40%	532,319	529,771	530,850	540,000	0
$575,001 $725,000	52	26.80%	643,455	623,893	641,329	650,938	651,188
$725,001 $825,000	29	14.95%	772,976	805,000	763,186	783,192	760,938
$825,001 $1,050,000	26	13.40%	921,733	1,045,000	913,333	926,704	903,656
$1,050,001 and up	20	10.31%	1,234,875	1,320,750		01,175,0001	,257,364
Average Sold Price	678,025	100%	678,025	446,668	599,269	800,521	923,914
Total Closed Units	194			49	54	55	36
Total Closed Volume	131,536,799			21.89M	32.36M	44.03M	33.26M

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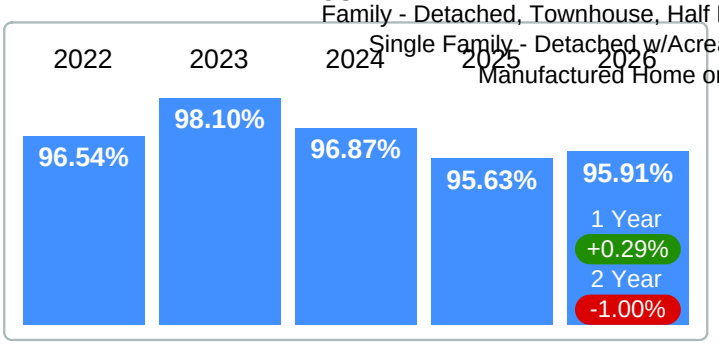
July 2026

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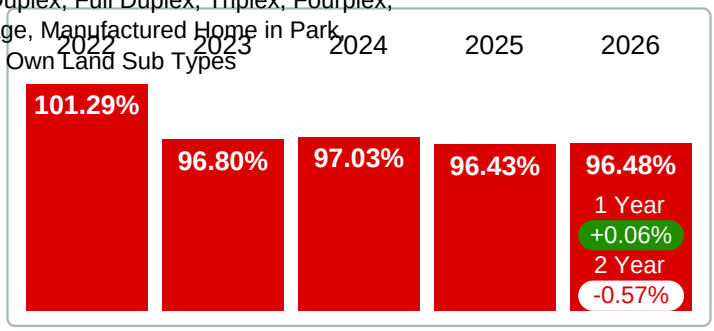
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Oct 21, 2026 for Kevin Bamsey

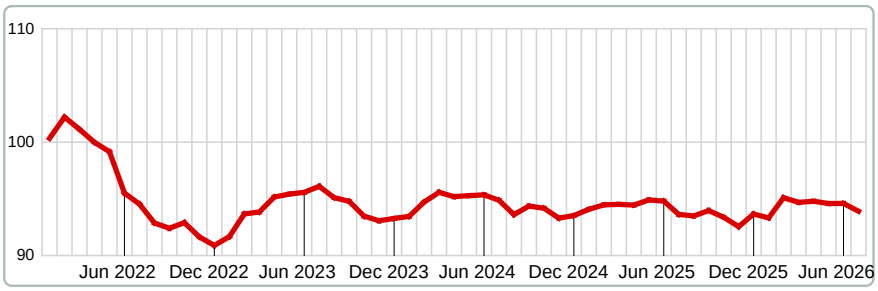
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 96.61%

High Feb 2022 104.21% Low Dec 2022 92.89%

Average Sold/List Ratio this month at **95.91%** below the 5 yr JUL average of **96.61%**

MAY	96.59%	
JUN	96.59%	0.00%
JUL	95.91%	-0.71%

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	16	8.25%	91.80%	92.29%	84.48%	0.00%	0.00%
$325,001 $475,000	25	12.89%	96.04%	96.07%	97.32%	85.19%	0.00%
$475,001 $575,000	26	13.40%	95.79%	97.25%	95.25%	95.27%	0.00%
$575,001 $725,000	52	26.80%	96.23%	95.95%	97.17%	95.59%	95.27%
$725,001 $825,000	29	14.95%	97.89%	95.84%	97.78%	98.23%	97.68%
$825,001 $1,050,000	26	13.40%	96.12%	95.00%	94.59%	96.36%	96.42%
$1,050,001 and up	20	10.31%	95.20%	99.21%	0.00%	91.82%	96.61%
Average Sold/List Ratio	95.90%			95.17%	96.40%	95.70%	96.50%
Total Closed Units	194	100%	95.90%	49	54	55	36
Total Closed Volume	131,536,799			21.89M	32.36M	44.03M	33.26M

