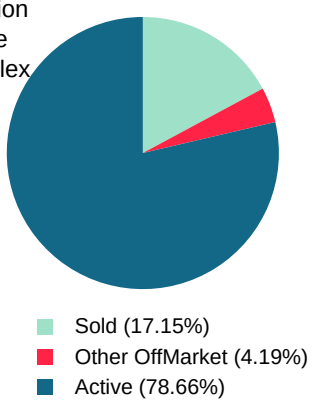
June 2026

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MONTHLY INVENTORY ANALYSIS

Report produced on Oct 21, 2026 for Kevin Bamsey

Compared Metrics	June 2025	June 2026	+/-%
Sold Listings	216	213	-1.39%
New Listings	417	420	0.72%
Average List Price	727,356	706,775	-2.83%
Average Sale Price	704,332	683,385	-2.97%
Average Percent of Selling Price to List Price	96.80%	96.59%	-0.22%
Average Days on Market to Sale	42.32	48.19	13.85%
End of Month Inventory	955	977	2.30%
Months Supply of Inventory	6.18	6.40	3.48%



Absorption: Last 12 months, an Average of **153** Sales/Month
Active Inventory as of June 30, 2026 = **977**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2026 rose **2.30%** to 977 existing homes available for sale. Over the last 12 months this area has had an average of 153 closed sales per month. This represents an unsold inventory index of **6.40** 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 June 2026 to $683,385 versus the previous year at $704,332.

Average Days on Market Lengthens

The average number of **48.19** days that homes spent on the market before selling increased by 5.86 days or **13.85%** in June 2026 compared to last year's same month at **42.32** DOM.

Sales Success for June 2026 is Positive

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

There were 420 New Listings in June 2026, up **0.72%** from last year at 417. Furthermore, there were 213 Sold Listings this month versus last year at 216, a **-1.39%** decrease.

Closed versus Listed trends yielded a **50.7%** ratio, down from previous year's, June 2025, at **51.8%**, a **2.09%** 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

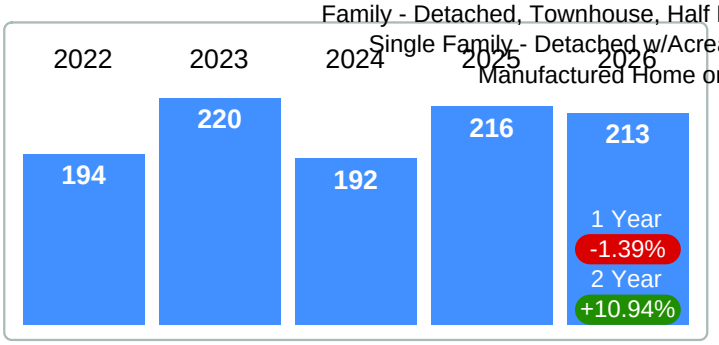
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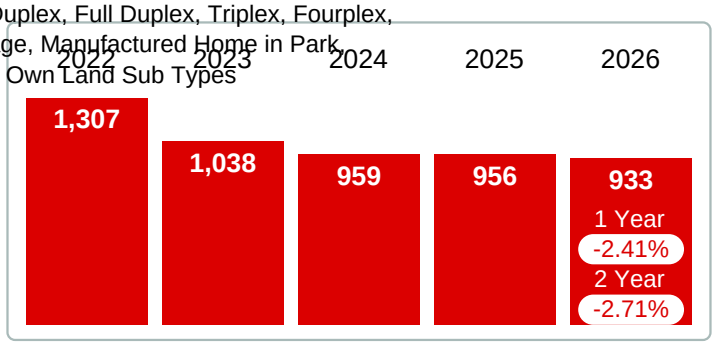
SOLD LISTINGS

Report produced on Oct 21, 2026 for Kevin Bamsey

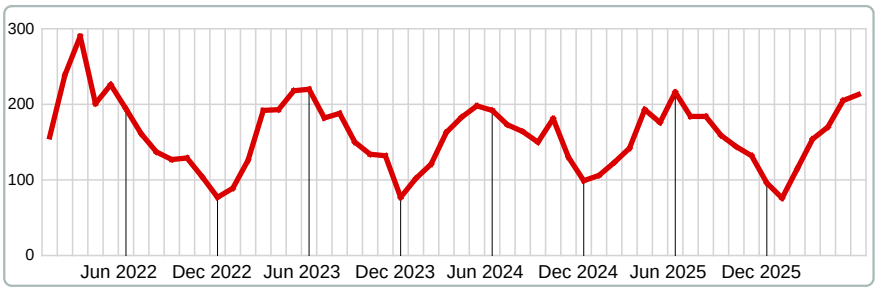
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 207

