

NEWSLETTER

SEPTEMBER 2025



MAKING ROOM TO LEARN

MORE CLASSROOMS FOR WEST KELOWNA STUDENTS

West Kelowna is not only expanding its housing, but also investing in the spaces families rely on every day.

At **Hudson Road Elementary**, work has started on a 265-seat expansion with new classrooms, kindergarten space, and a multipurpose room. Across town, **George Pringle Secondary School** is taking shape on the former elementary site. Designed for 1,200 students, it will include childcare, cultural space, and new sports fields, and is set to open in 2027.

This fall, the **Take a Hike** program, an alternative school focused on youth mental health, will also open its doors in a new home, giving up to 50 students a place to learn with added support.

These projects reflect how our community is preparing for the future: growing schools, more services, and stronger supports for kids and families who call West Kelowna home.

SEASONAL PREP to get fall-ready

- Aerate the lawn to keep it strong for spring
- Plant fall colours like mums or pansies
- Harvest vegetables and clear garden beds
- Set irrigation timers back for cooler evenings
- Clean and store garden tools for next year



Did you know?

The Okanagan Valley produces more than 80% of all wine made in British Columbia, and much of it comes from vineyards right here in West Kelowna.



MARKET UPDATE

Single Family Homes

Central Okanagan — August 2025

157	\$1,097,131	10
HOMES SOLD	AVG. SALE PRICE	MONTHS OF INVENTORY
58	97%	1,365
AVG. DAYS ON MARKET	SALE PRICE TO LIST PRICE RATIO	TOTAL # OF SALES 2025

Stats: August 2025 - Central Okanagan Source: Association of Interior REALTORS®
 Note: this representation is based in whole or in part on data generated by the Association of Interior REALTORS®, which assumes no responsibility for its accuracy.



Strata Basics in BC

In BC, many townhomes, condos, and some single-family homes are part of a strata. When you buy a strata property, you own your unit plus a share of the common property, such as hallways, landscaping, and amenities.

Each owner pays a monthly fee to cover maintenance, insurance, and shared services. Strata corporations are run by elected councils, and bylaws outline what is allowed, including rules about pets, rentals, or renovations.

Every strata must also maintain a Contingency Reserve Fund to plan for major repairs. These details are set out in the strata documents, which give a clear picture of how the community is run, what costs to expect, and what rules are in place.

Questions about strata properties? Reach out anytime.

“Gratitude turns what we have into enough”
 — Aesop



Around Town

- **September 13** | Country Music Week Market, Kelowna
Community Theatre 10am-4pm
Kelowna
- **September 19** | West Kelowna Warriors vs. Blackfalds Bulldogs,
Royal Lepage Place 7:00pm
West Kelowna
- **September 12-14** | Oktoberfest,
Gasthaus on the Lake
Peachland
- **Every Sunday in September** |
Morning Yoga, Off The Grid
Winery 10-11am
West Kelowna

COMMUNITY GEM

GRIZZLI WINERY

Outdoor Cinema Schedule



- Sept 12: Grease
- Sept 13: Just Go With It
- Sept 19: Meet the Fockers
- Sept 20: Monster-in-Law
- Sept 26: Legally Blonde
- Sept 27: What Women Want

Doors open at 6:30 pm, movies begin at sundown.

Tickets are \$10 and available online at:

[Grizzli Winery Outdoor Cinema](#)



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Central Okanagan Market Pulse



Market Snapshot August 2025 vs 2024

September has arrived with a twist!

While mornings hint at autumn, the afternoons have been more like mid-summer, with temperatures soaring! Families are settling back into school routines, and with Labour Day just behind us and Thanksgiving on the horizon, it's a season of both reflection and fresh starts, an ideal time for buyers and sellers to **reassess their real estate goals** before the year's end.

	# OF SALES	AVG. SALE PRICE	DAYS ON MARKET	LIST-TO-SALE PRICE RATIO
 SINGLE-FAMILY	157 ▲ 7%	\$1,097,131 ▲ 9%	58 ▲ 2%	97%
 CONDO	101 ▲ 31%	\$458,781 -	68 ▲ 15%	97%
 TOWNHOME	61 ▲ 4%	\$699,379 ▼ 3%	56 ▲ 25%	98%

In the Central Okanagan, August showed a market that's active but adjusting. **Residential home sales rose modestly** compared to last year, with a 7% increase. **Condo sales saw even stronger growth, up 31% year-over-year**, while townhouses held steady with a slight 4% bump. This suggests that more buyers are exploring condo living, perhaps drawn by relative affordability or lifestyle flexibility.

