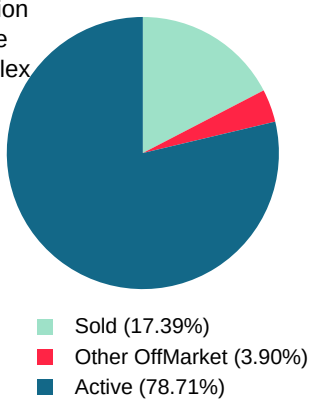
May 2026

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 , Single Fourplex, Single Family - Detached w/Acreage, Manufactured Home in Park,

MONTHLY INVENTORY ANALYSIS

Report produced on Oct 21, 2026 for Kevin Bamsey

Compared Metrics	May 2025	May 2026	+/-%
Sold Listings	176	205	16.48%
New Listings	450	406	-9.78%
Average List Price	700,856	705,650	0.68%
Average Sale Price	679,203	682,225	0.45%
Average Percent of Selling Price to List Price	96.90%	96.59%	-0.32%
Average Days on Market to Sale	43.87	49.70	13.29%
End of Month Inventory	935	928	-0.75%
Months Supply of Inventory	6.13	6.07	-1.07%



Absorption: Last 12 months, an Average of **153** Sales/Month
Active Inventory as of May 31, 2026 = **928**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2026 decreased **0.75%** to 928 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 **6.07** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **0.45%** in May 2026 to $682,225 versus the previous year at $679,203.

Average Days on Market Lengthens

The average number of **49.70** days that homes spent on the market before selling increased by 5.83 days or **13.29%** in May 2026 compared to last year's same month at **43.87** DOM.

Sales Success for May 2026 is Positive

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

There were 406 New Listings in May 2026, down **9.78%** from last year at 450. Furthermore, there were 205 Sold Listings this month versus last year at 176, a **16.48%** increase.

Closed versus Listed trends yielded a **50.5%** ratio, up from previous year's, May 2025, at **39.1%**, a **29.10%** upswing. This will certainly create pressure on a decreasing 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

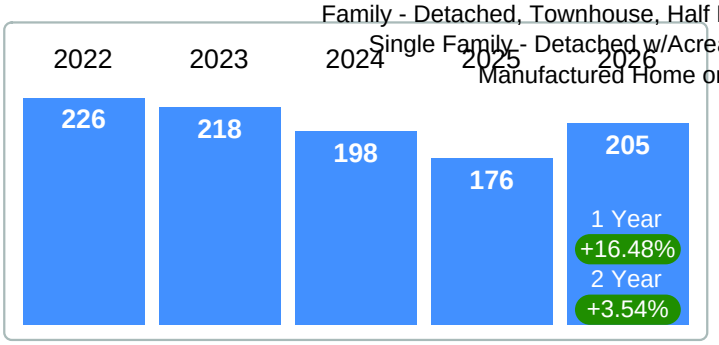
May 2026

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

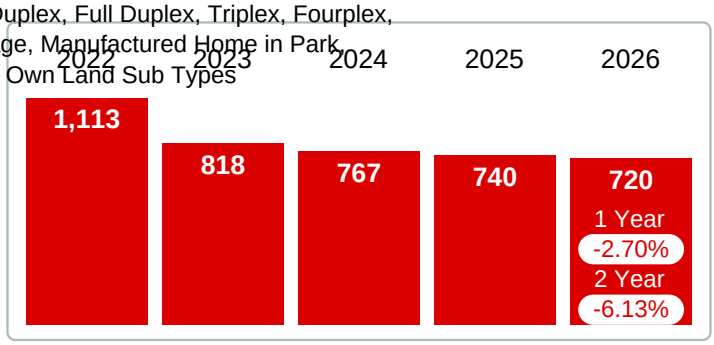
SOLD LISTINGS

Report produced on Oct 21, 2026 for Kevin Bamsey

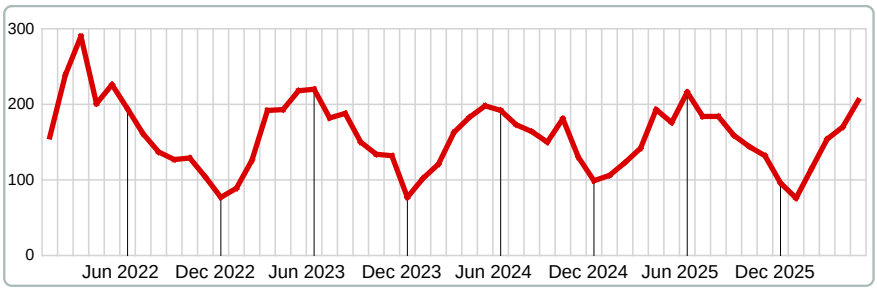
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 205

