

2025 REAL ESTATE DEVELOPMENT DATA

JULY 2025 | CITYSPACES CONSULTING | RENNIE





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EXECUTIVE SUMMARY

This is the second iteration of a report highlighting the demographic, housing, and economic landscape of the City of Kamloops. Its purpose is to paint a picture through the most recent data of what it is like to live, work, and invest in the city.

Shortly after the initial report was released in April 2020, the COVID-19 pandemic affected both British Columbia and the rest of the world, disrupting established supply chains and driving up the cost of materials and services. More recently, instability in the Canada–US trade relationship has added further uncertainty, causing hesitation among real estate investors and putting the future of new development projects at risk. Local businesses are feeling the effects of these changes both directly and indirectly, contributing to a shifting economic landscape. This report is intended to serve as a resource for the City of Kamloops, offering potential investors valuable insight into the current state of business, housing, and quality of life in Kamloops. By supporting informed decision-making, it aims to help position Kamloops as a more competitive option compared to other communities in British Columbia. Highlights of the report include:

Population Profile and Growth

- With an estimated population of 110,603 in 2024, Kamloops will accommodate 20,475 new residents by 2046 (1% annually), which is aligned with the provincial average.
- The city's population is notably youthful, with individuals aged 20 to 29 making up 16% of the population in 2025. A key contributor to this strong young workforce is Thompson Rivers University, which offers a range of apprenticeship programs that effectively supply skilled workers to the local labour market.

Family-friendly Housing Options + Growing Rental Market:

- The city provides a diverse selection of ground-oriented housing options, including row houses and duplexes, which make up 18% of total housing 7% higher than the provincial average.
- The purpose-built rental market has gained significant traction, adding 1,035 units over the past decade, more than double the number added in the previous ten years. With the average rent reaching \$1,400 in 2024, renting continues to be an affordable option for families, especially as homeownership prices have increased by 37-47% over the past five years.

In the section Working + Investing in Kamloops, the report shifts its focus to:

Residential Development + Permitting Times:

- The development market has experienced a surge in newly constructed apartment units, which accounted for 83% of the 459 total completions in 2024. This trend has remained consistent over the past five years, *indicating a broader shift away from single-detached homes toward smaller, more affordable housing options.*
- New development has seen efficient permit processing and approval timelines from the City of Kamloops, with rezoning and development applications taking typically between one to three months.

Labour Market + Employment

- The local labour market is projected to grow by 12.4%, with trades, transportation, and equipment operation emerging as the second-largest employment sector. This sector is expected to expand by 10%, underscoring strong workforce potential to support industrial and infrastructure development.

Industrial Land Inventory

- Kamloops is emerging as a key industrial hub in British Columbia, with 475 hectares of new industrial land under development in the Iron Mask area – expanding the city’s industrial land base by 68%. Additional capacity is also being prepared on lands adjacent to the airport. Strategically located at the intersection of Highways 1, 5, and 97, and supported by rail connections to major Western Canadian cities, Kamloops offers significant logistical advantages that are driving industrial growth and attracting investment.

The report concludes with socio-economic and demographic profiles for seven subareas of the city—Downtown Sagebrush, TRU/Southgate/Dufferin, Sahali/West End, Southwest, Southeast, North Kamloops, and Brocklehurst—developed by aligning city neighbourhoods with corresponding Census Tracts (CTs).

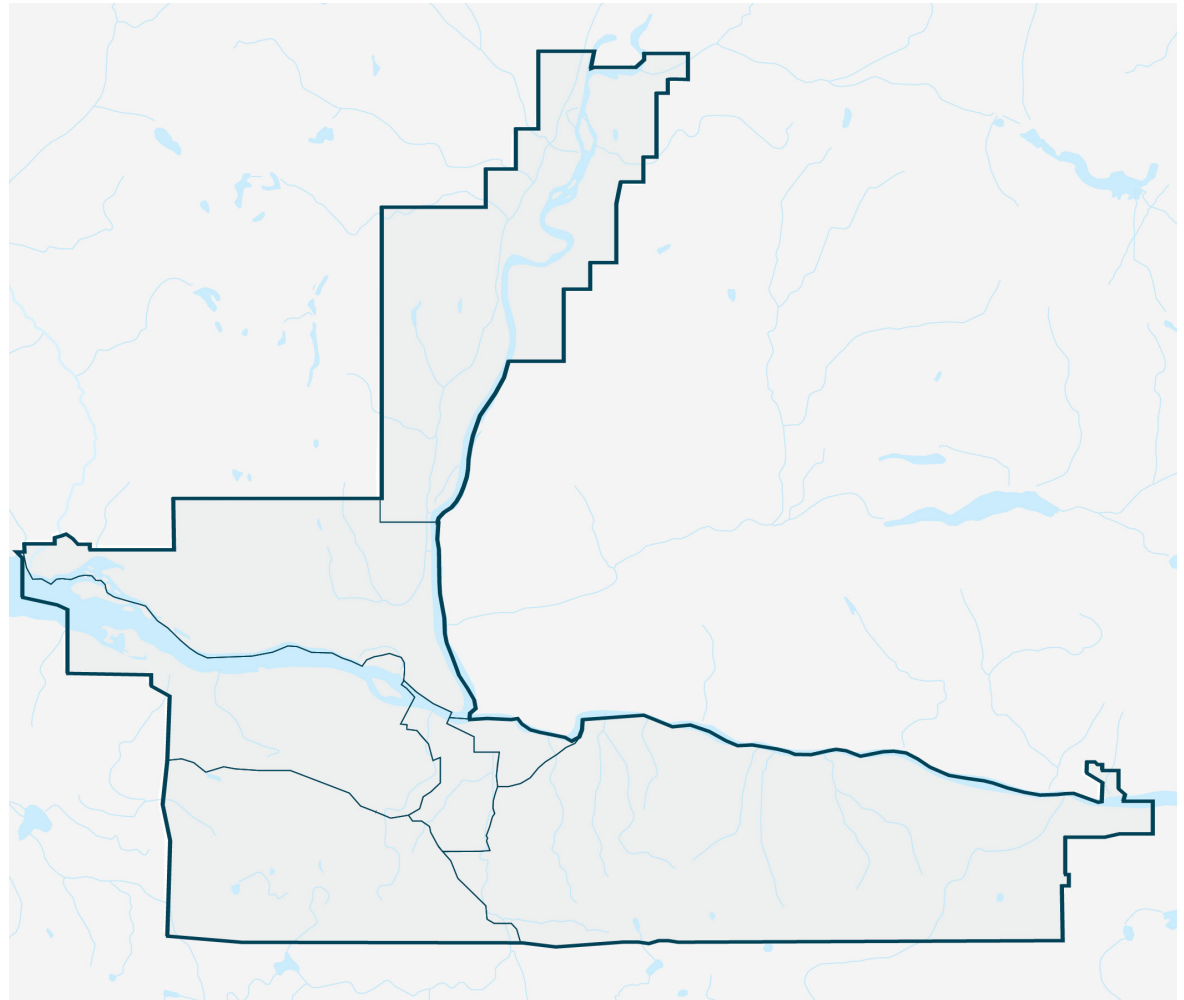


ABOUT KAMLOOPS

Kamloops is located on the unceded traditional territory of the Tk'emlúps te Secwépemc, part of Secwépemc Nation, in British Columbia's Thompson-Okanagan region.

Positioned at the confluence of the North and South Thompson Rivers, the city is naturally divided into southern and northwestern districts. Secwépemc First Nation (Kamloops 1 Reserve) lies on the rivers' northeast bank. The last recorded population in the 2021 Census of Population was 94,560 – adding up to 15% over the past decade – and being among the fastest-growing communities in B.C. In 2024, Kamloops estimated population was 110,603 residents. Situated four hours from Metro Vancouver and seven hours from Calgary, the city is a frequent overnight stop for travelers crossing the southern Rockies. Direct flights connect the city to Vancouver (45-minutes) and Calgary (80-minutes).

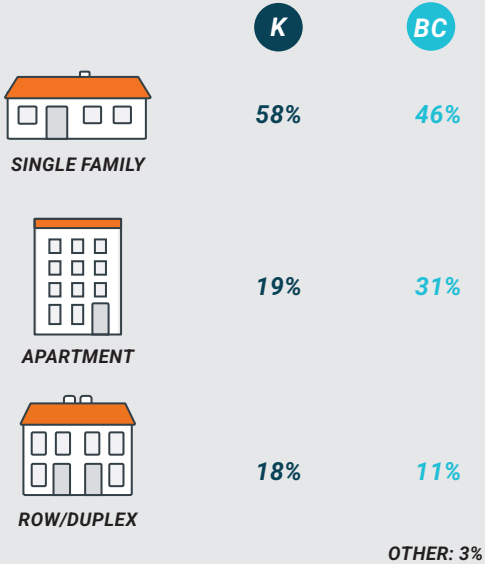
Kamloops has established a strong identity as “Canada’s Tournament Capital”, hosting numerous sports tournaments annually and attracting visitors from across the country. For residents, this reputation brings year-round access to high-quality sports facilities and supports a vibrant recreational tourism economy. To further enhance its cultural and athletic infrastructure, the City launched the Build Kamloops initiative. As part of this effort, construction is underway on the new Centre for Arts, with completion anticipated in 2029.



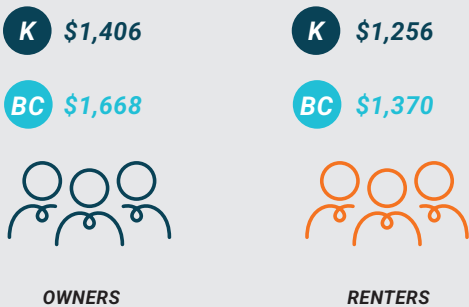
KAMLOOPS DASHBOARD (2021)

K KAMLOOPS **BC** BRITISH COLUMBIA

HOUSEHOLD TYPE



MONTHLY COSTS

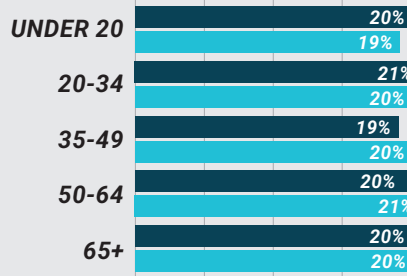


POPULATION (2021)

K 94,560 **BC** 5,000,879



AGE

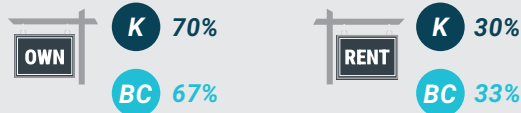


AVERAGE HOUSEHOLD INCOME

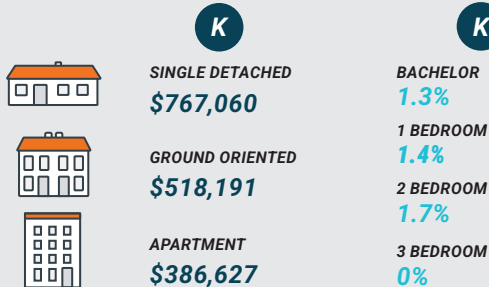
K \$104,200 **BC** \$108,600



TENURE



RESIDENTIAL SALES PRICES (2024) VACANCY RATES (2024)



DENSITY / SQ KM

K 328 **BC** 5



HOUSEHOLDS & SIZE

NUMBER **AVERAGE SIZE**

K 26,945 **K** 2.8

BC 2,041,835 **BC** 2



UNEMPLOYMENT RATE

K 7% **BC** 8%



TOP 3 INDUSTRIES

1ST HEALTHCARE: 16%
2ND RETAIL: 14%
3RD CONSTRUCTION: 9%

1ST HEALTHCARE: 12%
2ND RETAIL: 11%
3RD SCIENCE: 9%



Data source: Census Population, 2021 – Census tract (CT), CMHC Rental Vacancy Rates (2024), MLS Database

LIVING IN KAMLOOPS

This section provides an overview of Kamloops' current population of 110,603 residents, focusing on key demographic factors such as age, household size, and income levels. It also reviews historical population growth and forecasts an increase of 20,475 residents over the next two decades.

The Housing section examines local housing options and current market conditions. According to the Canada Mortgage and Housing Corporation's 2024 Market Rental Survey, the median rent was \$1,400, which aligns with household incomes around \$56,000, based on typical housing affordability guidelines.

In the same year, the average resale price for an apartment was \$386,627, while a single-detached home averaged \$767,060. To afford an average apartment, a household would need an annual income of about \$90,000. In 2024, estimated median income of households was \$88,000. **The City section** highlights major public investment projects, such as the Centre for Arts under the Build Kamloops initiative and the Cancer Treatment Centre led by Interior Health. These projects are anticipated to improve residents' quality of life while boosting the local economy.



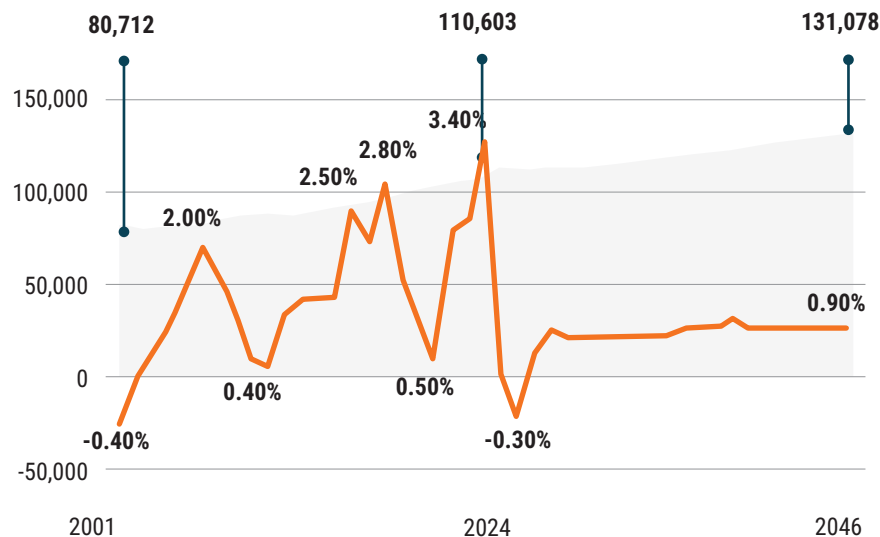
PEOPLE

Between 2011 and 2024, Kamloops experienced fluctuating population growth. The city saw modest growth of less than 1% in 2011-12, followed by a surge of nearly 3% in 2017-18. Growth slowed again to below 1% and briefly dipped to -0.3% leading to 2021, largely due to the impact of the COVID-19 pandemic. Since 2011, the city's population increased by 22,960 with an average annual growth rate of 1.7%, higher pace than the provincial average of 1.3%.

Post-pandemic, like many other municipalities, Kamloops experienced a population boost, with a growth rate of 3.4% in 2022-23 alone. Statistics Canada estimates that the city added another 8,333 residents since 2021, bringing the estimated population to 110,603 by 2024. In just three years, the city's growth exceeded the total population increase from 2015 to 2021.

Figure 1: Projected Population + Growth, City of Kamloops, 2001-2046

Source: BC Statistics, Population Estimates & Projections



Looking ahead, the city's growth is expected to mirror provincial trends.

According to BC Statistics, the 2024 Federal Immigration plan could result in a temporary population decline before growth resumes. Projections suggest that Kamloops' population could reach 131,078 by 2046, adding approximately 20,475 new residents over the next two decades, or an average of 930 people per year.

Kamloops has a distinct population profile characterized by a strong presence of young adults. In 2025, individuals aged 20 to 29 represented 16% of the city's population – surpassing the provincial average of 14%.

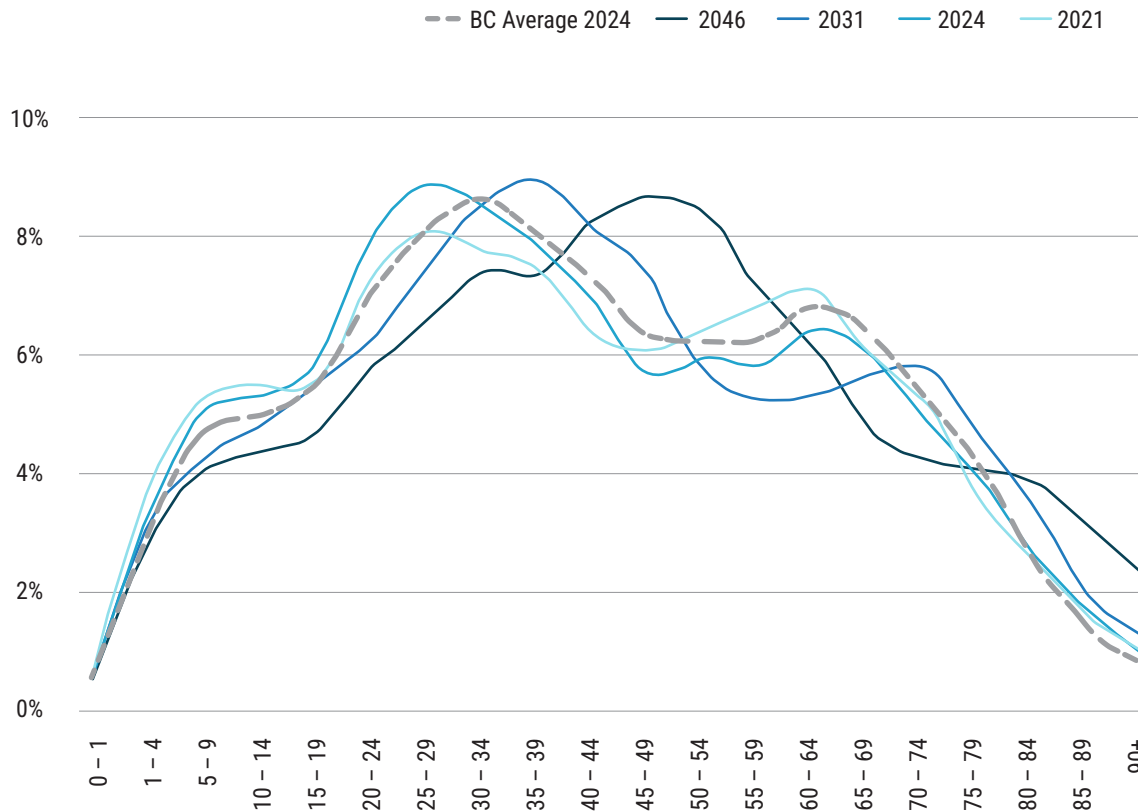
One factor contributing to Kamloops' relatively young population is the presence of Thompson Rivers University, which enrolled approximately 25,000 students in 2024, including around 5,600 international students. However, recently implemented federal caps on international student admissions are expected to reduce this number by approximately half. In part driven by federal caps on international students and temporary workers, and in part by the aging of the city's existing resident, BC Stats expects this profile to shift over the next two decades. By 2046, the proportion of young adults in this 20 to 29 group is projected to decline by 2,167 residents, representing 12% of the city's population.