High Mar 2022 290 Low Jan 2026 76

Sold Listings this month at **213**
above the 5 yr JUN average of **207**

APR	170	
MAY	205	20.59%
JUN	213	3.90%

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	7.51%	68.8	13	2	1	0
$325,001 $450,000	28	13.15%	56.4	18	8	2	0
$450,001 $575,000	31	14.55%	36.2	12	14	2	3
$575,001 $750,000	58	27.23%	51.9	8	20	18	12
$750,001 $825,000	32	15.02%	40.7	2	5	19	6
$825,001 $975,000	25	11.74%	40.1	0	1	12	12
$975,001 and up	23	10.80%	49.8	1	5	8	9
Total Closed Units	213	100%	48.2	54	55	62	42
Total Closed Volume	145,561,021			23.69M	34.34M	51.70M	35.83M
Average Closed Price	$683,385			$438,698	$624,437	$833,795	$853,143

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

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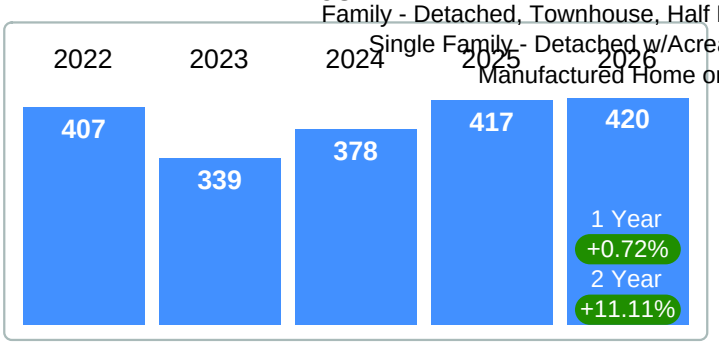
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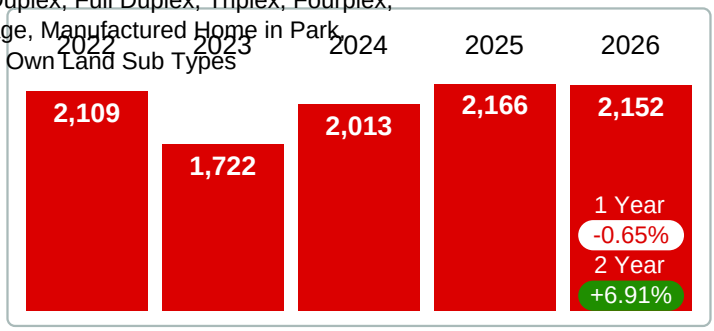
NEW LISTINGS

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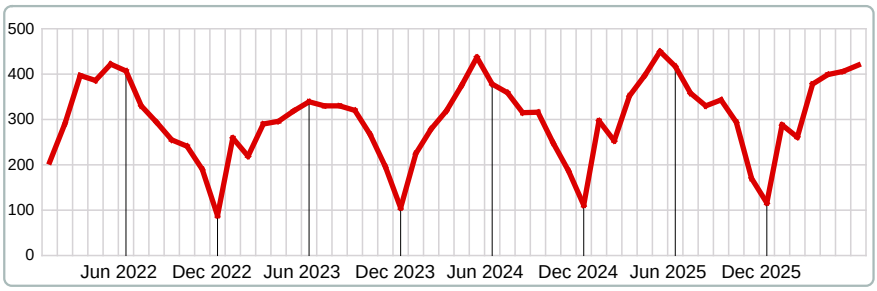
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 392

High May 2025	450	Low Dec 2022	88

New Listings this month at **420**
above the 5 yr JUN average of **392**

APR	399	
MAY	406	1.75%
JUN	420	3.45%

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
$350,000 and less	39	9.29%	37	2	0	0
$350,001 $475,000	50	11.90%	25	22	3	0
$475,001 $575,000	59	14.05%	25	19	13	2
$575,001 $750,000	111	26.43%	13	40	36	22
$750,001 $875,000	59	14.05%	4	9	29	17
$875,001 $1,225,000	60	14.29%	3	14	20	23
$1,225,001 and up	42	10.00%	0	3	18	21
Total New Listed Units	420	100%	107	109	119	85
Total New Listed Volume	310,940,853		48.00M	72.27M	103.43M	87.24M
Average New Listed Listing Price	$667,753		$448,577	$663,021	$869,172	$1,026,380