High Mar 2022 290 Low Jan 2026 76

Sold Listings this month at **205**
equal to 5 yr MAY average of **205**

MAR	154	
APR	170	10.39%
MAY	205	20.59%

SOLD LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
$350,000 and less	19	9.27%	66.8	15	4	0	0
$350,001 $475,000	25	12.20%	52.3	17	8	0	0
$475,001 $575,000	32	15.61%	50.6	9	17	5	1
$575,001 $725,000	51	24.88%	39.9	5	13	20	13
$725,001 $825,000	32	15.61%	42.8	3	5	15	9
$825,001 $1,025,000	27	13.17%	48.4	2	9	9	7
$1,025,001 and up	19	9.27%	67.6	0	3	3	13
Total Closed Units	205	100%	49.7	51	59	52	43
Total Closed Volume	139,856,210			22.59M	37.83M	40.03M	39.41M
Average Closed Price	$682,225			$442,957	$641,202	$769,742	$916,462

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

Reports produced and compiled by RE STATS Inc. Information is deemed reliable but not guaranteed. Does not reflect all market activity.

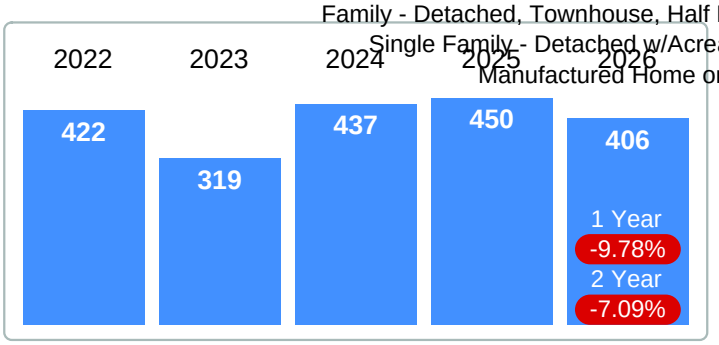
May 2026

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

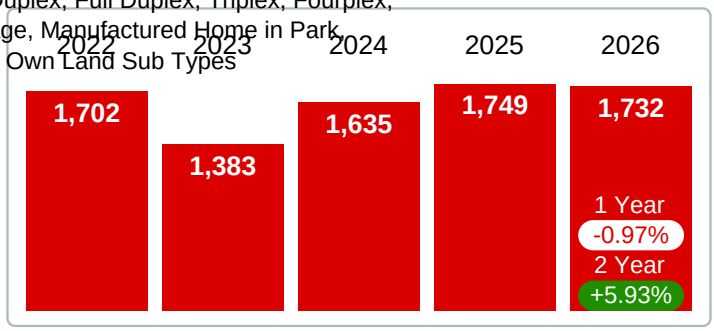
NEW LISTINGS

Report produced on Oct 21, 2026 for Kevin Bamsey

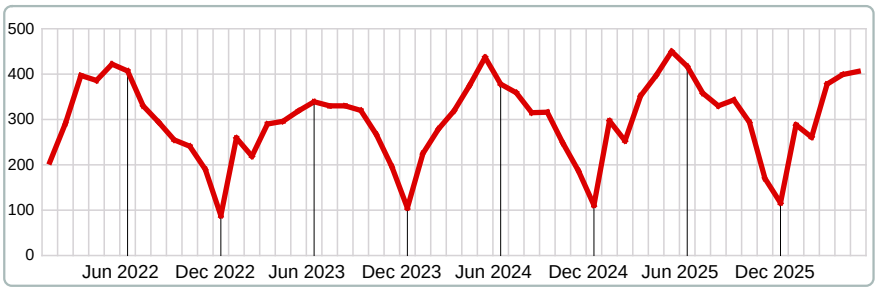
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 407

High May 2025	450	Low Dec 2022	88

New Listings this month at **406**
below the 5 yr MAY average of **407**

MAR	378	
APR	399	5.56%
MAY	406	1.75%

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	38	9.36%	34	2	1	1
$350,001 $475,000	48	11.82%	36	10	2	0
$475,001 $575,000	48	11.82%	16	19	9	4
$575,001 $775,000	117	28.82%	18	39	38	22
$775,001 $900,000	61	15.02%	5	12	32	12
$900,001 $1,250,000	51	12.56%	0	11	18	22
$1,250,001 and up	43	10.59%	1	5	15	22
Total New Listed Units	406	100%	110	98	115	83
Total New Listed Volume	311,789,669		48.76M	71.44M	105.94M	85.66M
Average New Listed Listing Price	$746,798		$443,253	$728,961	$921,183	$1,032,019

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

Reports produced and compiled by RE STATS Inc. Information is deemed reliable but not guaranteed. Does not reflect all market activity.