Looking at prices, the **average cost of a single-family home in August reached just over \$1.09 million - up 9%** compared to the same month last year. **Condos averaged \$458,781**, holding steady, while **townhomes averaged \$699,379**, down about 3%. These figures highlight how single-family homes are still commanding strong values, while attached properties are seeing some price adjustments as buyers weigh affordability and options.

Inventory tells the broader story. Single-family inventory eased 7% from last year, but **condo inventory surged 18%**, and townhomes dipped slightly by 4%. With days on market lengthening across all segments - 58 for single-family, 68 for condos, and 56 for townhomes - the **region remains firmly in a buyer's market**. This gives purchasers more time, choice, and leverage, while sellers are wise to price with today's realities in mind.

As fall unfolds, broader economic signals, particularly interest rates, will continue to influence activity. Buyers are staying attentive to borrowing costs, and sellers who remain flexible are most likely to see results. If you're considering making a move, now is an excellent time to explore your options. For tailored advice on your specific situation, reach out to your local **RE/MAX agent** - we're here to help you navigate with confidence!



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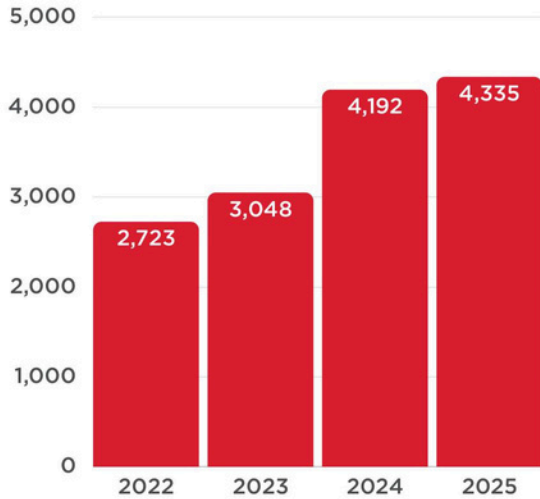
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Central Okanagan Monthly Analysis

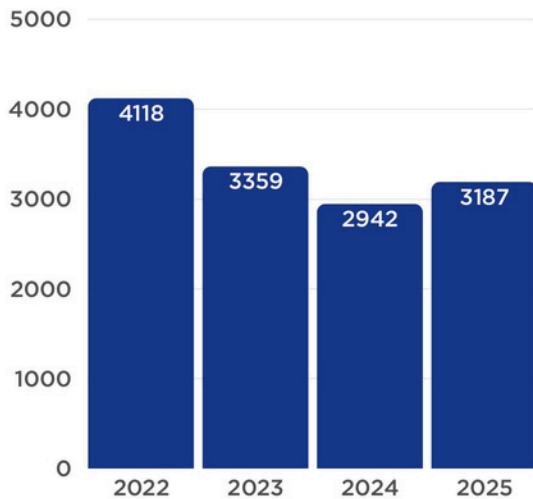
August 2025



TOTAL ACTIVE LISTINGS AS OF AUGUST 31ST



TOTAL SALES YTD



AVERAGE SALES PRICE

LOTS	\$585,433
CONDO	\$458,781
TOWNHOME	\$699,379
SINGLE-FAMILY	\$1,097,131

SINGLE FAMILY

	August 2024	August 2025
Sales by Month	147	157
Sales Year to Date	1196	1365
Sale Prices by Month	Average: \$1,006,399	\$1,097,131
	Median: \$900,000	\$950,000
Sale Prices Year to Date	Average: \$1,033,520	\$1,092,004
	Median: \$941,000	\$973,000
Units Listed	425	388
Days to Sell by Month - Residential	57	58
Days to Sell Year to Date - Residential	55	57

SALES (YTD)	2024	2025
\$0 - \$499K	21	22
\$500K - \$699K	111	130
\$700K - \$799K	157	172
\$800K - \$899K	227	225
\$900K - \$999K	187	174
\$1M - \$1.49M	377	425
\$1.5M - \$2.99M	107	173
\$3M+	5	9

ACTIVE INVENTORY

Single-Family	Condo	Lot	Townhome
1,497	893	380	423

MONTHS OF INVENTORY

10	9	42	9
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*Graphs outside the red box include all property types.