As a result, the share of residents aged 40 to 49, currently representing only 12% of the city's population is expected to grow to 16% by 2046, as it grows by more than 7,650 residents. The current projections indicate a broader demographic transition within the community and province, in large part driven by the reduction in both temporary (non-permanent) and permanent residents (immigrants) outlined in the Federal Government's 2024 Immigration Plan.

Within the context of these recent policy changes, the continued strong representation of young adults will provide a solid foundation for Kamloops' labour market, a trend likely to continue over the next 10 to 20 years.

Figure 2: Projected Population by Age, City of Kamloops, 2021-2041

Source: BC Statistics, Population Estimates & Projections



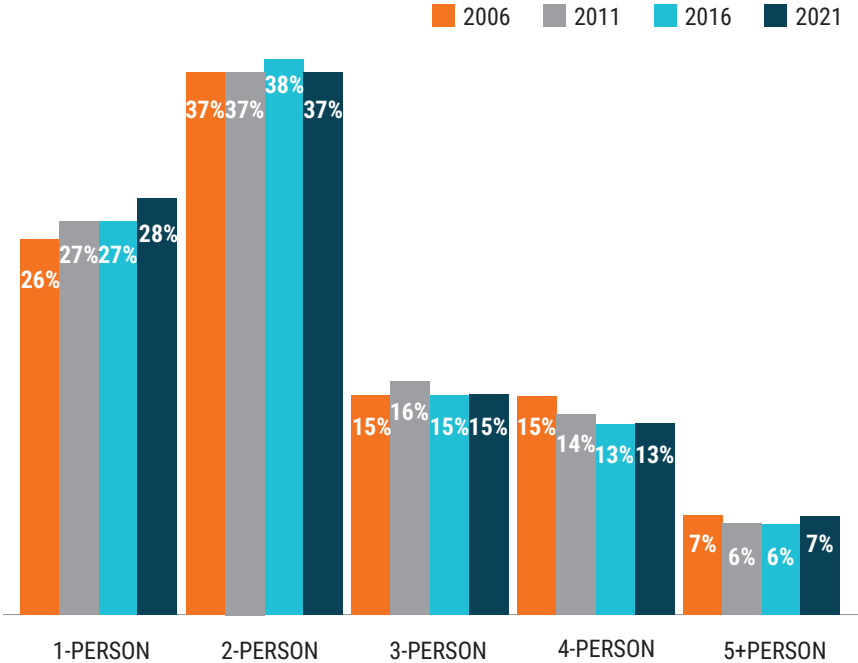
This demographic group has significant implications for the housing market and local consumer spending, as young adults often drive demand through the formation of new households, entry into the rental market, and first-time home purchases.

Household size in Kamloops has remained relatively stable over the past decade. According to the 2021 Census, the average household size was 2.4 persons. BC Statistics projects a slight decrease to 2.3 persons by 2041 – an uncommon trend, as many communities across British Columbia are expected to see more pronounced declines in average household sizes.

A closer look at household composition shows growth in one-person households, which accounted for 28% of all households in 2021, up from 26% in 2006. This increase has come at the expense of larger households, particularly those with four or more members, whose share declined by two percentage points between 2006 and 2021.

Figure 3: Household Size, 2006-2021

Source: Statistic Canada, Census of Population



Using historical annual growth rate of household income levels, the most recent data from the 2021 Census can be projected into 2024.

In 2024, median household incomes of homeowners in Kamloops were above the provincial average, at \$113,700 compared to \$107,900, provincially, contrasting with higher median income levels of renters on the provincial level (\$73,900), as opposed to renters living in Kamloops (\$64,400). Thus greater income gap of 48% is visible between renters and homeowners in Kamloops, compared to 37% difference across the province.

Table 1: Estimated Median Household Incomes for Renters and Owners, 2024*

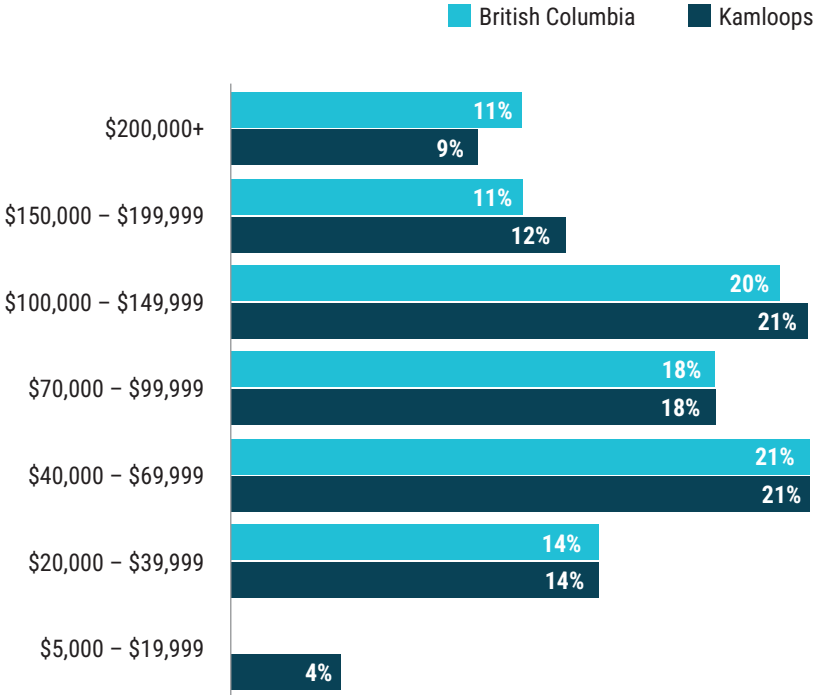
Statistic Canada, Census of Population, CitySpaces

City of Kamloops		British Columbia	
Renters	Owners	Renters	Owners
			
\$64,400	\$113,700	\$73,900	\$107,900

* 2024 levels of Median Household Incomes were estimated by projecting average annual growth of income levels recorded between 2006 and 2021

Figure 4: Income Distribution of Households, Kamloops + British Columbia, 2021

Source: Statistic Canada, Census of Population



HOUSING

When seeking housing in Kamloops, most people will likely choose between a single-detached house or an apartment in a low-rise building, as these two housing types comprise 76% of the city's housing stock. Kamloops also offers a variety of family-friendly housing options in other ground-oriented formats, such as row houses and duplexes, which account for 18% of the total.

Homes in high-rise buildings however comprise only 2% of the city's housing mix. This compares to the British Columbia average of 11%, a trend common in many mid-sized communities outside the Lower Mainland, where high-rise development is still emerging.

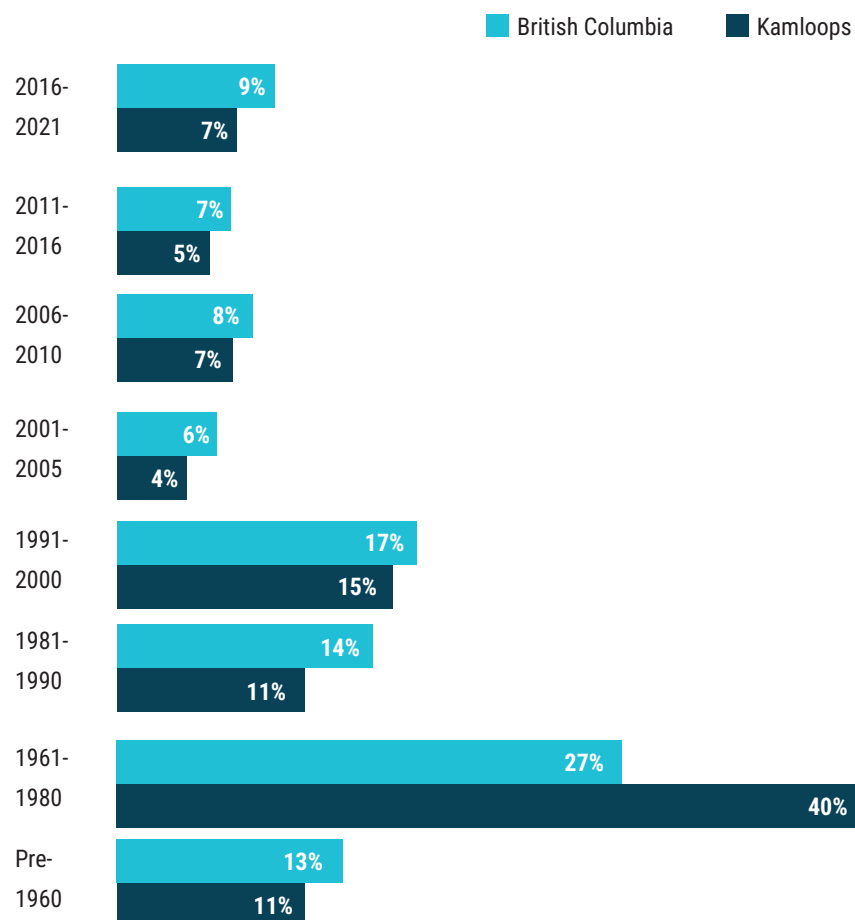
Table 2: Share of Dwellings by Structure Type, 2021, Kamloops and BC

Source: Statistic Canada, Census of Population

	Structure Type	City of Kamloops	British Columbia
	SINGLE-DETACHED	59%	55%
	DUPLEX	8%	3%
	ROW HOUSE	10%	8%
	LOW-RISE APARTMENT	17%	20%
	HIGH-RISE APARTMENT	2%	11%
	OTHER	4%	3%

Figure 5: Age of Housing Units by Share of The Housing Stock, 2021

Source: Statistic Canada, Census of Population



Approximately 77% of all dwellings in Kamloops were constructed before 2000, placing the city's housing stock on the older side of the provincial average. Notably, about 51% of units were built before 1980, making them over 45-years old. In contrast, only 40% of dwellings in the rest of British Columbia fall into this category.

RENTAL MARKET

Kamloops' rental supply has remained relatively stable over the past 20 years, with a decline of 466 purpose-built rental homes (-11%) between 2004 and 2014. New homes were added in 2015, followed by a period of minimal change over the next four years. A new phase of rental construction began in the following five years, and by 2020, the rental supply surpassed its 2004 peak of 4,041, reaching 4,220 homes. Over the 10-years following 2014, 1,035 new purpose-built rental homes were added to the rental stock – more than double the number lost between 2004 and 2014.

As would be expected, this supply trend aligns closely with the historical rental vacancy rate data for the city. After reaching a 20-year low of 0.4% in 2008, vacancy rates quickly rose, peaking at 3.9% by 2012, driven in part by a relatively constant stock of rental and a growing population.

While a vacancy rate between 3% and 5% is generally considered healthy for moderating price growth, the city only experienced this rate in the wake of the 2008-2009 Great Financial Crisis and the slow period of economic growth that followed it.

Figure 6: Rental Universe by Bedroom Count, City of Kamloops, 2004-2024

Source: Canada Mortgage and Housing Corporation, Rental Market Survey

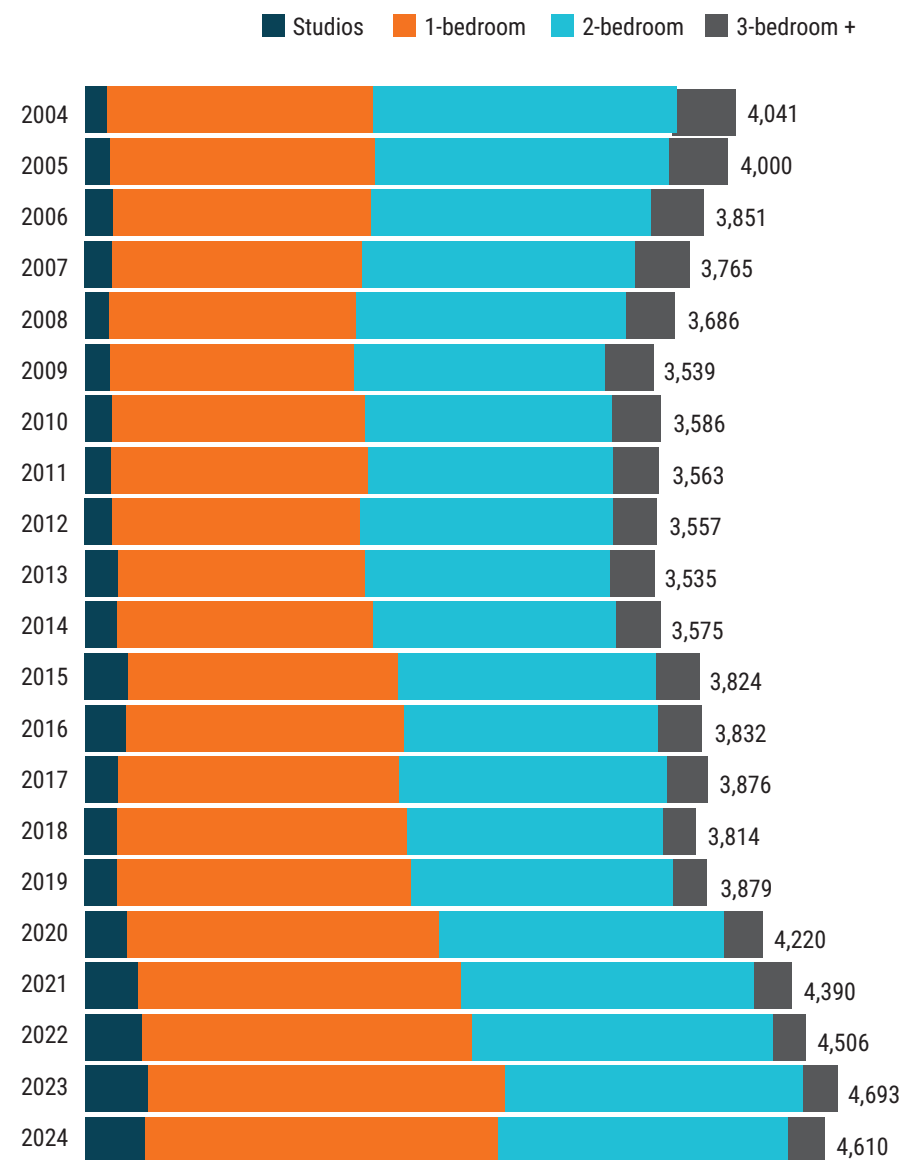
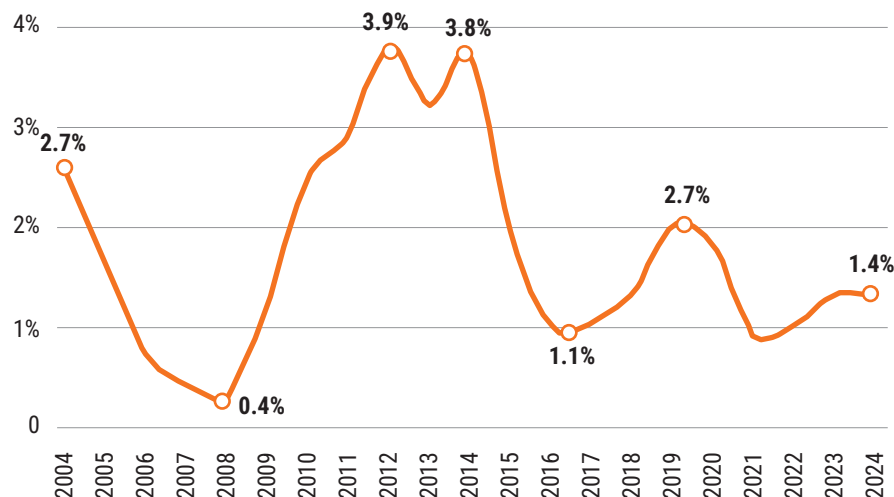


Figure 7: Rental Vacancy Rate, City of Kamloops, 2004-2024

Source: Canada Mortgage and Housing Corporation, Rental Market Survey



A strong tie is also seen between trends in additional supply and vacancy rates and overall rental rates. For example, from 2008 to 2014, median rents remained relatively flat, increasing by 6.5% (1.1% per year) as vacancy rates increased. This compares to the 27.7% rise (6.9% per year) from 2004 to 2008, a period characterized by falling vacancy rates.

Similarly, as vacancy rates fell to 1.1% by 2016, rents again began to rise, posting a 58% increase (5.8% per year) since 2014 (see Table 16 in Appendix A for Average Rents by Bedroom Count in 2024).

