

# NEWSLETTER

MAY 2026

## What No One Tells You About Living in a Tourist Town

### A LOCAL LOOK AT SUMMER IN THE OKANAGAN

Living in the Okanagan means summer arrives with a very specific kind of energy. The lake gets busier, patios fill up, traffic across the bridge takes a little more patience, and places we visit casually all year suddenly become someone else's vacation highlight.

What no one really tells you is that locals don't enjoy summer by doing everything at peak time. You learn the softer edges of the day: early mornings at the lake, weekday patio stops, golden-hour walks, and quick swims after dinner. Those are often the moments that feel the most like summer here.

You also start building your own small systems. A towel in the trunk. Sunscreen in the car. A mental note of which beach works for a short stop, which farm stand is worth pulling over for, and when it's worth taking the back road instead.

By the end of May, you can feel the shift starting. Family and friends begin planning visits. Local businesses get busier. Weekends stretch later. Our routines adjust around sunshine, water, company, and community events.

Living here means learning the rhythm. Go early, book ahead, take the back route when you can, and leave a little extra time. It also means remembering to enjoy what's right in front of us before the season rushes by.



## MAY Maintenance Tips

- Clear dry debris near siding and fences
- Rinse garbage and recycling bins
- Test irrigation zones for clogged nozzles
- Check retaining walls for shifting
- Check for wasp nests under eaves and decks



## Did You Know?

Gellatly Nut Farm has roots dating back to the early 1900s. Today, it's a regional park with heritage nut trees, lake access, and one of West Kelowna's most peaceful picnic spots.



### West Kelowna in National Geographic

West Kelowna’s food and wine scene is getting some well-earned attention. National Geographic recently highlighted Volcanic Hills, Little Straw Vineyards, Quails’ Gate, and Mission Hill Family Estate as part of Kelowna’s growing reputation as a standout food destination.

It comes as Kelowna celebrates another major milestone: being named Canada’s first UNESCO Creative City of Gastronomy. A pretty special reminder that what we enjoy in our own backyard is being noticed far beyond the Okanagan.

329 NEW LISTINGS	\$1,127,435 AVG. SALE PRICE	75 HOMES SOLD
49 AVG. DAYS ON MARKET	\$1,170,758 AVG. LIST PRICE	1558 TOTAL ACTIVE LISTINGS

Stats: Mid May 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.

### Kelowna Hosts the Memorial Cup

Kelowna had a little extra energy this month as the Memorial Cup brought ten days of high-level junior hockey to Prospera Place. I was lucky enough to take in a few games, and it was such a fun reminder of how special it is when our city gets to host something on this scale.

The tournament brought together the champions from the WHL, OHL, and QMJHL, along with our host Kelowna Rockets, and the atmosphere around town felt lively in the best way. The Kitchener Rangers went on to win the Memorial Cup with a 6–2 victory over the Everett Silvertips in the final.

It was exciting to see Kelowna in the spotlight and to be part of a week that brought fans, families, and visitors together downtown.

*“Wherever you are, be all there.”*  
 — Jim Elliot



### Around Town

- **Various Dates in June** | Making Waves: Kelowna Regatta, Downtown Kelowna
- **June 4** | Downtown Kelowna Thursday Night Market, Bernard Ave 4:30pm–9:30pm
- **June 5-7** | Kelowna HOOPFEST, Downtown, Kelowna & Prospera Place
- **June 7** | Okanagan Pet Expo, Laurel Packinghouse & Square 10:00am–4:00pm



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# Central Okanagan Market Pulse



## Market Snapshot April 2026 vs 2025

Spring has fully arrived in the Okanagan, and with Mother's Day just around the corner, it's a lovely time to enjoy the warmer weather, blooming gardens, and longer evenings with family and friends. May always brings a fresh energy to our communities, and after a beautiful stretch of Okanagan weather, it is easy to see why so many people love calling this valley home.

	# OF SALES	AVG. SALE PRICE	MEDIAN SALE PRICE	DAYS ON MARKET	LIST-TO-SALE PRICE RATIO
 SINGLE-FAMILY	188 ▼ 7%	\$1,163,745 ▲ 12%	\$977,750 ▲ 3%	54 ▲ 6%	97%
 CONDO	95 ▼ 4%	\$495,516 ▲ 1%	\$438,000 -	68 ▲ 31%	97%
 TOWNHOME	60 ▼ 10%	\$691,721 -	\$674,900 -	71 ▲ 20%	97%

Looking at the April statistics, the Central Okanagan market remains **firmly in buyer's market territory**, with approximately seven to eight months of inventory in several key segments. Buyers continue to have choice, time, and negotiating power, which means **pricing strategy remains incredibly important for Sellers**.