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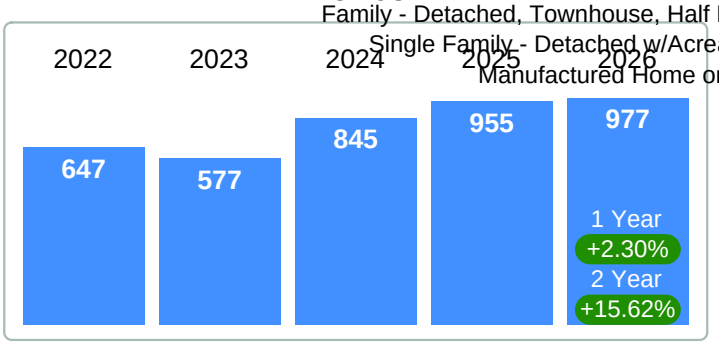
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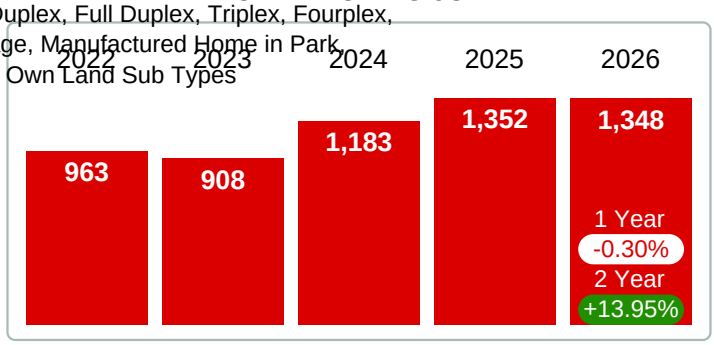
ACTIVE INVENTORY

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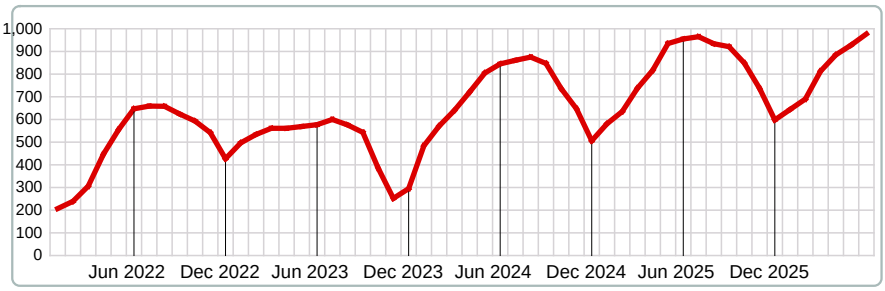
END OF JUNE



ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 800

High Jun 2026 977 Low Jan 2022 207

Inventory this month at **977**
above the 5 yr JUN average of **800**

APR	885	
MAY	928	4.86%
JUN	977	5.28%

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	88	9.01%	107.8	75	8	1	4
$325,001 $450,000	130	13.31%	101.1	91	33	5	1
$450,001 $575,000	126	12.90%	63.3	56	42	26	2
$575,001 $750,000	256	26.20%	57.6	48	100	70	38
$750,001 $975,000	155	15.86%	62.4	20	33	64	38
$975,001 $1,375,000	125	12.79%	80.0	6	20	41	58
$1,375,001 and up	97	9.93%	138.4	1	24	28	44

Total Active Inventory by Units	977	100%	80.3	297	260	235	185
Total Active Inventory by Volume	763,428,221			134.04M	194.95M	218.70M	215.74M
Average Active Inventory Listing Price	$781,400			$451,324	$749,797	$930,621	$1,166,172

