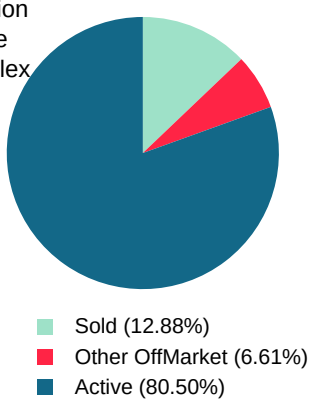
# September 2026

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## MONTHLY INVENTORY ANALYSIS

Report produced on Oct 21, 2026 for Kevin Bamsey

| Compared Metrics | September 2025 | September 2026 | +/-% |
|---|---|---|---|
| Sold Listings | 159 | 148 | -6.92% |
| New Listings | 343 | 315 | -8.16% |
| Average List Price | 694,543 | 625,897 | -9.88% |
| Average Sale Price | 667,237 | 596,982 | -10.53% |
| Average Percent of Selling Price to List Price | 95.97% | 95.26% | -0.74% |
| Average Days on Market to Sale | 54.05 | 59.77 | 10.58% |
| End of Month Inventory | 921 | 925 | 0.43% |
| Months Supply of Inventory | 5.84 | 6.18 | 5.92% |




**Absorption:** Last 12 months, an Average of **150** Sales/Month
**Active Inventory** as of September 30, 2026 = **925**

## Analysis Wrap-Up

### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2026 rose **0.43%** to 925 existing homes available for sale. Over the last 12 months this area has had an average of 150 closed sales per month. This represents an unsold inventory index of **6.18** 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 **10.53%** in September 2026 to $596,982 versus the previous year at $667,237.

### Average Days on Market Lengthens

The average number of **59.77** days that homes spent on the market before selling increased by 5.72 days or **10.58%** in September 2026 compared to last year's same month at **54.05** DOM.

### Sales Success for September 2026 is Positive

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

There were 315 New Listings in September 2026, down **8.16%** from last year at 343. Furthermore, there were 148 Sold Listings this month versus last year at 159, a **-6.92%** decrease.

Closed versus Listed trends yielded a **47.0%** ratio, up from previous year's, September 2025, at **46.4%**, a **1.36%** 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

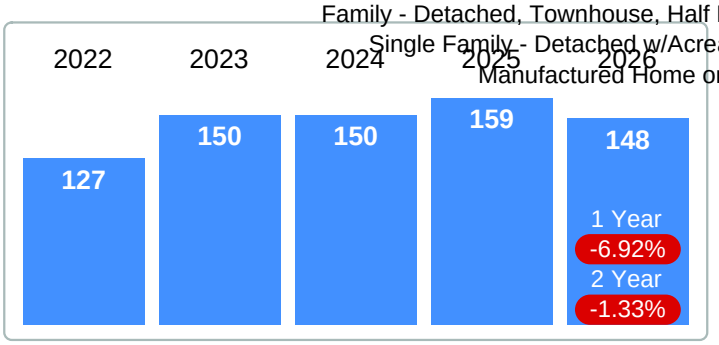
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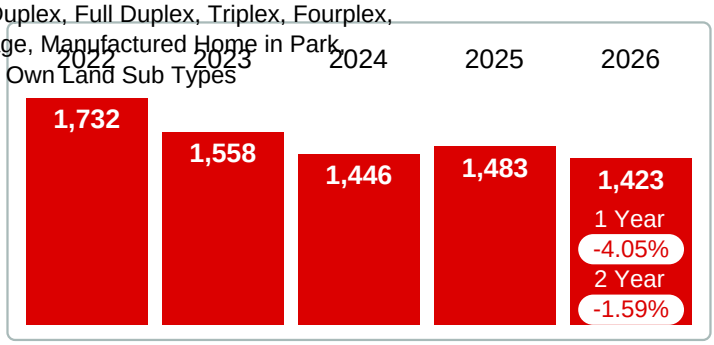
## SOLD LISTINGS