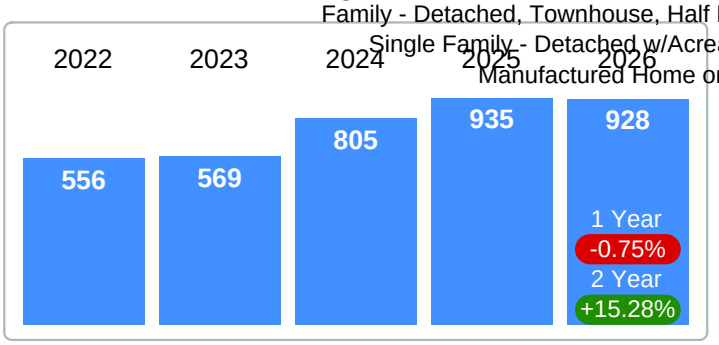
May 2026

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

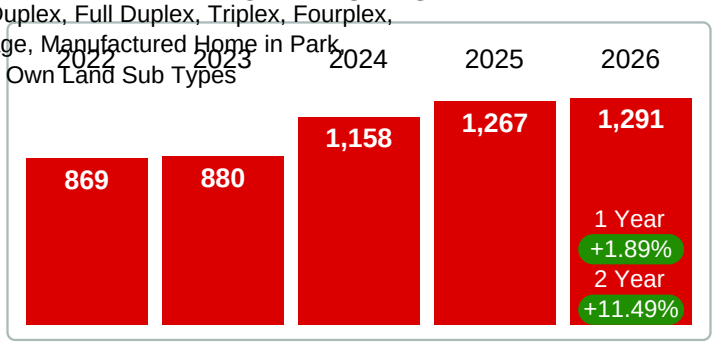
ACTIVE INVENTORY

Report produced on Oct 21, 2026 for Kevin Bamsey

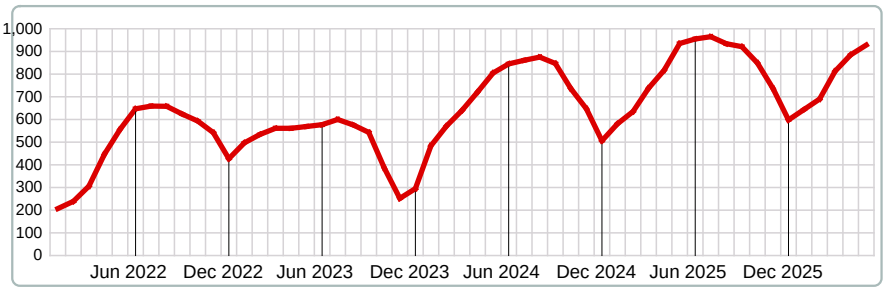
END OF MAY



ACTIVE DURING MAY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 759

High Jul 2025 965 Low Jan 2022 207

Inventory this month at **928**
above the 5 yr MAY average of **759**

MAR	813	
APR	885	8.86%
MAY	928	4.86%

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	89	9.59%	96.7	76	7	2	4
$325,001 $450,000	120	12.93%	104.5	86	27	6	1
$450,001 $575,000	114	12.28%	61.4	50	42	17	5
$575,001 $750,000	241	25.97%	54.9	51	95	60	35
$750,001 $950,000	152	16.38%	62.8	16	29	68	39
$950,001 $1,325,000	117	12.61%	74.5	6	24	40	47
$1,325,001 and up	95	10.24%	138.4	2	24	26	43
Total Active Inventory by Units	928	100%	78.4	287	248	219	174
Total Active Inventory by Volume	721,726,601			129.11M	187.69M	205.75M	199.17M
Average Active Inventory Listing Price	$777,723			$449,877	$756,822	$939,504	$1,144,647

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

Reports produced and compiled by RE STATS Inc. Information is deemed reliable but not guaranteed. Does not reflect all market activity.