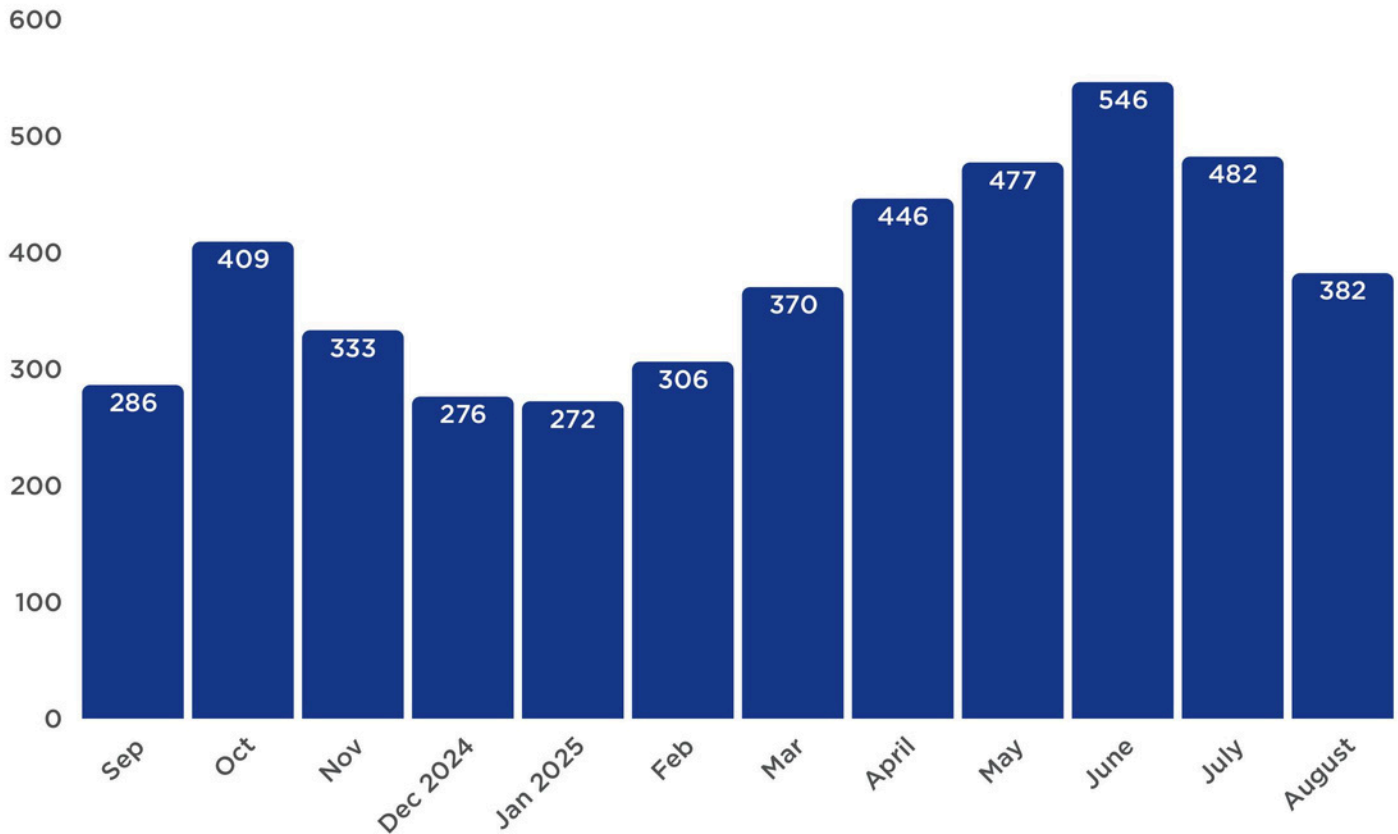
Not intended to solicit properties currently listed for sale/under contract. Based on MLS® listings as reported by the ASSOCIATION OF INTERIOR REALTORS® dates specified 2022/2023/2024/2025 for Central Okanagan.

RE/MAX Kelowna - an independent member broker.

