

NEWSLETTER

JUNE 2026

When Summer Moves In

There's a point in summer when the house starts operating differently.

The patio gets used more than the dining room. The garage has to hold bikes, tools, lake bags, and the cooler that never quite makes it back to its shelf. The entry collects sandals, sunscreen, and whatever was dropped on the way in. The A/C works harder. The yard asks for more attention.

It's easy to write this off as normal summer busyness, but it can also be useful information.

This is a good time to notice how well your home supports real life. Is there storage where you need it? Does the outdoor space feel easy to use? Does the house stay comfortable in the afternoon heat?

Sometimes the answer is simple: better hooks by the door, more shade on the patio, adjusted irrigation, or cleared space in the garage. Other times, the pattern is bigger.

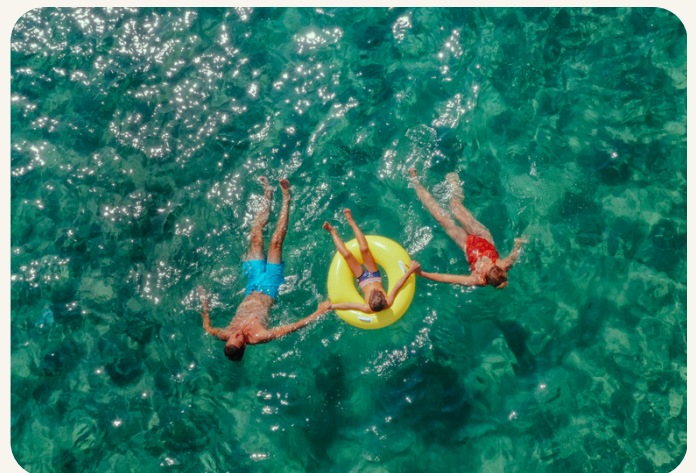
You don't need to solve everything at once. Just pay attention to what keeps coming up.



Did You Know?

Westside Daze returns to Memorial Park July 9–12.

The long-running West Kelowna festival includes fairground rides, live music, community events, a Saturday parade, and a drone show at 10 pm on July 11.



Summertime is always the best of what might be.
— Charles Bowden

246 NEW LISTINGS	\$1,303,636 AVG. SALE PRICE	98 HOMES SOLD
57 AVG. DAYS ON MARKET	\$1,354,360 AVG. LIST PRICE	1560 TOTAL ACTIVE LISTINGS

Stats: Mid June 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.



Canada Day Events

- **July 1** | West Kelowna Canada Day Celebration, Memorial Park 10:00am-2:00pm
- **July 1** | Celebrate Canada Day Kelowna, Waterfront Park Fireworks at 10:00pm
- **July 1** | Peachland Canada Day Parade, Beach Avenue 4:30pm
- **July 1** | Made in Canada Marketplace, Downtown Kelowna Waterfront

THE OKANAGAN SUMMER FINE PRINT



A few things that seem to be true every summer:

The bridge will take longer than you think.

A “quick stop” downtown on Canada Day is rarely quick.

Parking near the waterfront is its own little adventure.


The house will collect towels, water bottles, flip-flops, and a surprising amount of lake sand.

You’ll pass at least three wineries and still say, “We should really go more often.”

The yard will need more water than it needed last week.

Dinner outside is lovely until the wasps invite themselves.

And even with the busy roads, full beaches, and slightly ambitious plans, it’s hard not to feel lucky to call this place home.



West Kelowna Property Taxes are Due July 2nd.

LOCAL GEM



Scandia Outdoor Mini Golf
 2898 Hwy 97 N
 Kelowna

Mini golf at sunset is always a good idea.

Scandia’s outdoor course is easy, fun, a little nostalgic, and beautifully kept.



Kara Stephens
 REALTOR®

Phone 250.859.4891
 Email kara@karastephens.ca
 Web karastephens.ca

100-1553 Harvey Ave
 Kelowna, BC, V1Y6G1



Central Okanagan Market Pulse



Market Snapshot May 2026 vs 2025

June has arrived in the Okanagan, bringing longer evenings, patio season, lake days, and graduation celebrations throughout the community. As we move toward summer, the Central Okanagan real estate market continues to show an **interesting mix of stability and caution**, with some shifting trends compared to last year.

