Central Okanagan Market Pulse

RE/MAX Kelowna

Market Snapshot June 2026 vs 2025

After a cool and rainy June, it was wonderful to see the sunshine return just in time for a busy and beautiful Canada Day. Even with the holiday landing in the middle of the week, our community came together to celebrate everything that makes the Central Okanagan such a special place to call home. As we move into the heart of summer, the real estate market continues to tell an interesting story.

	# OF SALES	AVG. SALE PRICE	MEDIAN SALE PRICE	DAYS ON MARKET	LIST-TO-SALE PRICE RATIO
SINGLE-FAMILY	218 ▲5%	$1,168,097 ▲6%	$960,000 ▼4%	58 ▲14%	96%
CONDO	118 ▲27%	$538,228 ▲8%	$473,250 ▲10%	67 ▲20%	97%
TOWNHOME	69 ▲11%	$666,861 ▼2%	$648,000 ▼2%	63 ▲34%	97%

The headline this month isn't simply that **sales increased**. It's that they increased **while inventory continued to shrink**. Detached home sales were up over last June, yet there were **nearly 16% fewer homes available for buyers to choose from**. New listings also declined, suggesting that demand has remained steady even as the supply of homes coming to market has tightened. While detached homes continue to sit in balanced market territory at approximately six months of inventory, **condominiums and townhomes remain slightly more favourable for buyers** at around seven months of inventory.

One of the more interesting insights comes from the pricing data. At first glance, it appears contradictory that the **average** detached home price increased by almost 6% while the **median** price declined. The explanation lies in the mix of homes that sold. June saw stronger activity in the luxury market, with more sales above the $2 million mark, including **more than twice as many homes selling over $3 million compared to the same time last year**. Those higher value transactions lifted the average price even as the median reflected a more typical cross section of the market.

The takeaway is encouraging for both buyers and sellers. Well priced homes continue to attract interest, while buyers still have enough selection and time to make informed decisions. Rather than dramatic shifts, the Central Okanagan continues to experience a market defined by stability, steady demand and healthy activity across a broad range of price points.

Every neighbourhood has its own story, and every move is unique. If you're thinking about buying, selling, or simply wondering what your home may be worth in today's market, **reach out to your local REMAX agent**. We'd love to help.

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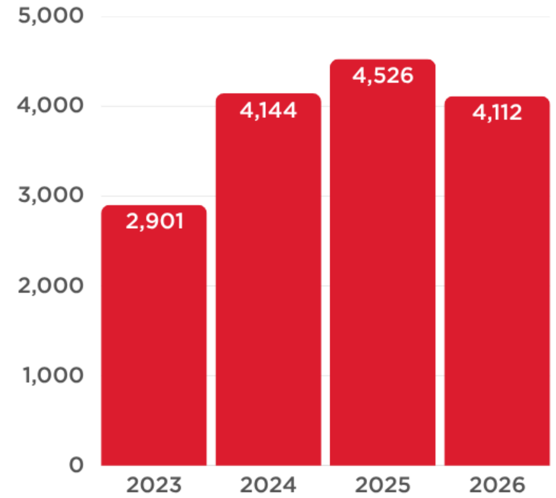
REMAX Kelowna
AN INDEPENDENT MEMBER BROKER

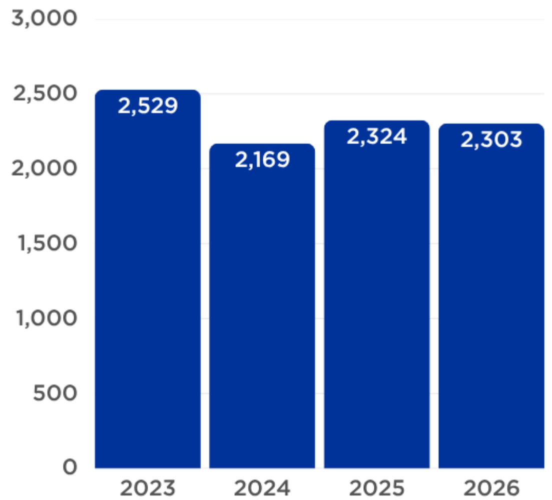
Central Okanagan Monthly Analysis

July 2026

TOTAL ACTIVE LISTINGS
AS OF JUNE 30TH



TOTAL SALES YTD



MEDIAN SALES PRICE

SINGLE-FAMILY	$940,000
CONDO	$438,000
TOWNHOME	$674,900

SINGLE FAMILY

		June 2025	June 2026
Sales by Month		207	218
Sales Year to Date		1010	977
Sale Prices by Month	Average:	$1,104,432	$1,168,097
	Median:	$995,000	$960,000
Sale Prices Year to Date	Average:	$1,098,717	$1,105,014
	Median:	$985,000	$940,000
Units Listed		545	424
Days to Sell by Month - Residential		51	58
Days to Sell Year to Date - Residential		57	60

SALES (YTD)	2025	2026
$0 - $499K	17	16
$500K - $699K	97	89
$700K - $799K	117	154
$800K - $899K	161	158
$900K - $999K	124	132
$1M - $1.49M	328	254
$1.5M - $2.99M	134	127
$3M+	5	12

