

Residential housing activity
Kamloops
February 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
		January 2020	December 2019	November 2019	October 2019	September 2019	August 2019
Sales Activity	251	-1.7	-8.8	-0.1	-0.9	7.1	6.2
Average Price	\$427,103	3.5	5.8	-2.2	2.1	4.4	1.4
Dollar Volume*	\$106.9	1.7	-3.8	-2.0	-1.2	12.0	5.6
New Listings	370	16.4	-13.5	-9.0	-0.2	-3.3	-8.3
Active Listings	1,023	-1.6	-6.5	-6.5	-7.5	-11.2	-9.3

Actual ²		Percentage change compared to					
		1 Year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		February 2019	February 2018	February 2017	February 2015	February 2013	February 2010
Sales Activity	189	5.0	-3.6	-2.1	21.9	32.2	16.0
Average Price	\$427,103	1.1	13.5	21.1	27.3	31.8	49.7
Dollar Volume*	\$80.7	6.1	9.5	18.6	55.2	74.3	73.6
New Listings	336	35.5	7.0	1.2	-18.2	-13.0	-31.3
Active Listings	918	1.0	2.6	-18.8	-49.1	-50.6	-46.6

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
		February 2019 YTD	February 2018 YTD	February 2017 YTD	February 2015 YTD	February 2013 YTD	February 2010 YTD
Sales Activity	341	1.2	-3.9	4.6	24.5	35.3	23.1
Average Price	\$420,650	0.8	11.0	23.5	26.0	28.1	41.6
Dollar Volume*	\$143.4	2.0	6.6	29.2	56.8	73.3	74.3
New Listings	611	2.7	0.2	0.2	-23.8	-19.1	-25.6
Active Listings**	893	-2.7	1.8	-19.2	-48.9	-50.7	-44.9

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		January 2020	November 2019	August 2019	February 2019	February 2018	February 2015
Sales to New Listings Ratio	67.7	80.2	61.7	58.4	84.4	74.3	48.4
Months of Inventory	4.1	4.1	4.4	4.8	4.5	3.9	9.5

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 any given 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.