

## **For Immediate Release**

### **High demand continues to drive Kamloops & district real estate sales records.**

**Kamloops, BC – 03-03-2021:** The Kamloops And District Real Estate Association (KADREA) reports that a total of 283 residential unit sales were recorded by the Kamloops & District Multiple Listing Service® (MLS®) in February 2021. This is 37.4 per cent above the numbers that were recorded in February 2020. The average MLS® residential price in the area was \$515,293, up by approx. 20 per cent from \$428,824 recorded in the same month, last year. Total sales dollar volume in February stood at \$145.8 million, a 65 per cent rise over 2020, which was \$88.3 million. There were 349 new listings recorded by the Kamloops MLS® last month and there were 587 active listings in the Kamloops & district region, as of March 03, 2021.

Kamloops real estate recorded the best February in a decade. "I really can't see an end in sight to this trend, without a significant shift in supply or demand. The low mortgage rates, is also a motivating factor for a lot of buyers. I feel like the Realtors®, being essential service providers, were able to pivot their business quickly to any new restrictions and have been able to safely provide service to their clients throughout the ever-changing environment. Everyone has worked together to make sure that consumer health and safety is at the forefront of every transaction, and that proper protocols are in place and diligently followed, to protect the public", said KADREA President, Wendy Runge.

349 new listings were added last month and inventory numbers are improving. "Although the numbers have increased, it doesn't feel like there's much of a change in the market scenario. We are selling listings at the same rate as the number of listings hitting the market. We are up 6.3% in listings from last February, but overall, we are still down 40% in total number of listings from this time last year. The gap in the number of listings to the number of sales has to increase dramatically to see any significant change."

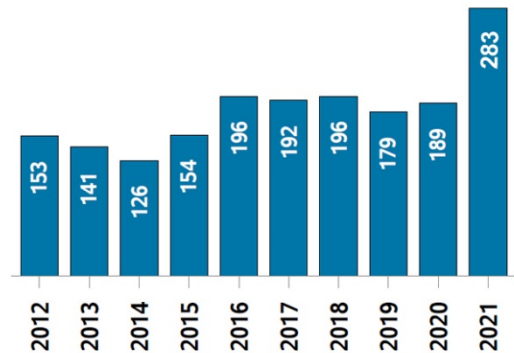
The Dollar Volume in Kamloops has seen a 53% rise, and 124 properties have sold in the \$500k – \$1M range. "Yes, I believe the main reason that we are seeing such a significant increase, is because the average list price has risen significantly over the last year. Realtors® have observed that the majority of homes that have been listed this year are selling in multiple offer situations with some of those sales completing over the asking price." added Runge.

Year-to-date (Y-T-D), Kamloops & District's residential sales dollar volume was up by 12.8 per cent to \$1.5 Billion, compared to the same period in 2020. YTD residential unit sales numbers in February 2021, stood at 369 units. The average MLS® residential price was up 17.6 per cent to \$504,924 (Y-T-D).

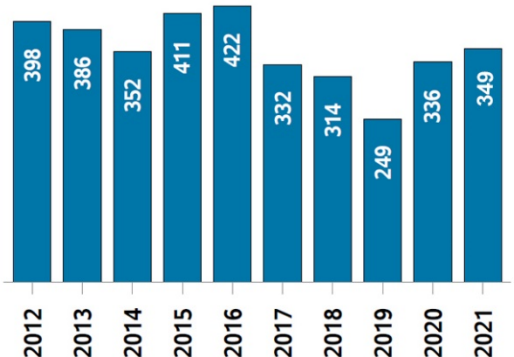
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**Sales Activity (February only)**



**New Listings (February only)**



## February 2021 Units Sold, Dollar Volume and Average Sales:

Top 5 Areas

Sub-Area**	February 2021 Sold Listings (Units)	February 2020 Sold Listings (Units)	% Change	February 2021 Sales Volume (\$)	February 2020 Sales Volume (\$)	% Change	February 2021 Average Price (\$)	February 2020 Average Price (\$)	% Change
Kamloops only	213	178	19.6	\$115,139,129	\$80,056,050	43.8	\$540,559	\$449,753	20.1
Merritt & Area	31	14	121.4	\$10,038,431	\$5,159,712	94.5	\$323,820	\$368,550	-12.1
Barriere & Area	14	7	100	\$5,808,300	\$1,453,500	299.6	\$414,878	\$207,642	99.8
Logan Lake	4	\$0	-	\$1,149,500	\$0	-	\$287,375	\$0	-
Chase & Area	13	3	333.3	\$9,694,000	\$653,000	1384.5	\$745,692	\$217,666	242.5

