

Central Okanagan Market Pulse



Market Snapshot May 2026 vs 2025

June has arrived in the Okanagan, bringing longer evenings, patio season, lake days, and graduation celebrations throughout the community. As we move toward summer, the Central Okanagan real estate market continues to show an **interesting mix of stability and caution**, with some shifting trends compared to last year.

	# OF SALES	AVG. SALE PRICE	MEDIAN SALE PRICE	DAYS ON MARKET	LIST-TO-SALE PRICE RATIO
SINGLE-FAMILY 	206 ▼7%	\$1,114,454 ▼3%	\$928,900 ▼8%	50 ▼4%	97%
CONDO 	123 ▲26%	\$502,295 ▼3%	\$430,000 ▼7%	54 ▼21%	97%
TOWNHOME 	55 ▼27%	\$674,889 ▼3%	\$688,000 -	58 ▼6%	98%

One of the biggest stories this month is that **inventory levels have declined across all major property types**, yet prices have also softened in several segments. At the same time, **sales activity was lower year over year for single family homes and townhouses**, while **condos remained the standout category with increased sales activity**.

The median price numbers tell the story clearly. **Single family homes** saw the most notable adjustment, with the **May median price declining 8% from last year to \$928,900**. **Condo median prices were down 7% year over year to \$430,000**, while **townhouse median pricing remained essentially flat at \$688,000**. These shifts suggest buyers are continuing to focus carefully on value, affordability, and overall condition when making purchasing decisions.

Another interesting trend is the **significant drop in new listings entering the market**. New inventory was down sharply compared to last May, particularly in the single family and condo categories. This could reflect some homeowners choosing to wait for stronger market conditions before listing, while others may simply be taking a more cautious approach amid ongoing economic and political uncertainty. With fewer new properties coming online, **well positioned listings continue to stand out and attract attention**.

The condo market continues to perform particularly well, with sales increasing year over year despite softer pricing. This may reflect ongoing demand from downsizers, first time buyers, and investors looking for more attainable opportunities in the market.

As always, if you're wondering what these market trends mean for your own real estate plans, **reach out to your local REMAX agent for advice specific to your situation. We'd love the opportunity to talk with you!**



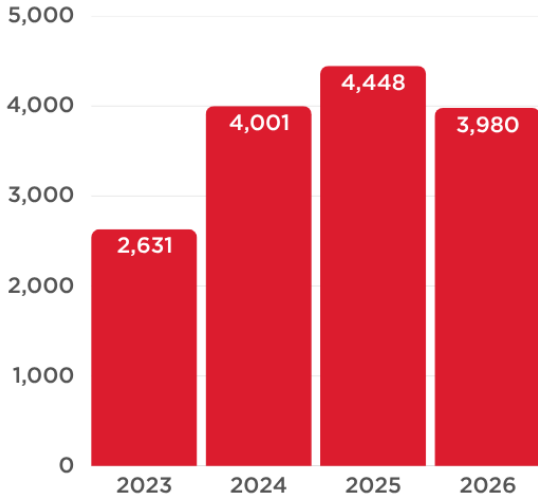
Keith Watts

PERSONAL REAL ESTATE CORPORATION

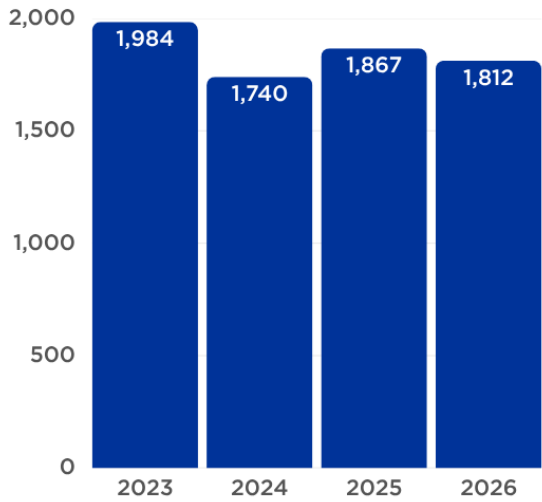
250.864.4241
keithwatts17@gmail.com
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TOTAL ACTIVE LISTINGS AS OF MAY 31ST



