

## **For Immediate Release**

### **November home sales already breaking yearly records for Kamloops and District**

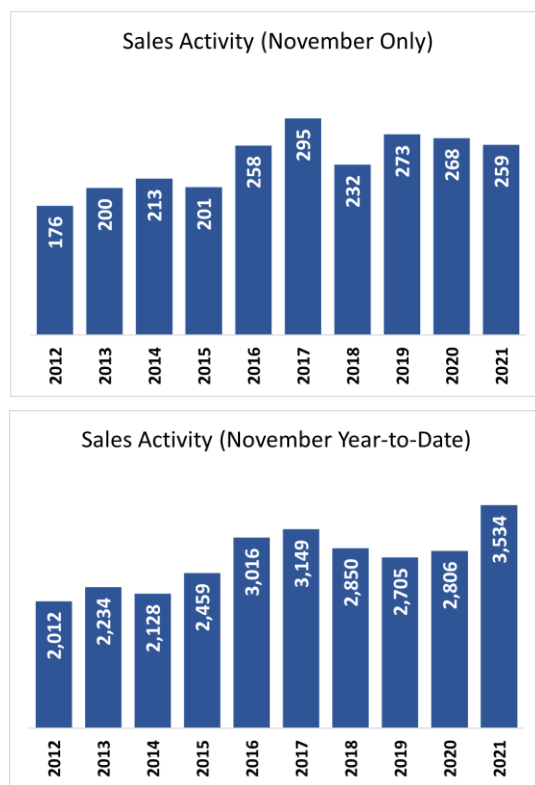
**Kamloops, BC – 03-12-2021:** The Kamloops and District Real Estate Association (KADREA) reports that a total of 259 residential unit sales were recorded via the KADREA Multiple Listing Service® System (MLS® System) in November 2021. This is 3.35 per cent below the number that was recorded in November 2020, which was 268. The average MLS® residential price in the area was \$617,158, up by approx. 27 per cent from \$486,339 recorded in the same month last year. Total sales dollar volume in November stood at \$159.8 million, a 22.6 per cent rise from 2020, which was \$130.3 million. There were 252 new listings recorded by the Kamloops MLS® System last month and there were 820 active listings in the Kamloops and District region, as of December 03, 2021.

Although there were fewer sales in November compared to 2020, year-to-date (YTD) sales are at a 10-year high for KADREA REALTORS®. Chelsea Mann, KADREA President, has seen this first-hand. “The market is still very hot. Our active listing inventory is on the low side, and ‘days on market’ for the typical residential listing keeps coming down. If you’re in the market for a home, you need to act quickly.” High consumer demand continues to push sale prices upward, although Mann believes this may cool down in 2022: “Forecasted mortgage rates will likely put some downward pressure on home prices in 2022, but the market still desperately needs more housing supply. The government is looking at potential initiatives to help boost the supply, but at this point, I’m not confident the proposed measures will support the housing market in the right way.”

Mann is referring to the provincial government’s announcement of new legislation that will require cooling off periods for resale properties and newly built homes. “Our industry supports evidence-based policy, and our provincial association, BCREA, as well as the 10 real estate boards in British Columbia, look forward to a thorough consultation process to understand the full scope of the impact this will have on the market.”

Year-to-date (YTD), Kamloops and District’s residential sales dollar volume was up by 57 per cent to \$1.965 Bn, compared to the same period in 2020. YTD residential unit sales numbers in November 2021 stood at 3534 units. The average MLS® residential price was up 21.5 per cent to \$556,059 (YTD) from \$457,496, during the same months last year.

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

Top 5 Areas

Sub-Area**	Nov 2021 Sold Listings (Units)	Nov 2020 Sold Listings (Units)	% Change	Nov 2021 Sales Volume (\$)	Nov 2020 Sales Volume (\$)	% Change	Nov 2021 Average Price (\$)	Nov 2020 Average Price (\$)	% Change
Kamloops only	184	200	-16	\$115,796,121	\$106,598,447	8.6	\$629,326	\$532,992	18.1
Merritt & Area	22	34	-35.3	\$11,542,600	\$10,732,025	7.55	\$524,663	\$315,647	66.2
Barriere & Area	15	17	-11.8	\$7,874,000	\$6,623,500	18.9	\$524,933	\$389,617	34.7
Logan Lake & Area	8	8	0	\$3,582,900	\$1,865,900	92.0	\$447,862	\$233,237	92.0
Chase & Area	14	4	250	\$10,600,300	\$2,308,000	359.3	\$757,164	\$577,000	31.2