It is important to note that a short-term shock to the rental market is expected with a reduction of about 2,000 international students at Thompson Rivers University, potentially impacting rental demand. However, elevated interest rates and purchase prices are likely to keep rental demand strong. The 2024 Interim Housing Needs Report developed by the city identifies a need for 62

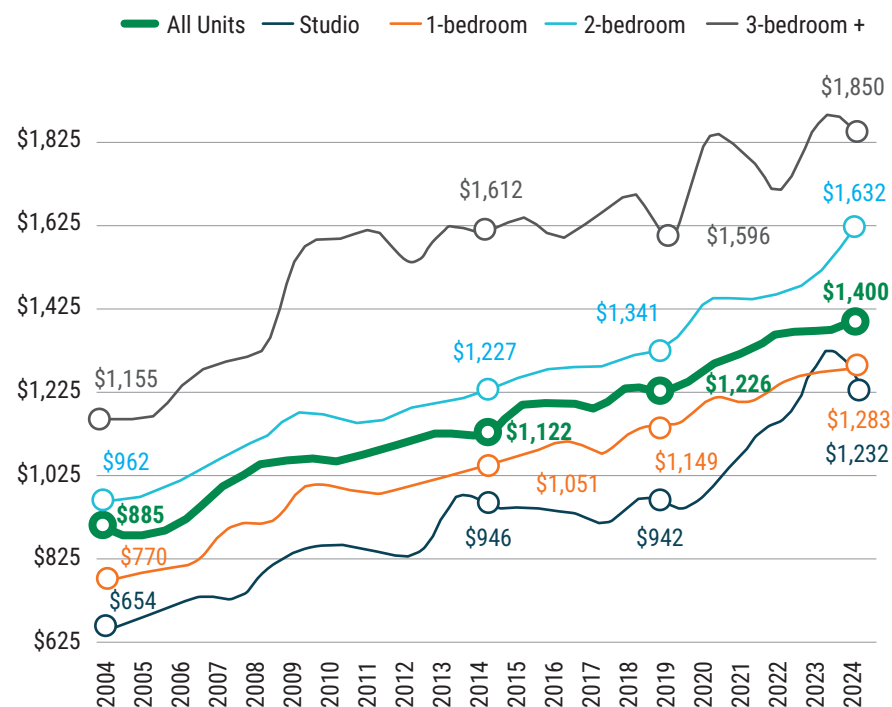
additional vacant rental units to reach a healthy vacancy rate of 3%, nearly doubling the 64 units that were vacant during the last rental survey.

In addition to potential fall in demand due to these changes, CMHCs data show 397 new purpose-built rental homes were brought to market through 2024. Outside of the peak of 700 rental completions in 2019, this represents the second highest level of rental completions in the city's history.

Further to this, while that only 53 purpose-built homes were started in 2023, 324 were started in 2024 and are expected to come to market through 2025 and 2026.

Figure 8: Median Rent by Bedroom Count, City of Kamloops, 2004 – 2024 (Inflation Adjusted to 2024)

Source: Canada Mortgage and Housing Corporation, Rental Market Survey



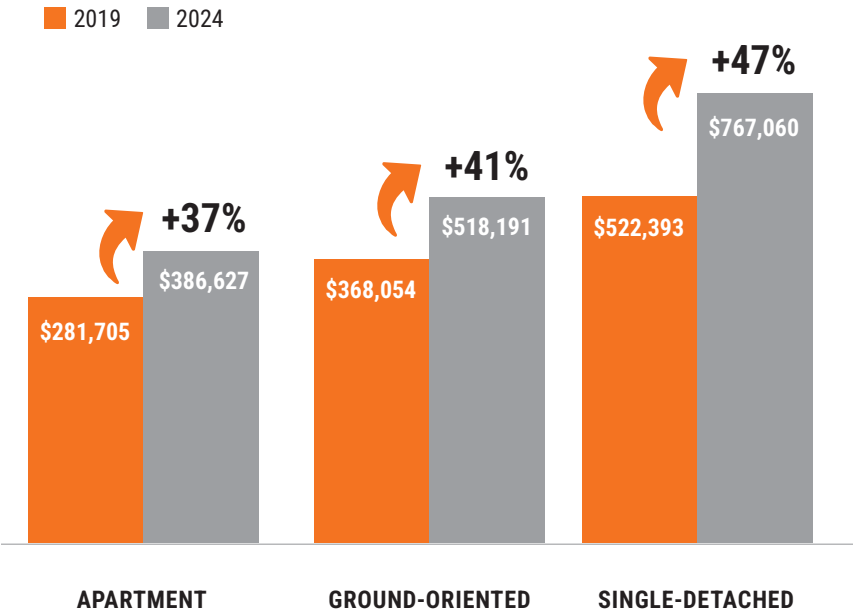
OWNERSHIP MARKET

Residential resale prices have risen significantly since 2019. As an example, by 2024 the average MLS sales price of ground-oriented homes (row, duplexes) had increased to be roughly equivalent to the price of single-detached homes in 2019. Likewise, the average resale price for apartments in 2024 was comparable to the price of ground-oriented homes in 2019.

The MLS resale data suggest that the top step on the typical property ladder has become more challenging to reach in the city; while the apartment to ground-oriented price ratio remained relatively constant between 2019 and 2024 (at a factor of 1.3 times), the more rapid appreciation of single detached home (+47%) saw the ground-oriented to single-detached ratio increase from 1.4 times in 2019 to 1.5 by 2024.

Figure 9: City-Wide Average Resale Prices by Structure Type, 2019 and 2024

Source: Multiple Listing Service, Kamloops Area Sales Data, 2024

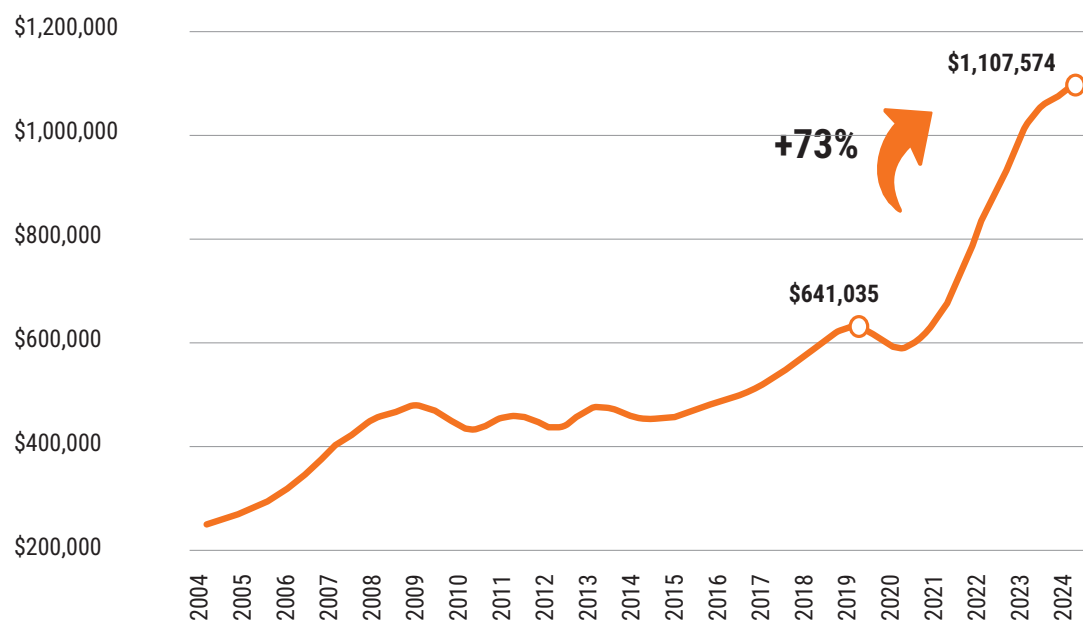


As another data point for owned housing in the city, CMHC also tracks the absorption prices of new single-detached homes in Kamloops. Data illustrates a similar pattern to the overall resale market, where the average price of new detached homes increased by about 3% annually from 2014 to 2019, with a much more pronounced 73% increase since (or 15% per year). This change reflects a rise in the average price from \$641,035 in 2019 to \$1,107,574 in 2024, nearly doubling the price of a new single-detached home since 2018.

Looking again to the completions and starts data, this 2020 period was characterized by completions of detached homes falling below the past decade average of 163 homes per year, with 2024 marking a low point of only 24 new single detached completions. Since 2022 single detached housing starts have also fallen below the decade average or 150 homes per year, with only 33 single detached starts in 2023 and 47 in 2024. The low level of detached starts in the past two years is expected to translate into continued below-average completions of detached home in the coming two years.

Figure 10: Average and Median Single-detached Absorbed Price, City of Kamloops, 2004-2024

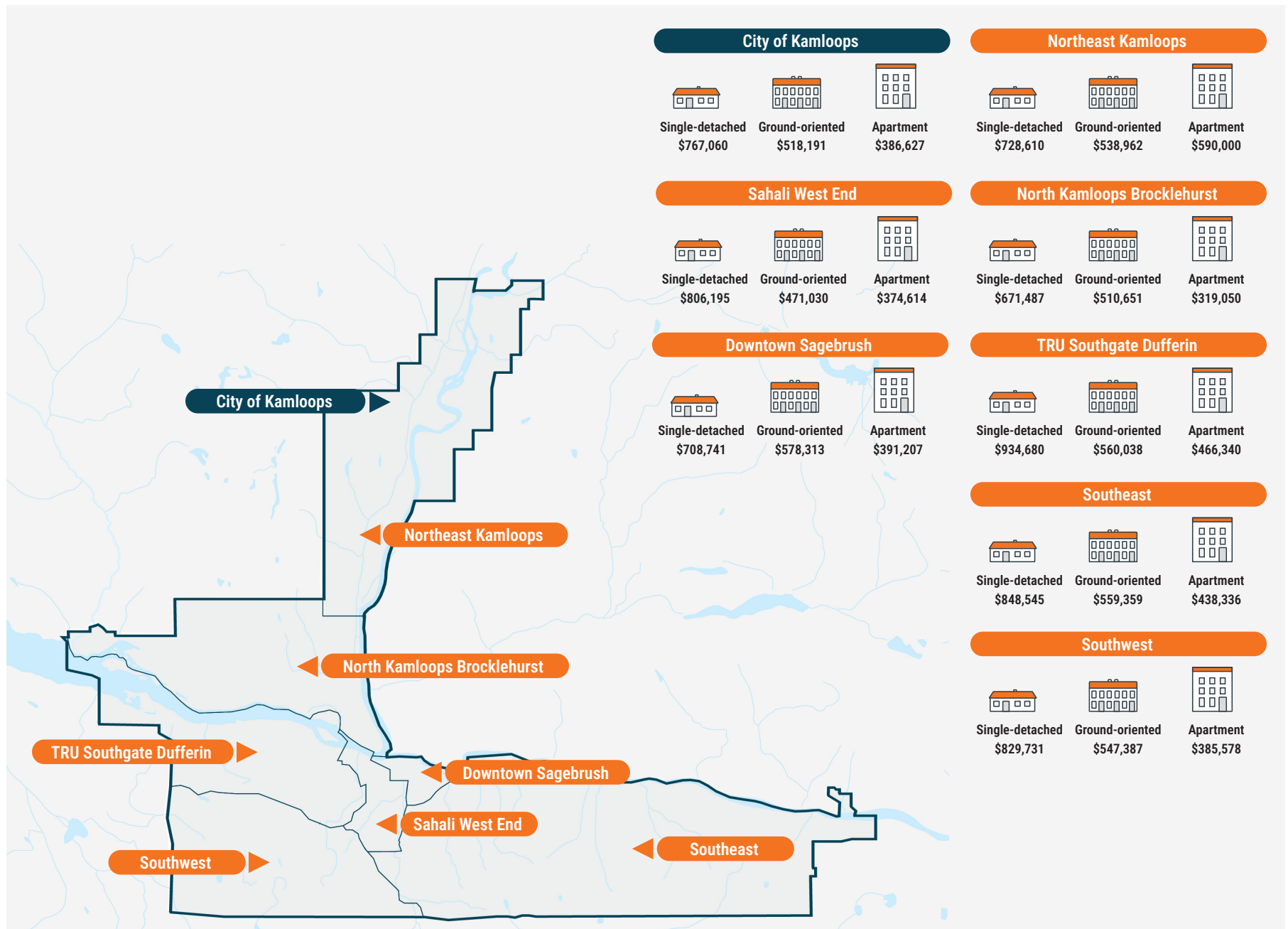
Source: Canada Mortgage and Housing Corporation, Market Absorption Survey



While average prices reflect overall trends across different housing types, individual neighbourhoods naturally exhibit a range of average prices influenced by various factors. There is a significant price difference between neighbourhoods. This is especially seen in the apartment market, with an 85% difference between the highest and lowest average price. It is important to note that the factors affecting both city-wide and neighbourhood-specific prices are wide and varies, including (but not limited to) the age of the housing stock, ongoing new residential construction, the unique features of individual homes, proximity to amenities, services, employment, and educational opportunities, as well as interest rates and the broader supply and demand dynamics within the city and its neighbourhoods.

Figure 11 Average Sales Price and Counts by Structure Type and Subarea, City of Kamloops, 2024

Source: Multiple Listing Service, Kamloops Area Sales Data, 2024

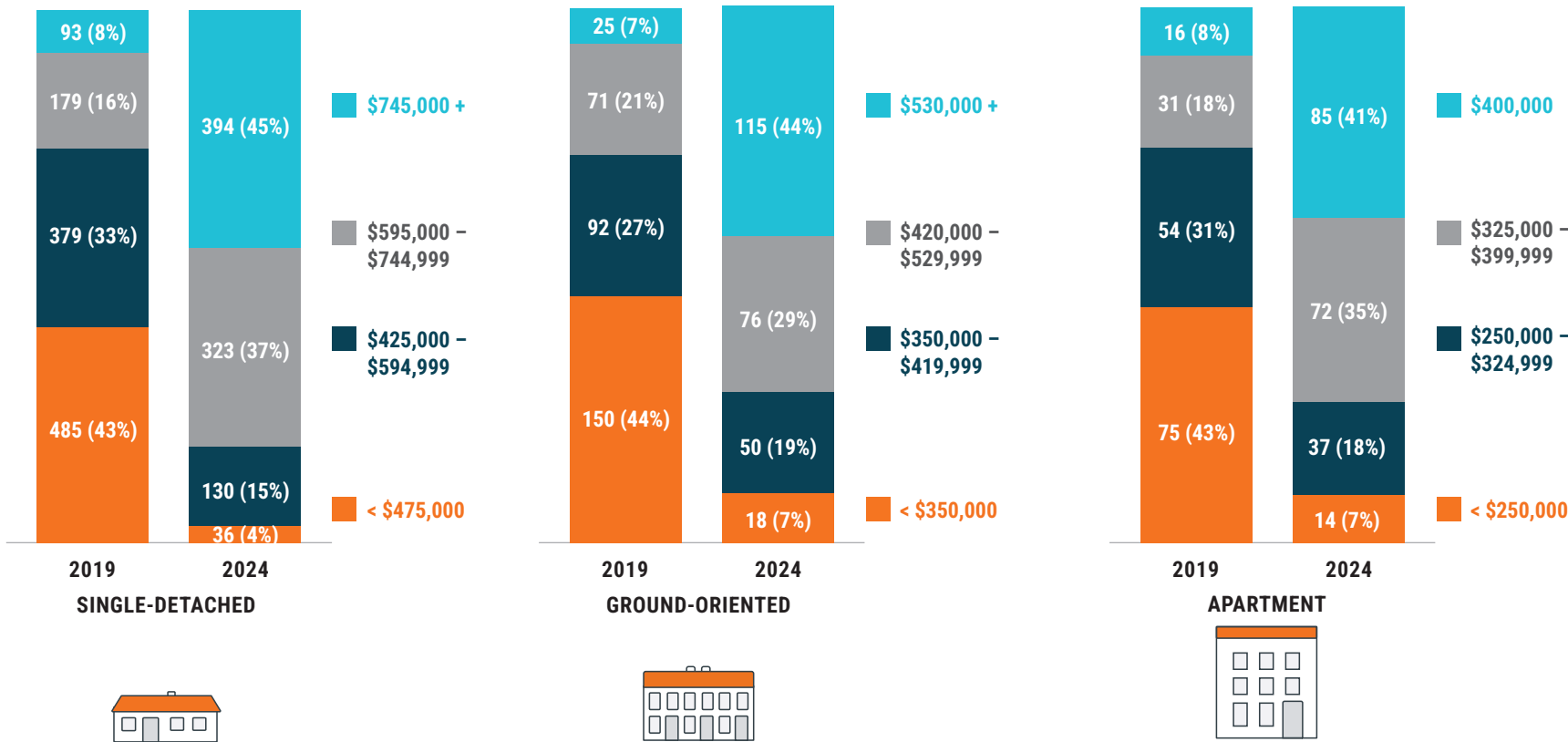


Examining resale prices by price range offers a clearer perspective on market shifts over the past five years, highlighting the significant upward movement in ownership prices more effectively than looking at average prices alone. For example, in 2019, 76% of single-detached sales were priced under \$595,000, with only 8% exceeding \$745,000. By 2024, the distribution had nearly reversed, with 82% of sales above \$595,000 and 45% surpassing \$745,000.

This trend is consistent across all three property types, although single-detached homes have seen the most significant price increases. In 2019, the lowest price range accounted for 43-44% of sales across all categories. By 2024, this share had decreased to just 4-7%, while sales in the highest price range rose to 41-45%.

Figure 12: Average Sales Price and Counts by Structure Type and Subarea, City of Kamloops, 2024

Source: Multiple Listing Service, Kamloops Area Sales Data, 2024



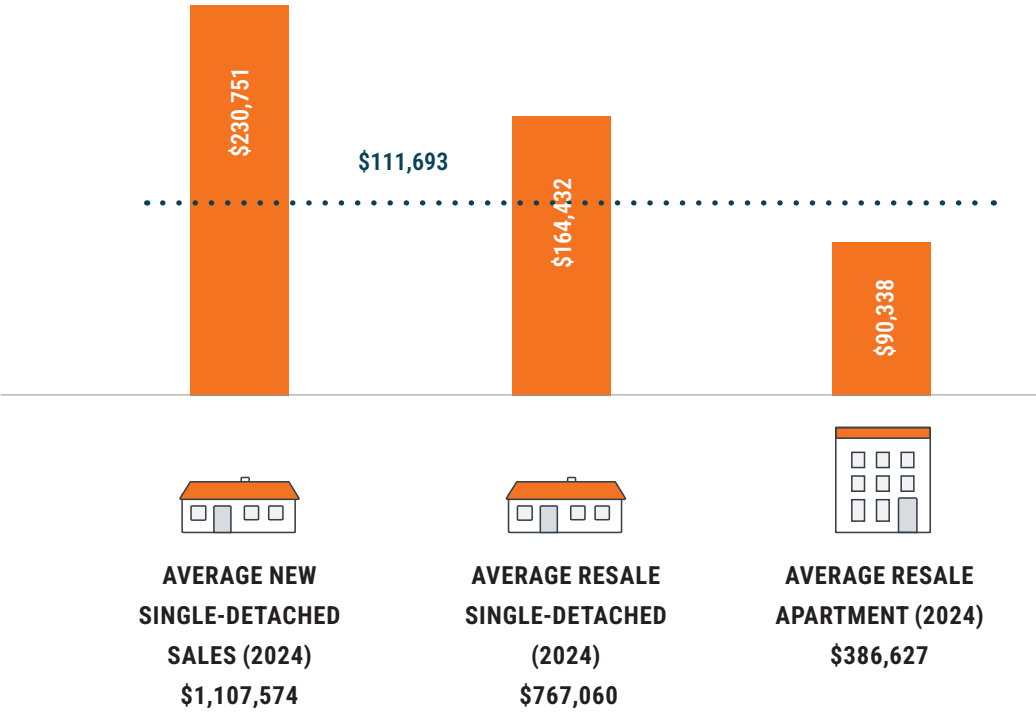
The income required to afford a home purchase in Figure 13 is based on an assumed interest rate of 4.44% (stress tested at 6.44%), a downpayment of 20%, and a gross debt service ratio of 32%.