That said, there are still positive signs for Sellers. **Inventory is lower** than it was at this time last year, which helps prevent the market from becoming oversupplied. Well-priced, well-presented properties are still attracting attention, especially when they meet today's buyer expectations around value, condition, and location.

**Year-to-date average pricing has also remained quite steady compared to last year.** While month-to-month numbers can move around, the broader pricing picture is not showing a dramatic shift. This stability is encouraging and suggests that although Buyers are cautious, the market continues to have a solid underlying base.

**Sales activity is slightly softer than last year, and days on market are longer,** so Sellers should be prepared for a more patient process. Buyers are taking their time, reviewing options carefully, and making decisions with interest rates, affordability, and broader economic uncertainty in mind.

Overall, **this is a market that rewards preparation.** Buyers may find opportunity and selection, while Sellers who price accurately and present their homes well can still achieve successful results. For advice specific to your neighbourhood, property type, or price range, **reach out to your local REMAX agent.**



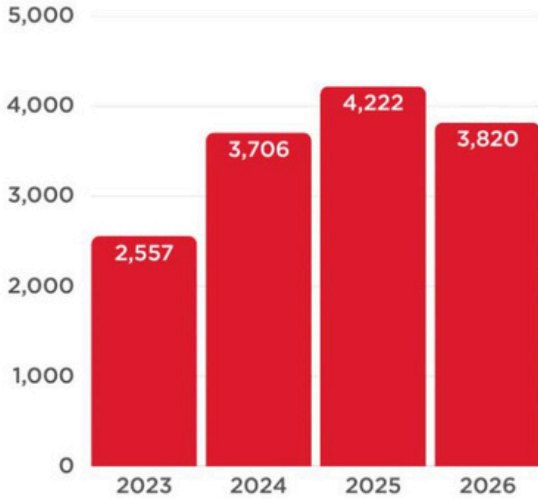
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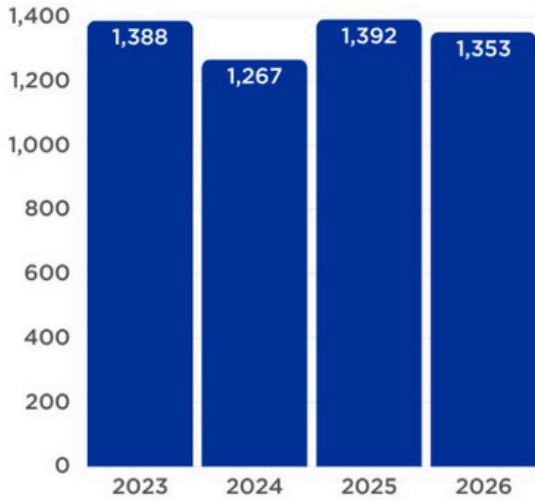
103-2205 Louie Dr  
West Kelowna, BC, V4TC3C



## TOTAL ACTIVE LISTINGS AS OF APRIL 30TH



## TOTAL SALES YTD



## MEDIAN SALES PRICE

SINGLE-FAMILY	\$947,500
CONDO	\$438,000
TOWNHOME	\$674,900

## SINGLE FAMILY

	April 2025	April 2026
Sales by Month	202	188
Sales Year to Date	582	553
Sale Prices by Month	Average: \$1,036,577	\$1,163,745
	Median: \$947,500	\$977,750
Sale Prices Year to Date	Average: \$1,077,133	\$1,076,628
	Median: \$970,000	\$940,000
Units Listed	536	486
Days to Sell by Month - Residential	51	54
Days to Sell Year to Date - Residential	61	64

SALES (YTD)	2025	2026
\$0 - \$499K	10	12
\$500K - \$699K	64	45
\$700K - \$799K	67	95
\$800K - \$899K	95	85
\$900K - \$999K	76	80
\$1M - \$1.49M	180	142
\$1.5M - \$2.99M	73	67
\$3M+	2	4

