

Residential housing activity
Kamloops
January 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
		December 2019	November 2019	October 2019	September 2019	August 2019	July 2019
Sales Activity	250	-9.1	-0.4	-1.2	6.8	5.9	10.6
Average Price	\$412,626	2.2	-5.5	-1.4	0.9	-2.0	-1.7
Dollar Volume*	\$104.3	-6.1	-4.3	-3.6	9.3	3.0	11.9
New Listings	329	-23.1	-19.2	-11.3	-14.1	-18.6	-10.6
Active Listings	1,043	-4.7	-4.7	-5.7	-9.5	-7.5	-4.0

Actual ²		Percentage change compared to					
		1 Year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		January 2019	January 2018	January 2017	January 2015	January 2013	January 2010
Sales Activity	152	-3.2	-4.4	14.3	27.7	39.4	33.3
Average Price	\$412,626	0.3	7.9	27.7	24.5	23.5	31.4
Dollar Volume*	\$62.7	-2.9	3.2	45.9	59.0	72.2	75.2
New Listings	275	-20.7	-7.1	-1.1	-29.7	-25.5	-17.2
Active Listings	867	-6.3	1.0	-19.6	-48.6	-50.7	-42.9

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		December 2019	October 2019	July 2019	January 2019	January 2018	January 2015
Sales to New Listings Ratio	76.0	64.3	68.2	61.4	62.1	77.6	46.4
Months of Inventory	4.2	4.0	4.4	4.8	4.3	3.8	9.7

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.