Median-earning renter households may find it challenging to afford an average-priced home in Kamloops without a larger down payment. Many first-time buyers receive financial assistance from family or inheritances when buying their first home.

Figure 13: Affordability Comparison/Snapshot

Source: Multiple Listing Service, 2024, rennie, CitySpaces Consulting

- Income Required with 20% Down
- • • Estimated Owner Median Household Income (2024)



CITY

The City of Kamloops is Canada's Tournament Capital, with sports and active living being central to its identity, goals, and municipal strategy. This vision has attracted major national and international events like the Canada Games and World Masters Games, while providing residents with year-round access to top-tier facilities. The initiative has earned Kamloops national recognition as a healthy, active community and boosted the local economy through tourism, sports participation, and related infrastructure investment.

In response to Kamloops' rapid growth over the past decade, major investments are being made in healthcare, public amenities, and industrial infrastructure. The City's Build Kamloops initiative focuses on developing cultural, community, and sports facilities, with upcoming projects including a Centre for the Arts (opening in 2029) and a new Multiplex Arena. Interior Health is expanding the hospital and building a new Cancer Treatment Centre. New Industrial areas are also being expanded in Iron Mask to attract future investment and support economic development.

CENTRE FOR ARTS

Project Timeline: Expected 2029 Opening

The performing arts center project is a long-term vision aimed at creating a state-of-the-art cultural facility to host live concerts, performances, and local community events. With a total capacity of 1,500 seats, along with rehearsal and production spaces, the Centre for Arts will expand the city's cultural amenities, offering greater opportunities for those who engage in the performing arts. This development will also establish Kamloops as a regional cultural hub. The project is expected to break ground in the fall of 2025, with construction slated to take approximately four years.



Kamloops Centre for Arts

Source: City of Kamloops, Artistic Visualization

CANCER TREATMENT CENTER

Project Timeline: 2023 – 2029 Budget: \$359-million

The Kamloops Cancer Treatment Centre project is a transformative initiative designed to improve healthcare services in the region. This state-of-the-art facility will offer comprehensive cancer care, including diagnosis, treatment, and support services, bringing critical medical resources closer to home for Kamloops residents and surrounding communities. The centre will feature advanced medical technology, dedicated patient care areas, and spaces for research and development. Alongside the new cancer centre, upgrades will be made to the community oncology clinic. Construction is set to begin in summer 2025, with the facility expected to open to patients in 2029.



New Cancer Treatment Centre

Source: Interior Health, Artistic Visualization

KAMLOOPS ROYAL INLAND HOSPITAL PATIENT CARE TOWER

Project Timeline: 2018 – 2027 Budget: \$457-million

The Royal Inland Hospital expansion in Kamloops is a major development, adding 300,000 sq. ft of clinical, administrative, and support spaces to improve healthcare services and patient comfort. Phase 1, which included the Phil & Jennie Gagliardi Tower, opened on July 18, 2022, features private patient rooms, and a new entrance, atrium and patient registration area. Phase 2 is currently underway, with renovations and expansions to the emergency department, pediatric unit, post-anesthetic recovery, and morgue, set for completion in 2027.

ARENA MULTIPLEX

Project Timeline: 2026 – 2036

As Canada's Tournament Capital, Kamloops hosts over 1,000 events annually, driving high demand for sports facilities. The proposed Arena Multiplex will add up to four new ice rinks, supporting a variety of ice sports, over 100 local clubs, and major events. Strategically located near highways, hotels, and retail, the facility may also include a walking track, fitness centre, play areas, food services, and amenities for park users like bike storage and repair stations. Additional services such as skate sharpening and equipment rentals are also under consideration. The project is expected to be completed by 2036.

WORKING + INVESTING IN KAMLOOPS

This section explores the context of working and investing in Kamloops, covering residential development trends, the feasibility of three downtown development scenarios, and the local permitting processes and labor market conditions.

At the macro level, Canada and British Columbia are facing significant economic uncertainty, primarily due to U.S. tariffs, which are creating hesitation among potential investors. This uncertainty is compounded by rising construction costs linked to supply chain disruptions and inflation resulting from the COVID-19 pandemic.

Kamloops is not immune to these challenges but aims to remain competitive by fostering an investor-friendly environment, a skilled and adaptable labor market, and efficient municipal processes. The city has attracted new construction firms in recent years, benefiting from its rapid growth

While industrial development has slowed, local firms have shifted to civic infrastructure projects, driven by increased public investment. However, these projects rely on heavy machinery typically imported from the United States, and tariffs may affect costs. In response, projects are being accelerated to mitigate future price increases.

The residential sector has been most impacted by rising construction costs and reduced demand for high-priced units. To assess development feasibility, the following section includes residual land value analysis for four downtown residential development scenarios, which reveal tight budgets under current allowable densities.

The City of Kamloops has been efficient in permitting new developments, with approvals taking one- to two-months.

Additionally, public investment initiatives like Build Kamloops provide opportunities for local builders to secure large contracts. However, local firms face challenges competing for large projects, such as the hospital expansion, against out-of-town firms that can underbid with larger, vertically integrated teams. To address this, the City promotes transparency in bidding processes through measures like Integrated Project Development and Master Services Agreements.

RESIDENTIAL DEVELOPMENT

Apartment completions have seen a significant increase since 2019. Over the past six years, 2,611 apartments were completed, a 47% rise compared to the 1,774 completed in the previous 20-years combined. The period from 2019 to 2022 experienced a notably higher rate of completions compared to the previous 15-years. This increase stems from a mix of purpose-built rental and condominium apartments, with the surge in rental completions standing out as a clear deviation from previous trends.

Figure 14: Completions by Dwelling Type, City of Kamloops, 2004-2024

Source: Canada Mortgage and Housing Corporation, Starts and Completions Survey

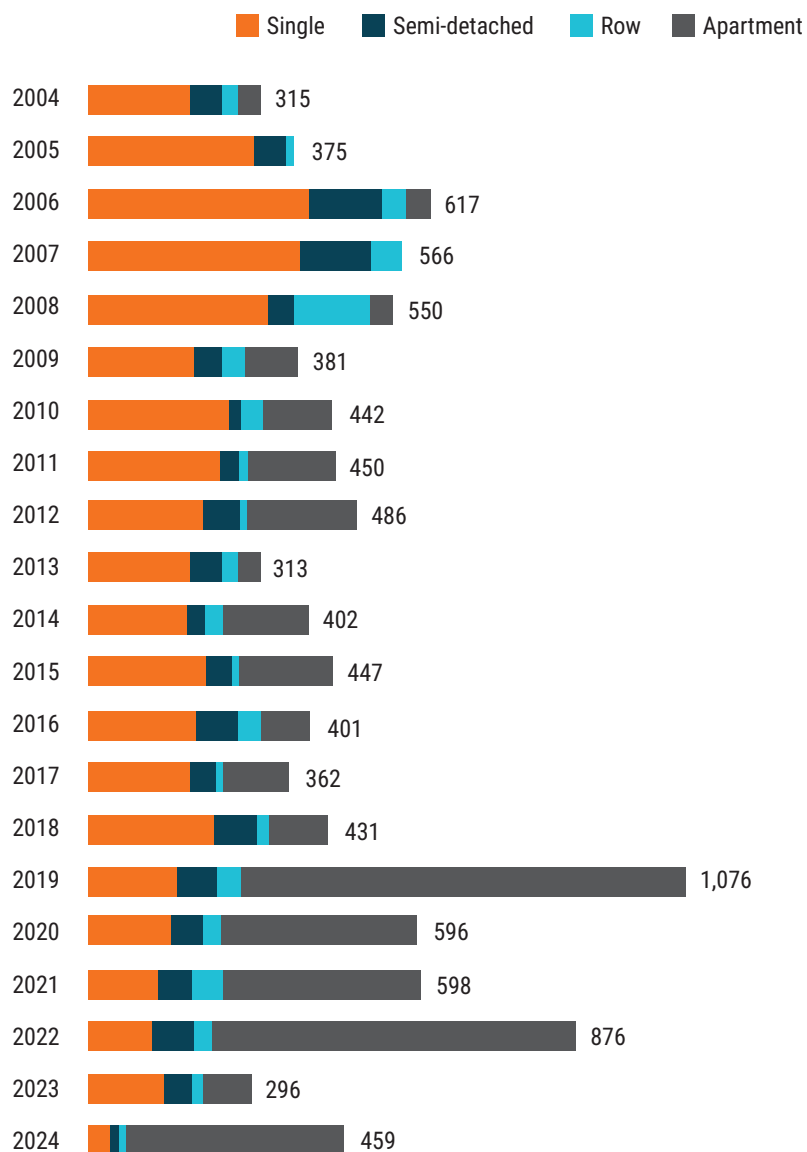


Figure 15: Completions by Dwelling Type, 2004-2024

Source: Canada Mortgage and Housing Corporation, Starts and Completions Survey, City of Kamloops, 2024

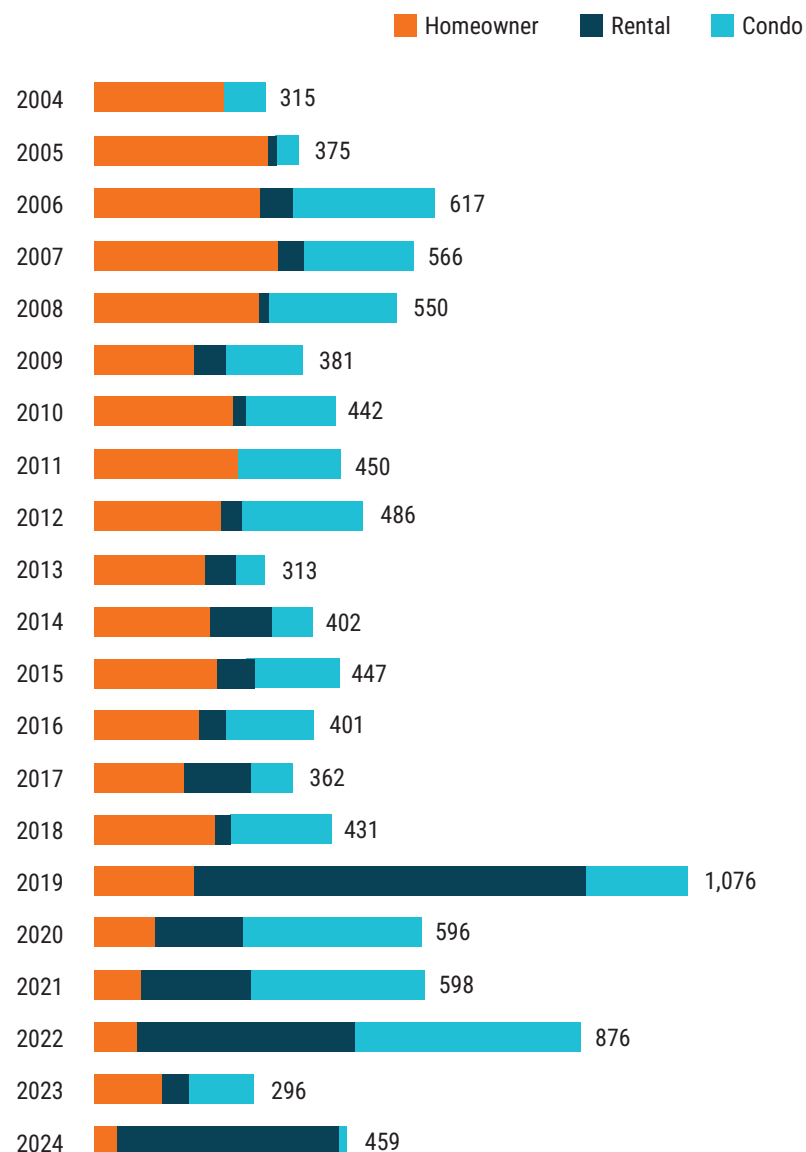
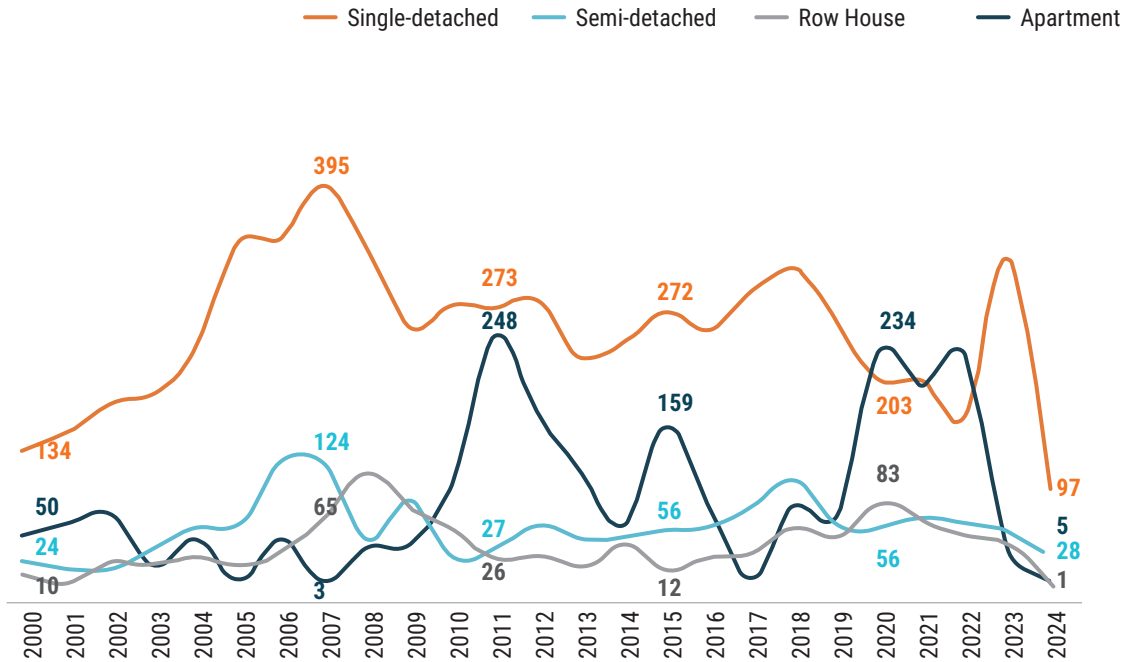


Figure 16: Historical Absorbed Homeowner and Condominium Units By Dwelling Type

Source: Canada Mortgage and Housing Corporation, New Housing Construction



Residential development in Kamloops has experienced notable shifts in demand over the past two decades. Detached single-family homes have consistently dominated absorption numbers, peaking twice – in 2007, before the great financial crisis, with 395 absorbed units, and again in 2023. As demand for single-detached homes dropped in 2010s, apartment unit absorption picked up, achieving 248 absorbed units in 2011. This trend can be attributed to a growing interest in multi-family living, likely driven by affordability and demographic shifts among residents. Semi-detached and row housing have seen more modest but steady absorption, suggesting niche but stable demand. The sharp decline across all housing categories in 2024 may reflect a cautious response from homebuyers and real estate investors to heightened economic uncertainty in Canada, potentially triggered by worsened trade relations and increased tariffs between the U.S. and Canada.

PERMITTING PROCESSES

The City of Kamloops provides efficient permit processing and approval timelines, exceeding targets for all permit types in 2024. Compared to 2023, approval timelines have generally been shortened. According to the Canadian Home Builders' Association's 2024 Municipal Benchmarking Study, Kamloops had the lowest municipal and development fees among the British Columbian cities examined and ranked fifth out of 23 cities nationally.

- For a low-rise development scenario consisting of 50 single-detached houses and 75 townhouses, the total infrastructure fees are \$29,500 per unit, with planning and application fees amounting to \$3,700 per unit, or \$15 per sq. ft.
- For a high-rise development scenario with 75 studio or 1-bedroom units and 75 2-bedroom units, total infrastructure fees amounted to \$6,400 per unit, with planning and application fees at \$1,400 per unit, or \$12 per sq. ft.

Table 3: Permit Processing Times, City of Kamloops, 2023-2024

Source: City of Kamloops Development, Engineering, and Sustainability, 2024 Year in Review

Type	Target	2024	2023
Rezoning (weeks)	10	8.3	8.5
Development Permit (weeks)	6	5.1	5.4
Commercial Business License (days)	18	13	14
Home-Based Business License (days)	3	1	1
Preliminary Subdivision (weeks)	16	15	14
Final Subdivision (weeks)	4	3.4	3.4

2024 BUSINESS LICENSING SUMMARY

- 6,856 active business licences
(6.3% increase from 2023)
- 844 new business licences issued
(3% increase from 2023)
- 830 businesses closed
(19.3% increase from 2023)
- 37.7% of all active business licences at the end of 2024 were home-based businesses
(2,585 in total)

DEVELOPMENT FEASIBILITY

Two baseline development scenarios were evaluated to assess the feasibility of new projects in downtown Kamloops:

- Multi-unit residential wood structure in the city's RM5 zone, and
- Mixed-use concrete development in the CBD zone.

The feasibility of both structure types was tested under two conditions:

- At the maximum limits permitted by current zoning regulations., and
- At densities exceeding existing zoning to explore the viability of higher-density development..

In total, four variations of downtown development were modeled, illustrating the conditions under which each structure type could be considered feasible.

All scenarios were applied to a hypothetical site of 22,600 square feet, with the assumption that each building would fully utilize the allowable buildable area as defined by its respective zoning.

RM5 Zone – Wood-Frame Multi-Unit Residential

Zoning parameters: 70% maximum site coverage, Floor Space Ratio (FSR) of 5.