Report produced on Oct 21, 2026 for Kevin Bamsey

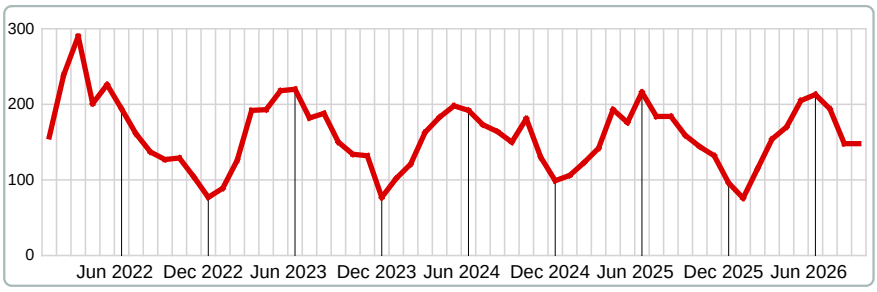
### SEPTEMBER




### YEAR TO DATE (YTD)




### 5 YEAR MARKET ACTIVITY TRENDS




### 3 MONTHS

**5 year SEP AVG = 147**

High Mar 2022 290 Low Jan 2026 76

*Sold Listings* this month at **148**
above the 5 yr SEP average of **147**

| | | | |
|---|---|---|---|
| JUL | 194 | | |
| AUG | 148 | | -23.71% |
| SEP | 148 | | 0.00% |

## SOLD LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Sold Listings by Price Range | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---|---|---|---|---|---|---|---|
| $250,000 and less | 14 | 9.46% | 59.5 | 12 | 2 | 0 | 0 |
| $250,001 $350,000 | 17 | 11.49% | 53.6 | 13 | 4 | 0 | 0 |
| $350,001 $475,000 | 21 | 14.19% | 58.5 | 13 | 7 | 1 | 0 |
| $475,001 $650,000 | 42 | 28.38% | 67.5 | 4 | 15 | 19 | 4 |
| $650,001 $750,000 | 20 | 13.51% | 45.6 | 1 | 5 | 6 | 8 |
| $750,001 $975,000 | 19 | 12.84% | 29.4 | 0 | 4 | 12 | 3 |
| $975,001 and up | 15 | 10.14% | 104.5 | 2 | 5 | 2 | 6 |
| Total Closed Units | 148 | 100% | 59.8 | 45 | 42 | 40 | 21 |
| Total Closed Volume | 88,353,299 | | | 16.36M | 25.16M | 28.89M | 17.95M |
| Average Closed Price | $596,982 | | | $363,494 | $599,057 | $722,266 | $854,524 |

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

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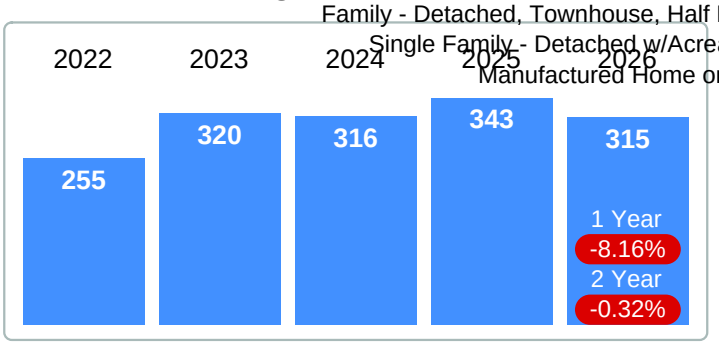
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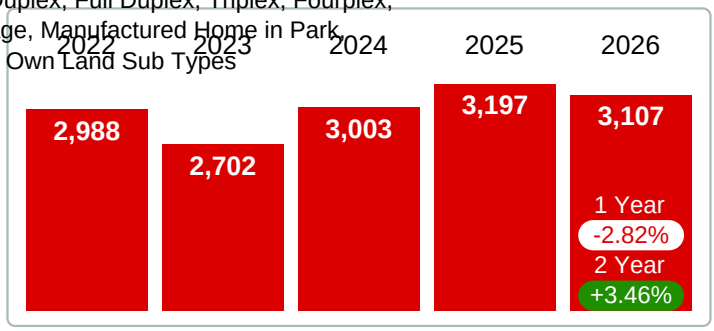
## NEW LISTINGS

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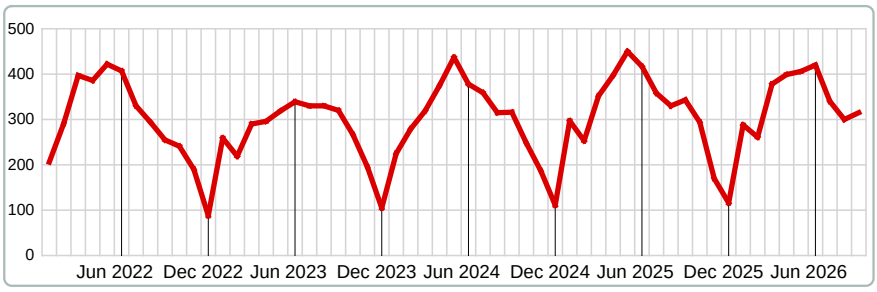
### SEPTEMBER




### YEAR TO DATE (YTD)




### 5 YEAR MARKET ACTIVITY TRENDS




### 3 MONTHS

**5 year SEP AVG = 310**

High May 2025 450 Low Dec 2022 88

*New Listings* this month at **315**
above the 5 yr SEP average of **310**

| | | |
|---|---|---|
| JUL | 340 | |
| AUG | 300 | -11.76% |
| SEP | 315 | 5.00% |

## 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 | 26 | 8.25% | 18 | 7 | 1 | 0 |
| $325,001 $450,000 | 43 | 13.65% | 28 | 12 | 2 | 1 |
| $450,001 $575,000 | 42 | 13.33% | 20 | 16 | 4 | 2 |
| $575,001 $725,000 | 73 | 23.17% | 10 | 29 | 20 | 14 |
| $725,001 $875,000 | 56 | 17.78% | 8 | 13 | 26 | 9 |
| $875,001 $1,200,000 | 44 | 13.97% | 0 | 11 | 16 | 17 |
| $1,200,001 and up | 31 | 9.84% | 0 | 3 | 10 | 18 |
| Total New Listed Units | 315 | 100% | 84 | 91 | 79 | 61 |
| Total New Listed Volume | 231,616,795 | | 38.03M | 58.94M | 67.97M | 66.68M |
| Average New Listed Listing Price | $606,306 | | $452,721 | $647,645 | $860,394 | $1,093,138 |

