

NEWSLETTER

JANUARY 2026

Assessed vs. Market Value

DECODING YOUR 2026 NOTICE

Most Central Okanagan homeowners recently saw a slight dip in their 2026 BC Assessment. Kelowna single-family values are down 2% on average, while West Kelowna saw a 1% decrease.

While these numbers are used to determine property taxes, they are not a real-time price tag for your home.

Here are three things to keep in mind this month:

1. The July Snapshot

Your 2026 assessment is a rearview mirror. It reflects your home's value as of **July 1, 2025**. This mid-summer estimate provides a consistent baseline for provincial taxation, but it does not account for the current market demand or inventory levels.

2. The Mass Appraisal Factor

BC Assessment uses a statistical formula to value entire neighbourhoods at once. While efficient for taxation, a computer algorithm cannot walk through your front door to see your high-end renovations, custom landscaping, or the pride of ownership that sets your property apart.

3. Assessment vs. Property Taxes

A lower assessment does not automatically mean lower taxes. Your bill is determined by how your home's value changed **relative to your neighbourhood average**. If your value dropped 2% and the neighbourhood average also dropped 2%, your tax share remains largely the same.



JANUARY Maintenance Tips

- Tighten any loose cabinet pulls or door handles that may have wiggled free during the holidays.
- Inventory your medicine cabinet by tossing expired items and stocking up on the essentials.
- Clear out old photos and unused apps on your phone and computer to free up space and keep things running smoothly.
- Refresh your pantry by tossing expired goods and donating items you won't use.



Did You Know?

If you think it's been unusually mild, you're right!

2025 was officially the warmest year Kelowna has seen since record-keeping began in 1904.



MARKET UPDATE

Single Family Homes

Central Okanagan — December 2025

119 HOMES SOLD	\$1,094,256 AVG. SALE PRICE	8 MONTHS OF INVENTORY
70 AVG. DAYS ON MARKET	96% SALE PRICE TO LIST PRICE RATIO	1,945 YEAR TO DATE SALES

Stats: December 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.



What Makes a Home Easy to Live In

When people tour homes, attention often goes to the standout features. Over time, it's usually the smaller, less noticeable details that shape how a home actually feels to live in.

Places to Drop and Go

Shoes, coats, and keys have natural landing spots near the entry. When arrivals feel intuitive, the home tends to stay more orderly without much effort.

Rooms Don't Fight Their Purpose

Spaces are easy to use because their layout and proportions match what actually happens there. Rooms don't need constant rethinking or rearranging to function well.

Storage That Actually Makes Sense

The most useful storage is close to where things are used. Pantries you can scan easily or cleaning supplies stored near high-traffic areas simplify everyday routines.

Lighting You Don't Have to Think About

Natural light plays a larger role than we often realize. Homes that stay bright during the day generally feel more comfortable and easier to move through.

Materials That Can Handle Real Life

Durable finishes tend to create a more relaxed home. When spaces can handle regular use, they feel easier to enjoy and less demanding to maintain.

It Works Even When Life Gets Busy

A functional layout supports both quiet days and full ones. When a home works during rushed mornings as well as relaxed weekends, daily life feels smoother.

*"One day at a time is all we do.
One day at a time is good for you."
— John Lennon*



Around Town

- **January 17–February 15 | 5th**
Annual Okanagan Hot Chocolate Festival
okanaganhotchocolatefest.ca
- **January 23** | West Kelowna
Warriors vs. Trail Smoke Eaters,
Royal LePage Place
West Kelowna
- **January 25** | Blind Wine and Cheese Tasting, Frind Winery
West Kelowna
- **January 31** | Fireside Festival,
BNA Brewing Co.
Kelowna



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Central Okanagan Market Pulse



Market Snapshot December 2025 vs 2024

As the New Year ushers in fresh beginnings, the Central Okanagan feels especially peaceful. The holiday lights may be coming down, but the warmth of the season lingers in neighbourhood gatherings, mild winter days, and that sense of calm January always seems to bring. It's a wonderful time to pause, reset, and look ahead to what 2026 may have in store for our community and our real estate market.




December wrapped up **2025 with steady activity overall**. Single-family homes continued to be the anchor of the market, ending both the month and the year ahead of 2024 levels. Average sale prices for the month came in higher than last year, suggesting that despite shifting conditions, buyers and sellers are still finding good alignment in this segment. **Townhomes also held their own, showing small increases** in both monthly and year-to-date sales.

The **condo market, however, told a different story**. December saw fewer condo sales compared to last year, paired with higher inventory levels. This creates a more **competitive environment for sellers and gives buyers additional choice**. These kinds of variations between property types aren't unusual, especially in a region as diverse as ours, but they do remind us that market conditions can vary widely depending on the home style and price range.

Interest rate discussions will continue to be a major influence as we move through the first part of the year. While **no late-2025 changes came from the Bank of Canada**, many are watching for possible adjustments in 2026. Any easing of rates could stir new activity, particularly in entry and mid-level price brackets.