Baseline scenario: A five-storey residential building.

Maximum tested density: FSR of 6, corresponding to a six-storey building, which aligns with the upper structural limit for wood-frame construction.

CBD Zone – Mixed-Use Concrete Development

Zoning parameters: 95% maximum site coverage, FSR of 8 (including potential density bonuses for public amenities and space).

Baseline scenario: A mixed-use building with ground-floor commercial and residential above.

Maximum tested density: FSR of 14, equivalent to a 14-storey concrete structure.

Methodology

The feasibility of each scenario was assessed using a residual land value analysis, which calculates the amount a developer would be willing to pay for the land after accounting for all development costs, based on current residential market sale prices. If the resulting land value meets or exceeds prevailing market prices for similar properties, the project is considered financially feasible. In essence, this analysis reflects the maximum price a developer would be willing to pay for land under current market conditions.

There are two methods to determine the benchmark land value in Downtown Kamloops and validate the residual land analysis, either by:

- referencing an available lot of similar size listed for sale, or
- using average assessed land values from BC Assessment.

At the time of this analysis, realtor.ca did not list any comparable properties for sale. As a result, the assessed values of four lots in CBD and RM5 zones were sourced from BC Assessment to serve as a benchmark for the feasibility analysis. The value of the properties ranged around \$120 per sq. ft (+/- 10%). It is important to note the land values provided by BC Assessment typically represent the lower end of the market value.

Parcel	Zoning	Location	Area (sq. ft.)	Assessed Value (\$ per sq.ft.)
1	CBD	Battle Street	36,038	\$121
2	CBD	Seymour Street	29,997	\$111
3	RM5	Nicola Street	30,020	\$123
4	RM5	Battle Street	24,031	\$116

Table 4: Land Value of Selected Sites Based on BC Assessment, 2024

Source: BC Assessment, CitySpaces Consulting

Residential Market Pricing Assumptions

Two approaches were used to assess current residential market prices:

- Comparable pre-sale listings, and
- Overall apartment resale data.

Pre-sale pricing data was sourced from realtor.ca for the high-end Trillium at City Gardens development in downtown Kamloops, which provided a benchmark for estimating the market value of new development projects. The average unit price in this development was \$646,336 (see Table 15 in the Appendix).

In the real estate market, prices for newly developed units can vary by up to 20%, depending on factors such as finishes, design features, and overall build quality. To account for this variability:

- An average unit price of \$646,336 was applied to the concrete structure scenarios, and
- For the wood-frame scenarios, this price was reduced by 10%, resulting in an average unit price of \$581,702.

The following assumptions were applied in the residual land value analysis:

- For simplicity, it was assumed that commercial space occupies the entire ground floor (21,470 sq. ft.) of the mixed-use developments.
- An average annual lease rate of \$30 per sq. ft. was applied to the commercial space.
- A capitalization rate of 5% was used to estimate the market value of the commercial component.

Cost and revenue assumptions were adjusted to reflect the differences between wood-frame and concrete construction:

- Concrete construction costs were estimated at \$470 per sq. ft., approximately 7% higher than the \$390 per sq. ft. cost for wood-frame construction
- Construction cost estimates include underground parking for all scenarios.

Table 5: Tested Development Pro Forma Scenarios

Source: CitySpaces Consulting, BC Assessment, realtor.ca

	RM5 Residential Wood		RM5 Residential Wood HIGH		CBD Mix Use Concrete		CBD Mix Use Concrete HIGH	
	Variable	Actuals	Variable	Actuals	Variable	Actuals	Variable	Actuals
DEVELOPMENT SPECIFICATIONS								
Site area sq. ft.		22,600		22,600		22,600		22,600
Maximum FSR		5		6		8		14
Allowable buildable area sq. ft. (% site coverage)	70%	15,820	70%	15,820	95%	21,470	95%	21,470
Allowable gross floor area sq. ft.		79,100		94,920		150,290		279,110
Net residential use area sq. ft. (efficiency)	80%	63,280	80%	75,936	80%	120,232	80%	223,288
Net commercial use area sq. ft. (efficiency)					85%	16,103	85%	18,250
Number of Units		86		104		167		309
DEVELOPMENT COSTS								
Construction costs residential (\$/sq.ft)	390	\$30,849,000	390	\$37,018,800	\$470	\$70,636,300	\$470	\$131,181,700
Construction costs commercial (\$/sq.ft)					\$320	\$6,870,400	\$320	\$6,870,400
Soft costs (comm. + res.)		\$3,701,880		\$4,442,256		\$10,213,279		\$18,084,181
Development Cost Charges		\$653,440		\$784,128		\$1,381,759		\$2,445,933
Contingency (comm. + res.)	8%	\$2,467,920	8%	\$2,961,504	8%	\$6,337,944	8%	\$10,838,056
Escalation (comm. + res.)	10%	\$3,084,900	10%	\$3,701,880	10%	\$7,750,670	10%	\$13,805,210
Demolition and site prep.		\$75,000		\$75,000		\$95,000		\$95,000
Developer profit		\$4,899,857		\$5,878,028		\$12,394,242		\$21,998,458
Marketing costs		\$612,482		\$734,754		\$1,549,280		\$2,749,807
TOTAL DEVELOPMENT COSTS		\$46,344,479		\$55,596,350		\$117,228,874		\$208,068,745
REVENUES ASSUMPTIONS								
Average residential sales price per unit		\$581,702		\$581,702		\$646,336		\$646,336
Average commercial rent per sq. ft.					\$30		\$30	
Cap. Rate for commercial space					5%		5%	
DEVELOPMENT REVENUES								
Residential sales		\$50,026,384		\$60,497,023		\$107,938,064		\$199,717,736
Commercial sales						\$12,774,650		\$12,774,650
TOTAL DEVELOPMENT REVENUE		\$50,026,384		\$60,497,023		\$120,712,714		\$212,492,386
Residual Land Value		\$3,681,905		\$4,900,673		\$3,483,840		\$4,423,641
Residual Land Value per sq. ft.		\$163		\$217		\$154		\$196

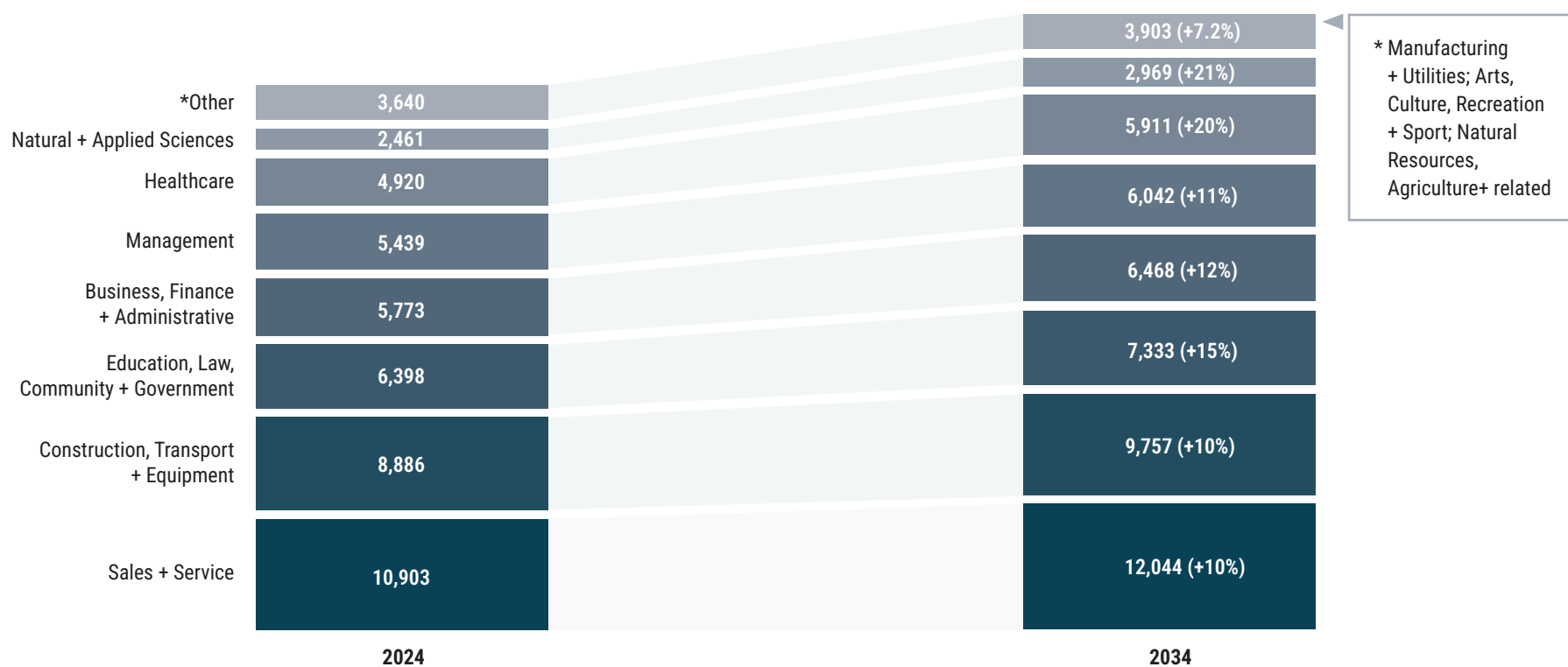
EMPLOYMENT + LABOUR MARKET

The latest Census data shows the City of Kamloops accounts for 16% of the Thompson-Okanagan region's workforce. WorkBC labour market statistics also revealed that unemployment rate stood at 5.9% in the Thompson-Okanagan region, slightly lower than the provincial average of 6.4%. Like many other communities, the sales and services sector is the largest employment sector, comprising nearly one quarter of all jobs (22%, or 10,348 jobs), followed by the construction sector (19%), which employed 9,102 people in 2021.

Figure 17: Employment Projection by Occupation, City of Kamloops, 2024-2034

Source: BC Labour Market Outlook 2024, rennie

Together, the trades, transport, natural resources, and manufacturing sectors represented 43% of Kamloops' workforce, accounting for 11,500 jobs. Thompson Rivers University offers a wide range of entry-level apprenticeship programs and Red Seal certification training in trades such as carpentry, heavy mechanical, plumbing, and electrical work. Local construction companies frequently collaborate with the University on student sponsorships and customized training programs, which have proven to be an effective way to provide skilled workers for the local labor market.



While no more recent labour market data are available for Kamloops, estimates were developed from regional data and projections for the Thompson-Okanagan area developed through the provincial Labour Market Outlook. Historical Census data on the city's regional share of jobs by occupation category were used to segment the Labour Market Outlook projections for the Thompson-Okanagan region to 2034. While this approach limits detailed analysis of local market drivers, some trends can be linked to ongoing investment projects and initiatives aimed at strengthening the local economy.

Over the next decade, Kamloops' labour market is expected to grow by 12.4%, adding approximately 6,000 new jobs. The presence of the Thompson Rivers University likely contributes to Natural and Applied Sciences being the fastest-growing sector, with a projected 21% increase by 2034.

Healthcare and Arts and Culture follow closely, with projected growth of 20% and 19%, respectively - driven by recent healthcare infrastructure investments and the City's ongoing expansion of cultural and recreational facilities, such as the Centre for the Arts.

The construction sector is also expected to grow, with 871 new jobs anticipated over the next 10 years, reflecting continued development activity.

Table 6: Projected Change in Occupations, City of Kamloops, 2024-2034

Source: British Columbia Labour Market Outlook: 2024 Edition, Ministry of Post-Secondary Education and Future Skills

Profession	Number of Jobs		% Change 2024 – 2034
	2024	2034	
Management	5,439	6,042	11%
Business, Finance, + Administrative	5,773	6,468	12%
Natural + Applied Sciences	2,461	2,969	21%
Healthcare	4,920	5,911	20%
Education, Law, Community, + Government	6,398	7,333	15%
Art, Culture, Recreation, + Sport	1,068	1,266	19%
Sales + Service	10,903	12,044	10%
Trades, Transport, + Equipment	8,886	9,757	10%
Natural Resources, Agriculture, + Related	1,101	1,151	5%
Manufacturing + Utilities	1,470	1,486	1%
TOTAL	48,420	54,428	12.4%

LAND INVENTORY + INDUSTRIAL AREAS

Kamloops offers a strategic location for industrial activity, serving as a regional hub with extensive transportation connections across the province. The city lies at the intersection of the Trans-Canada Highway (Highway 1), Highway 5, and Highway 97, providing direct access to the Okanagan via Vernon, to Prince George via Williams Lake, and multiple routes to Alberta through Banff and Jasper. Kamloops also benefits from robust rail infrastructure, offering both freight and passenger connections to Metro Vancouver, Prince Rupert, the Kootenays, Edmonton, Calgary, Lethbridge, and beyond – giving it a competitive edge over nearby regions like the Okanagan (which lacks these rail connections).

Existing industrial areas are strategically positioned near rail lines, with the new and upcoming Iron Mask industrial zones located at the junction of Highways 1, 5, and 97 on the city's western edge. These areas offer significant new opportunities for industrial development. Approximately 77 hectares of light industrial land is currently under development in Iron Mask West, while the much larger Iron Mask North – spanning 399 hectares – is designated for future industrial expansion across the highway.

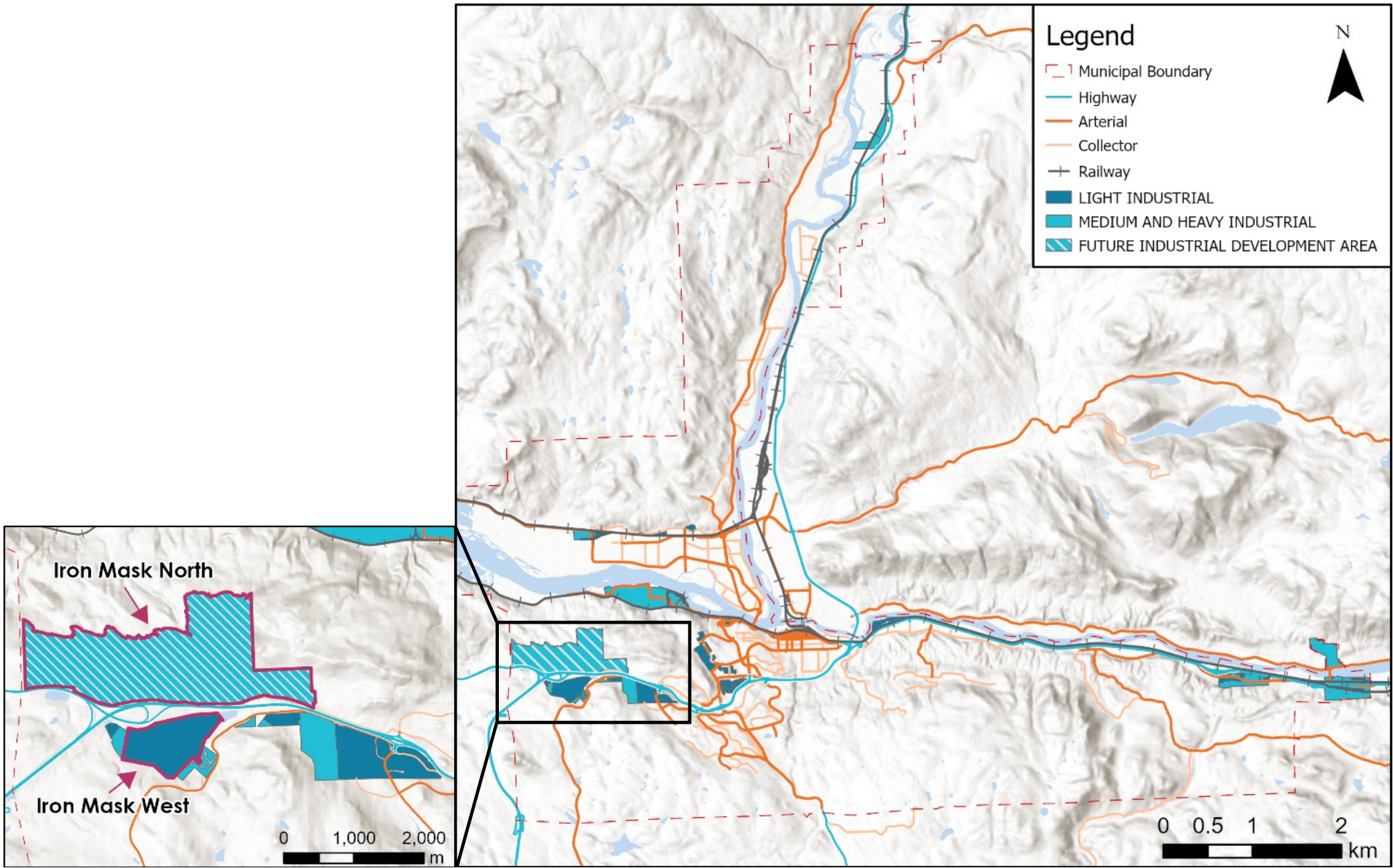
Although not immediately adjacent to rail lines, the CN and CP railyards are within a 15- to 20-minute drive from the Iron Mask areas. Lots in Iron Mask West are expected to be available for lease or purchase in 2025. Together, Iron Mask West and North will expand the city's industrially designated land by 68%, adding approximately 475 hectares. Small pockets of additional industrial land remain undeveloped in other designated areas, as summarized in Table 7.