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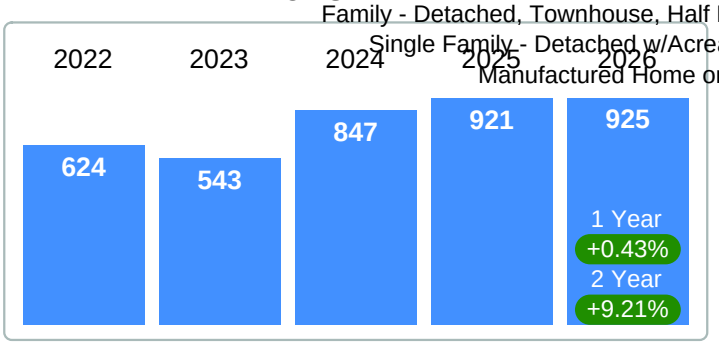
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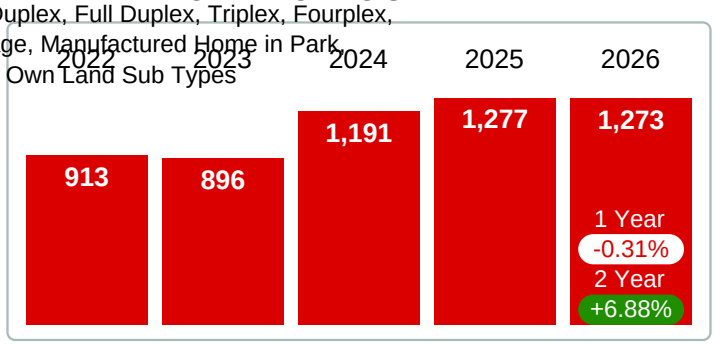
## ACTIVE INVENTORY

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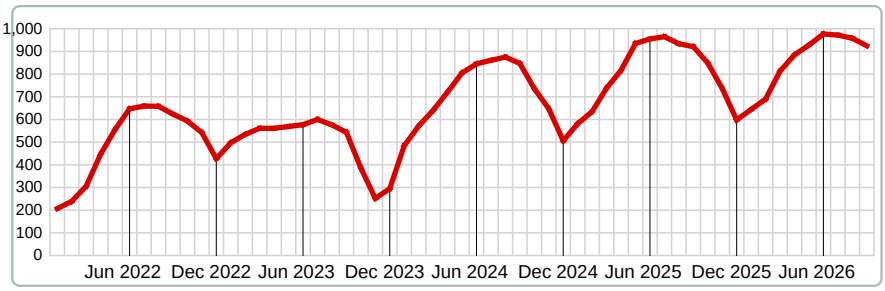
### END OF SEPTEMBER




### ACTIVE DURING SEPTEMBER




### 5 YEAR MARKET ACTIVITY TRENDS




### 3 MONTHS

**5 year SEP AVG = 772**

High Jun 2026 977 Low Jan 2022 207

*Inventory* this month at **925**
above the 5 yr SEP average of **772**

| | | |
|---|---|---|
| JUL | 972 | |
| AUG | 958 | -1.44% |
| SEP | 925 | -3.44% |

### 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 | 90 | 9.73% | 119.2 | 68 | 14 | 5 | 3 |
| $300,001 $425,000 | 102 | 11.03% | 123.5 | 77 | 18 | 6 | 1 |
| $425,001 $575,000 | 136 | 14.70% | 63.4 | 59 | 53 | 20 | 4 |
| $575,001 $775,000 | 240 | 25.95% | 67.9 | 38 | 90 | 73 | 39 |
| $775,001 $975,000 | 146 | 15.78% | 84.2 | 25 | 42 | 51 | 28 |
| $975,001 $1,375,000 | 114 | 12.32% | 84.4 | 4 | 20 | 35 | 55 |
| $1,375,001 and up | 97 | 10.49% | 171.6 | 3 | 23 | 23 | 48 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Total Active Inventory by Units | 925 | 100% | 93.9 | 274 | 260 | 213 | 178 |
| Total Active Inventory by Volume | 726,620,617 | | | 125.31M | 194.80M | 191.36M | 215.15M |
| Average Active Inventory Listing Price | $785,536 | | | $457,342 | $749,214 | $898,424 | $1,208,702 |