	# OF SALES	AVG. SALE PRICE	MEDIAN SALE PRICE	DAYS ON MARKET	LIST-TO-SALE PRICE RATIO
 SINGLE-FAMILY	206 ▼7%	\$1,114,454 ▼3%	\$928,900 ▼8%	50 ▼4%	97%
 CONDO	123 ▲26%	\$502,295 ▼3%	\$430,000 ▼7%	54 ▼21%	97%
 TOWNHOME	55 ▼27%	\$674,889 ▼3%	\$688,000 -	58 ▼6%	98%

One of the biggest stories this month is that **inventory levels have declined across all major property types**, yet prices have also softened in several segments. At the same time, **sales activity was lower year over year for single family homes and townhouses**, while **condos remained the standout category with increased sales activity**.

The median price numbers tell the story clearly. **Single family homes** saw the most notable adjustment, with the **May median price declining 8% from last year to \$928,900**. **Condo median prices were down 7% year over year to \$430,000**, while **townhouse median pricing remained essentially flat at \$688,000**. These shifts suggest buyers are continuing to focus carefully on value, affordability, and overall condition when making purchasing decisions.

Another interesting trend is the **significant drop in new listings entering the market**. New inventory was down sharply compared to last May, particularly in the single family and condo categories. This could reflect some homeowners choosing to wait for stronger market conditions before listing, while others may simply be taking a more cautious approach amid ongoing economic and political uncertainty. With fewer new properties coming online, **well positioned listings continue to stand out and attract attention**.

The condo market continues to perform particularly well, with sales increasing year over year despite softer pricing. This may reflect ongoing demand from downsizers, first time buyers, and investors looking for more attainable opportunities in the market.

As always, if you're wondering what these market trends mean for your own real estate plans, **reach out to your local REMAX agent for advice specific to your situation. We'd love the opportunity to talk with you!**



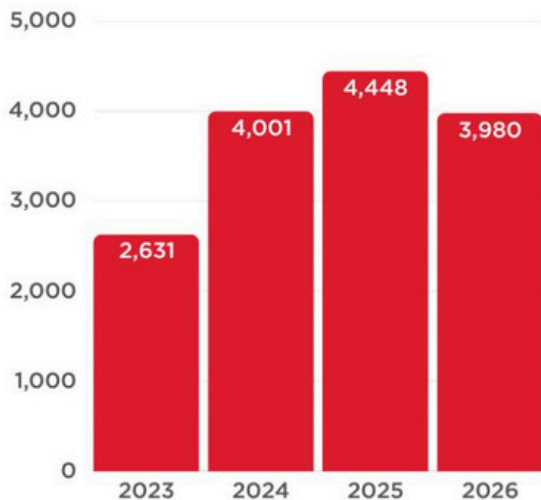
Kara Stephens
REALTOR®

Phone 250.859.4891
Email kara@karastephens.ca
Web karastephens.ca

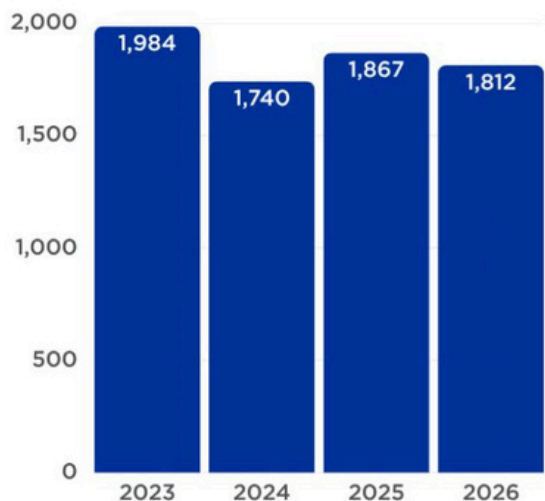
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TOTAL ACTIVE LISTINGS AS OF MAY 31ST



TOTAL SALES YTD



MEDIAN SALES PRICE

SINGLE-FAMILY	\$937,500
CONDO	\$430,000
TOWNHOME	\$676,250

SINGLE FAMILY

	May 2025	May 2026
Sales by Month	221	206
Sales Year to Date	803	759
Sale Prices by Month	Average: \$1,050,207	\$1,114,454
	Median: \$1,015,000	\$928,900
Sale Prices Year to Date	Average: \$1,097,244	\$1,086,895
	Median: \$985,000	\$937,500
Units Listed	601	482
Days to Sell by Month - Residential	52	50
Days to Sell Year to Date - Residential	58	60

SALES (YTD)

	2025	2026
\$0 - \$499K	13	12
\$500K - \$699K	77	64
\$700K - \$799K	95	129
\$800K - \$899K	132	124
\$900K - \$999K	98	101
\$1M - \$1.49M	257	193
\$1.5M - \$2.99M	109	102
\$3M+	2	5

