

NEWSLETTER

FEBRUARY 2026

That Thought You've Probably Had Already

And Where to Begin

Around this time of year, this thought tends to surface:

If we were going to move this year, I should probably be thinking about it by now... but I don't even know where to start.

If that sounds familiar, here's where I suggest starting:

Decide What You're Solving For

Would a move improve daily life in a meaningful way? Or would a few changes at home accomplish the same thing? Once you've considered that, the next steps feel clearer.

Declutter First

Start with storage areas. Closets, garages, and utility rooms quickly show you how much you're really working with. Removing what you won't take with you makes everything else feel more manageable.

Walk Through Your Home as if You Were a Buyer

Notice what stands out in the first few minutes. Pay attention to curb appeal, lighting, wear, layout flow, and any simple fixes that would improve first impressions.

Make a Short Repair List

Begin with small cosmetic fixes like nail holes or paint touch-ups. Then look at routine maintenance items such as servicing the furnace or replacing expired smoke detectors. Staying ahead of these details helps prevent surprises later.

Get Quotes for Larger Projects

Knowing the actual cost makes it easier to decide what's worth doing and what isn't.

Schedule Exterior Maintenance

Window washing, gutter cleaning, and yard clean-up are easier to book now before the spring rush.

Connect with a Realtor®

I'm always happy to talk through value, market conditions, and next steps that align with your goals.

FEBRUARY Maintenance Tips

- Plan for irrigation start-up
- Prune fruit trees before buds form
- Check and replace furnace filters
- Clean interior window tracks
- Drop off old batteries, lightbulbs, and electronics for recycling at local depots



Did You Know?

Homes across the Central Okanagan are receiving new recycling bins for glass and flexible plastics ahead of expanded curbside collection starting May 1.



MARKET UPDATE

Single Family Homes

Central Okanagan — January 2026

91 HOMES SOLD	\$1,036,503 AVG. SALE PRICE	10 MONTHS OF INVENTORY
81 AVG. DAYS ON MARKET	96% SALE PRICE TO LIST PRICE RATIO	91 YEAR TO DATE SALES

Stats: January 2026 – 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.



Local Family Day Events

Monday, February 16th

BCHL Hockey Game at Royal LePage Place: Watch the West Kelowna Warriors take on Cranbrook in a Family Day afternoon matchup. 2:30pm

Dome Play Day at the Multi Sport Centre: Enjoy free family fun inside the Dome, with play zones for ages 0–5 and 6+. 10:00am–12:00pm

Family Obstacle Course & Craft Station at Mar Jok Elementary: Drop in for a family-friendly obstacle course and craft activities hosted by the City of West Kelowna. 10:00am–12:00pm

Family Day Fun at MNP Place: Spend the afternoon enjoying a bouncy castle, active games, a sports scavenger hunt, and public skating. Donations to Central Okanagan Search & Rescue are appreciated. 1:00pm–4:00pm

Family Day Pottery at Westbank Museum: Create a handmade pottery piece with guidance from Pearl & Fern Pottery Studio. Registration required. Various class times February 15th & 16th.



Around Town

- February 14 |** Love, Music & Fine Dining, 31 Charkay 6:00–8:00pm *West Kelowna*
- February 16 |** Family Day Roller Skate, Peachland Community Centre 12:00–4:00pm *Peachland*
- February 28 |** Reel Winter Fest, Rustic Reel Brewing 1:00pm–6:00pm *Kelowna*
- February 28 |** Frosty February Hikes, Rose Valley Regional Park 1:00–3:00pm *West Kelowna*

LOCAL GEM



THE GREENERY

📍 2507 Longhill Rd, Kelowna

The prettiest garden centre I've ever set eyes on! Whether you're looking to stock up on greenery or just need a serious mood boost, this place is pure botanical bliss.

Reopening for the season: February 28th
Hours: 9:30am – 5:00 pm, daily



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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.

	# 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%

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.



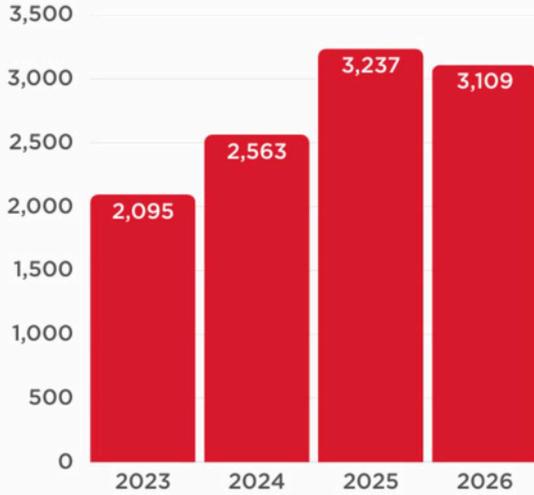
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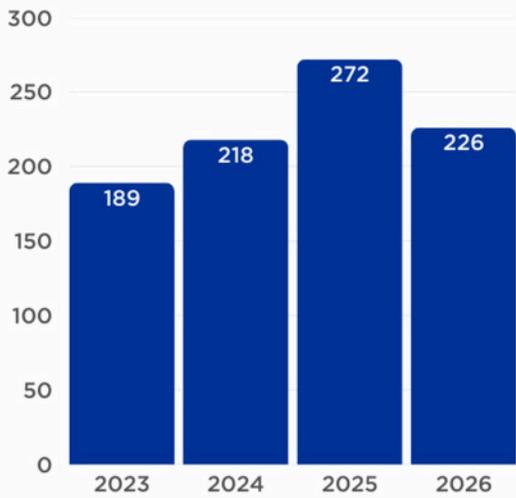
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TOTAL ACTIVE LISTINGS AS OF JANUARY 31ST