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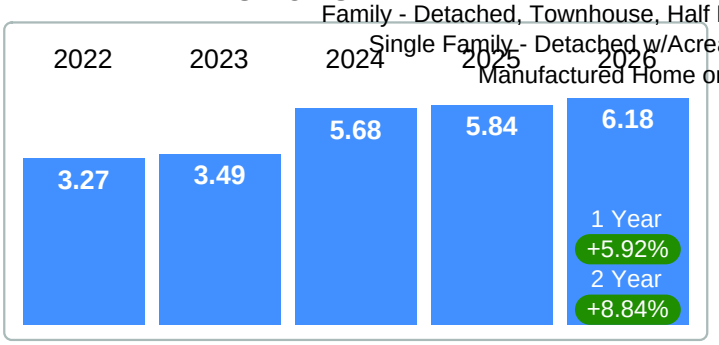
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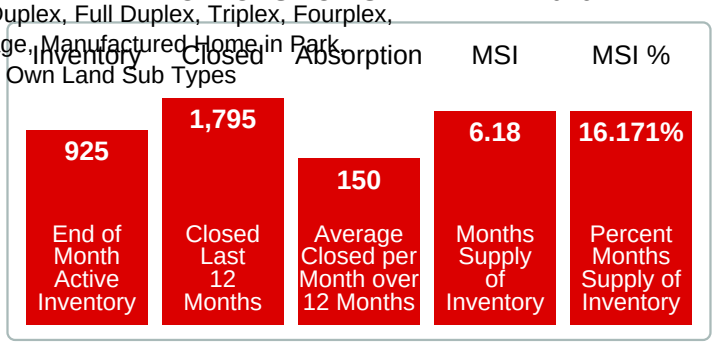
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Oct 21, 2026 for Kevin Bamsey

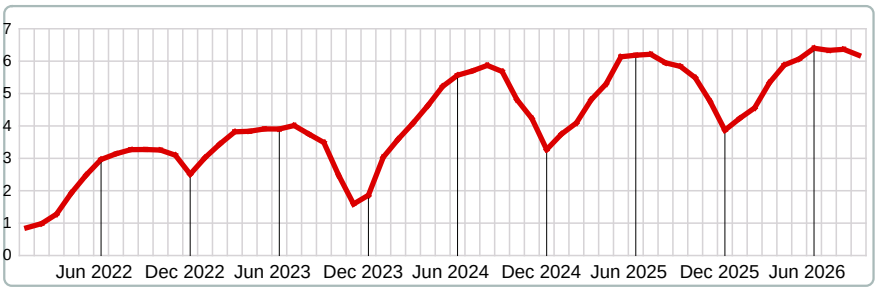
### MSI FOR SEPTEMBER




### INDICATORS FOR SEPTEMBER 2026




### 5 YEAR MARKET ACTIVITY TRENDS




### 3 MONTHS

**5 year SEP AVG = 4.89**

High Jun 2026 6.40 | Low Jan 2022 0.86

*Months Supply* this month at **6.18**
above the 5 yr SEP average of **4.89**

| | | |
|---|---|---|
| JUL | 6.33 | |
| AUG | 6.37 | 0.52% |
| SEP | 6.18 | -2.85% |

### 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 | 90 | 9.73% | 7.01 | 6.38 | 7.30 | 20.00 | 0.00 |
| $300,001 $425,000 | 102 | 11.03% | 5.42 | 6.16 | 3.18 | 12.00 | 6.00 |
| $425,001 $575,000 | 136 | 14.70% | 4.87 | 6.68 | 4.30 | 3.81 | 2.67 |
| $575,001 $775,000 | 240 | 25.95% | 4.80 | 8.29 | 5.22 | 3.93 | 4.07 |
| $775,001 $975,000 | 146 | 15.78% | 6.19 | 33.33 | 10.08 | 4.64 | 3.65 |
| $975,001 $1,375,000 | 114 | 12.32% | 8.71 | 5.33 | 8.28 | 9.55 | 8.80 |
| $1,375,001 and up | 97 | 10.49% | 29.10 | 18.00 | 92.00 | 19.71 | 27.43 |
| Market Supply of Inventory (MSI) | 6.18 | 100% | 6.18 | 7.16 | 5.91 | 5.27 | 6.61 |
| Total Active Inventory by Units | 925 | | | 274 | 260 | 213 | 178 |

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

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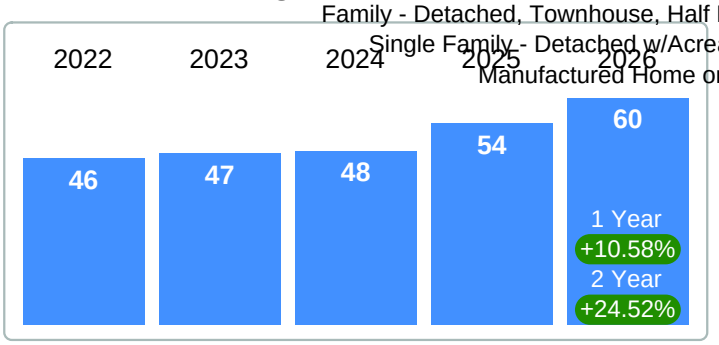
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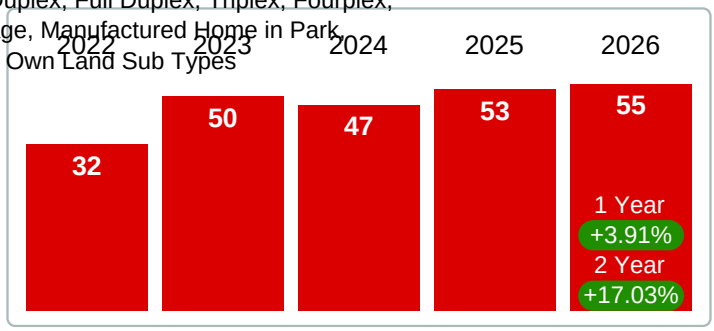
## AVERAGE DAYS ON MARKET TO SALE

