AUGUST UPDATE

Kelowna • Vernon • Penticton

Monthly residential sales, prices and inventory across the Central, North and South Okanagan, from the Association of Interior REALTORS®.

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AUGUST 2026 MARKET UPDATE

What Happened in August?

Late summer brought a sharp pullback across the Okanagan. Here is how Kelowna (Central Okanagan), Vernon (North Okanagan) and Penticton (South Okanagan) performed in August 2026, compared with August 2025, based on figures from the Association of Interior REALTORS®.

HOMES SOLD IN AUGUST 2026 — BY REGION

TOTAL DOLLAR VOLUME — AUGUST 2026

$264.5M	**Kelowna** (Central Okanagan)	▼ 10.0% vs. Aug 2025
$76.4M	**Vernon** (North Okanagan)	▼ 37.8% vs. Aug 2025
$86.1M	**Penticton** (South Okanagan)	▼ 17.9% vs. Aug 2025

Sales fell in all three markets, with Vernon and Penticton each down more than a third year over year. Kelowna held up best, easing 9.4%. New listings dropped faster than sales everywhere, leaving active inventory 12 to 13 per cent below last August.

KELOWNA

Central Okanagan • August 2026 Market Snapshot

In August 2026, the Central Okanagan recorded 327 residential sales, down 9.4% from August 2025, while dollar volume fell 10.0% to $264.5 million. New listings dropped 17.0% year over year and active inventory now sits 12.5% below last August's level.

327
HOMES SOLD
▼ 9.4% YoY

$264.5M
DOLLAR VOLUME
▼ 10.0% YoY

2,925
ACTIVE LISTINGS
▼ 12.5% YoY

712
NEW LISTINGS
▼ 17.0% YoY

8.9

MONTHS OF INVENTORY

At August's sales pace it would take about 8.9 months to sell through all active listings — a market currently favouring buyers.

46%

SALES-TO-NEW-LISTINGS RATIO

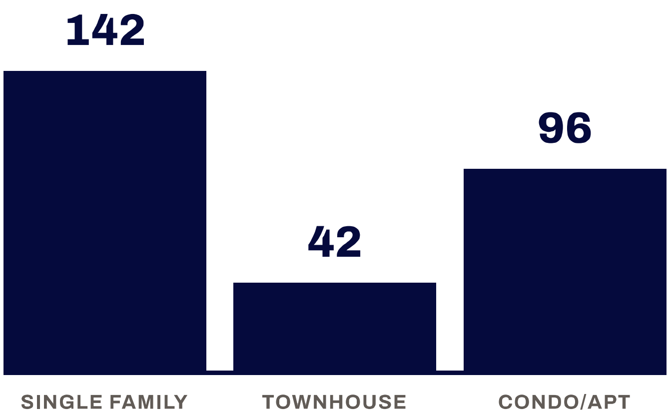
For every 100 new listings that came on in August, Kelowna buyers absorbed about 46 of them — a steady, balanced pace.

Source: Association of Interior REALTORS® — Monthly Market Statistics, August 2026. All figures compared with August 2025. Months of inventory = active listings ÷ August sales. Sales-to-new-listings ratio = homes sold ÷ new listings.

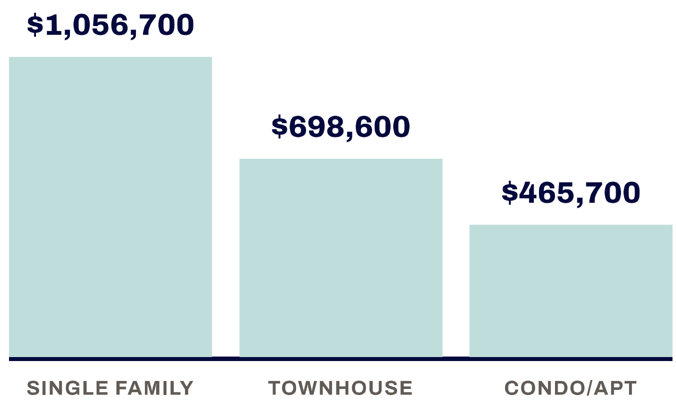
KELOWNA — CENTRAL OKANAGAN

August Activity by Property Type

HOMES SOLD



BENCHMARK PRICE



PROPERTY TYPE	DAYS TO SELL	INVENTORY	MO. OF INV.	SALES CHANGE
Single Family	60 days	1,219	8.6 mo.	▼ 9.6%
Townhouse	64 days	420	10.0 mo.	▼ 10.6%
Condo/Apt	79 days	785	8.2 mo.	▼ 5.0%

MARKET TEMPERATURE · MONTHS OF INVENTORY

Current reading: 8.9 mo.