ACTIVE INVENTORY

Single-Family	Condo	Lot	Townhome
1321	821	286	453

MONTHS OF INVENTORY

Single-Family	Condo	Lot	Townhome
6	7	46	7

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

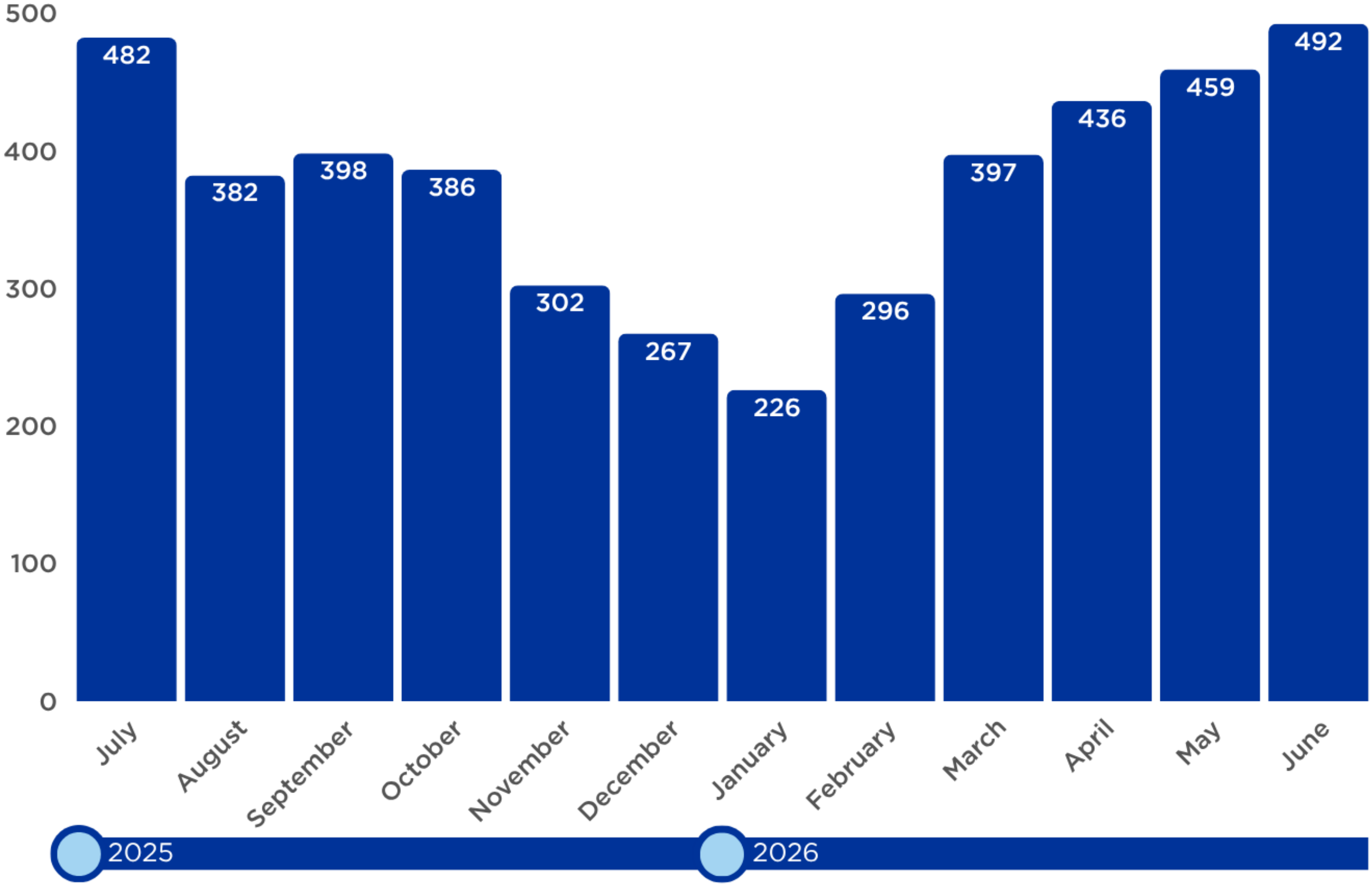
*Graphs outside the red box include all property types.
Not intended to solicit properties currently listed for sale/under contract. Based on MLS® listings as reported by the ASSOCIATION OF INTERIOR REALTORS® dates specified 2023/2024/2025/2026 for Central Okanagan.
REMAX Kelowna - an independent member broker.
*Single-family home figures exclude waterfront properties.

July 2026

Central Okanagan Monthly Sales

REMAX Kelowna

TOTAL SALES



AVERAGE SALE PRICE

CURRENT MONTH 2026 VS 2025

	SINGLE-FAMILY	CONDO	TOWNHOME
Average sale price	**$1,168,097**	**$538,228**	**$666,861**
Change	▲ 6%	▲ 8%	▼ 2%
LIST TO SALE PRICE RATIO	96%	97%	97%

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 2025/2026 for Central Okanagan. REMAX Kelowna - an independent member broker. Months of residential inventory taken from the ASSOCIATION OF INTERIOR REALTORS® residential properties in the Okanagan.

RE/MAX Kelowna

Upcoming Events in the Okanagan

July 2026

JULY 3-4 / 3PM-10PM

Touchdown Kelowna Fan Fest

A community-focused fan zone designed to build excitement around the BC Lions games while providing opportunities for the public to enjoy fun activities, engagement, food, music, and more! (FREE)

Waterfront Park
1200 Water Street, Kelowna

JULY 16 / 10AM-5PM

ConneXpo 2026

The Kelowna Chamber is thrilled to present ConneXpo 2026, our premier one-of-a-kind business trade show, expo, and networking event all in one.

Laurel Packinghouse Rentals
1304 Ellis Street, Kelowna

JULY 19 / 6:05PM

Kelowna Falcons vs Nanaimo NightOwls

Join in to watch the Nanaimo NightOwls play in Kelowna against our Kelowna Falcons. ($18 per person)

663 Recreation Ave. Kelowna

JULY 28 / 6PM-10PM

Country Swing Night

These monthly gatherings bring together great music, beginner-friendly dance lessons, and a lively country dance floor atmosphere (FREE)

Red Bird Brewing
1080 Richter Street, Kelowna