

Central Okanagan Market Pulse



Market Snapshot January 2026 vs 2025



February has arrived in the Central Okanagan, and this winter has been anything but typical. With unusually mild temperatures and no snow on the ground, it already feels like spring is just around the corner. Between the longer days, the Family Day long weekend, and Super Bowl weekend bringing people together, there's been a noticeable sense of activity in the community even during what is normally a quieter time of year.

In contrast to the weather, the real estate market itself has been moving at a slower, more deliberate pace. **Sales activity for both single family homes and condos has eased**, and **days on market have increased** across most property types. Buyers are active, but they are cautious. Many are taking extra time to evaluate options, watch interest rates, and ensure they are comfortable with both pricing and long-term affordability before moving forward.

This shift has resulted in a market where **patience matters**. Homes are taking longer to sell, negotiations are more common. For sellers, this means pricing and presentation are more important than ever. Properties that are well prepared and positioned realistically continue to attract interest, while others may sit longer as buyers compare and wait.

Inventory levels have provided buyers with more choice, particularly in the condo and townhome segments. That additional supply, combined with economic uncertainty and ongoing interest rate discussions, has contributed to a more balanced but slower market overall. While activity has softened, pricing has remained relatively stable, reflecting the long-term confidence in the Central Okanagan lifestyle and housing market.

If you're considering buying or selling, or simply want to better understand how current market conditions may affect your plans, reach out to your local REMAX agent for specific, up-to-date guidance tailored to your situation.

	# OF SALES	AVG. SALE PRICE	MEDIAN SALE PRICE	DAYS ON MARKET	LIST-TO-SALE PRICE RATIO
 SINGLE-FAMILY	91 ▼17%	\$1,036,503 ▲1%	\$945,000 ▼1%	81 ▲8%	96%
 CONDO	55 ▼13%	\$501,550 ▲7%	\$410,000 ▼7%	83 ▲7%	97%
 TOWNHOME	36 ▼5%	\$730,581 ▼4%	\$661,250 ▼5%	91 ▲8%	96%

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TRUST IN TREASURE

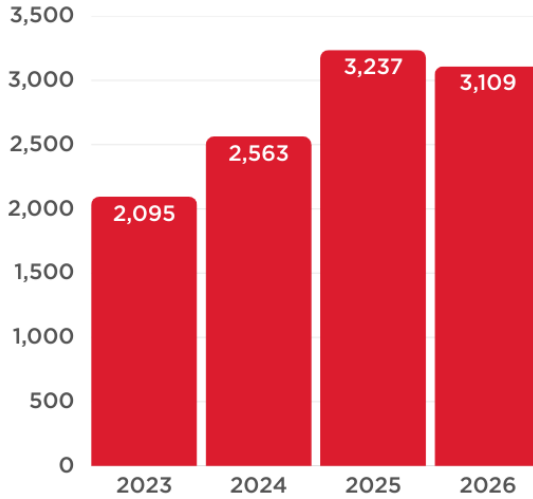
RE/MAX Kelowna
An Independent Member Broker

Central Okanagan Monthly Analysis

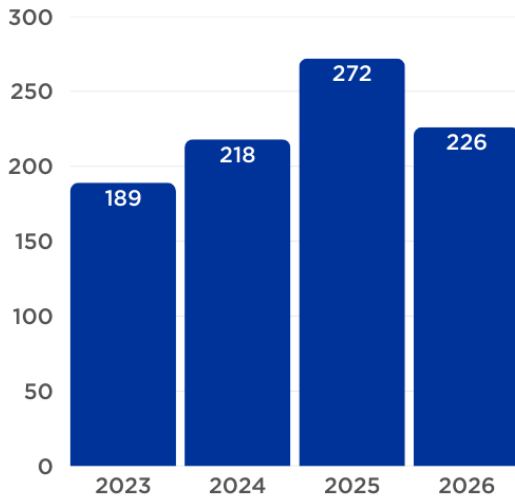
January 2026



TOTAL ACTIVE LISTINGS AS OF JANUARY 31ST



TOTAL SALES YTD



MEDIAN SALES PRICE

SINGLE-FAMILY	\$945,000
CONDO	\$410,000
TOWNHOME	\$661,250

SINGLE FAMILY

	January 2025	January 2026
Sales by Month	110	91
Sales Year to Date	110	91
Sale Prices by Month	Average: \$1,028,010	\$1,036,503
	Median: \$957,500	\$945,000
Sale Prices Year to Date	Average: \$1,039,699	\$1,036,503
	Median: \$957,500	\$945,000
Units Listed	390	318
Days to Sell by Month - Residential	110	91
Days to Sell Year to Date - Residential	110	91

SALES (YTD)

	2025	2026
\$0 - \$499K	3	2
\$500K - \$699K	10	5
\$700K - \$799K	13	15
\$800K - \$899K	21	15
\$900K - \$999K	19	17
\$1M - \$1.49M	30	25
\$1.5M - \$2.99M	11	11
\$3M+	0	0

ACTIVE INVENTORY

Single-Family	Condo	Lot	Townhome
940	685	223	314

MONTHS OF INVENTORY

10	12	45	9
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Buyer's Market:	6+ months
Balanced Market:	4 to 6 months
Seller's Market:	0 to 4 months