Every property type in Kelowna sold fewer homes than last August. Single family led on volume with 142 sales and a benchmark price of $1,056,700, essentially flat at plus 0.2%. Townhouses now carry 10.0 months of inventory, the loosest of the three segments, while condo prices eased 5.5%.

VERNON

North Okanagan • August 2026 Market Snapshot

In August 2026, the North Okanagan recorded 111 residential sales, down 33.5% from August 2025, with dollar volume falling 37.8% to $76.4 million. New listings dropped 20.8% year over year, holding active inventory 12.0% below last August despite the much slower sales pace.

111
HOMES SOLD
▼ 33.5% YoY

$76.4M
DOLLAR VOLUME
▼ 37.8% YoY

962
ACTIVE LISTINGS
▼ 12.0% YoY

209
NEW LISTINGS
▼ 20.8% YoY

8.7
MONTHS OF INVENTORY

At August's sales pace it would take about 8.7 months to sell through all active listings — a market currently favouring buyers.

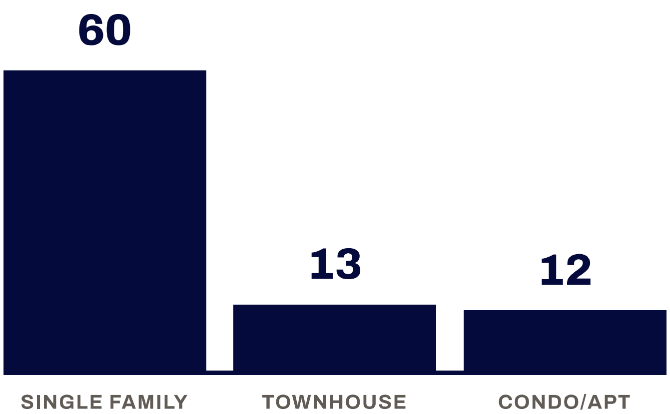
53%
SALES-TO-NEW-LISTINGS RATIO

For every 100 new listings that came on in August, Vernon buyers absorbed about 53 of them — a balanced pace.

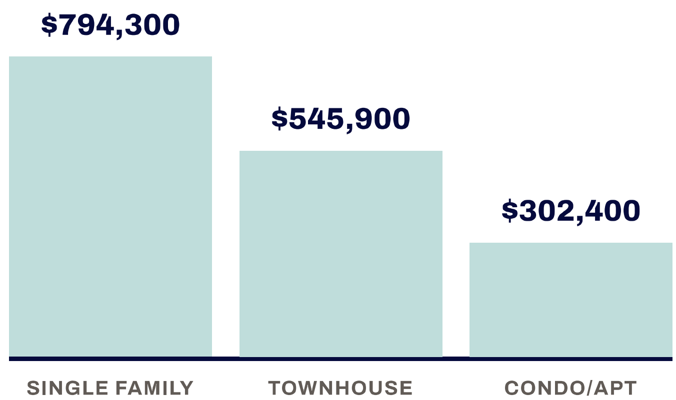
Source: Association of Interior REALTORS® — Monthly Market Statistics, August 2026. All figures compared with August 2025. Months of inventory = active listings ÷ August sales. Sales-to-new-listings ratio = homes sold ÷ new listings.

August Activity by Property Type

HOMES SOLD



BENCHMARK PRICE



PROPERTY TYPE	DAYS TO SELL	INVENTORY	MO. OF INV.	SALES CHANGE
Single Family	69 days	390	6.5 mo.	▼ 28.6%
Townhouse	47 days	135	10.4 mo.	▼ 50.0%
Condo/Apt	127 days	101	8.4 mo.	▼ 20.0%

MARKET TEMPERATURE · MONTHS OF INVENTORY

Current reading: 8.7 mo.

