

Residential housing activity
Kamloops
March 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
		February 2020	January 2020	December 2019	November 2019	October 2019	September 2019
Sales Activity	229	-5.4	-8.4	-16.7	-8.8	-9.5	-2.1
Average Price	\$428,321	0.3	3.8	6.1	-1.9	2.4	4.7
Dollar Volume*	\$99.7	-4.7	-3.9	-10.2	-8.5	-7.8	4.5
New Listings	329	-8.4	-0.3	-23.1	-19.2	-11.3	-14.1
Active Listings	1,001	0.4	-4.5	-8.5	-8.5	-9.5	-13.2

Actual ²		Percentage change compared to					
		1 Year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		March 2019	March 2018	March 2017	March 2015	March 2013	March 2010
Sales Activity	220	0.9	4.8	-20.6	10.0	15.2	0.5
Average Price	\$428,321	5.3	11.5	20.3	35.7	38.1	48.7
Dollar Volume*	\$94.2	6.3	16.8	-4.4	49.3	59.1	49.4
New Listings	375	-10.9	3.0	-15.5	-28.7	-26.3	-29.8
Active Listings	956	-3.1	-1.0	-20.6	-51.4	-52.3	-48.5

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
		March 2019 YTD	March 2018 YTD	March 2017 YTD	March 2015 YTD	March 2013 YTD	March 2010 YTD
Sales Activity	561	1.1	-0.7	-7.0	18.4	26.6	13.1
Average Price	\$423,658	2.6	11.2	21.9	29.9	32.2	44.6
Dollar Volume*	\$237.7	3.7	10.5	13.4	53.7	67.4	63.5
New Listings	986	-3.0	1.2	-6.5	-25.8	-22.0	-27.2
Active Listings**	914	-2.8	0.8	-19.7	-49.8	-51.3	-46.2

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		February 2020	December 2019	September 2019	March 2019	March 2018	March 2015
Sales to New Listings Ratio	69.6	67.4	64.3	61.1	60.6	67.9	48.7
Months of Inventory	4.4	4.1	4.0	4.9	4.5	4.6	9.6

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.