Central Okanagan Market Pulse

RE/MAX Kelowna

Market Snapshot August 2026 vs 2025

With the Labour Day long weekend approaching, the Central Okanagan is looking ahead to September after a difficult August. Wildfires, evacuation orders and smoke disrupted daily life and kept visitors away during a favourite season. Our thanks go to the firefighters, emergency crews and neighbours who helped our communities through a challenging month.

	# OF SALES	AVG. SALE PRICE	MEDIAN SALE PRICE	DAYS ON MARKET	LIST-TO-SALE PRICE RATIO
SINGLE-FAMILY	142 ▼10%	$1,049,811 ▼4%	$925,166 ▼3%	60 ▲3%	97%
CONDO	96 ▼5%	$475,971 ▲4%	$413,500 ▼2%	79 ▲16%	96%
TOWNHOME	42 ▼11%	$678,186 ▼3%	$615,000 ▼5%	64 ▲13%	97%

That disruption provides important context for August's slower real estate activity. Sales of single-family homes, condominiums and townhomes were all below last August's levels. With residents focused on safety and fewer visitors exploring the region, **the fires likely contributed to the quieter market**, although the numbers cannot tell us how much.

But slower sales are only part of the story. The number of homes available also fell across all three categories, with the largest decline among single family homes. Fewer new listings came onto the market for both houses and condos. This means weaker sales have not translated into a growing supply compared with last year. Buyers still have choice, however. With roughly eight to ten months of inventory across these property types, sellers face competition. Homes are also taking longer to sell, particularly condos and townhomes. Realistic pricing, thoughtful presentation, and a willingness to respond to feedback remain important.

Average prices tell a mixed story. Single family homes and townhomes sold for less on average than last August, while the condo average increased. Yet **average prices for the year to date remain broadly steady across all three categories**. That distinction matters: **a softer month does not necessarily signal a comparable decline in your home's value**, especially when the mix of properties selling changes.

For buyers, there is time to compare options and negotiate where circumstances allow. For sellers planning another purchase, the same market that requires flexibility on a sale may offer opportunities on the buying side. As fall unfolds, we will watch whether activity improves as the disruption eases. August deserves perspective, alongside careful attention to each neighbourhood and property type. Whether you are buying, selling or considering your next step, your **REMAX agent can help you interpret the market and move forward confidently**.

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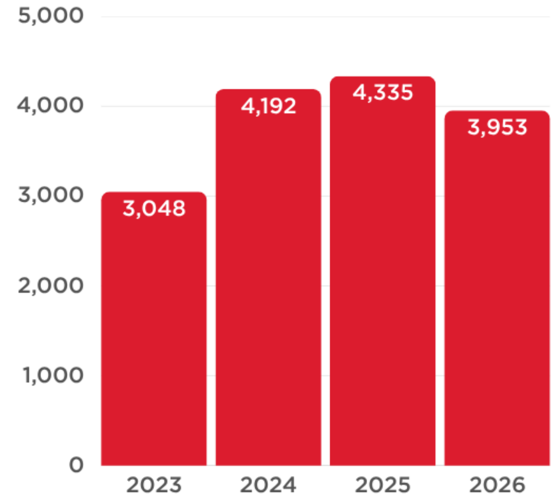
Central Okanagan Monthly Analysis

September 2026

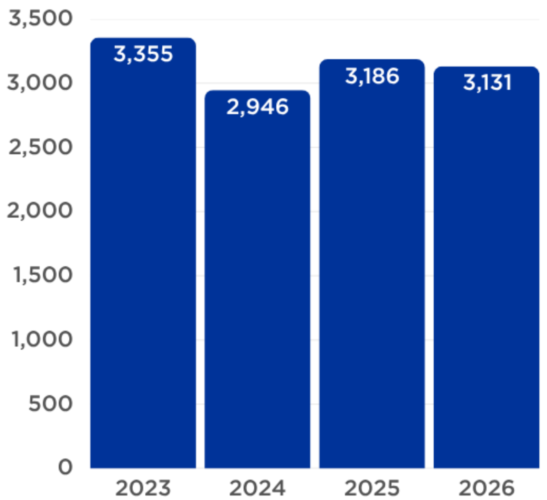
RE/MAX Kelowna

TOTAL ACTIVE LISTINGS

AS OF AUGUST 31ST



TOTAL SALES YTD



MEDIAN SALES PRICE

SINGLE-FAMILY	$939,500
CONDO	$436,500
TOWNHOME	$672,500

SINGLE FAMILY

	August 2025	August 2026
Sales by Month	157	142
Sales Year to Date	1,365	1,324
Sale Prices by Month	Average: $1,097,131	$1,049,811
	Median: $950,000	$925,166
Sale Prices Year to Date	Average: $1,092,004	$1,097,856
	Median: $973,000	$939,500
Units Listed	383	296
Days to Sell by Month - Residential	58	60
Days to Sell Year to Date - Residential	57	59