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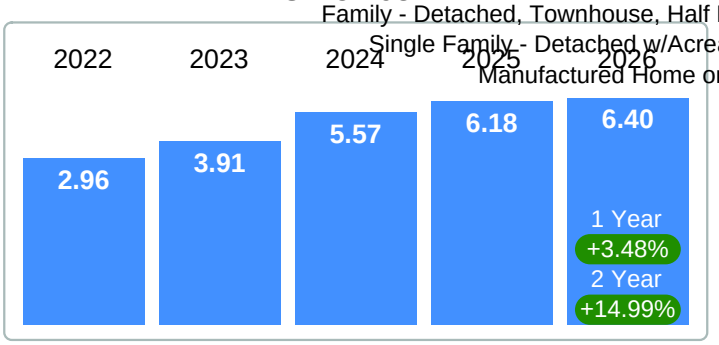
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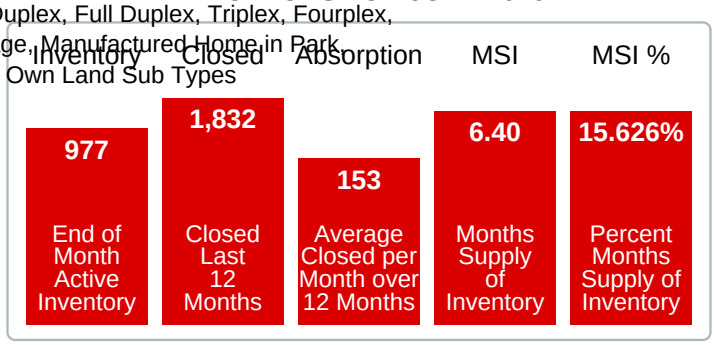
MONTHS SUPPLY of INVENTORY (MSI)

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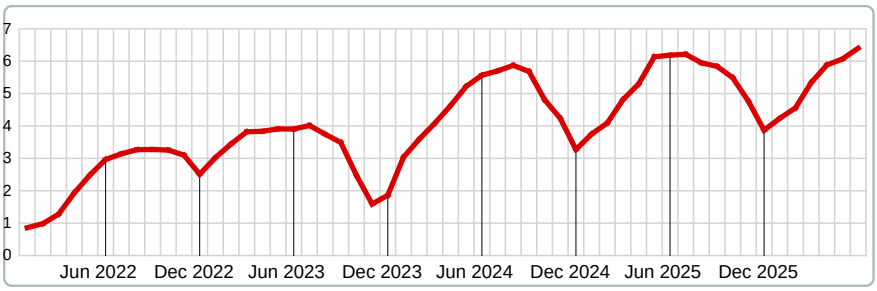
MSI FOR JUNE



INDICATORS FOR JUNE 2026



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 5.00

High Jun 2026 6.40 Low Jan 2022 0.86

Months Supply this month at **6.40**
above the 5 yr JUN average of **5.00**

APR	5.88	
MAY	6.07	3.20%
JUN	6.40	5.45%

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	88	9.01%	6.00	6.29	3.20	4.00	0.00
$325,001 $450,000	130	13.31%	6.45	6.91	5.58	5.45	6.00
$450,001 $575,000	126	12.90%	5.09	7.38	3.88	5.57	1.20
$575,001 $750,000	256	26.20%	5.55	9.93	6.12	4.06	4.90
$750,001 $975,000	155	15.86%	5.30	16.00	5.35	5.22	3.97
$975,001 $1,375,000	125	12.79%	8.93	14.40	8.00	10.25	8.19
$1,375,001 and up	97	9.93%	26.45	6.00	72.00	21.00	24.00
Market Supply of Inventory (MSI)	6.40	100%	6.40	7.55	5.83	5.78	6.59
Total Active Inventory by Units	977			297	260	235	185

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

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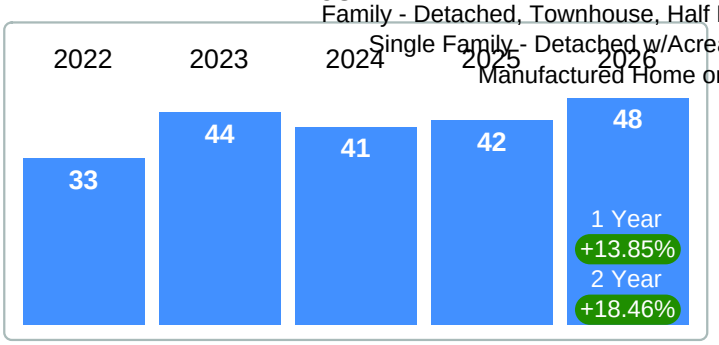
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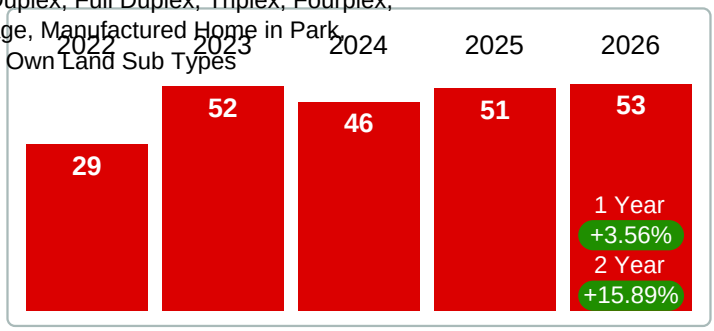
AVERAGE DAYS ON MARKET TO SALE