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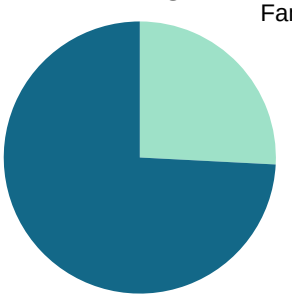
July 2026

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MARKET SUMMARY

Report produced on Oct 21, 2026 for Kevin Bamsey

INVENTORY



Inventory

New Listings
340 = 25.82%

Start Inventory
977

Total Inventory Units
1,317

Volume
$1,006,656,096

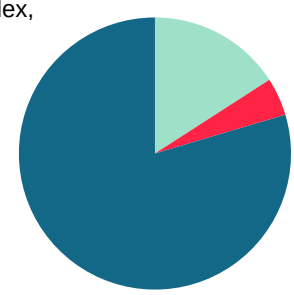
Market Activity

Sold Listings
194 = 15.89%

Other Off Market
55 = 4.50%

Active Inventory
972 = 79.61%

MARKET ACTIVITY



Compared	July			Year to Date		
Metrics	2025	2026	+/-%	2025	2026	+/-%
Sold Listings	184	194	5.43%	1,140	1,127	-1.14%
New Listings	358	340	-5.03%	2,524	2,492	-1.27%
Average List Price	711,016	706,471	-0.64%	687,560	682,087	-0.80%
Average Sale Price	680,404	678,025	-0.35%	663,834	658,245	-0.84%
Average Percent of Selling Price to List Price	95.63%	95.91%	0.29%	96.43%	96.48%	0.06%
Average Days on Market to Sale	49.88	59.29	18.87%	51.16	54.28	6.10%
Monthly Inventory	965	972	0.73%	965	972	0.73%
Months Supply of Inventory	6.21	6.33	1.93%	6.21	6.33	1.93%

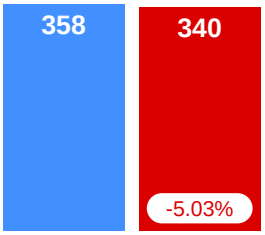
Absorption: Last 12 months, an Average of **154** Sales/Month

Inventory on July 31, 2026 = **972**

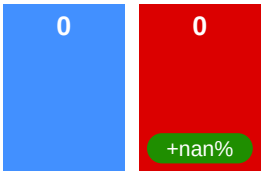
2025 2026

JULY MARKET

New Listings

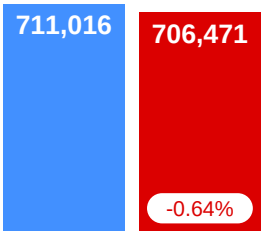


Pending Listings

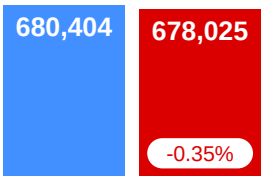


AVERAGE PRICES

List Price

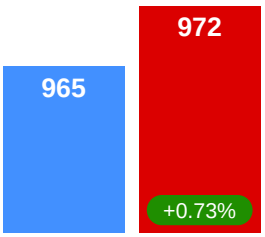


Sale Price

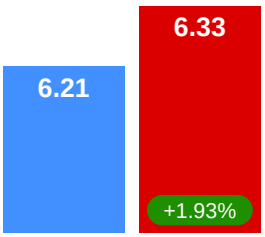


INVENTORY

Active Inventory

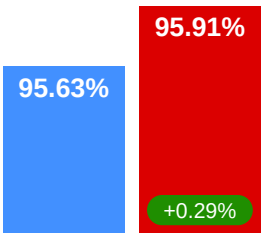


Monthly Supply of Inventory

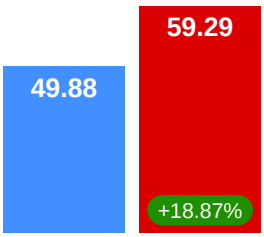


AVERAGE SOLD/LIST RATIO & DOM

Sale/List Ratio



Days on Market



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

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