*Single-family home figures exclude waterfront properties.

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

TOTAL SALES



AVERAGE SALE PRICE

CURRENT MONTH
2025 VS 2024



SINGLE-FAMILY

\$1,097,131

▲ 9%



CONDO

\$458,781

-



TOWNHOME

\$699,379

▼ 3%



LOT

\$585,433

▲ 16%

LIST TO SALE
PRICE RATIO

97%

96%

97%

82%



SEPTEMBER 12-13 - 2PM-11PM

Denim on the Diamond

Enjoy two days of live country music with top artists like Jade Eagleson, James Barker Band, Jess Moskaluke, and more, plus rising stars and fan favorites.
Waterfront Park, Kelowna



SEPTEMBER 21

Okanagan Feast of Fields

The 15th Annual event at Luckhurst Farm & Distillery is a three-hour gourmet festival with food, drinks, and live music. Enjoy creations from top Okanagan chefs and artisans.

4275 Goodison Rd, Kelowna, V1W 4C6



SEPTEMBER 21

VegFest Kelowna

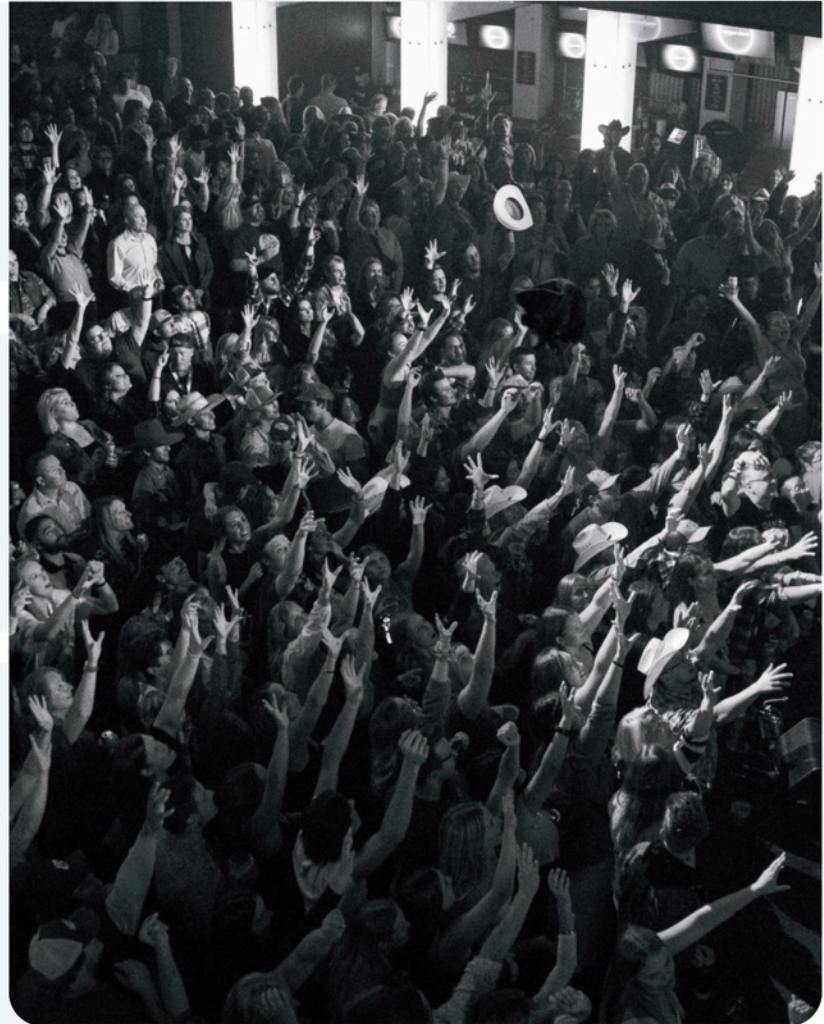
This family-friendly celebration welcomes everyone to enjoy the best of the Okanagan's plant-based bounty. Savor creative dishes from food trucks, shop artisan markets, and enjoy live entertainment with Okanagan Lake as your backdrop.

City Park, Kelowna

SEPTEMBER 10-13

CCMA Country Music Week

Country Music Week is coming to Kelowna, for the first time ever! Get ready as we celebrate the best in country music.



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