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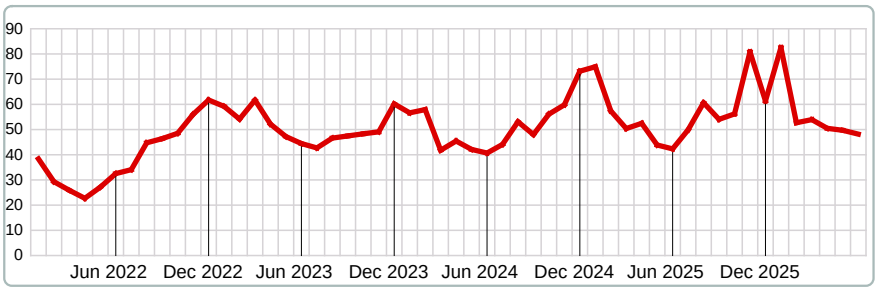
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 42

High Jan 2026 83 Low Apr 2022 23

Average Days on Market to Sale this month at **48** above the 5 yr JUN average of **42**

APR	50	
MAY	50	-1.57%
JUN	48	-3.04%

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	7.51%	69	67	97	36	0
$325,001 $450,000	28	13.15%	56	44	84	54	0
$450,001 $575,000	31	14.55%	36	30	38	78	26
$575,001 $750,000	58	27.23%	52	55	56	47	50
$750,001 $825,000	32	15.02%	41	19	59	34	54
$825,001 $975,000	25	11.74%	40	0	109	40	35
$975,001 and up	23	10.80%	50	24	41	29	76
Average Closed DOM	48			47	57	40	50
Total Closed Units	213	100%	48	54	55	62	42
Total Closed Volume	145,561,021			23.69M	34.34M	51.70M	35.83M

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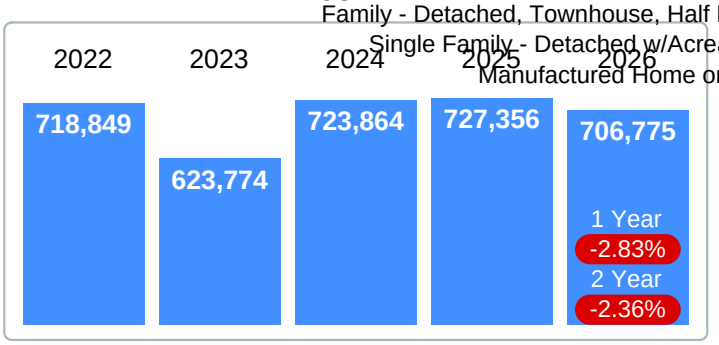
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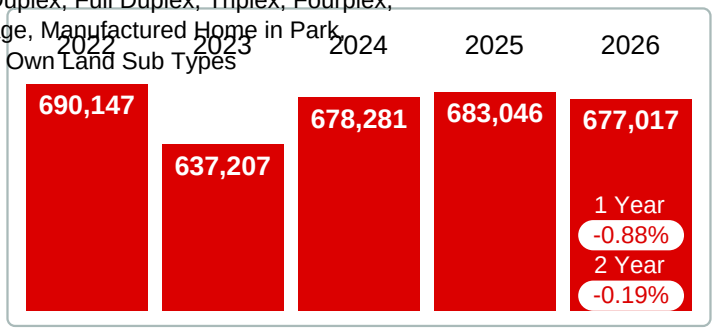
AVERAGE LIST PRICE AT CLOSING