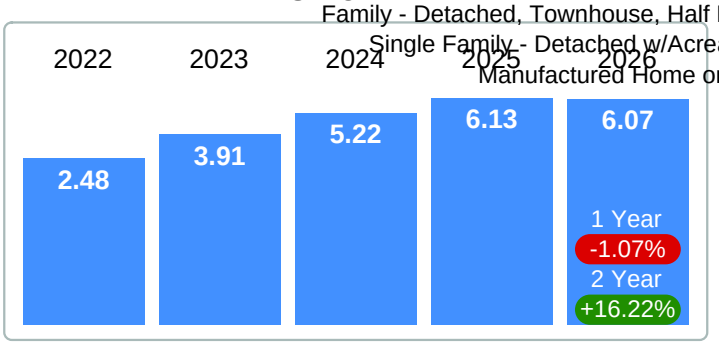
May 2026

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

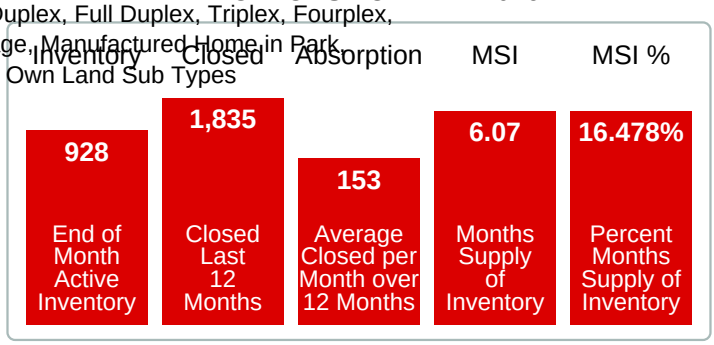
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Oct 21, 2026 for Kevin Bamsey

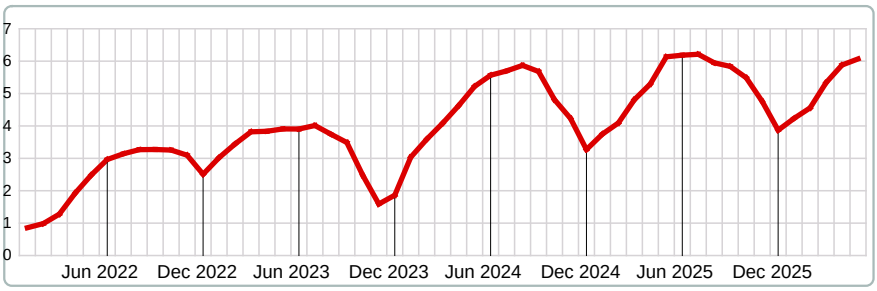
MSI FOR MAY



INDICATORS FOR MAY 2026



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 4.76

High Jul 2025 6.21 Low Jan 2022 0.86

Months Supply this month at **6.07**
above the 5 yr MAY average of **4.76**

MAR	5.33	
APR	5.88	10.24%
MAY	6.07	3.20%

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	89	9.59%	6.10	6.42	2.71	12.00	0.00
$325,001 $450,000	120	12.93%	5.98	6.53	4.63	7.20	4.00
$450,001 $575,000	114	12.28%	4.46	6.32	3.85	3.34	3.00
$575,001 $750,000	241	25.97%	5.21	10.20	5.76	3.48	4.67
$750,001 $950,000	152	16.38%	6.02	12.80	5.04	6.58	4.93
$950,001 $1,325,000	117	12.61%	7.20	10.29	8.47	7.50	6.27
$1,325,001 and up	95	10.24%	19.32	8.00	32.00	19.50	16.65
Market Supply of Inventory (MSI)	6.07	100%	6.07	7.18	5.49	5.43	6.35
Total Active Inventory by Units	928			287	248	219	174

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

Reports produced and compiled by RE STATS Inc. Information is deemed reliable but not guaranteed. Does not reflect all market activity.