Report produced on Oct 21, 2026 for Kevin Bamsey

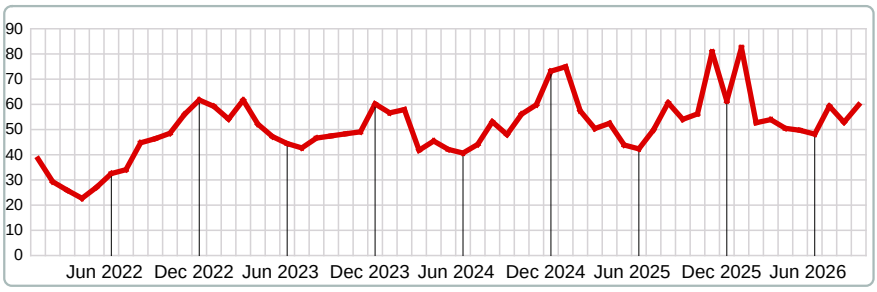
### SEPTEMBER




### YEAR TO DATE (YTD)




### 5 YEAR MARKET ACTIVITY TRENDS




### 3 MONTHS

**5 year SEP AVG = 51**

High Jan 2026 83 Low Apr 2022 23

*Average Days on Market to Sale* this month at **60** above the 5 yr SEP average of **51**

| | | |
|---|---|---|
| JUL | 59 | |
| AUG | 53 | -10.80% |
| SEP | 60 | 13.02% |

## 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 |
|---|---|---|---|---|---|---|---|
| $250,000 and less | 14 | 9.46% | 60 | 66 | 22 | 0 | 0 |
| $250,001 $350,000 | 17 | 11.49% | 54 | 62 | 28 | 0 | 0 |
| $350,001 $475,000 | 21 | 14.19% | 58 | 62 | 48 | 82 | 0 |
| $475,001 $650,000 | 42 | 28.38% | 68 | 75 | 79 | 58 | 63 |
| $650,001 $750,000 | 20 | 13.51% | 46 | 62 | 53 | 52 | 34 |
| $750,001 $975,000 | 19 | 12.84% | 29 | 0 | 24 | 27 | 47 |
| $975,001 and up | 15 | 10.14% | 104 | 218 | 92 | 87 | 83 |
| Average Closed DOM | 60 | | | 71 | 60 | 50 | 55 |
| Total Closed Units | 148 | 100% | 60 | 45 | 42 | 40 | 21 |
| Total Closed Volume | 88,353,299 | | | 16.36M | 25.16M | 28.89M | 17.95M |

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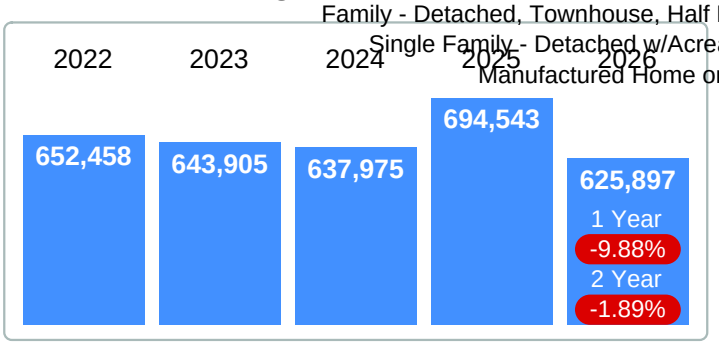
# September 2026

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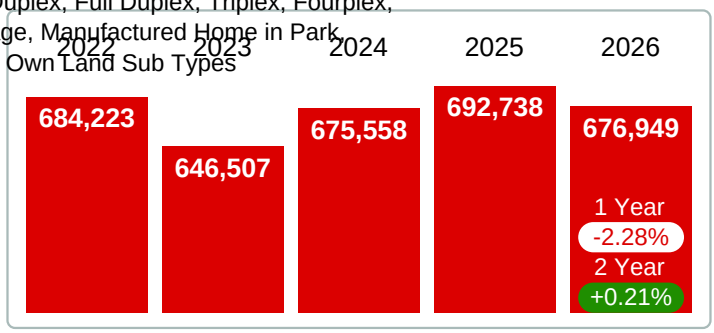
## AVERAGE LIST PRICE AT CLOSING