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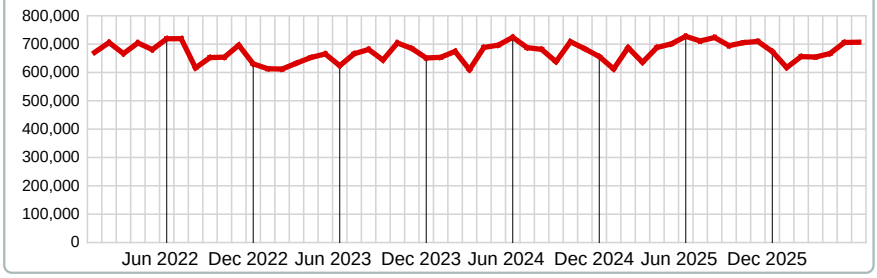
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 700,124

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

Average List Price at Closing this month at **706,775** above the 5 yr JUN average of **700,124**

APR	666,678	
MAY	705,650	5.85%
JUN	706,775	0.16%

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	11	5.16%	218,145	238,969	356,700	299,900	0
$325,001 $450,000	31	14.55%	384,139	386,806	422,575	424,900	0
$450,001 $575,000	29	13.62%	525,066	518,092	542,986	573,500	544,600
$575,001 $750,000	58	27.23%	664,738	673,350	672,170	683,744	679,925
$750,001 $825,000	27	12.68%	790,585	804,900	799,840	801,415	825,750
$825,001 $975,000	33	15.49%	878,963	0	990,000	882,267	904,533
$975,001 and up	24	11.27%	1,337,579	1,400,000	1,083,960	1,600,450	1,276,500
Average List Price	706,775	100%	706,775	457,089	646,331	858,416	883,102
Total Closed Units	213			54	55	62	42
Total Closed Volume	150,543,084			24.68M	35.55M	53.22M	37.09M

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

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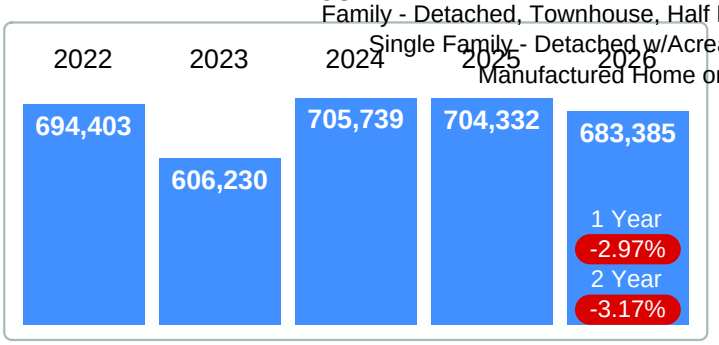
June 2026

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

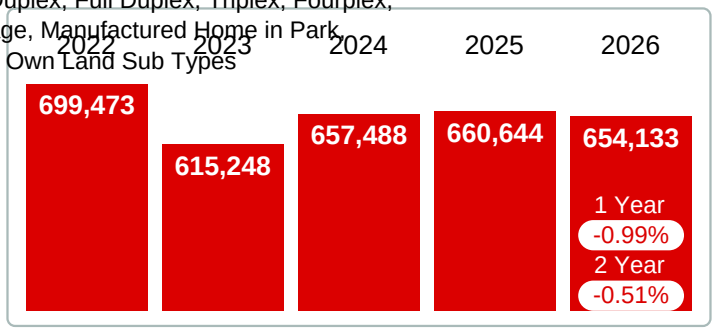
AVERAGE SOLD PRICE AT CLOSING

Report produced on Oct 21, 2026 for Kevin Bamsey

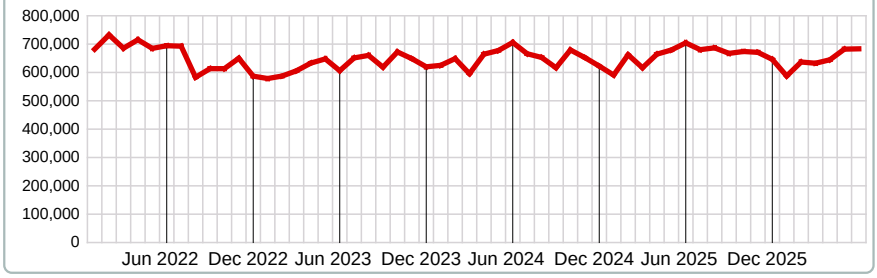
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 678,818

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

Average Sold Price at Closing this month at **683,385** above the 5 yr JUN average of **678,818**