TOTAL SALES YTD



MEDIAN SALES PRICE

SINGLE-FAMILY	\$937,500
CONDO	\$430,000
TOWNHOME	\$676,250

SINGLE FAMILY

	May 2025	May 2026
Sales by Month	221	206
Sales Year to Date	803	759
Sale Prices by Month	Average: \$1,050,207	\$1,114,454
	Median: \$1,015,000	\$928,900
Sale Prices Year to Date	Average: \$1,097,244	\$1,086,895
	Median: \$985,000	\$937,500
Units Listed	601	482
Days to Sell by Month - Residential	52	50
Days to Sell Year to Date - Residential	58	60

SALES (YTD)	2025	2026
\$0 - \$499K	13	12
\$500K - \$699K	77	64
\$700K - \$799K	95	129
\$800K - \$899K	132	124
\$900K - \$999K	98	101
\$1M - \$1.49M	257	193
\$1.5M - \$2.99M	109	102
\$3M+	2	5

ACTIVE INVENTORY

Single-Family	Condo	Lot	Townhome
1354	790	338	432

MONTHS OF INVENTORY

7	6	38	8
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Buyer's Market: 6+ months
Balanced Market: 4 to 6 months
Seller's Market: 0 to 4 months

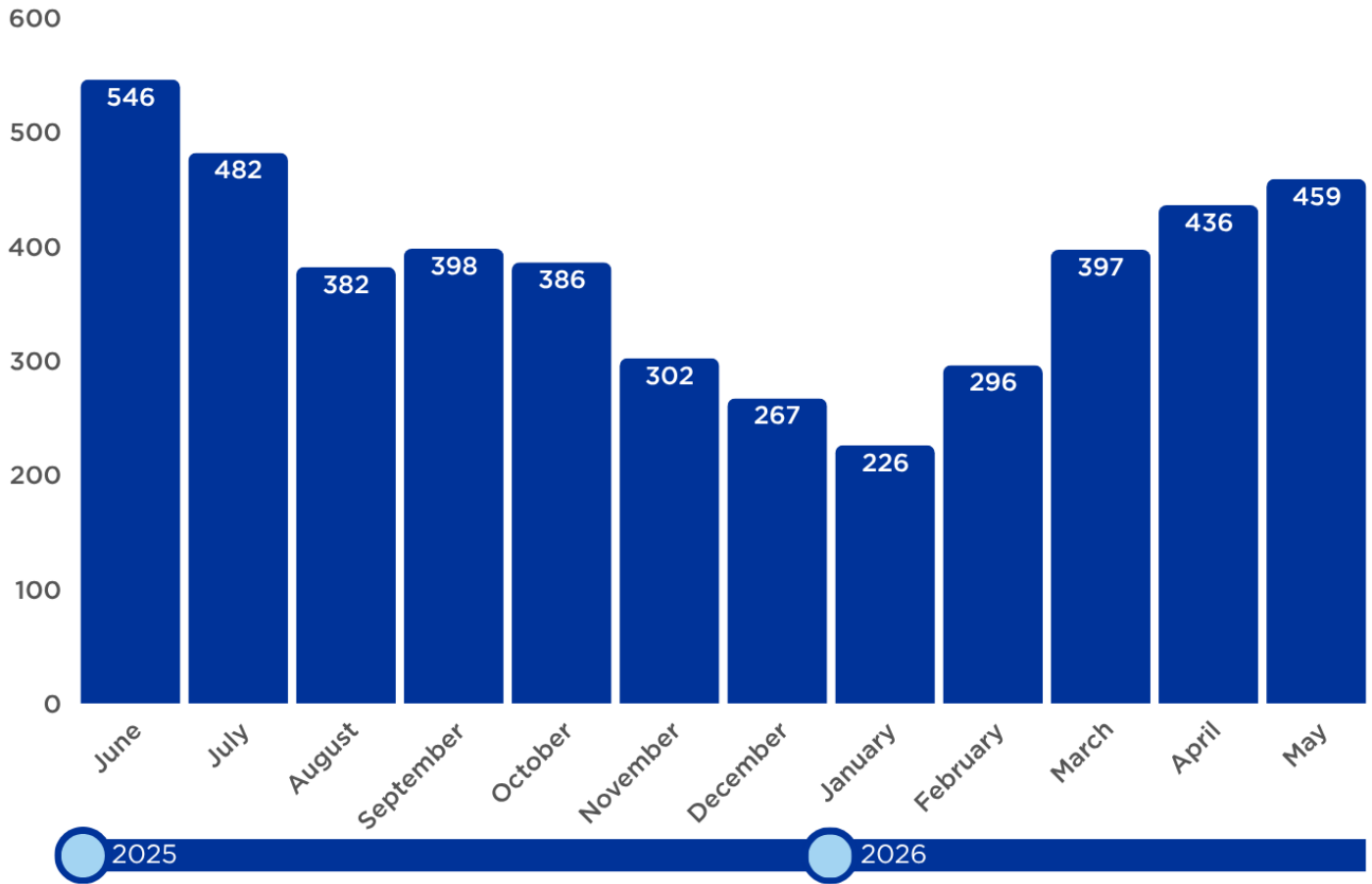
*Graphs outside the red box include all property types.