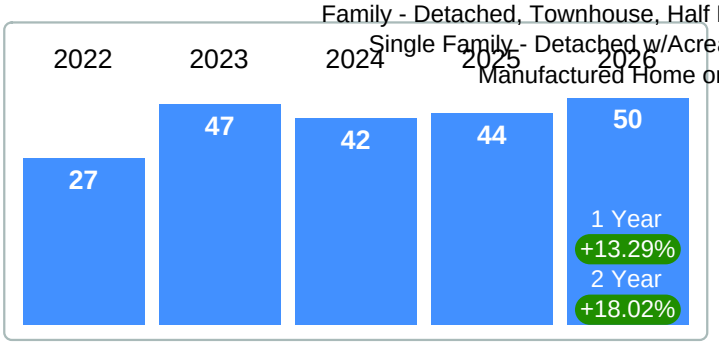
May 2026

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

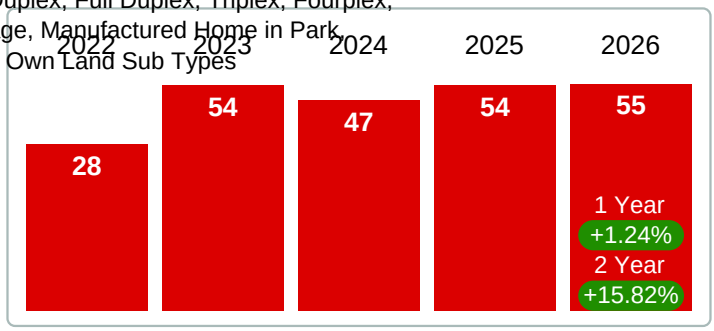
AVERAGE DAYS ON MARKET TO SALE

Report produced on Oct 21, 2026 for Kevin Bamsey

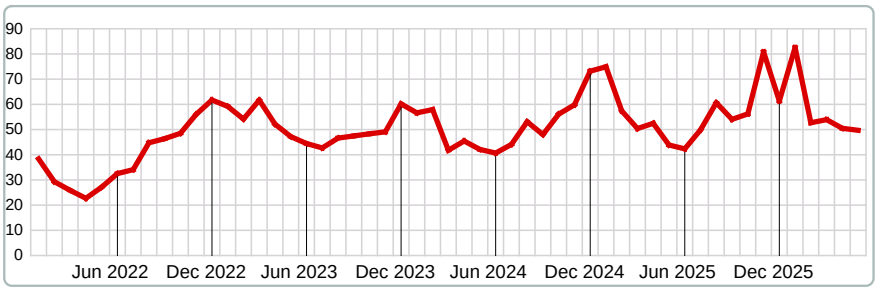
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 42

High Jan 2026 83 Low Apr 2022 23

Average Days on Market to Sale this month at **50** above the 5 yr MAY average of **42**

MAR	54	
APR	50	-6.39%
MAY	50	-1.57%

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
$350,000 and less	19	9.27%	67	59	98	0	0
$350,001 $475,000	25	12.20%	52	41	77	0	0
$475,001 $575,000	32	15.61%	51	40	55	56	35
$575,001 $725,000	51	24.88%	40	58	45	25	51
$725,001 $825,000	32	15.61%	43	23	70	33	50
$825,001 $1,025,000	27	13.17%	48	157	47	41	29
$1,025,001 and up	19	9.27%	68	0	31	80	73
Average Closed DOM	50			51	58	36	53
Total Closed Units	205	100%	50	51	59	52	43
Total Closed Volume	139,856,210			22.59M	37.83M	40.03M	39.41M

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

Reports produced and compiled by RE STATS Inc. Information is deemed reliable but not guaranteed. Does not reflect all market activity.

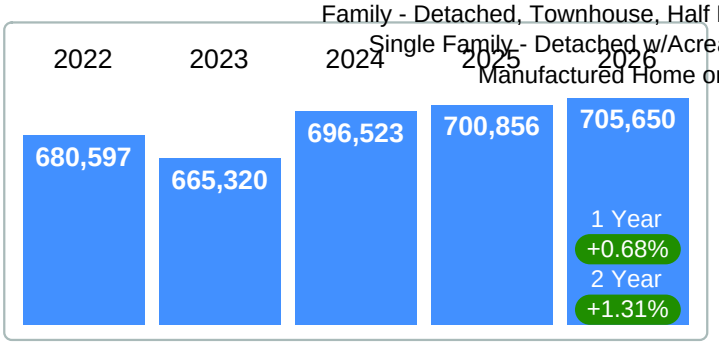
May 2026

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

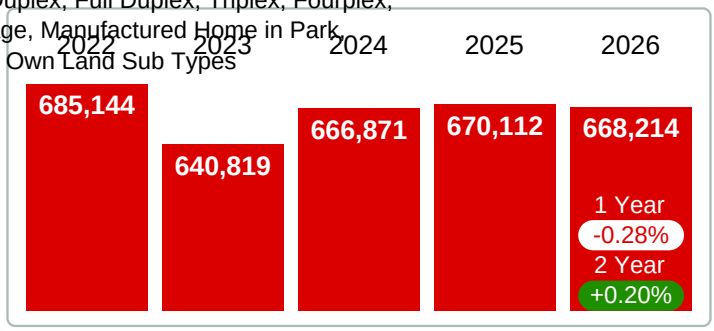
AVERAGE LIST PRICE AT CLOSING

Report produced on Oct 21, 2026 for Kevin Bamsey

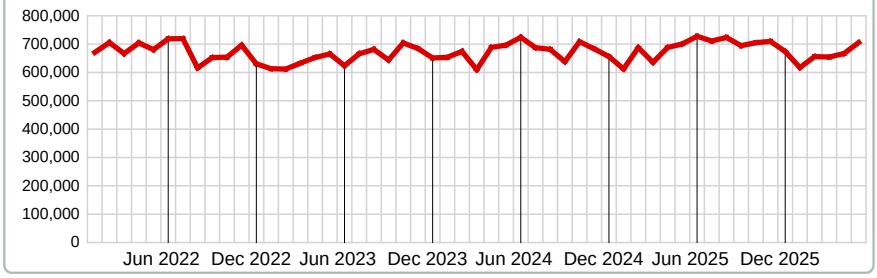
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 689,789