Report produced on Oct 21, 2026 for Kevin Bamsey

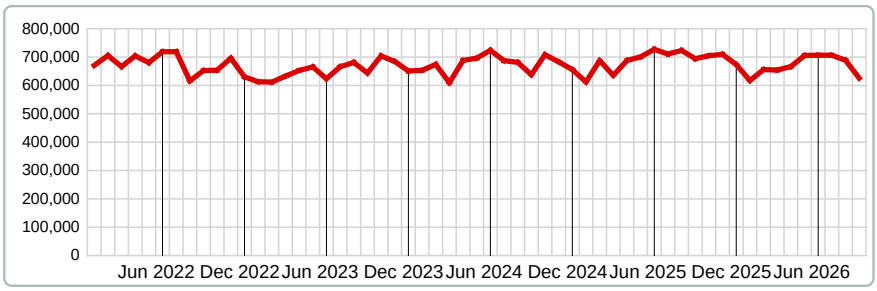
### SEPTEMBER




### YEAR TO DATE (YTD)




### 5 YEAR MARKET ACTIVITY TRENDS




### 3 MONTHS

**5 year SEP AVG = 650,955**

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

*Average List Price at Closing* this month at **625,897** below the 5 yr SEP average of **650,955**

| | | |
|---|---|---|
| JUL | 706,471 | |
| AUG | 688,873 | -2.49% |
| SEP | 625,897 | -9.14% |

## 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 |
|---|---|---|---|---|---|---|---|
| $250,000 and less | 10 | 6.76% | 151,900 | 186,083 | 232,400 | 0 | 0 |
| $250,001 $350,000 | 17 | 11.49% | 321,629 | 341,769 | 334,925 | 0 | 0 |
| $350,001 $475,000 | 24 | 16.22% | 406,042 | 419,269 | 414,371 | 425,000 | 0 |
| $475,001 $650,000 | 37 | 25.00% | 581,946 | 592,425 | 594,860 | 588,800 | 649,900 |
| $650,001 $750,000 | 22 | 14.86% | 702,832 | 719,900 | 736,740 | 727,033 | 736,738 |
| $750,001 $975,000 | 22 | 14.86% | 830,909 | 0 | 781,950 | 856,092 | 866,433 |
| $975,001 and up | 16 | 10.81% | 1,289,175 | 1,045,700 | 1,224,600 | 1,898,900 | 1,270,783 |
| Average List Price | 625,897 | | | 384,611 | 632,440 | 751,132 | 891,310 |
| Total Closed Units | 148 | 100% | 625,897 | 45 | 42 | 40 | 21 |
| Total Closed Volume | 92,632,796 | | | 17.31M | 26.56M | 30.05M | 18.72M |

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

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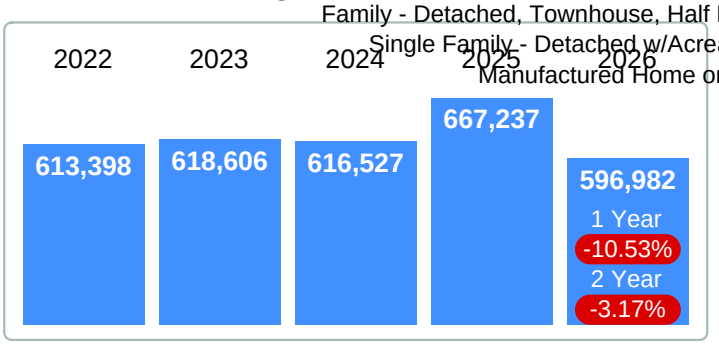
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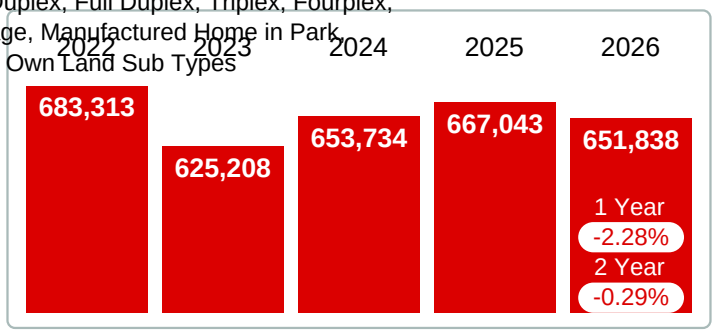
## AVERAGE SOLD PRICE AT CLOSING

Report produced on Oct 21, 2026 for Kevin Bamsey

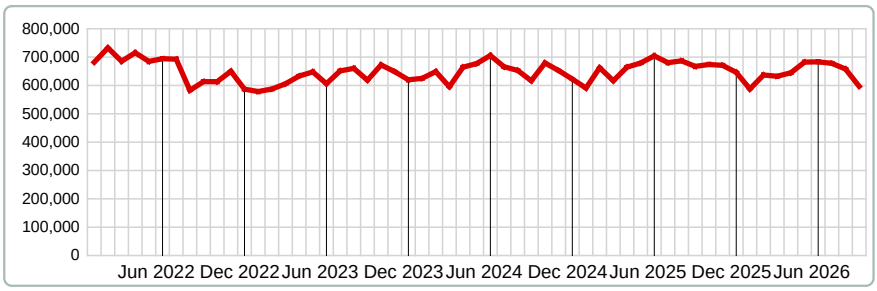
### SEPTEMBER




### YEAR TO DATE (YTD)




### 5 YEAR MARKET ACTIVITY TRENDS




### 3 MONTHS

**5 year SEP AVG = 622,550**

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

*Average Sold Price at Closing* this month at **596,982** below the 5 yr SEP average of **622,550**