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

\$1,114,454

▼ 3%



CONDO

\$502,295

▼ 3%



TOWNHOME

\$674,889

▼ 3%

LIST TO SALE
PRICE RATIO

97%

97%

98%

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HOW BUYER PURCHASING POWER HAS CHANGED SINCE 2022

DETACHED HOME



SOLD \$1,110,000
APRIL 2022
NORTH GLENMORE



SOLD \$1,126,346
MAY 2026
LOWER MISSION

TOWNHOME



SOLD \$684,000
JUNE 2022
NORTH GLENMORE



SOLD \$685,000
APRIL 2026
LAKE COUNTRY

CONDO



SOLD \$435,000
MAY 2022
RUTLAND NORTH



SOLD \$435,000
APRIL 2026
KELOWNA NORTH

Upcoming Events in the Okanagan



JUNE 12 / 7PM

ABBA Euphoria

Experience ABBA EUPHORIA, the hit Las Vegas tribute show featuring ABBA's greatest songs, dazzling performances, and plenty of disco fun. Sing along to classics like Dancing Queen, Mamma Mia, and more. (\$60.21)

Rotary Centre for the Arts
421 Cawston Avenue, Kelowna



JUNE 19-21 / 11:30AM-5PM

Father's Day Feast!

Celebrate Father's Day Weekend with great food, mead tasting, and outdoor fun. Enjoy the patio, farm, bee tour, lawn games, and your choice of sandwich and beverage. (\$39 per person)

Meadow Vista Honey Wines
3975 June Springs Rd. Kelowna



JUNE 22-31 / 10AM-4PM

Westside Multiculturalism Day

Celebrate the cultures of the world at Westside Multiculturalism Day. Enjoy cultural exhibits, live performances, hands-on activities, food samples, and family-friendly fun at this free community event.

Constable Neil Bruce Middle School
2010 Daimler Dr. West Kelowna

JUNE 6 / 6:30PM-10PM

Okanagan Country Swing & Dance Social

Country swing is back! Join us for a fun evening of dancing and socializing. Britney will lead the first hour, followed by open dancing and great company. Space is limited, contact the brewery to register. (\$10 at the door)

Three Lakes Brewing
#7-2030 Matrix Cres, Kelowna



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REMAX
Kelowna
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DOWNTOWN

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1391 Ellis Street

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BIG WHITE

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