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

Average List Price at Closing this month at **705,650** above the 5 yr MAY average of **689,789**

MAR	654,394	
APR	666,678	1.88%
MAY	705,650	5.85%

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
$350,000 and less	17	8.29%	256,076	253,693	323,200	0	0
$350,001 $475,000	23	11.22%	397,652	411,747	422,513	0	0
$475,001 $575,000	25	12.20%	529,892	549,900	564,247	552,940	585,000
$575,001 $725,000	52	25.37%	647,231	669,700	652,169	687,599	689,077
$725,001 $825,000	36	17.56%	774,289	775,967	789,500	799,067	805,278
$825,001 $1,025,000	31	15.12%	917,819	946,500	947,444	940,921	950,629
$1,025,001 and up	21	10.24%	1,329,942	01,259,300	1,362,967	1,371,853	
Average List Price	705,650	100%	705,650	457,325	660,944	789,613	959,977
Total Closed Units	205			51	59	52	43
Total Closed Volume	144,658,166			23.32M	39.00M	41.06M	41.28M

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

Reports produced and compiled by RE STATS Inc. Information is deemed reliable but not guaranteed. Does not reflect all market activity.

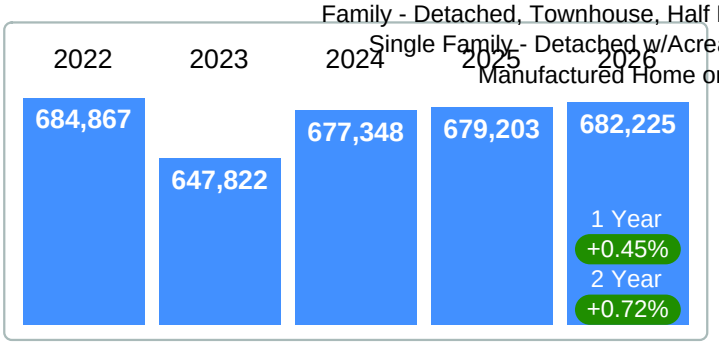
May 2026

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

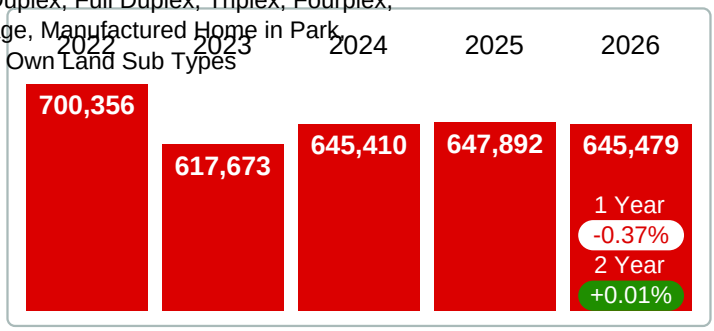
AVERAGE SOLD PRICE AT CLOSING

Report produced on Oct 21, 2026 for Kevin Bamsey

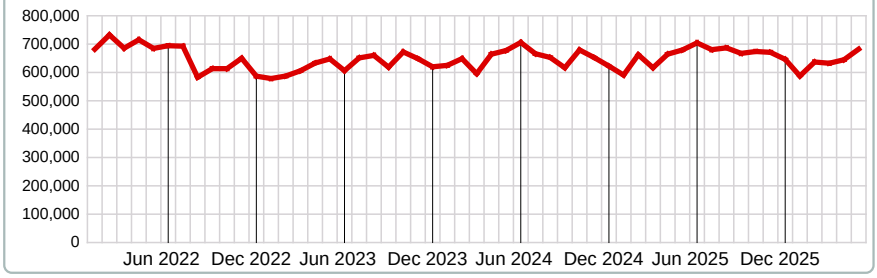
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 674,293

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

Average Sold Price at Closing this month at **682,225** above the 5 yr MAY average of **674,293**

