

Residential housing activity
Kamloops
April 2020

Seasonally Adjusted ¹		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		March 2020	February 2020	January 2020	December 2019	November 2019	October 2019
Sales Activity	98	-56.8	-59.5	-60.8	-64.4	-61.0	-61.3
Average Price	\$416,204	-2.8	-2.6	0.9	3.1	-4.7	-0.5
Dollar Volume*	\$41.0	-58.5	-60.8	-60.5	-63.1	-62.4	-62.1
New Listings	177	-45.7	-50.7	-46.4	-58.6	-56.5	-52.3
Active Listings	927	-5.6	-7.0	-11.5	-15.3	-15.3	-16.2

Actual ²		Percentage change compared to					
		1 Year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		April 2019	April 2018	April 2017	April 2015	April 2013	April 2010
Sales Activity	120	-55.9	-61.4	-63.1	-47.6	-45.5	-39.7
Average Price	\$416,204	0.3	12.0	15.4	32.4	30.9	31.5
Dollar Volume*	\$49.9	-55.7	-56.8	-57.4	-30.6	-28.6	-20.7
New Listings	232	-51.4	-53.2	-48.0	-55.0	-56.3	-63.0
Active Listings	956	-11.7	-8.4	-20.2	-53.2	-55.4	-54.4

Year-to-date ³		Percentage change compared to					
		1 Year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		April 2019 YTD	April 2018 YTD	April 2017 YTD	April 2015 YTD	April 2013 YTD	April 2010 YTD
Sales Activity	681	-17.7	-22.3	-26.6	-3.1	2.7	-2.0
Average Price	\$422,345	2.1	11.9	19.9	31.0	32.1	40.9
Dollar Volume*	\$287.6	-15.9	-13.0	-12.0	26.9	35.7	38.0
New Listings	1,218	-18.4	-17.1	-18.8	-33.9	-32.1	-38.5
Active Listings**	924	-5.3	-1.8	-19.8	-50.7	-52.4	-48.6

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		March 2020	January 2020	October 2019	April 2019	April 2018	April 2015
Sales to New Listings Ratio	55.4	69.6	75.8	68.2	62.6	67.8	49.1
Months of Inventory	9.5	4.3	4.2	4.4	4.8	3.8	10.2

¹ Seasonal adjustment removes normal seasonal variations, enabling analysis of monthly changes and fundamental trends in the data.

² Actual (not seasonally adjusted) data as processed through the MLS® System of the Kamloops and District Real Estate Association.

³ Sum of actual data from January to present month of the year.

⁴ Seasonally adjusted; Sales to New Listings Ratio=Sales/New Listings*100; Months of Inventory=Active Listings at the end of the month/Sales for the month.

* In millions of dollars.

** The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.