ACTIVE INVENTORY

Single-Family	Condo	Lot	Townhome
1354	790	338	432

MONTHS OF INVENTORY

7	6	38	8
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Buyer's Market: 6+ months
Balanced Market: 4 to 6 months
Seller's Market: 0 to 4 months

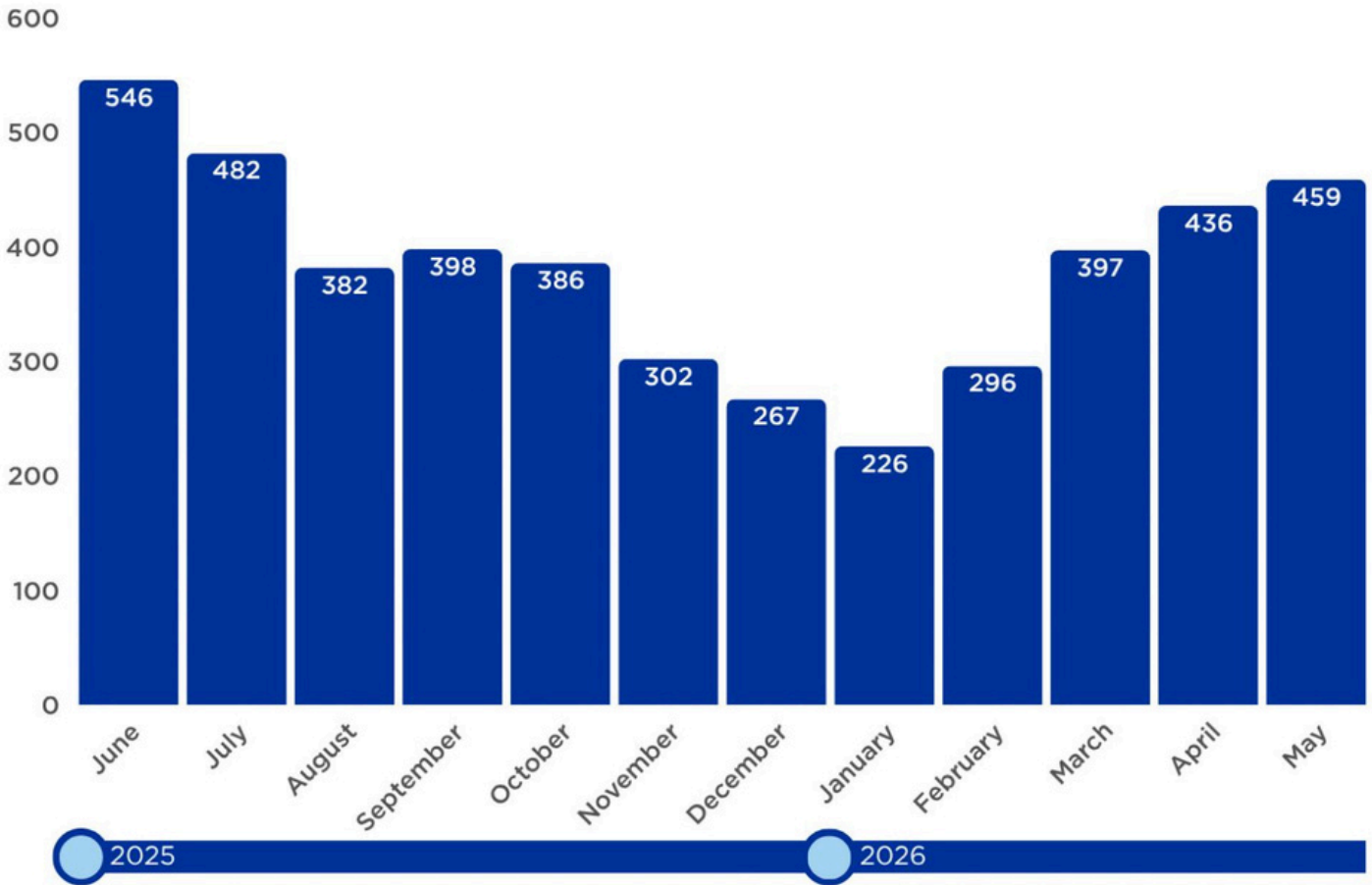
*Graphs outside the red box include all property types.

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

\$1,114,454

▼ 3%



CONDO

\$502,295

▼ 3%



TOWNHOME

\$674,889

▼ 3%

LIST TO SALE
PRICE RATIO

97%

97%

98%

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