APR	644,790	
MAY	682,225	5.81%
JUN	683,385	0.17%

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	7.51%	241,519	227,715	312,000	280,000	0
$325,001 $450,000	28	13.15%	379,847	368,589	398,015	408,500	0
$450,001 $575,000	31	14.55%	520,194	504,033	524,750	557,550	538,667
$575,001 $750,000	58	27.23%	655,757	650,175	655,750	660,272	652,717
$750,001 $825,000	32	15.02%	785,306	797,500	777,600	782,995	794,983
$825,001 $975,000	25	11.74%	876,676	0	930,000	862,200	886,708
$975,001 and up	23	10.80%	1,298,017	1,250,000	1,051,280	1,546,875	1,219,222
Average Sold Price	683,385	100%	683,385	438,698	624,437	833,795	853,143
Total Closed Units	213			54	55	62	42
Total Closed Volume	145,561,021			23.69M	34.34M	51.70M	35.83M

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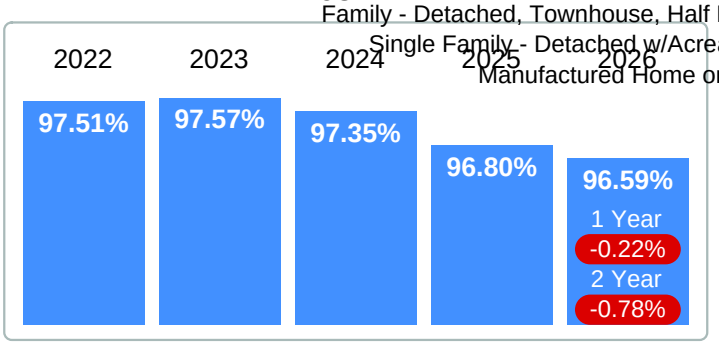
June 2026

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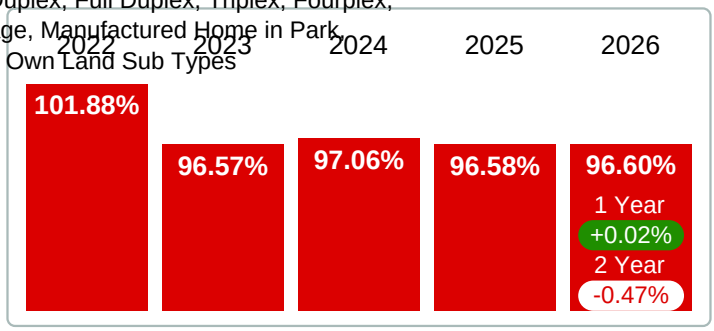
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Oct 21, 2026 for Kevin Bamsey

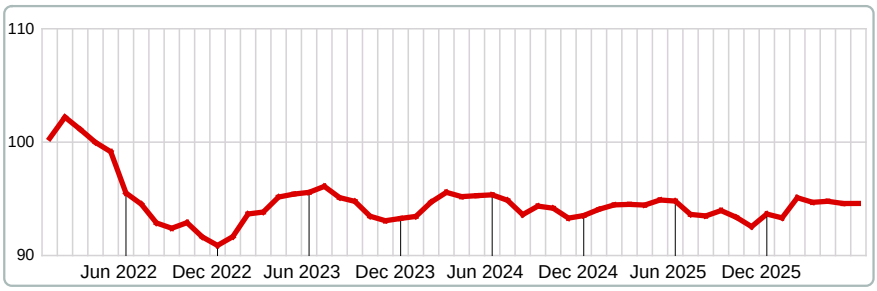
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 97.17%

High Feb 2022 104.21% Low Dec 2022 92.89%

Average Sold/List Ratio this month at **96.59%** equal to 5 yr JUN average of **97.17%**

APR	96.78%	
MAY	96.59%	-0.20%
JUN	96.59%	0.00%

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	7.51%	93.98%	95.04%	87.44%	93.36%	0.00%
$325,001 $450,000	28	13.15%	95.22%	95.39%	94.62%	96.06%	0.00%
$450,001 $575,000	31	14.55%	97.18%	97.35%	96.65%	97.33%	98.91%
$575,001 $750,000	58	27.23%	96.89%	96.60%	97.67%	96.70%	96.07%
$750,001 $825,000	32	15.02%	97.51%	99.06%	97.30%	97.78%	96.30%
$825,001 $975,000	25	11.74%	97.74%	0.00%	93.94%	97.74%	98.06%
$975,001 and up	23	10.80%	96.02%	89.29%	97.22%	96.55%	95.64%
Average Sold/List Ratio	96.60%			95.94%	96.45%	97.16%	96.78%
Total Closed Units	213	100%	96.60%	54	55	62	42
Total Closed Volume	145,561,021			23.69M	34.34M	51.70M	35.83M

