

Residential housing activity  
Kamloops  
October 2018

Seasonally Adjusted <sup>1</sup>		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		September 2018	August 2018	July 2018	June 2018	May 2018	April 2018
Sales Activity	226	-4.8	-10.3	-8.1	-12.4	-12.0	-12.0
Average Price	\$399,079	0.9	3.5	-0.7	1.9	5.1	6.1
Dollar Volume*	\$92.6	-2.7	-6.0	-5.8	-8.5	-6.3	-6.0
New Listings	385	-15.5	-0.1	5.4	4.0	-0.3	-0.1
Active Listings	1,077	0.0	5.4	4.5	2.0	1.3	5.5

Actual <sup>2</sup>		Percentage change compared to					
		1 Year ago	2 years ago	3 years ago	5 years ago	7 months ago	10 years ago
		October 2017	October 2016	October 2015	October 2013	October 2011	October 2008
Sales Activity	233	-21.3	-9.7	15.3	15.3	28.0	71.3
Average Price	\$406,912	16.3	12.3	20.8	41.0	41.2	33.1
Dollar Volume*	\$94.8	-8.4	1.4	39.4	62.7	80.7	128.0
New Listings	343	1.2	12.5	12.1	6.2	0.9	-16.9
Active Listings	1,056	-0.7	-21.2	-37.5	-43.0	-48.2	-44.2

Year-to-date <sup>3</sup>		Percentage change compared to					
		1 Year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		October 2017 YTD	October 2016 YTD	October 2015 YTD	October 2013 YTD	October 2011 YTD	October 2008 YTD
Sales Activity	2,650	-9.8	-6.3	16.6	26.8	45.2	27.2
Average Price	\$389,380	7.1	13.3	19.6	24.5	28.7	25.8
Dollar Volume*	\$1,031.9	-3.4	6.1	39.6	57.8	86.9	59.9
New Listings	4,109	-0.6	-8.0	-7.2	-7.8	-10.6	-18.8
Active Listings**	1,071	-10.8	-34.7	-45.1	-48.0	-47.9	-35.3

Market Balance <sup>4</sup>		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		September 2018	July 2018	April 2018	October 2017	October 2016	October 2013
Sales to New Listings Ratio	58.8	52.1	67.4	66.8	73.0	68.1	50.7
Months of Inventory	4.8	4.5	4.2	4.0	3.7	5.1	10.0

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

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

<sup>3</sup> Sum of actual data from January to present month of any given year.

<sup>4</sup> 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.