Table 7: Undeveloped Industrial Designated Land, City of Kamloops

Source: CitySpaces Consulting, City of Kamloops

Area	Hectares	Acres
Campbell Creek	15.9	39
Heffley Creek	1.8	4
Mission Flats	5.9	15
Iron Mask North	398.5	985
Iron Mask West	76.6	189
Iron Mask West Adjacent	3.3	8
Airport Land	276	682

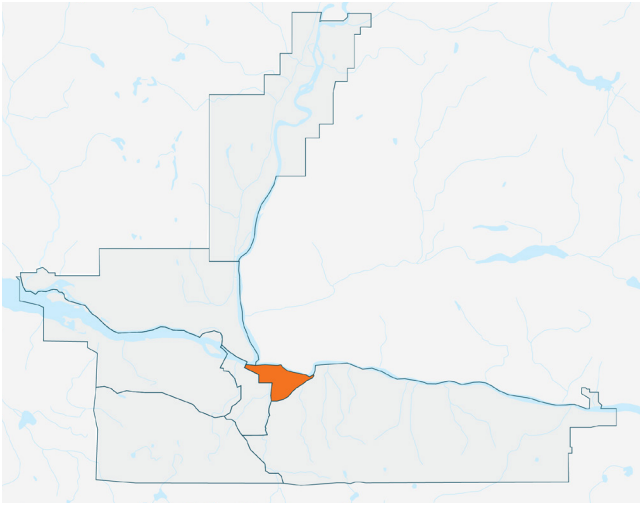
Figure 18: City of Kamloops Existing Industrial Land, Future Industrial Development Area, and Major Transportation Network





SUBAREA FOCUS

DOWNTOWN SAGEBRUSH (2021)

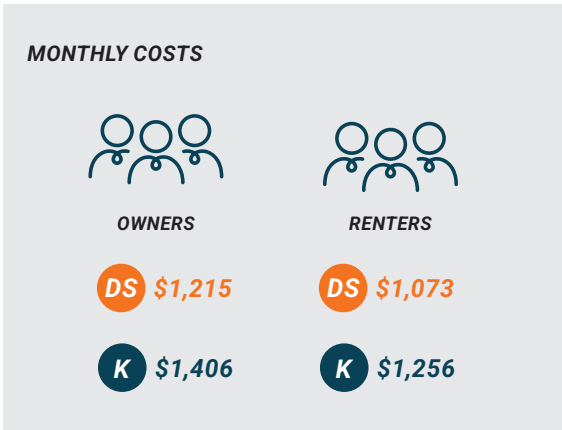
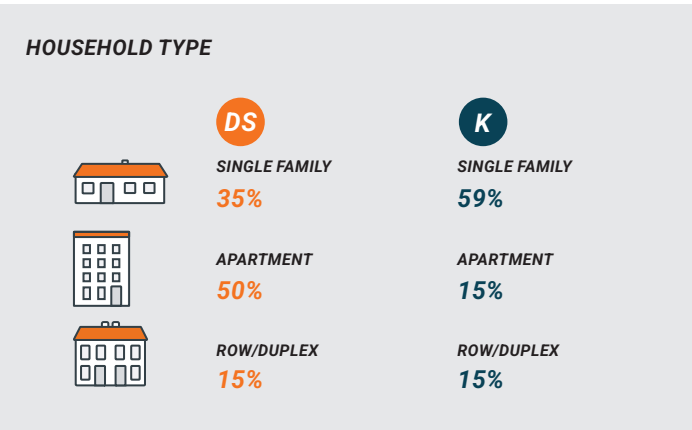
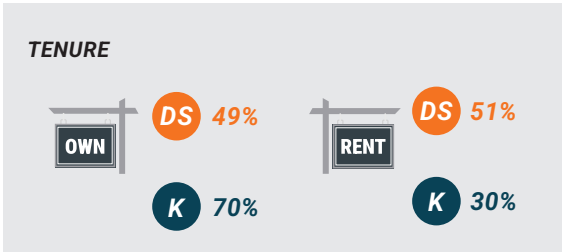
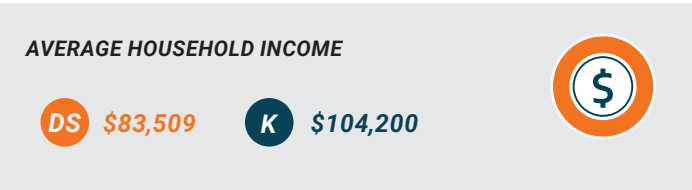
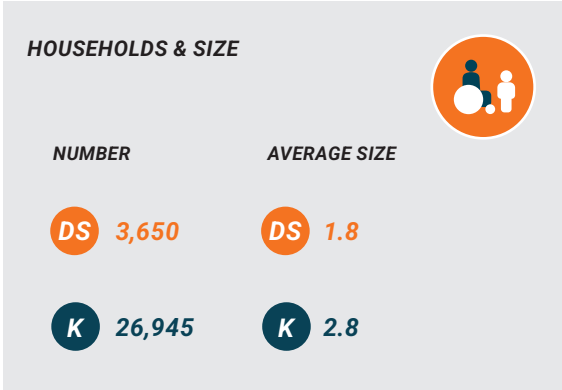
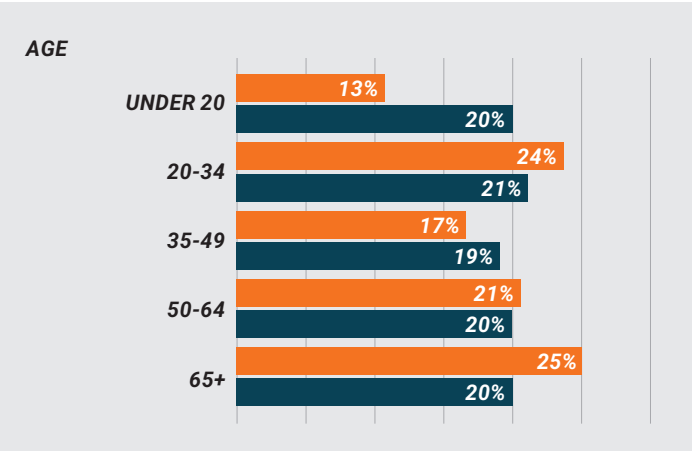
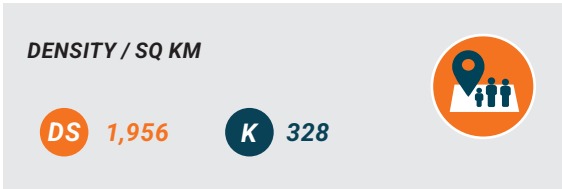
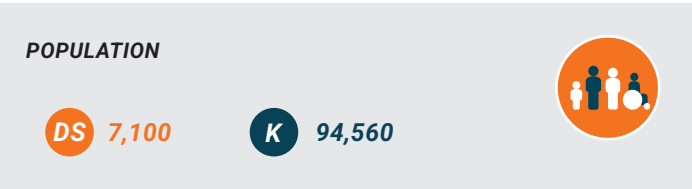


DS DOWNTOWN SAGEBRUSH **K KAMLOOPS**

The Downtown and Sagebrush neighbourhoods form a single sub-area representing Kamloops’ urban core. Bounded by the confluence of the North and South Thompson Rivers to the north, the Yellowhead Bridge to the east, and Highway 1 to the south, this area includes key community amenities such as the Sandman Centre, Riverside Park, Exhibition Park, and Royal Inland Hospital. The new Centre for the Arts will be in the centre of downtown.

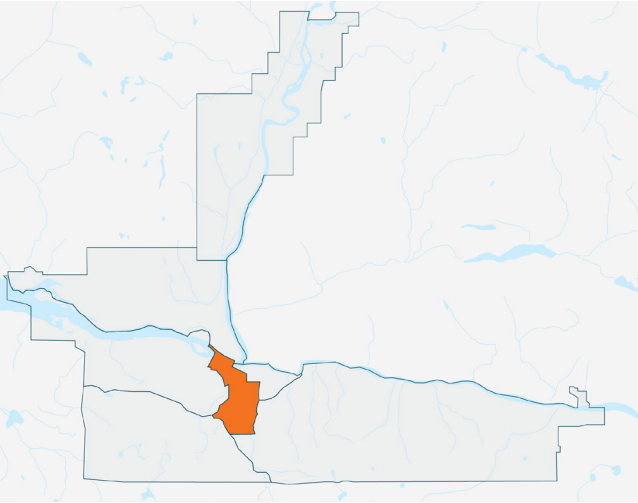
Although it has the second-highest population density in Kamloops, only 14% of households live in this sub-area. Apartments comprise 50% of the housing stock, making it the only area in the city with an average household size below two people. Single-detached homes account for just 35% of dwellings – significantly lower than in other neighbourhoods. The area also has the lowest proportion of residents aged 20 or younger (13%) and the highest share of seniors (25%).

Between 2019 and 2024, resale prices in this area saw the smallest increase citywide, rising by 28%. It also reports the lowest average monthly housing costs: \$1,215 for owners and \$1,073 for renters. With an average household income of \$83,509 in 2020 - the lowest among all sub-areas - a significant portion of residents (20%) work in healthcare, the highest share across the city, reflecting the proximity to the hospital.



Source of data: Census Population, 2021 - Census tract (CT)

SAHALI WEST-END (2021)



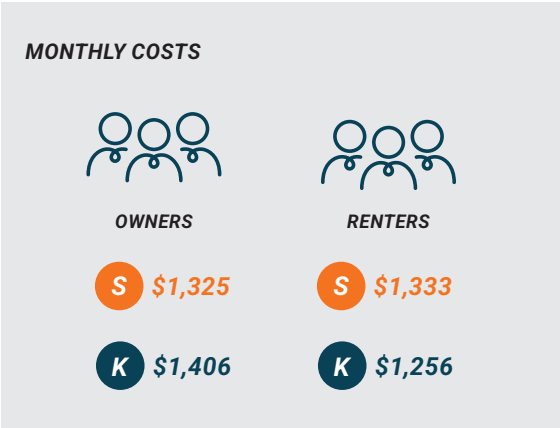
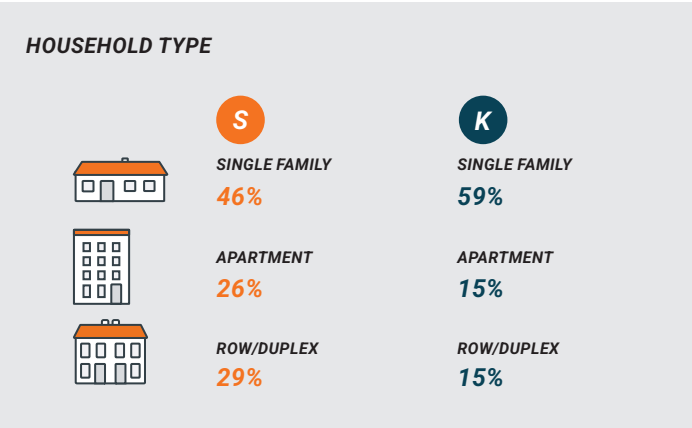
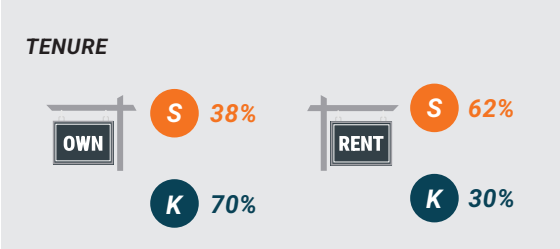
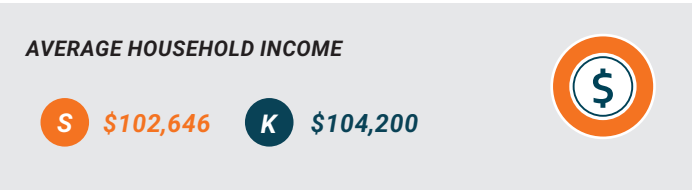
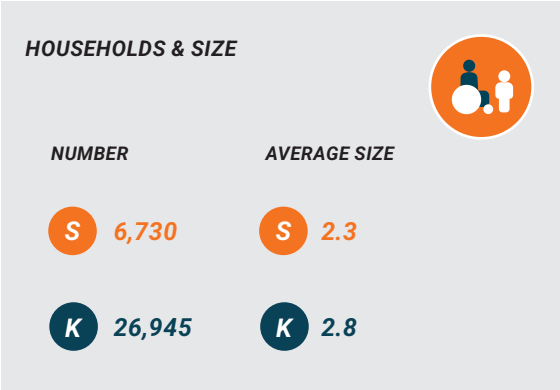
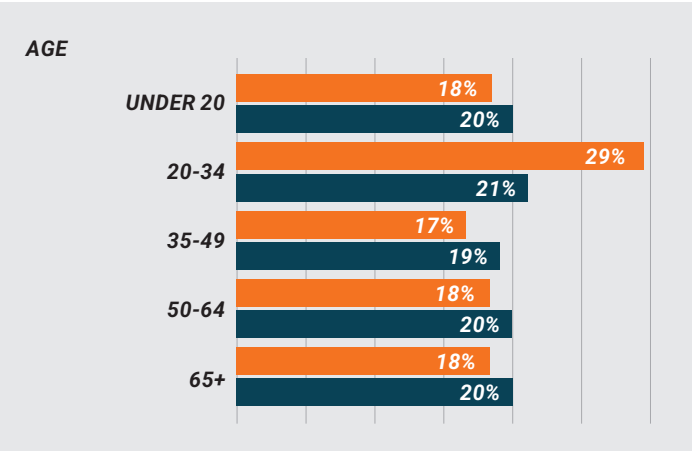
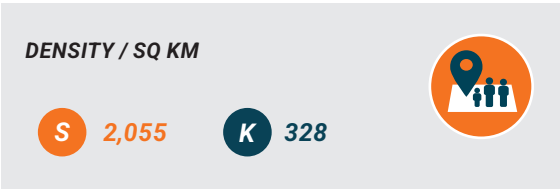
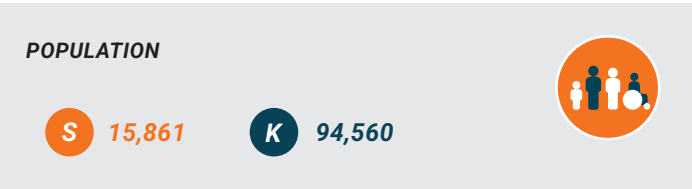
S SAHALI WEST END **K KAMLOOPS**

The Sahali West-End subarea, located directly west of Downtown, includes the neighbourhoods of Upper Sahali, Lower Sahali, and the West End. It also encompasses a major commercial hub centered around the intersection of Summit Drive and Columbia Street – an important gateway into Kamloops from Highway 1. Characterized by suburban-style residential development that winds up the hillside, many homes in the area offer scenic views of the Thompson Valley and North Kamloops.

Sahali West-End has the highest population density in the city, accounting for 25% of all households (6,730). It has the second-highest proportion of renters at 38%, representing 22% of all renting households citywide. Apartments make up 26% of the housing stock – second only to Downtown-Sagebrush – while ground-oriented housing, such as townhomes and duplexes, accounts for the highest share among the subareas at 29%.

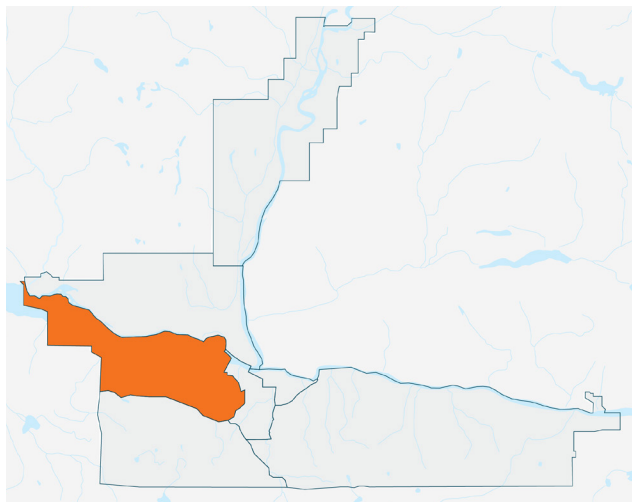
From 2019 to 2024, apartment resale prices in this subarea rose by 55%, the highest increase citywide. However, when all housing types are considered, overall price growth was among the lowest – surpassing only Downtown-Sagebrush and TRU Southgate–Dufferin. While single-detached home prices were higher in several other neighbourhoods, Sahali West-End had the second-lowest average prices for both apartments and ground-oriented homes.

The average household income in 2020 was \$102,646, lower than all subareas except Downtown-Sagebrush and North Kamloops–Brocklehurst. Renter and owner households reported similar monthly housing costs – \$1,325 and \$1,333, respectively. The leading employment sectors for residents were retail (16%) and healthcare (15%).



Source of data: Census Population, 2021 - Census tract (CT)

TRU SOUTHGATE DUFFERIN (2021)



SD TRU SOUTHGATE DUFFERIN **K** KAMLOOPS

This largely undeveloped subarea includes five neighbourhoods: Thompson Rivers University (TRU), Southgate, Dufferin, Mission Flats, and the future Iron Mask area north of Highway 1. Despite its large geographic size, the area has a small population of 3,021. Southgate and Mission Flats are primarily industrial and employment zones, while TRU houses the university campus and the Tournament Capital Centre, which includes Hillside Stadium and the Canada Games Aquatic Centre. The new Arena Multiplex will be in south Dufferin, just off highway 1 and beside Kenna Cartwright Park.

In 2021, only 28% of households in the TRU–Southgate–Dufferin area were renters, despite the proximity to the university. Most homes (61%) are single-detached residences located along the southeastern slopes of Mount Dufferin, behind Aberdeen Mall.

This subarea recorded some of the highest resale prices in Kamloops. Average prices for detached homes (\$934,680) and ground-oriented units (\$560,038) were the highest citywide, while apartment prices (\$466,340) were second only to North Kamloops.

Household incomes were also among the highest in the city, with an average of \$113,800 – ranking third overall. Owner households reported the second-highest average monthly housing costs at \$1,588, while renters paid an average of \$1,455, the third highest among all subareas.