| | | |
|---|---|---|
| JUL | 678,025 | |
| AUG | 657,907 | -2.97% |
| SEP | 596,982 | -9.26% |

## 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 |
|---|---|---|---|---|---|---|---|
| $250,000 and less | 14 | 9.46% | 171,936 | 166,100 | 206,950 | 0 | 0 |
| $250,001 $350,000 | 17 | 11.49% | 315,612 | 316,415 | 313,000 | 0 | 0 |
| $350,001 $475,000 | 21 | 14.19% | 398,888 | 397,165 | 399,857 | 414,500 | 0 |
| $475,001 $650,000 | 42 | 28.38% | 572,075 | 567,750 | 570,600 | 565,324 | 614,000 |
| $650,001 $750,000 | 20 | 13.51% | 700,700 | 705,000 | 685,900 | 697,417 | 711,875 |
| $750,001 $975,000 | 19 | 12.84% | 816,711 | 0 | 772,750 | 829,208 | 825,333 |
| $975,001 and up | 15 | 10.14% | 1,243,033 | 1,055,750 | 1,123,200 | 1,800,000 | 1,219,667 |
| Average Sold Price | 596,982 | 100% | 596,982 | 363,494 | 599,057 | 722,266 | 854,524 |
| Total Closed Units | 148 | | | 45 | 42 | 40 | 21 |
| Total Closed Volume | 88,353,299 | | | 16.36M | 25.16M | 28.89M | 17.95M |

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

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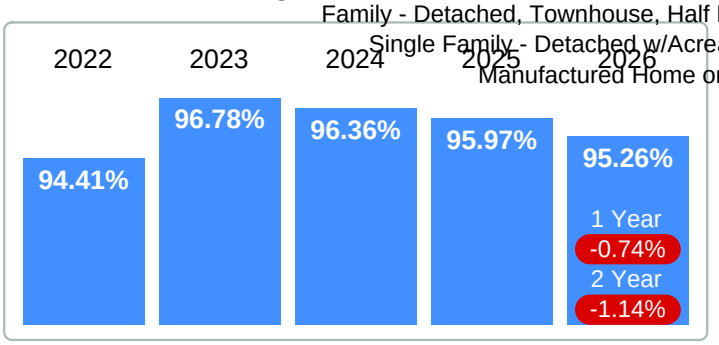
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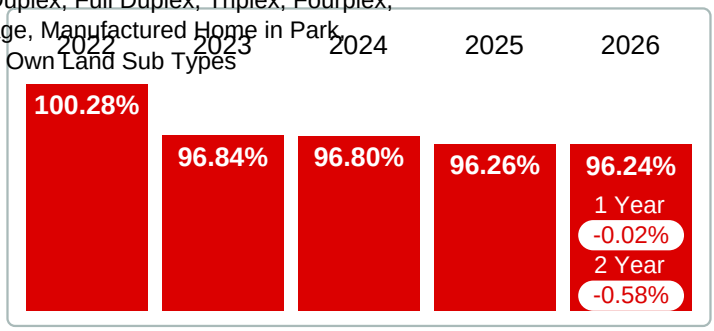
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Oct 21, 2026 for Kevin Bamsey

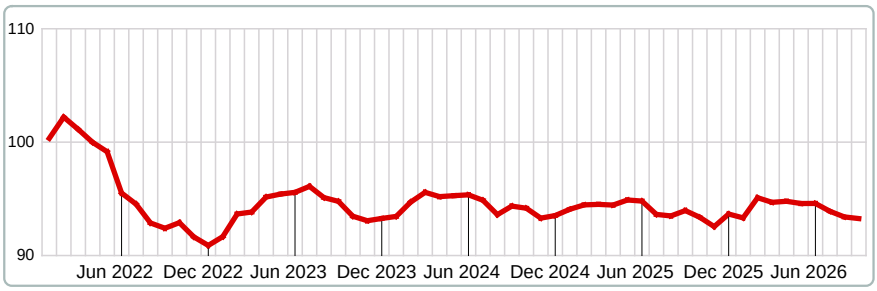
### SEPTEMBER




### YEAR TO DATE (YTD)




### 5 YEAR MARKET ACTIVITY TRENDS




### 3 MONTHS

**5 year SEP AVG = 95.75%**

High Feb 2022 104.21% Low Dec 2022 92.89%

*Average Sold/List Ratio* this month at **95.26%** below the 5 yr SEP average of **95.75%**