As we step into 2026, there's genuine excitement about the opportunities ahead. Balanced conditions in key segments, evolving economic signals, and a community that continues to grow all set the stage for an interesting year in local real estate.

If you're considering a move this year, or simply want to understand how these trends affect your plans—**your REMAX agent is always ready to help!**

	# OF SALES	AVG. SALE PRICE	DAYS ON MARKET	LIST-TO-SALE PRICE RATIO
 SINGLE-FAMILY	119 ▲ 6%	\$1,094,256 ▲ 4%	70 ▼ 9%	96%
 CONDO	48 ▼ 30%	\$470,671 ▲ 3%	76 ▲ 17%	96%
 TOWNHOME	44 ▲ 10%	\$641,177 ▼ 7%	76 ▲ 6%	97%



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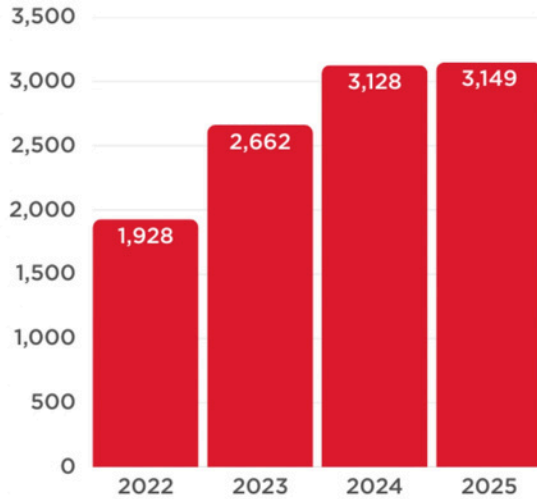
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Central Okanagan Monthly Analysis

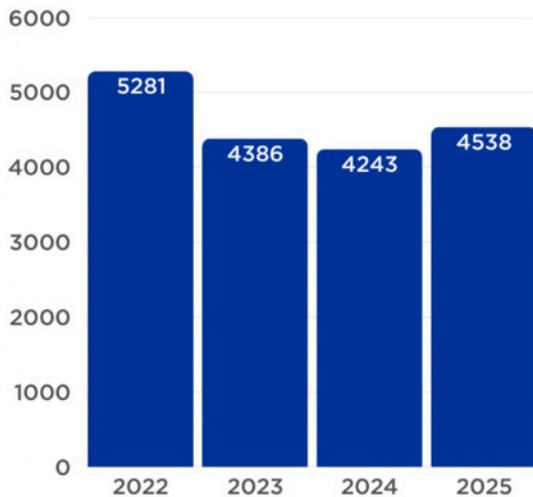
December 2025



TOTAL ACTIVE LISTINGS AS OF DECEMBER 31ST



TOTAL SALES YTD



AVERAGE SALES PRICE

CONDO	\$470,671
TOWNHOME	\$641,177
SINGLE-FAMILY	\$1,094,256

SINGLE FAMILY

	December 2024	December 2025
Sales by Month	112	119
Sales Year to Date	1722	1945
Sale Prices by Month	Average: \$1,052,063	\$1,094,256
	Median: \$943,900	\$895,000
Sale Prices Year to Date	Average: \$1,039,699	\$1,082,684
	Median: \$940,000	\$953,500
Units Listed	158	148
Days to Sell by Month - Residential	77	70
Days to Sell Year to Date - Residential	58	59

SALES (YTD)	2024	2025
\$0 - \$499K	24	35
\$500K - \$699K	163	203
\$700K - \$799K	233	262
\$800K - \$899K	327	329
\$900K - \$999K	259	251
\$1M - \$1.49M	537	568
\$1.5M - \$2.99M	162	236
\$3M+	7	13

ACTIVE INVENTORY

Single-Family	Condo	Lot	Townhome
954	687	220	326

MONTHS OF INVENTORY

8	14	73	7
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*Graphs outside the red box include all property types.