POPULATION

SD 3,021 **K** 94,560

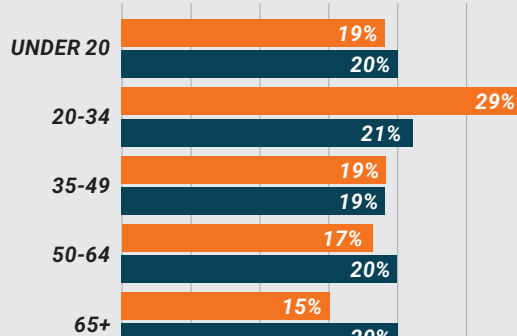


DENSITY / SQ KM

SD 98 **K** 328



AGE



HOUSEHOLDS & SIZE

NUMBER **AVERAGE SIZE**

SD 1,145 **SD** 2.3

K 26,945 **K** 2.8



AVERAGE HOUSEHOLD INCOME

SD \$113,800 **K** \$104,200

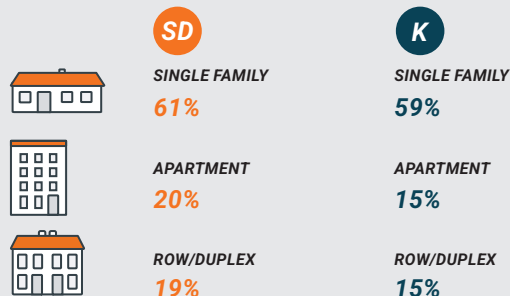


TENURE

OWN **SD** 28% **K** 70%

RENT **SD** 71% **K** 30%

HOUSEHOLD TYPE



MONTHLY COSTS

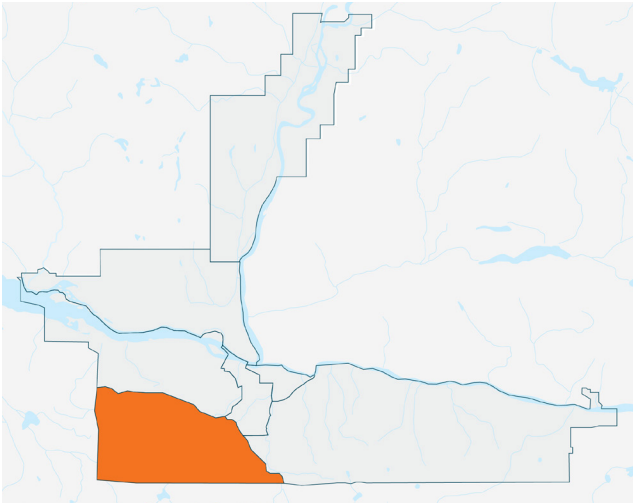
OWNERS **RENTERS**

SD \$1,588 **SD** \$1,455

K \$1,406 **K** \$1,256

Source of data: Census Population, 2021 - Census tract (CT)

SOUTHWEST (2021)



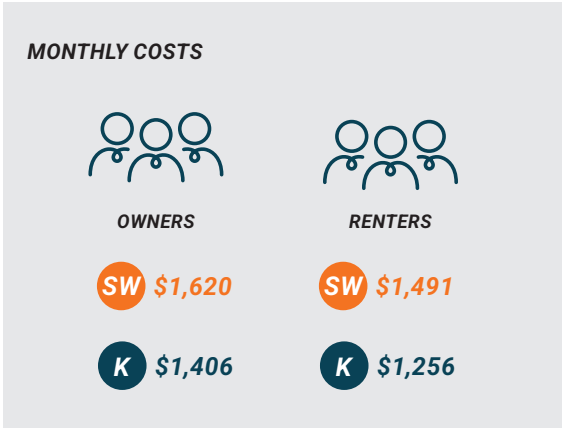
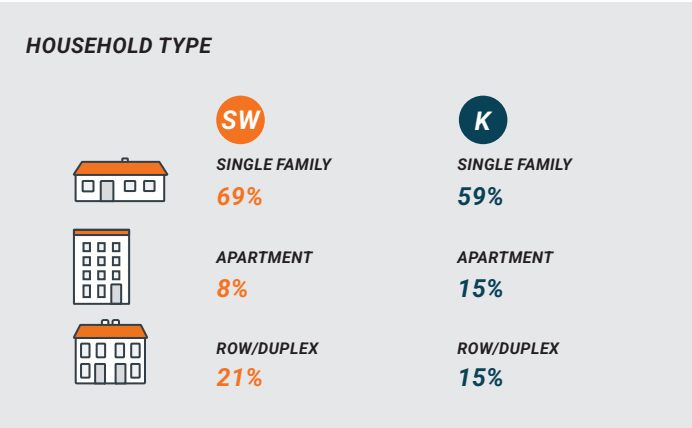
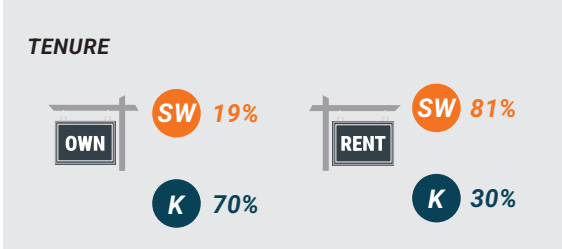
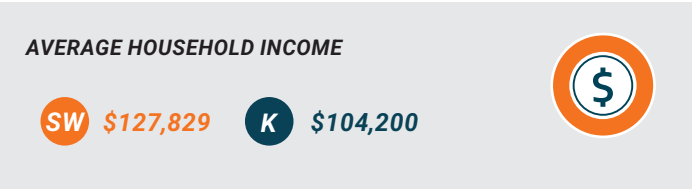
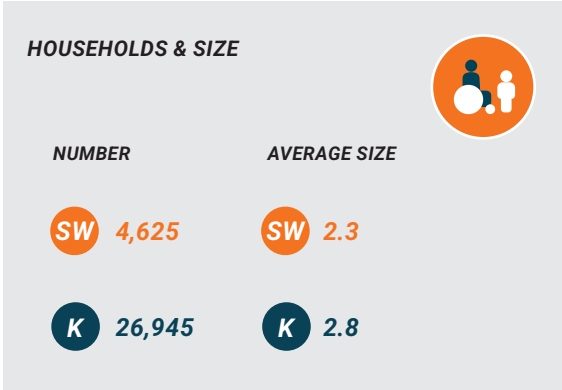
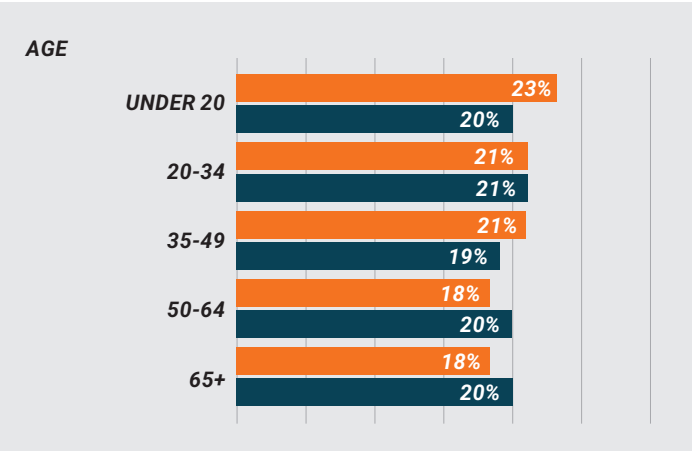
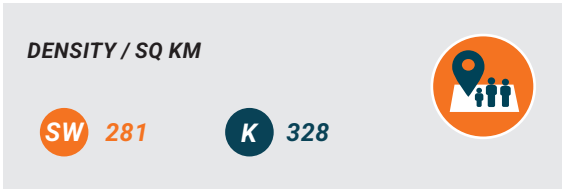
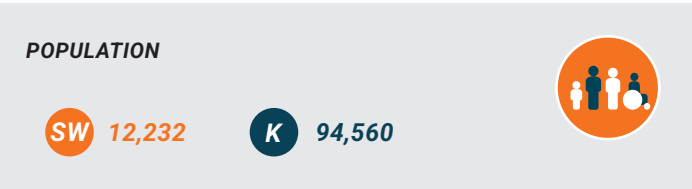
SW SOUTHWEST **K** KAMLOOPS

The Southwest subarea encompasses the lands west of Highway 5A and south and east of Highway 1, including the Aberdeen, Pineview, and southern Iron Mask neighbourhoods. It features a mix of land uses, with large-format commercial and industrial areas situated south of Highway 1, creating a buffer between the highway and residential zones. While the new Multiplex Area is technically in Dufferin, it will be easily accessible just on the other side of Highway 1 across the Copperhead Drive overpass.

The area includes extensive undeveloped land and future development sites identified in the Official Community Plan. Iron Mask West, currently under development, is located here, alongside the West Highlands Community Centre, which provides local recreational amenities.

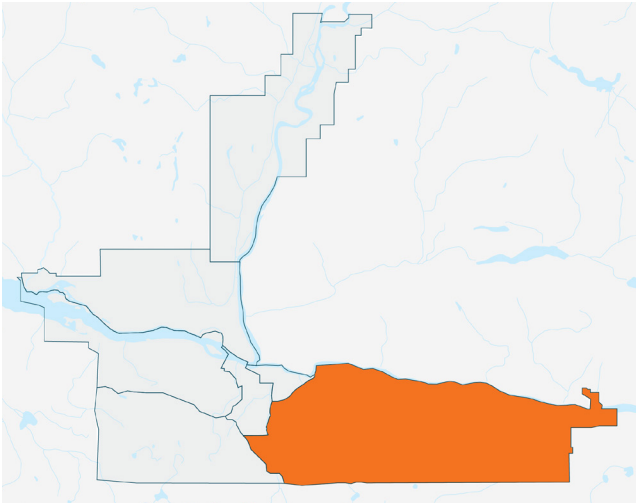
Residential development in the Southwest is primarily suburban, with hillside homes and cul-de-sacs built along the steep north-facing slopes. The subarea has limited apartment housing but contains the second-highest proportion of ground-oriented homes in the city (21%).

In 2024, resale prices for both single-detached and ground-oriented homes ranked third highest citywide. The Southwest also had the city's highest average household income at \$127,829 and the largest average household size at 2.6 people. Owner households reported the highest average monthly housing costs in Kamloops (\$1,620), while renters paid an average of \$1,491 – second only to the Southeast subarea.



Source of data: Census Population, 2021 - Census tract (CT)

SOUTHEAST (2021)

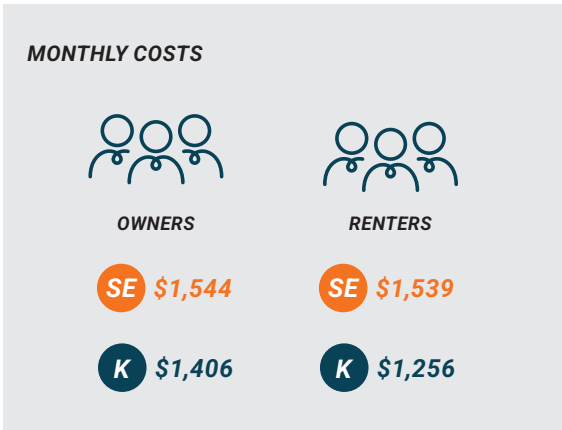
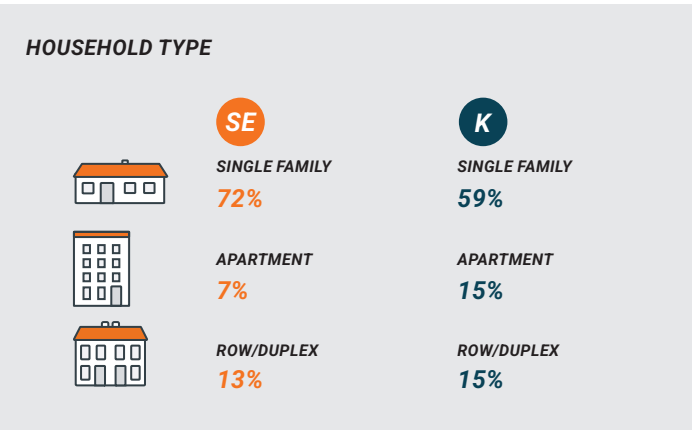
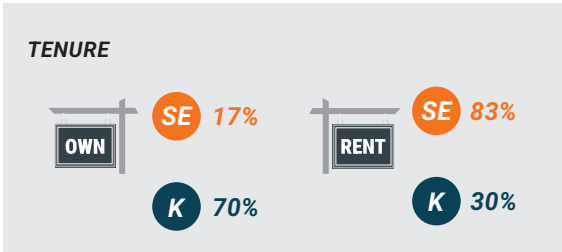
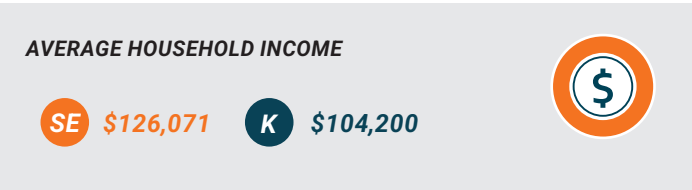
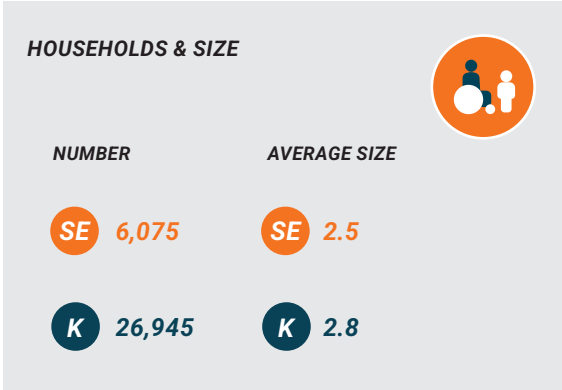
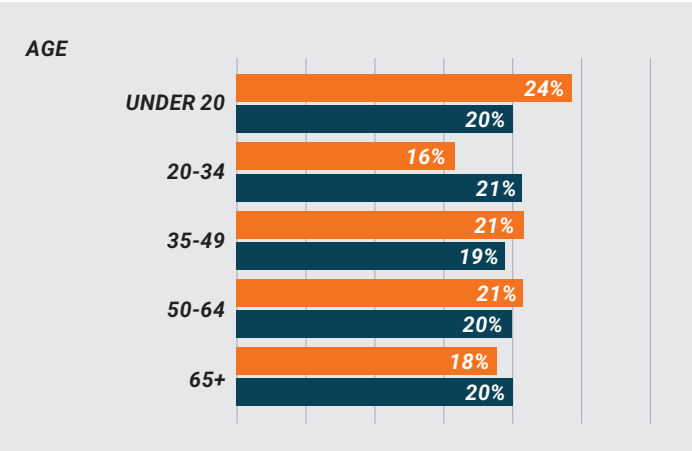
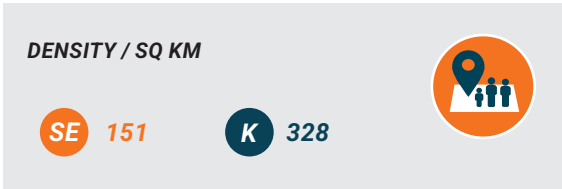
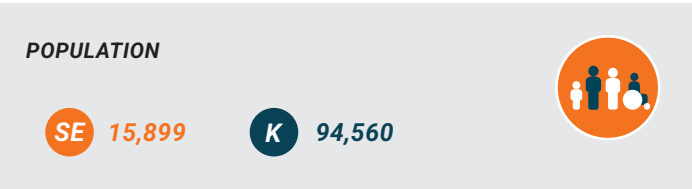


SE SOUTHEAST **K KAMLOOPS**

The Southeast subarea is characterized by low-density development, steep terrain, and diverse landscapes. It includes several neighbourhoods: Valleyview, Juniper Ridge, Dallas, Campbell Creek, Barnhartvale, Rose Hill, and Knutsford.

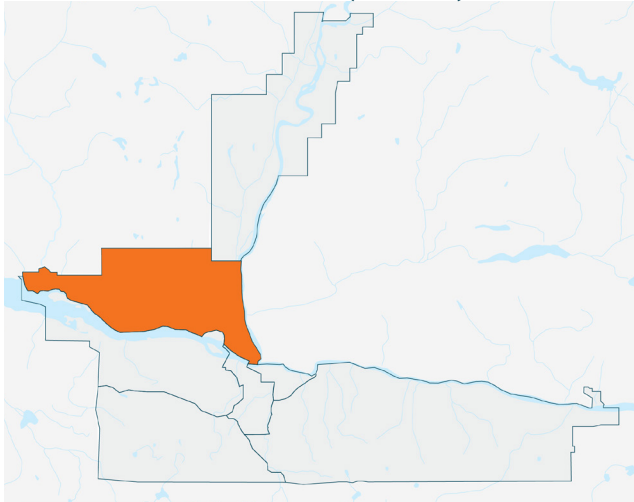
Rose Hill and Knutsford are home to a small number of large, rural properties. Juniper Ridge is a hillside suburban community overlooking the South Thompson River. Dallas and Valleyview feature mature, low-density suburban development, including riverfront homes and some commercial uses along Highway 97. These are among the few flat areas south of the river. Barnhartvale offers a mix of suburban and rural detached housing, while Campbell Creek is primarily industrial. Recreational amenities include Valleyview Arena and Kamloops Bike Ranch.