SALES (YTD)	2025	2026
$0 - $499K	22	21
$500K - $699K	130	138
$700K - $799K	172	197
$800K - $899K	225	214
$900K - $999K	174	172
$1M - $1.49M	425	358
$1.5M - $2M	123	105
$2M - $2.99M	50	60
$3M+	9	15

ACTIVE INVENTORY

Single-Family	Condo	Lot	Townhome
1,219	785	393	420

MONTHS OF INVENTORY

9	8	36	10

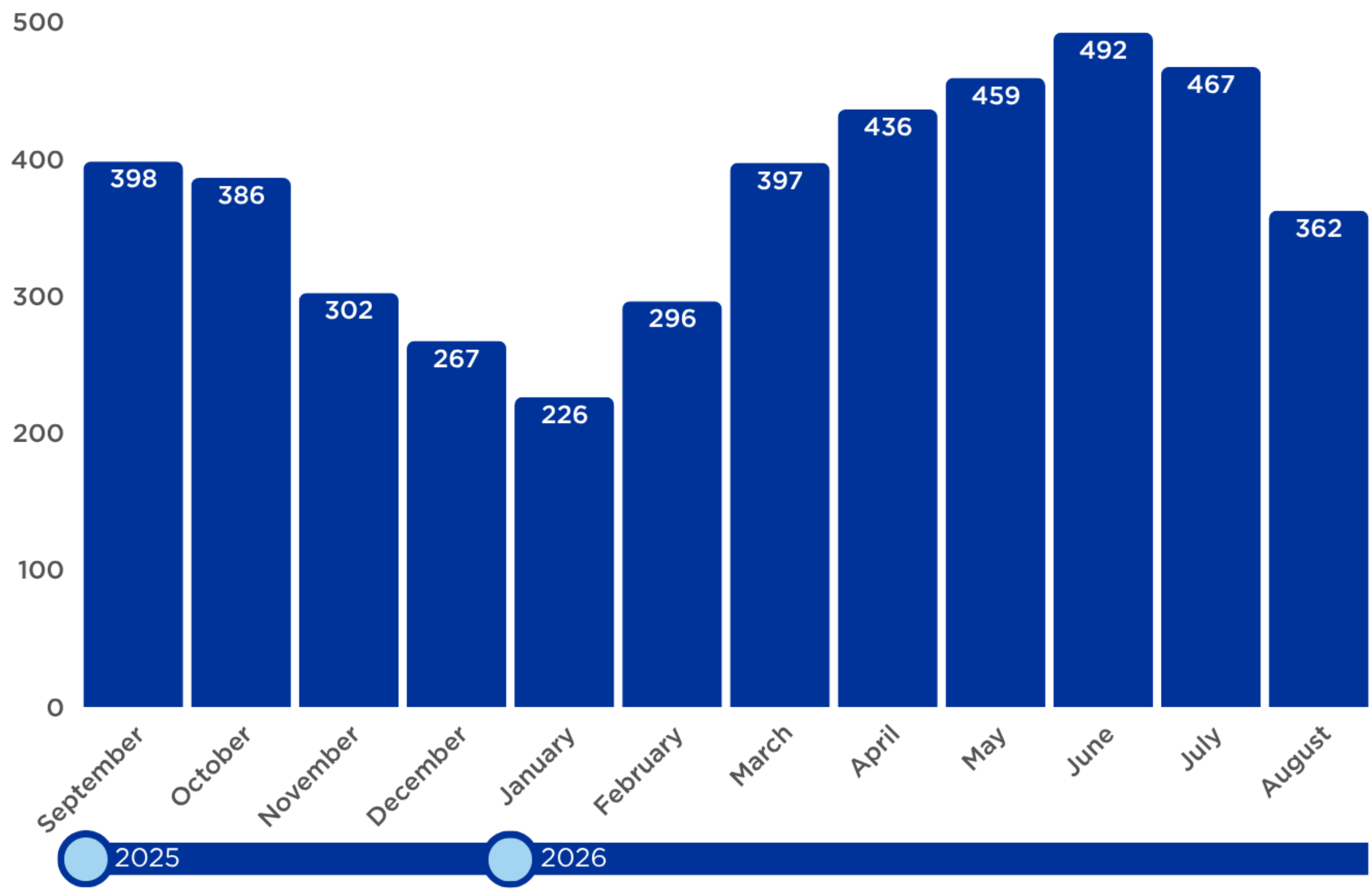
Buyer's Market:	6+ months
Balanced Market:	4 to 6 months
Seller's Market:	0 to 4 months

*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.
REMAX Kelowna - an independent member broker.
*Single-family home figures exclude waterfront properties.

Central Okanagan Monthly Sales

RE/MAX Kelowna

TOTAL SALES



AVERAGE SALE PRICE

CURRENT MONTH 2026 VS 2025

	SINGLE-FAMILY	CONDO	TOWNHOME
Average sale price	$1,049,811	$475,971	$678,186
Change	▼ 4%	▲ 4%	▼ 3%
LIST TO SALE PRICE RATIO	97%	96%	97%