MAR	632,439	
APR	644,790	1.95%
MAY	682,225	5.81%

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
$350,000 and less	19	9.27%	247,184	234,833	293,500	0	0
$350,001 $475,000	25	12.20%	400,305	398,860	403,375	0	0
$475,001 $575,000	32	15.61%	538,061	536,056	540,385	533,380	540,000
$575,001 $725,000	51	24.88%	661,222	657,840	642,454	675,620	659,138
$725,001 $825,000	32	15.61%	775,647	774,667	764,260	776,787	780,400
$825,001 $1,025,000	27	13.17%	924,095	925,000	926,129	916,500	930,986
$1,025,001 and up	19	9.27%	1,286,346	01,245,000	1,315,667	1,289,121	
Average Sold Price	682,225	100%	682,225	442,957	641,202	769,742	916,462
Total Closed Units	205			51	59	52	43
Total Closed Volume	139,856,210			22.59M	37.83M	40.03M	39.41M

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

Reports produced and compiled by RE STATS Inc. Information is deemed reliable but not guaranteed. Does not reflect all market activity.

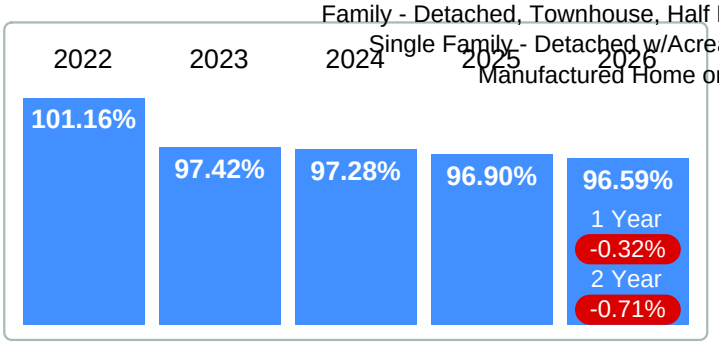
May 2026

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

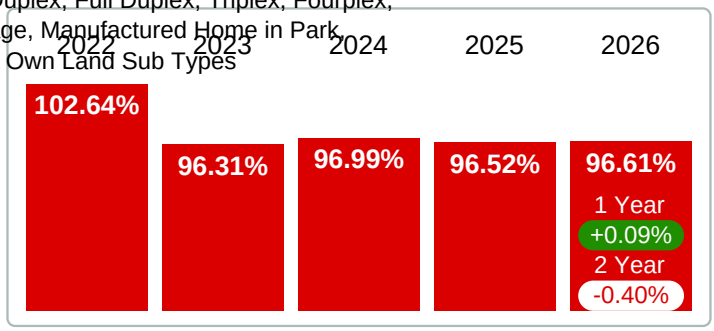
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Oct 21, 2026 for Kevin Bamsey

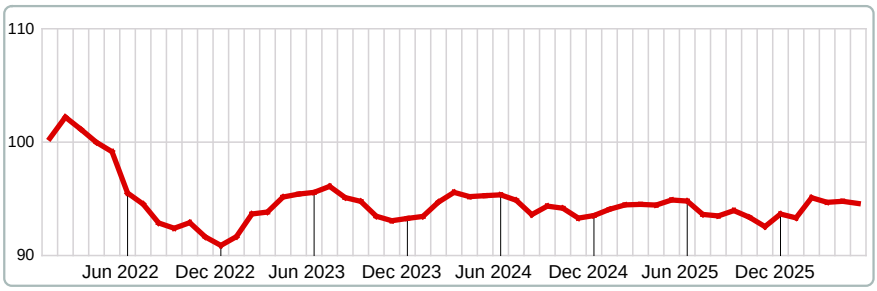
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 97.87%

High Feb 2022 104.21% Low Dec 2022 92.89%

Average Sold/List Ratio this month at **96.59%** below the 5 yr MAY average of **97.87%**

MAR	96.69%	
APR	96.78%	0.09%
MAY	96.59%	-0.20%

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
$350,000 and less	19	9.27%	92.37%	92.66%	91.28%	0.00%	0.00%
$350,001 $475,000	25	12.20%	96.55%	96.96%	95.66%	0.00%	0.00%
$475,001 $575,000	32	15.61%	96.38%	97.57%	95.91%	96.63%	92.31%
$575,001 $725,000	51	24.88%	97.74%	98.42%	98.59%	98.32%	95.72%
$725,001 $825,000	32	15.61%	97.38%	99.83%	96.91%	97.30%	96.96%
$825,001 $1,025,000	27	13.17%	97.82%	97.67%	97.91%	97.39%	98.30%
$1,025,001 and up	19	9.27%	95.07%	0.00%	98.64%	96.59%	93.89%
Average Sold/List Ratio	96.60%			96.14%	96.68%	97.60%	95.77%
Total Closed Units	205	100%	96.60%	51	59	52	43
Total Closed Volume	139,856,210			22.59M	37.83M	40.03M	39.41M

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

Reports produced and compiled by RE STATS Inc. Information is deemed reliable but not guaranteed. Does not reflect all market activity.