Vernon's townhouse segment halved year over year, with 13 sales and prices down 7.2%. Single family remained the market's core at 60 sales and a benchmark of $794,300, up 0.7%. Condo days-to-sell nearly doubled to 127, the slowest reading anywhere in the region.

PENTICTON

South Okanagan • August 2026 Market Snapshot

In August 2026, the South Okanagan recorded 116 residential sales, down 33.7% from August 2025, with dollar volume falling 17.9% to $86.1 million. New listings dropped 24.3% and inventory sits 12.9% below last August — a thinner supply that still outweighs a much quieter month of demand.

116
HOMES SOLD
▼ 33.7% YoY

$86.1M
DOLLAR VOLUME
▼ 17.9% YoY

1,328
ACTIVE LISTINGS
▼ 12.9% YoY

221
NEW LISTINGS
▼ 24.3% YoY

11.4

MONTHS OF INVENTORY

At August's sales pace it would take about 11.4 months to sell through all active listings — a market clearly favouring buyers.

53%

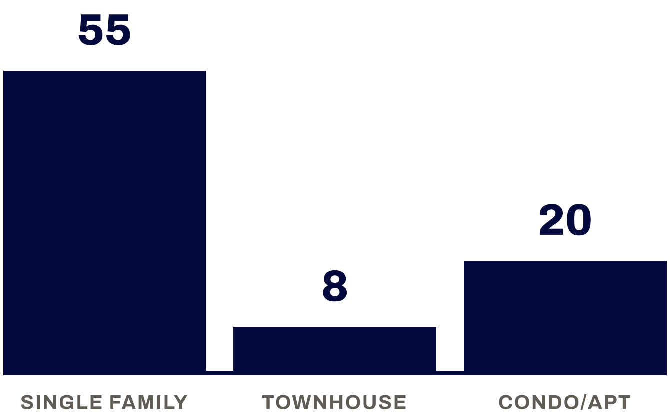
SALES-TO-NEW-LISTINGS RATIO

For every 100 new listings that came on in August, Penticton buyers absorbed about 53 of them — a balanced pace.

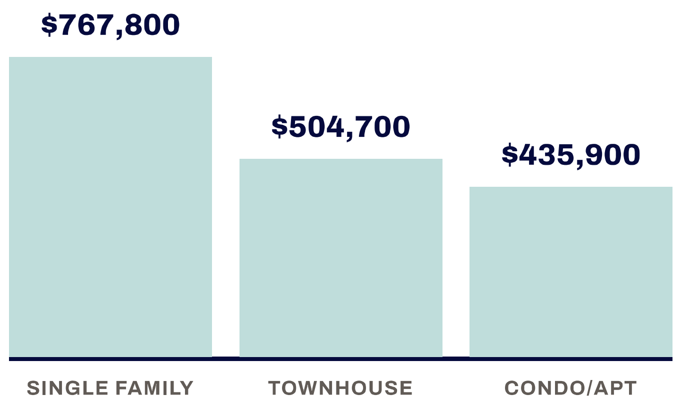
Source: Association of Interior REALTORS® — Monthly Market Statistics, August 2026. All figures compared with August 2025. Months of inventory = active listings ÷ August sales. Sales-to-new-listings ratio = homes sold ÷ new listings.

August Activity by Property Type

HOMES SOLD



BENCHMARK PRICE



PROPERTY TYPE	DAYS TO SELL	INVENTORY	MO. OF INV.	SALES CHANGE
Single Family	97 days	531	9.7 mo.	▼ 39.6%
Townhouse	33 days	137	17.1 mo.	▼ 57.9%
Condo/Apt	80 days	290	14.5 mo.	▼ 42.9%

MARKET TEMPERATURE · MONTHS OF INVENTORY

Current reading: 11.4 mo.

Penticton saw the region's steepest declines, with sales down in every property type. Prices moved the other way: single family gained 4.9% to $767,800 and condos edged up 1.1%. Townhouse supply reads 17.1 months, though only eight units traded in August.

Thinking about your next move?

Numbers describe the market. They do not decide what is right for your home, your timeline or your budget. Let's talk through where you fit.

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Data source: Association of Interior REALTORS® Monthly Market Statistics, August 2026. Residential figures include acreage, duplex, mobile home, recreational, single family, 3/4-plex, apartment and townhouse; land is excluded. Not intended to solicit properties already listed for sale.