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: \$1,028,010	\$1,036,503
	Median: \$957,500	\$945,000
Units Listed	390	318
Days to Sell by Month - Residential	81	75
Days to Sell Year to Date - Residential	81	75

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

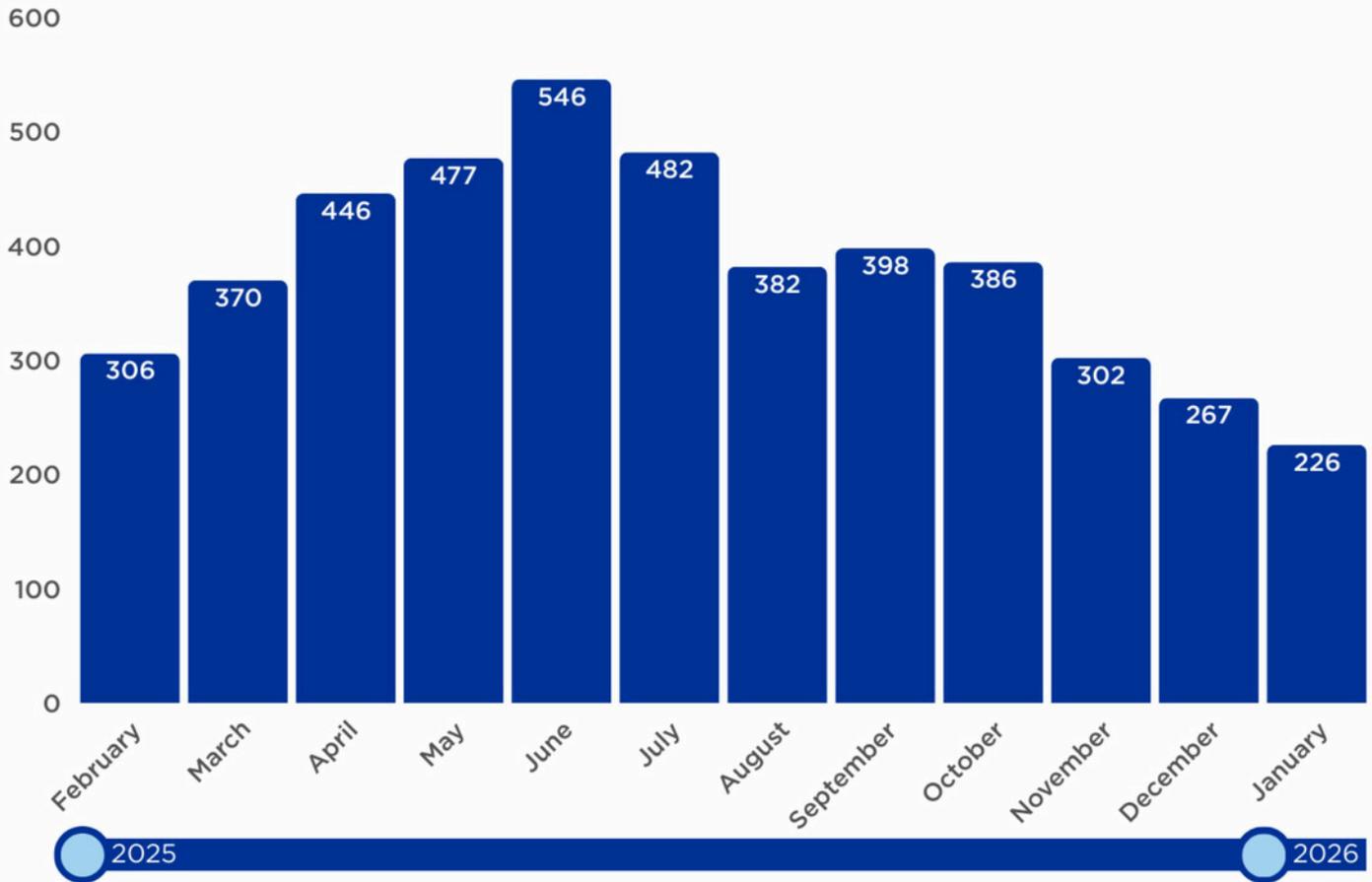
*Graphs outside the red box include all property types.

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%

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Upcoming Events in the Okanagan



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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