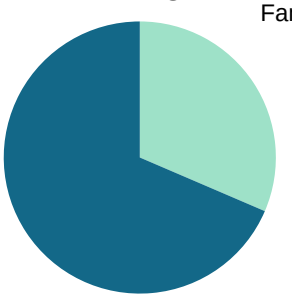
May 2026

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

MARKET SUMMARY

Report produced on Oct 21, 2026 for Kevin Bamsey

INVENTORY



Inventory

New Listings
406 = 31.45%

Start Inventory
885

Total Inventory Units
1,291

Volume
$984,030,865

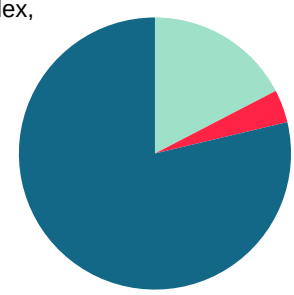
Market Activity

Sold Listings
205 = 17.39%

Other Off Market
46 = 3.90%

Active Inventory
928 = 78.71%

MARKET ACTIVITY



Compared Metrics	May 2025	May 2026	+/-%	Year to Date 2025	Year to Date 2026	+/-%
Sold Listings	176	205	16.48%	740	720	-2.70%
New Listings	450	406	-9.78%	1,749	1,732	-0.97%
Average List Price	700,856	705,650	0.68%	670,112	668,214	-0.28%
Average Sale Price	679,203	682,225	0.45%	647,892	645,479	-0.37%
Average Percent of Selling Price to List Price	96.90%	96.59%	-0.32%	96.52%	96.61%	0.09%
Average Days on Market to Sale	43.87	49.70	13.29%	54.06	54.74	1.24%
Monthly Inventory	935	928	-0.75%	935	928	-0.75%
Months Supply of Inventory	6.13	6.07	-1.07%	6.13	6.07	-1.07%

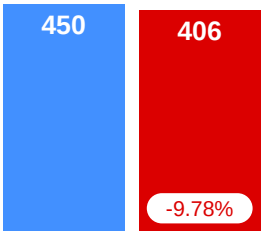
Absorption: Last 12 months, an Average of **153** Sales/Month

Inventory on May 31, 2026 = **928**

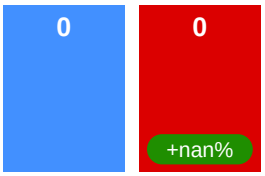
2025 2026

MAY MARKET

New Listings

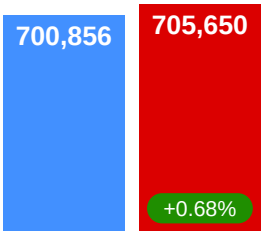


Pending Listings

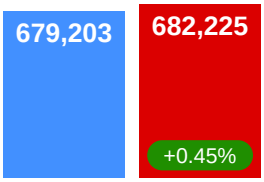


AVERAGE PRICES

List Price

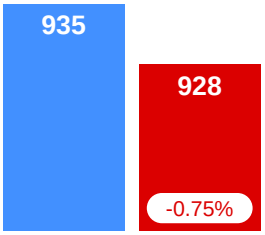


Sale Price

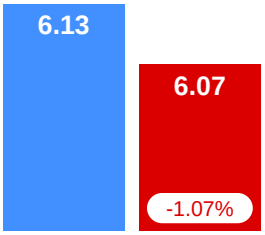


INVENTORY

Active Inventory

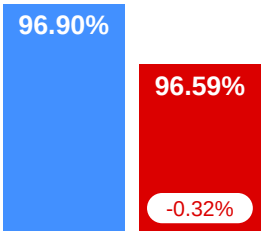


Monthly Supply of Inventory

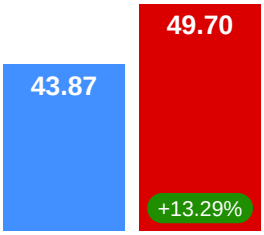


AVERAGE SOLD/LIST RATIO & DOM

Sale/List Ratio



Days on Market



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

Reports produced and compiled by RE STATS Inc. Information is deemed reliable but not guaranteed. Does not reflect all market activity.