## Y-T-D 2021 Units Sold, Dollar Volume and Average Sales:

Top 5 Areas

Sub-Area**	YTD 2020 Sold Listings (Units)	YTD 2019 Sold Listings (Units)	% Change	YTD 2020 Sales Volume (\$)	YTD 2019 Sales Volume (\$)	% Change	YTD 2020 Average Price (\$)	YTD 2019 Average Price (\$)	% Change
Kamloops only	396	305	29.8	\$209,058,886	\$137,075,230	52.5	\$527,926	\$449,426	17.4
Merritt & Area	58	32	81.2	\$20,045,412	\$10,748,212	86.5	\$345,610	\$335,881	2.9
Barriere & Area	25	11	127.2	\$9,265,800	\$2,590,500	257.6	\$370,632	\$235,500	57.3
Logan Lake & Area	12	2	500	\$3,559,080	\$477,500	645.3	\$296,590	\$238,750	24.2
Chase & Area	26	8	225	\$18,560,000	\$3,031,500	512.2	\$713,846	\$378,937	88.3

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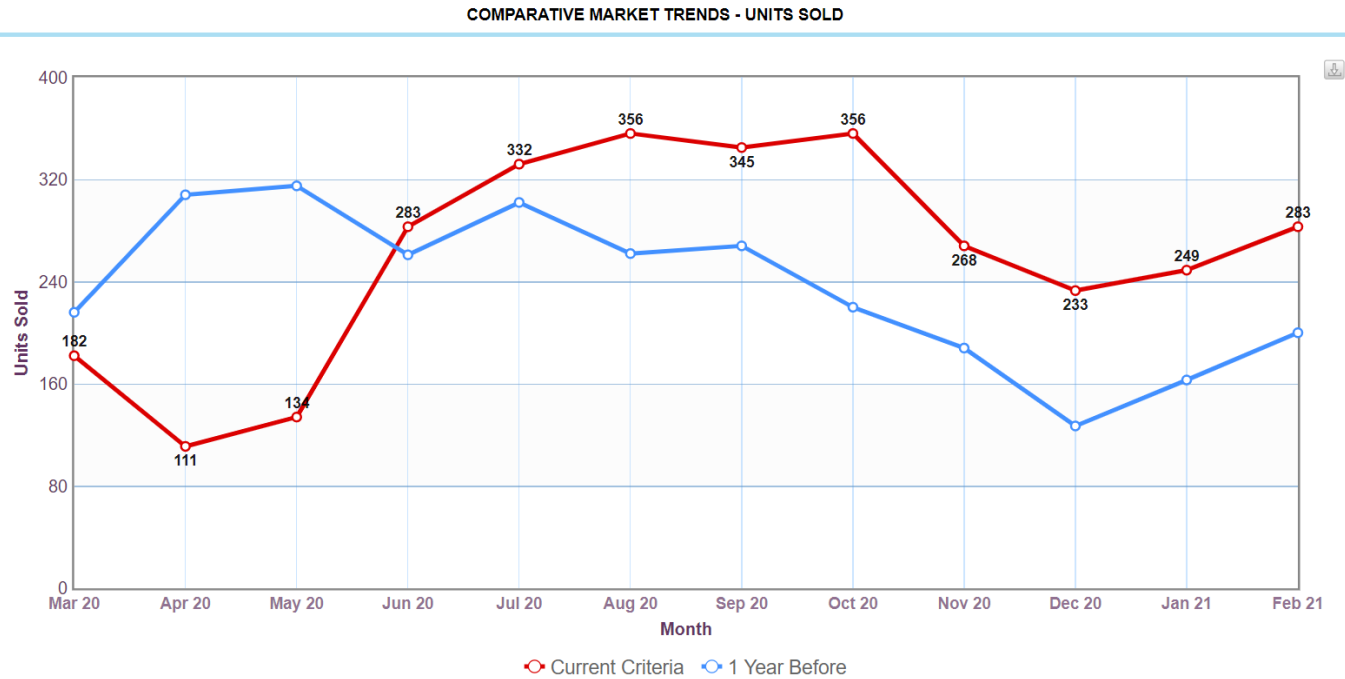
**Kamloops:** Brocklehurst, Sahali, North Kamloops, Aberdeen, South Kamloops, Sun Peaks, Barnhartvale, Dallas, Westsyde, Campbell Creek/Deloro, Pineview Valley, Valleyview, Batchelor Heights, Cherry Creek/Savona, Dufferin/Southgate, Heffley, Juniper Heights, Pinantan, Rayleigh, South Thompson Valley, Sun Rivers, Knutsford-Lac Le Jeune, Tobiano.

**Merritt & Area:** Merritt, Ashcroft, Cache Creek, Clinton, Lillooet.

**Barriere & Area:** Barriere, Clearwater, McLure / Vinsula.

**Chase & Area:** Chase, South Shuswap, Monte Lake / Westwold, North Shuswap, Pritchard

## Units Sold comparison (last 12 months):



## Average Sales Price Comparison (last 12 months):