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

Top 5 Areas

Sub-Area**	YTD 2021 Sold Listings (Units)	YTD 2020 Sold Listings (Units)	% Change	YTD 2021 Sales Volume (\$)	YTD 2020 Sales Volume (\$)	% Change	YTD 2021 Average Price (\$)	YTD 2020 Average Price (\$)	% Change
Kamloops only	2,688	2,089	28.7	\$1,554,055,993	\$1,018,893,907	52.5	\$578,145	\$487,742	18.5
Merritt & Area	343	284	20.8	\$146,185,690	\$102,326,037	42.9	\$426,197	\$360,302	18.3
Barriere & Area	161	143	12.6	\$71,339,800	\$46,075,753	54.8	\$443,104	\$322,208	37.5
Logan Lake & Area	80	77	3.9	\$30,780,614	\$19,320,900	59.3	\$384,757	\$250,920	53.3
Chase & Area	169	106	59.4	\$108,937,225	\$48,853,908	123.0	\$644,598	\$460,885	39.9

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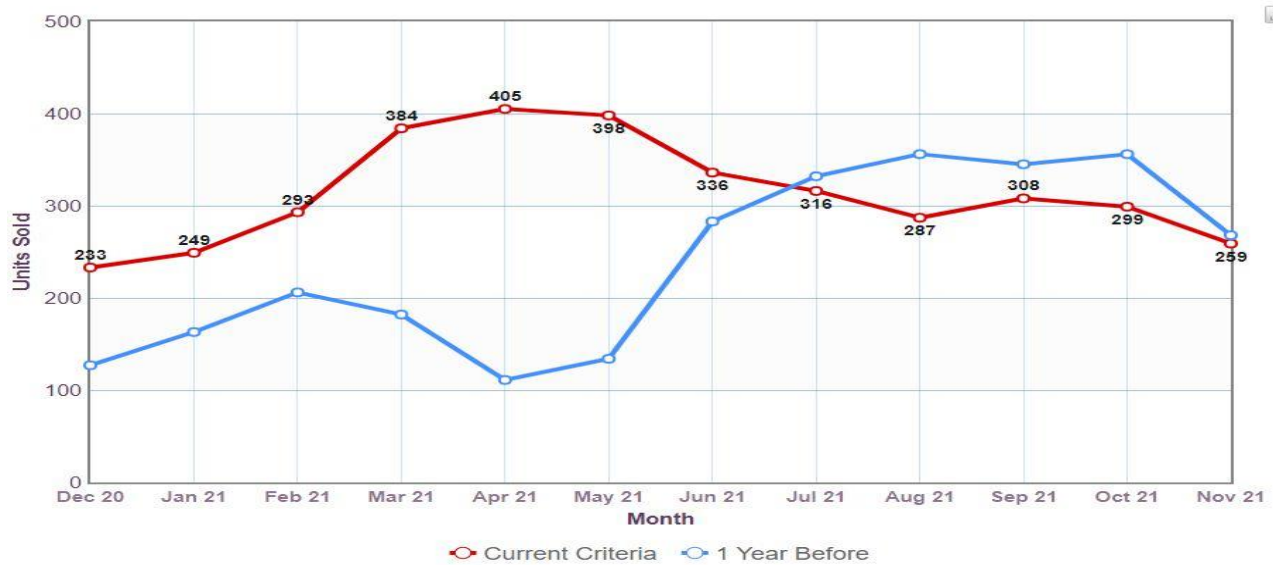
**Kamloops:** Brocklehurst, Sahali, North Kamloops, Aberdeen, South Kamloops, Sun Peaks, Barnhartvale, Dallas, Westsyde, Campbell Creek/Deloro, Pineview Valley, Valleyview, Batchelor Heights, Cherry Creek/Savona, Dufferin/Southgate, Heffley, Juniper Heights, Pinantan, Rayleigh, South Thompson Valley, 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):