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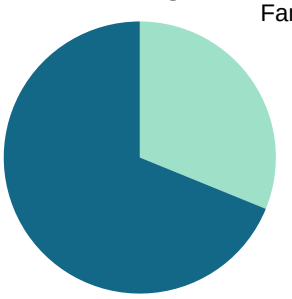
June 2026

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MARKET SUMMARY

Report produced on Oct 21, 2026 for Kevin Bamsey

INVENTORY



Inventory

New Listings
420 = 31.16%

Start Inventory
928

Total Inventory Units
1,348

Volume
$1,032,667,454

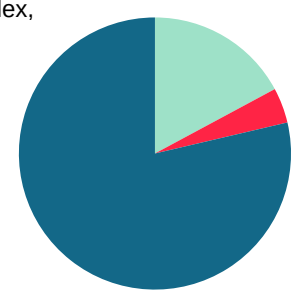
Market Activity

Sold Listings
213 = 17.15%

Other Off Market
52 = 4.19%

Active Inventory
977 = 78.66%

MARKET ACTIVITY



Compared Metrics	June 2025	June 2026	June +/-%	Year to Date 2025	Year to Date 2026	Year to Date +/-%
Sold Listings	216	213	-1.39%	956	933	-2.41%
New Listings	417	420	0.72%	2,166	2,152	-0.65%
Average List Price	727,356	706,775	-2.83%	683,046	677,017	-0.88%
Average Sale Price	704,332	683,385	-2.97%	660,644	654,133	-0.99%
Average Percent of Selling Price to List Price	96.80%	96.59%	-0.22%	96.58%	96.60%	0.02%
Average Days on Market to Sale	42.32	48.19	13.85%	51.41	53.24	3.56%
Monthly Inventory	955	977	2.30%	955	977	2.30%
Months Supply of Inventory	6.18	6.40	3.48%	6.18	6.40	3.48%

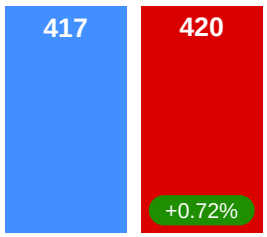
Absorption: Last 12 months, an Average of **153** Sales/Month

Inventory on June 30, 2026 = **977**

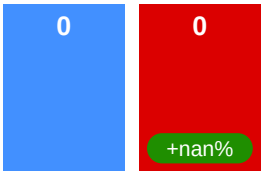
2025 2026

JUNE MARKET

New Listings

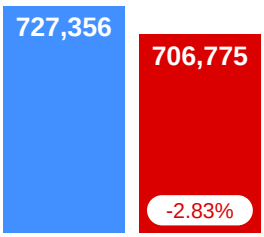


Pending Listings

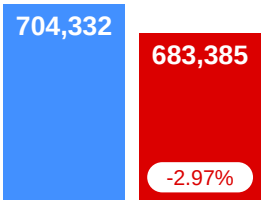


AVERAGE PRICES

List Price

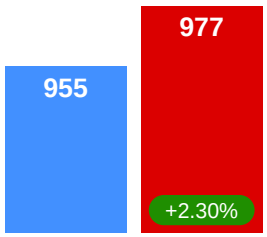


Sale Price

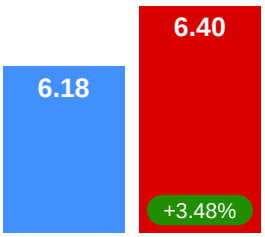


INVENTORY

Active Inventory

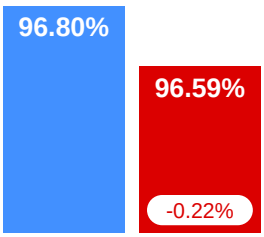


Monthly Supply of Inventory

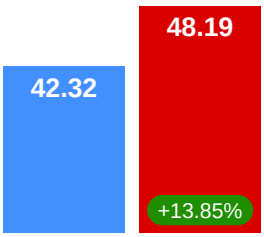


AVERAGE SOLD/LIST RATIO & DOM

Sale/List Ratio



Days on Market



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