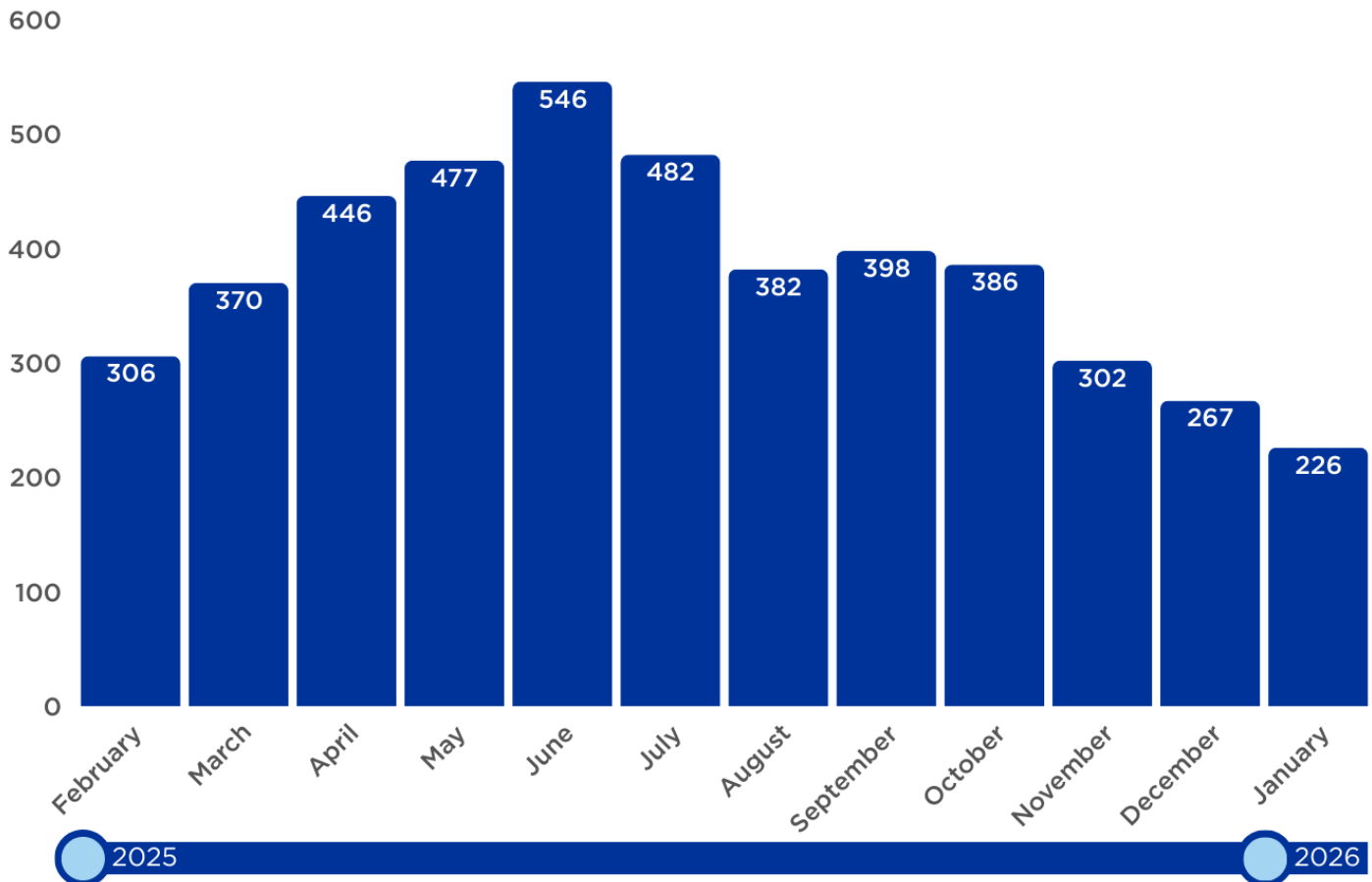
*Graphs outside the red box include all property types.

Not intended to solicit properties currently listed for sale/under contract. Based on MLS® listings as reported by the ASSOCIATION OF INTERIOR REALTORS® dates specified 2023/2024/2025/2026 for Central Okanagan.

RE/MAX Kelowna - an independent member broker.

*Single-family home figures exclude waterfront properties.

TOTAL SALES



AVERAGE SALE PRICE

CURRENT MONTH
2026 VS 2025



SINGLE-FAMILY

\$1,036,503

▲ 1%



CONDO

\$501,550

▲ 7%



TOWNHOME

\$730,581

▼ 4%

LIST TO SALE
PRICE RATIO

96%

97%

96%



FEBRUARY 13 / 6:30 - 8PM

Comedy for a Cause

Get ready for a night of laughs and local talent as Comedy for a Cause returns. Featuring fan-favorite Sarah Dawn and Kelowna's top comics, this show delivers big laughs for a great cause. All proceeds support Central Okanagan Crime Stoppers (\$20)

Dakoda's Comedy Lounge
1574 Harvey Avenue, Kelowna



FEBRUARY 14/ 6:30-10PM

Scoundrel and The Wench Valentine's Dinner & Show

Celebrate Valentine's Day at Crown & Thieves with live music from Danaii and Josh + Bex, plus a cozy Italian dinner for two with sparkling wine. An intimate, candlelit night made for sharing. Tickets priced per couple (\$179 + tax & gratuity). ❤️🎵

3887C Brown Road, West Kelowna



FEBRUARY 28 / 8-11PM

Sam Balson with Josh + Bex

Earthy folk songs and heartfelt stories come alive as Sam Balson takes the stage at Red Bird Brewing. With soulful vocals and rich roots-inspired sounds, this full-length live performance promises music that lingers long after the last note (\$15-20) 🎵🍷

Red Bird Brewing
1080 Richter Street, Kelowna

FEBRUARY 6 / 7:30 - 8:40PM

Julian Conducts Tchaikovsky

Feel the power of symphonic passion as Julian Pellicano debuts, leading Tchaikovsky's monumental Symphony No. 5 with the Okanagan Symphony Youth Orchestra. A moving, high-impact concert experience (\$15 - \$70) 🎵🌟

Okanagan Symphony Orchestra
1375 Water Street, Kelowna



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