## ACTIVE INVENTORY

Single-Family	Condo	Lot	Townhome
1274	794	315	417

## MONTHS OF INVENTORY

7	8	35	7
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Buyer's Market:	6+ months
Balanced Market:	4 to 6 months
Seller's Market:	0 to 4 months

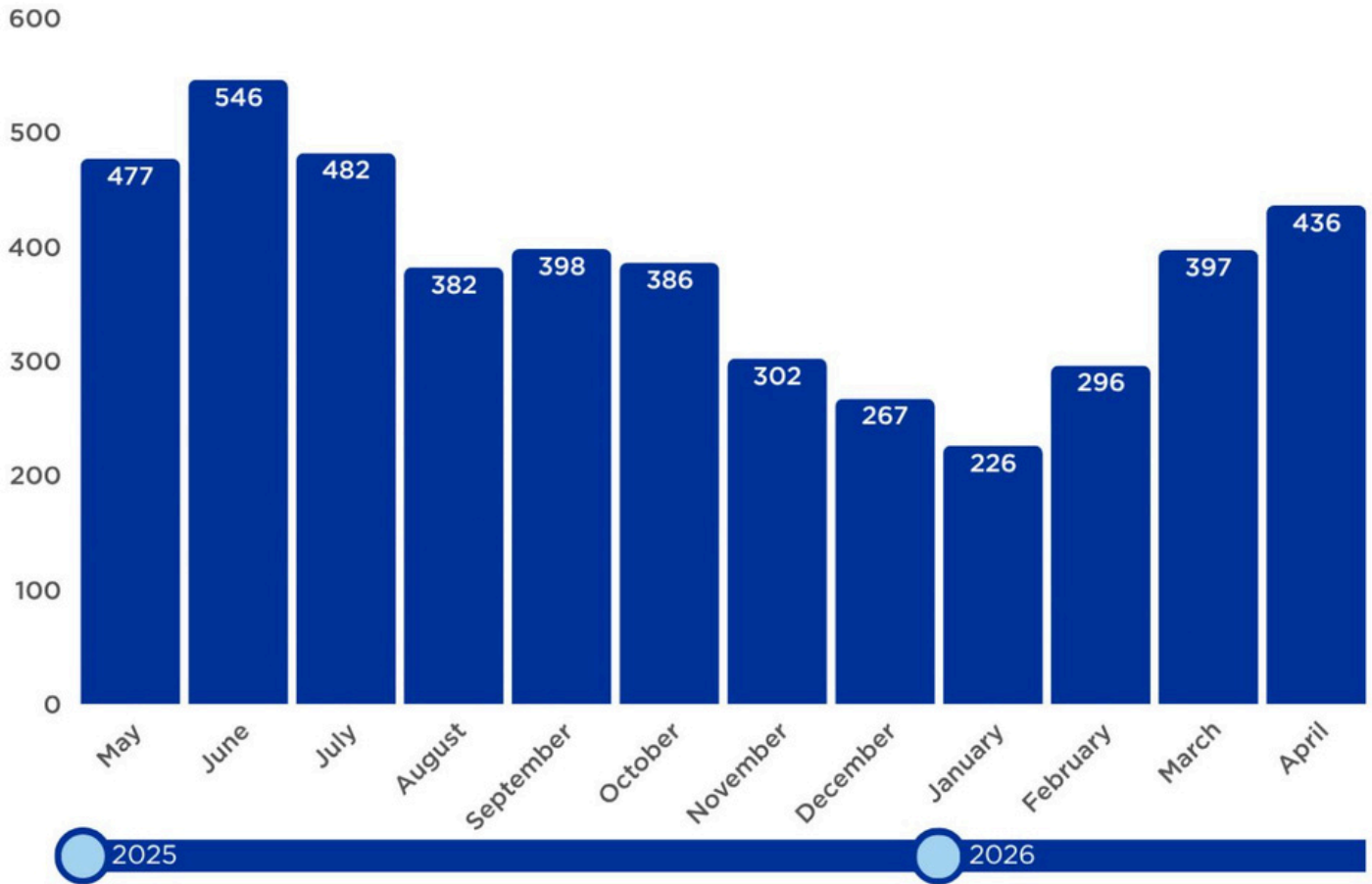
\*Graphs outside the red box include all property types.

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

**\$1,163,745**

▲ 12%



CONDO

**\$495,516**

▲ 1%



TOWNHOME

**\$691,721**

-

LIST TO SALE  
PRICE RATIO

**97%**

**97%**

**97%**

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