| | | |
|---|---|---|
| JUL | 95.91% | |
| AUG | 95.41% | -0.52% |
| SEP | 95.26% | -0.15% |

## 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 |
|---|---|---|---|---|---|---|---|
| $250,000 and less | 14 | 9.46% | 92.35% | 92.51% | 91.38% | 0.00% | 0.00% |
| $250,001 $350,000 | 17 | 11.49% | 92.84% | 92.69% | 93.33% | 0.00% | 0.00% |
| $350,001 $475,000 | 21 | 14.19% | 95.56% | 94.91% | 96.49% | 97.53% | 0.00% |
| $475,001 $650,000 | 42 | 28.38% | 95.91% | 95.93% | 96.19% | 95.97% | 94.52% |
| $650,001 $750,000 | 20 | 13.51% | 95.84% | 97.93% | 93.93% | 95.97% | 96.68% |
| $750,001 $975,000 | 19 | 12.84% | 97.06% | 0.00% | 98.84% | 96.86% | 95.46% |
| $975,001 and up | 15 | 10.14% | 95.44% | 101.01% | 92.46% | 94.41% | 96.40% |
| Average Sold/List Ratio | 95.30% | | | 94.06% | 95.28% | 96.20% | 96.02% |
| Total Closed Units | 148 | 100% | 95.30% | 45 | 42 | 40 | 21 |
| Total Closed Volume | 88,353,299 | | | 16.36M | 25.16M | 28.89M | 17.95M |

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

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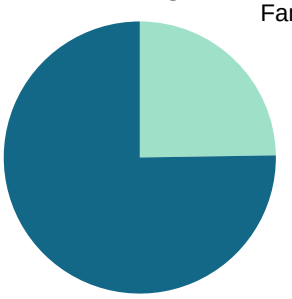
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## MARKET SUMMARY

Report produced on Oct 21, 2026 for Kevin Bamsey

### INVENTORY



### Inventory

New Listings
**315 = 24.74%**

Start Inventory
**958**

Total Inventory Units
**1,273**

Volume
**$980,857,609**

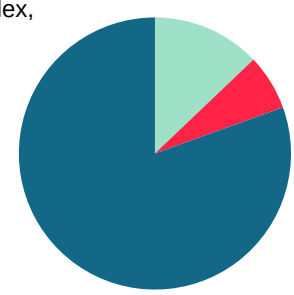
### Market Activity

Sold Listings
**148 = 12.88%**

Other Off Market
**76 = 6.61%**

Active Inventory
**925 = 80.50%**

### MARKET ACTIVITY



| Compared | September | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Metrics | 2025 | 2026 | +/-% | 2025 | 2026 | +/-% |
| Sold Listings | 159 | 148 | -6.92% | 1,483 | 1,423 | -4.05% |
| New Listings | 343 | 315 | -8.16% | 3,197 | 3,107 | -2.82% |
| Average List Price | 694,543 | 625,897 | -9.88% | 692,738 | 676,949 | -2.28% |
| Average Sale Price | 667,237 | 596,982 | -10.53% | 667,043 | 651,838 | -2.28% |
| Average Percent of Selling Price to List Price | 95.97% | 95.26% | -0.74% | 96.26% | 96.24% | -0.02% |
| Average Days on Market to Sale | 54.05 | 59.77 | 10.58% | 52.65 | 54.71 | 3.91% |
| Monthly Inventory | 921 | 925 | 0.43% | 921 | 925 | 0.43% |
| Months Supply of Inventory | 5.84 | 6.18 | 5.92% | 5.84 | 6.18 | 5.92% |

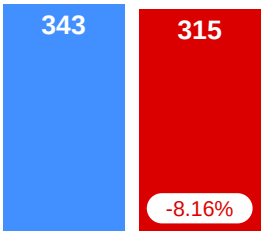
**Absorption:** Last 12 months, an Average of **150** Sales/Month

**Inventory** on September 30, 2026 = **925**

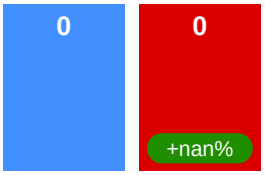
2025 2026

## SEPTEMBER MARKET

### New Listings

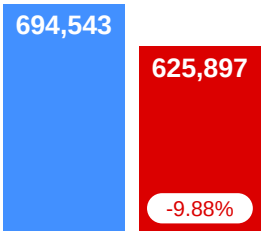



### Pending Listings

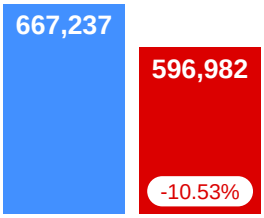



## AVERAGE PRICES

### List Price

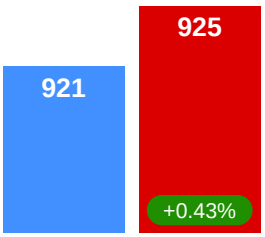



### Sale Price

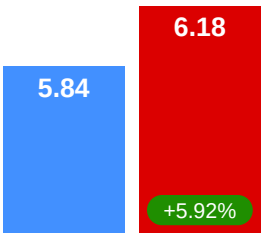



## INVENTORY

### Active Inventory

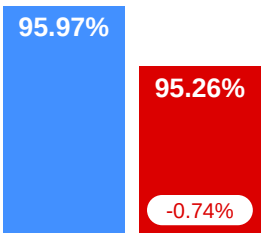



### Monthly Supply of Inventory

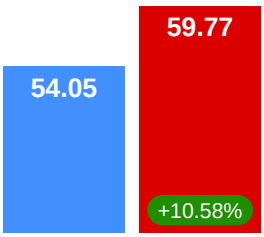



## AVERAGE SOLD/LIST RATIO & DOM

### Sale/List Ratio




### Days on Market




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

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