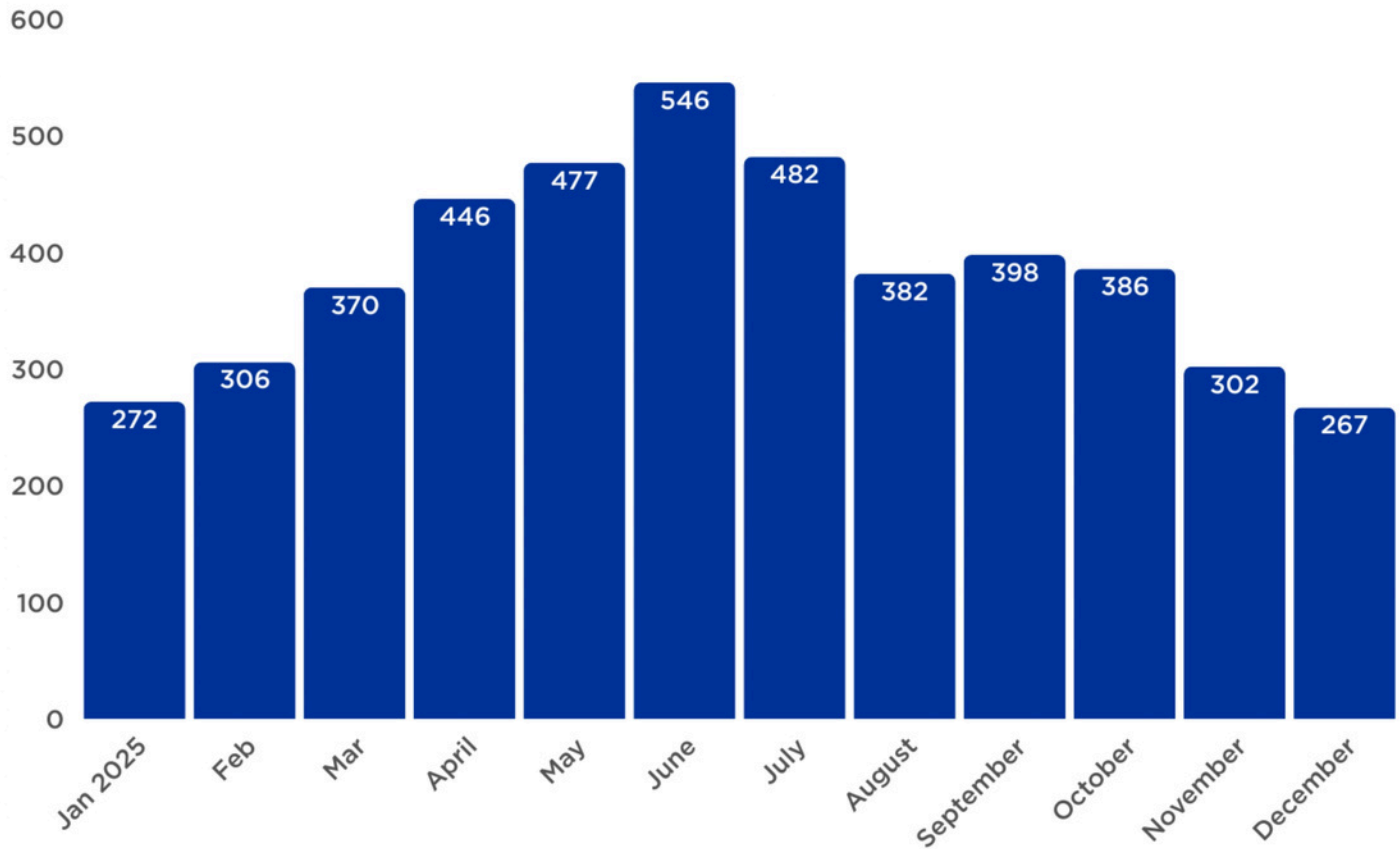
Not intended to solicit properties currently listed for sale/under contract. Based on MLS® listings as reported by the ASSOCIATION OF INTERIOR REALTORS® dates specified 2022/2023/2024/2025 for Central Okanagan.

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

\$1,094,256

▲ 4%



CONDO

\$470,671

▲ 3%



TOWNHOME

\$641,177

▼ 7%

LIST TO SALE
PRICE RATIO

96%

96%

97%



EVERY MONDAY / 6 - 8PM
Crib Night at Red Bird!

Shuffle up for Cribbage Night every Monday at Red Bird Brewing—free entry, friendly competition, and fun for all skill levels! Sign up in person 15 minutes early, come solo or with a partner, and play to win spins on our prize wheel. Don't miss it!

Red Bird Brewing
1080 Richter Street, Kelowna



JANUARY 17 / 7:30PM
Dawson Gray Live

Start 2026 with Kelowna's own Dawson Gray—brand-new music, fan favourites, and high-energy country at the Kelowna Community Theatre. Joined by special guest Morgan Griffiths, this hometown show is not to be missed! Tier 1 \$50.66; Tier 2 \$44.62; Tier 3 \$38.59

1375 Water St, Kelowna



JANUARY 27 / 7:30PM
Live Performance: Play Dead

Step into Play Dead by People Watching—a surreal, physical theatre experience blending acrobatics and movement to explore the beautiful, twisted absurdity of everyday life. Bold, dynamic, and darkly funny. Ages 16+. (\$39.96- \$60.00)

Rotary Centre for the Arts
421 Cawston Avenue, Kelowna

JANUARY 7 / 7:05 - 10PM

Kelowna Rockets vs Tri-City Americans

Get fired up as your Kelowna Rockets aim to set things right—face the Tri-City Americans, mix with fans, feel the hits, and enjoy a high-energy night out! Last season stung; this time they're ready. Stop by and cheer them on. Tickets available (\$27) Go Rockets!

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