The area is predominantly composed of single-detached homes (72%) and recorded the second-highest average home resale price in 2024 at \$848,545. It also had the second-highest average



Source of data: Census Population, 2021 - Census tract (CT)

NORTH KAMLOOPS BROCKLEHURST (2021)



B

NORTH KAMLOOPS BROCKLEHURST

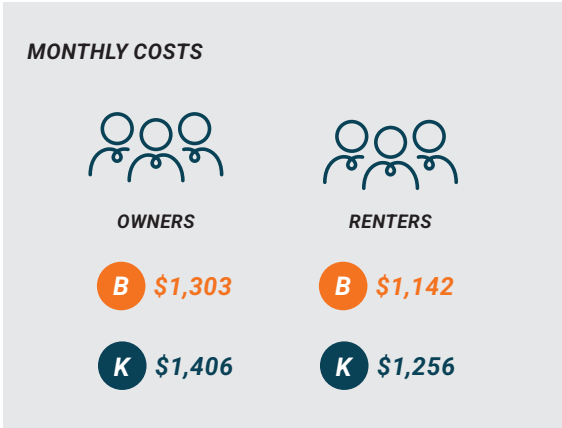
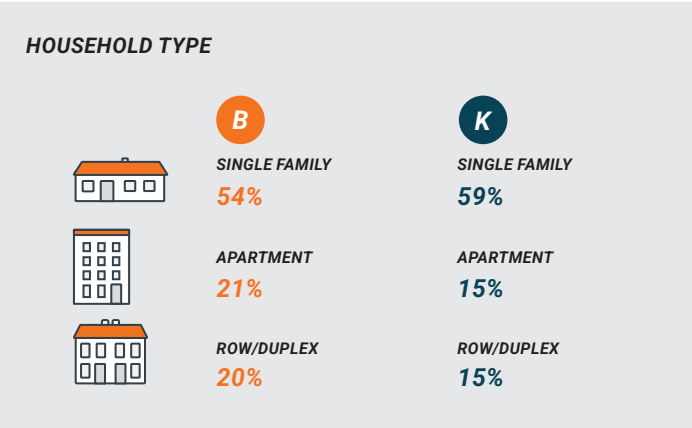
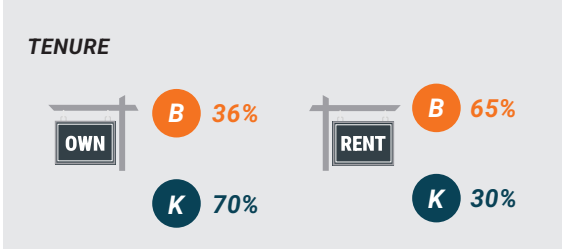
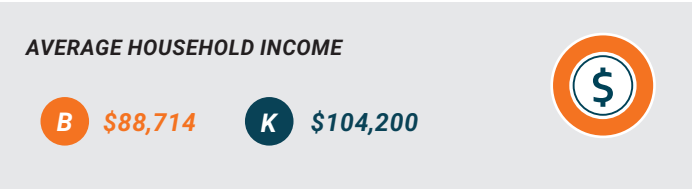
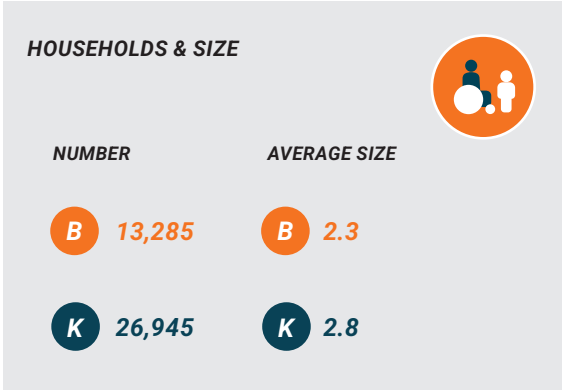
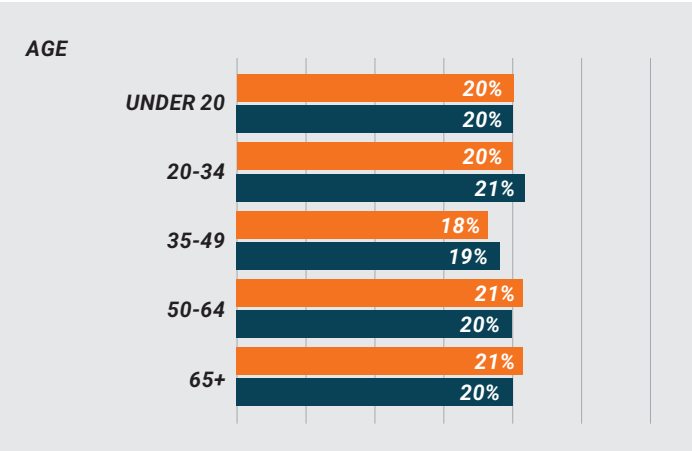
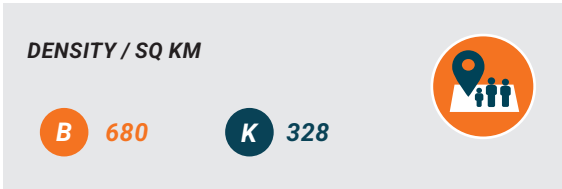
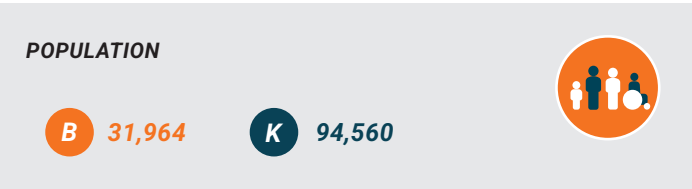
K

KAMLOOPS

The North Kamloops–Brocklehurst subarea includes the neighbourhoods of North Kamloops, Brocklehurst, Tranquille, and Batchelor Heights. It features a high concentration of recreational amenities such as McArthur Island Park, Brocklehurst Arena, Singh Bowl Park, and several community centres. As the city’s largest and flattest subarea, it is home to roughly one-third of Kamloops’ population.

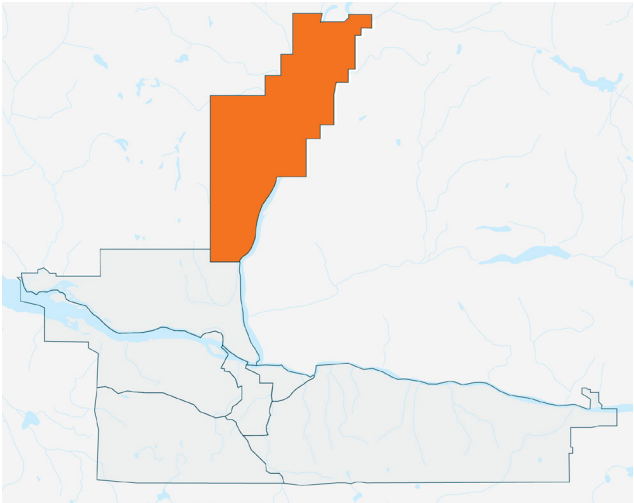
The area is primarily suburban, with mature single-detached neighbourhoods built in the 1960s and 1970s. Its traditional grid street pattern – unlike the cul-de-sacs more common in newer developments south of the river – supports greater potential for infill and densification. Housing types include a mix of ground-oriented homes (20%) and apartments (21%), the third highest proportions in both categories among the subareas.

Due to the age of the housing stock, this area remains one of the most affordable in Kamloops. In 2024, it recorded the lowest average resale prices for both single-detached homes (\$671,487) and apartments (\$319,050). Monthly housing costs were also among the lowest, with renters averaging \$1,142 and owners \$1,303. Average household income was the second lowest citywide at \$88,714.



Source of data: Census Population, 2021 - Census tract (CT)

NORTHEAST (2021)

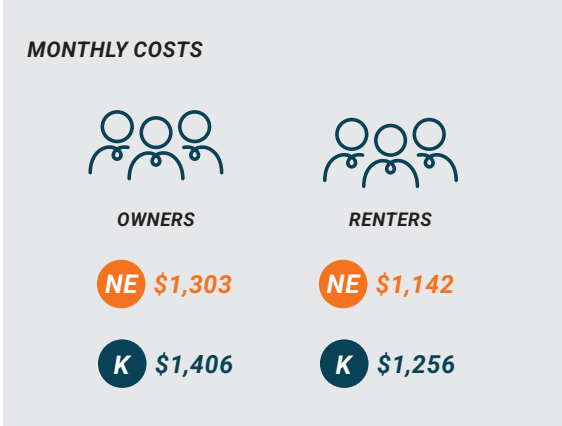
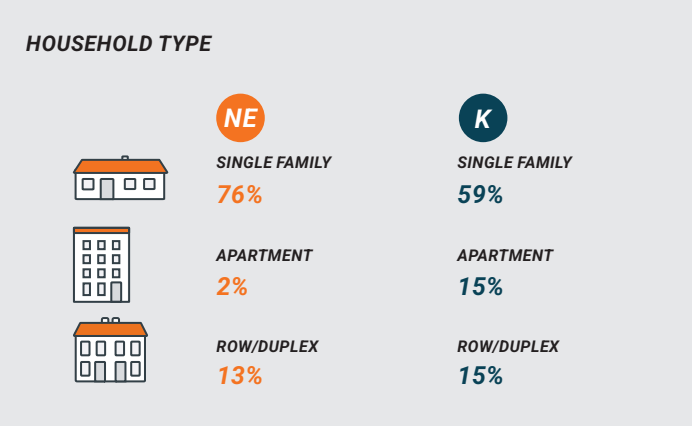
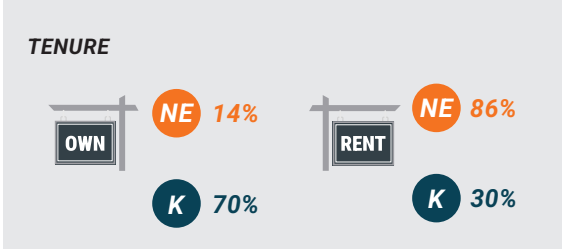
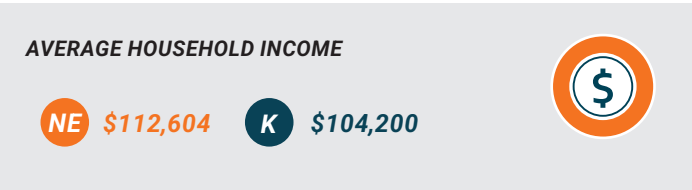
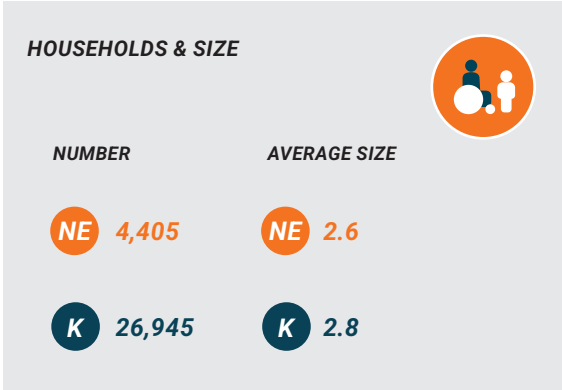
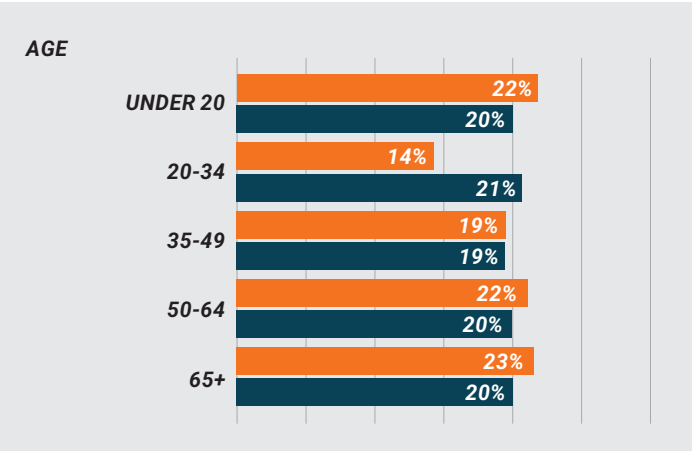
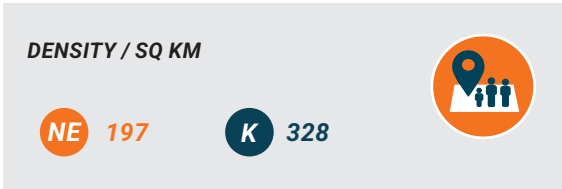
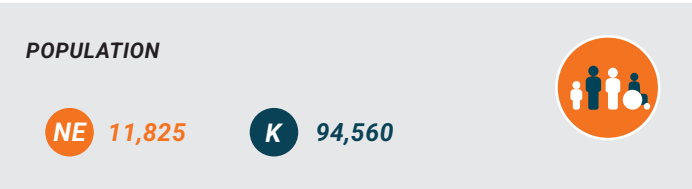


NE NORTHEAST **K** KAMLOOPS

The Northeast subarea encompasses the neighbourhoods of Westsyde, Rayleigh, Noble Creek, and Heffley Creek, though most homes are located in Westsyde and Rayleigh. Key recreational amenities include Westsyde Centennial Park and Rink, Tournament Capital Ranch, and Ray-Mor Park. While Westsyde has a typical suburban character, Rayleigh and especially Heffley Creek have a more rural feel.

This subarea has the highest homeownership rate in Kamloops at 86%, and the highest share of single-detached homes (76%). Apartment housing is minimal, and the average household size is the city's largest at 2.6 people. The population skews older and younger, with a higher proportion of residents aged 50+ and under 20, and the lowest share of 20 to 34-year-olds (14%) citywide.

In 2024, the average price of single-detached homes in the Northeast was relatively moderate at \$728,610. Ground-oriented homes were priced mid-range compared to other subareas. Housing costs were nearly equal between renters and owners, averaging \$1,390 and \$1,400 per month, respectively.



Source of data: Census Population, 2021 - Census tract (CT)



APPENDIX A

SUPPLEMENTAL TABLES

Table 8: Average Resale Prices by Structure Type and Subarea, 2024*Source: Multiple Listing Service, Kamloops Area Sales Data, 2024*

Subarea	Apartment	Ground-oriented	Single Detached	Subarea Average
Downtown Sagebrush	\$391,207	\$578,313	\$708,741	\$543,822
North Kamloops Brocklehurst	\$319,050	\$510,651	\$671,487	\$616,886
Northeast Kamloops	\$590,000	\$538,962	\$728,610	\$697,150
Sahali West End	\$374,614	\$471,030	\$806,195	\$576,830
Southeast	\$438,336	\$559,359	\$848,545	\$797,716
Southwest	\$385,578	\$547,387	\$829,731	\$699,099
TRU Southgate Dufferin	\$466,340	\$560,038	\$934,680	\$657,215
City of Kamloops	\$386,627	\$518,191	\$767,060	\$660,699

Table 9: Average Resale Prices by Structure Type and Subarea, 2019*Source: Multiple Listing Service, Kamloops Area Sales Data, 2019*

Subarea	Apartment	Ground-oriented	Single Detached	Subarea Average
Downtown Sagebrush	\$329,891	\$424,410	\$504,432	\$424,598
North Kamloops Brocklehurst	\$206,191	\$301,533	\$457,492	\$414,872
Northeast Kamloops	–	\$470,300	\$493,394	\$491,786
Sahali West End	\$241,724	\$326,491	\$552,920	\$417,764
Southeast	\$287,265	\$410,709	\$590,195	\$548,108
Southwest	\$281,130	\$407,565	\$558,012	\$497,603
TRU Southgate Dufferin	\$362,471	\$518,075	\$634,268	\$510,362
City of Kamloops	\$281,705	\$368,054	\$522,393	\$465,104

Table 10: Change in Average Resale Prices by Structure Type and Subarea, 2019/2024

Source: Multiple Listing Service, Kamloops Area Sales Data, 2019 & 2024

Subarea	Apartment	Ground-oriented	Single Detached	Subarea Average
Downtown Sagebrush	19%	36%	41%	28%
North Kamloops Brocklehurst	55%	69%	47%	49%
Northeast Kamloops	–	15%	48%	42%
Sahali West End	55%	44%	46%	38%
Southeast	53%	36%	44%	46%
Southwest	37%	34%	49%	40%
TRU Southgate Dufferin	29%	8%	47%	29%
City of Kamloops	37%	41%	47%	42%

Table 11: Number of Sales by Structure Type and Subarea, 2024

Source: Multiple Listing Service, Kamloops Area Sales Data, 2019 & 2024

Subarea	Apartment	Ground-oriented	Single Detached	Subarea Average
Downtown Sagebrush	58	8	52	118
Kamloops 1	32	47	266	345
North Kamloops Brocklehurst	1	21	109	131
Northeast Kamloops	57	84	89	230
Sahali West End	8	34	216	258
Southeast	27	57	131	215
Southwest	25	8	20	53
Total	208	259	883	1,350

Table 12: Apartment Resale Prices by Price Range, City of Kamloops, 2019/2024

Source: Multiple Listing Service, Kamloops Area Sales Data, 2019 & 2024

Price Range	2019		2024	
Less than \$250,000	75	43%	14	7%
\$250,000 - \$324,999	54	31%	37	18%
\$325,000 - \$399,999	31	18%	72	35%
\$400,000 or more	16	9%	85	41%
Median	\$261,500		\$382,500	

Table 13: Ground-Oriented Resale Prices by Price Range, City of Kamloops, 2019/2024

Source: Multiple Listing Service, Kamloops Area Sales Data, 2019 & 2024

Price Range	2019		2024	
Less than \$350,000	150	44%	18	7%
\$350,000 - \$419,999	92	27%	50	19%
\$420,000 - \$529,999	71	21%	76	29%
\$530,000 or more	25	7%	115	44%
Median	\$363,000		\$520,000	

Table 14: Single Detached Resale Prices by Price Range, City of Kamloops, 2019/2024

Source: Multiple Listing Service, Kamloops Area Sales Data, 2019 & 2024

Price Range	2019		2024	
Less than \$475,000	485	43%	36	4%
\$425,000 - \$594,999	379	33%	130	15%
\$595,000 - \$744,999	179	16%	323	37%
\$745,000 or more	93	8%	394	45%
Median	\$499,900		\$720,000	

Table 15: Pre-Sale Prices at Trillium at City Gardens, Downtown Kamloops, April 2025

Source: realtor.ca, CitySpaces Consulting

Bedroom Type	Area (sq. ft.)	Price	Price (per sq. ft.)
Studio	503	\$ 439,900	\$875
	503	\$ 484,900	\$964
	503	\$ 459,900	\$914
	503	\$ 489,900	\$974
	503	\$ 454,900	\$904
1-bedroom	599	\$ 519,900	\$868
	662	\$ 569,900	\$861
	662	\$ 559,900	\$846
2-bedroom	886	\$ 599,900	\$677
	886	\$ 769,900	\$869
	985	\$ 909,900	\$924
	1,001	\$ 669,900	\$669
	1,001	\$ 649,900	\$649
	1,583	\$1,470,000	\$929
Average	770	\$646,336	\$852

Table 16: Average Rents By Bedroom Count, July 2025

Source: CMHC, Facebook Marketplace, Craigslist, Apartment.com, REW, Zumper, Zillow, Hotpads

Subarea	1-Bedroom	2 Bedroom	3-Bedroom	Average Overall
Downtown Sagebrush	\$1520	\$1950	\$2150	\$1873
Sahali West End	\$1430	\$1860	\$2050	\$1780
TRU Southgate Dufferin	\$1580	\$1900	\$2050	\$1843
Southwest	\$1590	\$1980	\$2120	\$1897
Southeast	\$1550	\$1930	\$2100	\$1860
North Kamloops Brocklehurst	\$1490	\$1770	\$2050	\$1747
Northeast	\$1530	\$1900	\$2050	\$1827
Kamloops Citywide Median	\$1530	\$1900	\$2050	\$1827

CITY  SPACES

