

Residential housing activity
Kamloops
November 2018

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
		October 2018	September 2018	August 2018	July 2018	June 2018	May 2018
Sales Activity	257	13.0	6.1	1.9	4.4	-0.5	-0.1
Average Price	\$407,606	2.1	2.9	5.7	1.4	4.1	7.4
Dollar Volume*	\$103.7	11.5	6.8	5.3	5.5	2.5	5.0
New Listings	383	-0.8	-11.9	-0.4	5.0	3.6	-0.7
Active Listings	1,076	-0.2	-0.1	5.3	4.4	1.9	1.2

Actual ²		Percentage change compared to					
		1 Year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		November 2017	November 2016	November 2015	November 2013	November 2011	November 2008
Sales Activity	211	-5.0	1.0	11.1	37.0	41.6	131.9
Average Price	\$405,411	11.4	14.3	16.7	31.9	38.9	45.0
Dollar Volume*	\$85.5	5.9	15.4	29.6	80.7	96.8	236.2
New Listings	258	-1.5	4.0	-0.8	-12.8	-11.9	-16.8
Active Listings	960	4.0	-20.1	-37.5	-45.0	-49.2	-43.0

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
		November 2017 YTD	November 2016 YTD	November 2015 YTD	November 2013 YTD	November 2011 YTD	November 2008 YTD
Sales Activity	2,861	-9.5	-5.8	16.2	27.5	44.9	31.5
Average Price	\$390,562	7.4	13.4	19.4	25.0	29.4	26.7
Dollar Volume*	\$1,117.4	-2.7	6.8	38.7	59.4	87.6	66.6
New Listings	4,367	-0.6	-7.3	-6.9	-8.2	-10.7	-18.7
Active Listings**	1,061	-9.7	-33.7	-44.5	-47.8	-48.0	-36.0

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		October 2018	August 2018	May 2018	November 2017	November 2016	November 2013
Sales to New Listings Ratio	67.0	58.8	65.5	66.6	70.5	70.9	44.9
Months of Inventory	4.2	4.7	4.1	4.1	3.8	5.2	10.0

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.