BIG WHITE MARKET UPDATE

2026 Year to Date

Big White

Chalets, townhomes, and condos on the mountain.

Prepared by James Roffel · Data to end of September 2026

109	69	94	13.6 (buyer's market)
active listings · **record high**	sales year-to-date	avg. days to sell (YTD)	months of inventory

Market Overall

Single family, townhomes, and condos · Data to end of September 2026

▲ 9.0%	▼ 21.6%	▲ 25.3%
active listings vs. 2025	sales vs. YTD 2025 (88)	days to sell vs. YTD 2025 (75)

8	96.1%	7%
sales in September 2026 · ▼ 20%	list-to-sale ratio	absorption rate

$2.2M
highest sale · single family

$165K
lowest sale · condo

Sales by property type · 2026 YTD



Single Family 5 sales

Townhome 31 sales

Condo 33 sales

jamesroffel.com

Chat with James

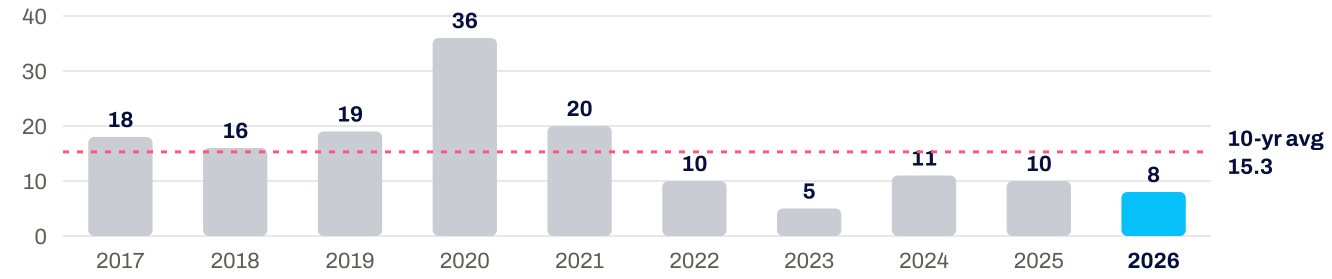
james@jamesroffel.com

10-Year Trends

September only, all property types · 2017–2026

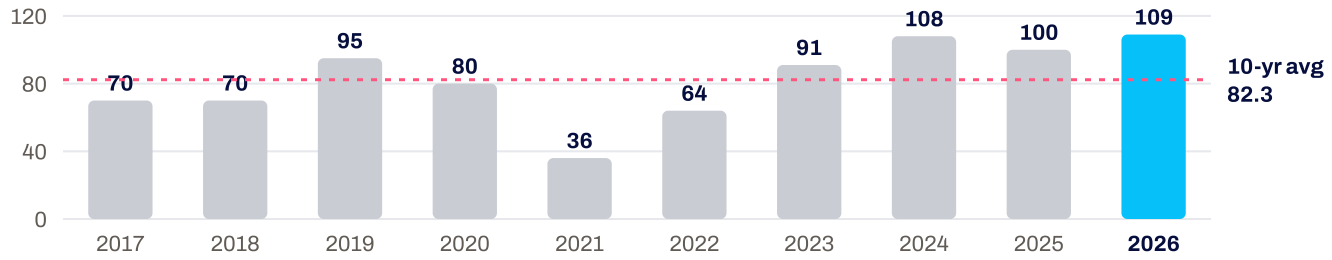
Sales

8 September sales · 47.7% below the 10-year average of 15.3



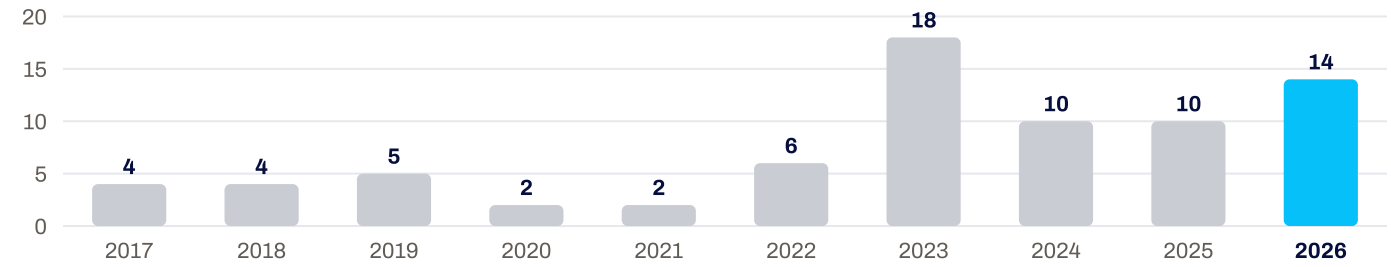
Active Listings

109 listings · record high · 32.4% above the 10-year average of 82.3



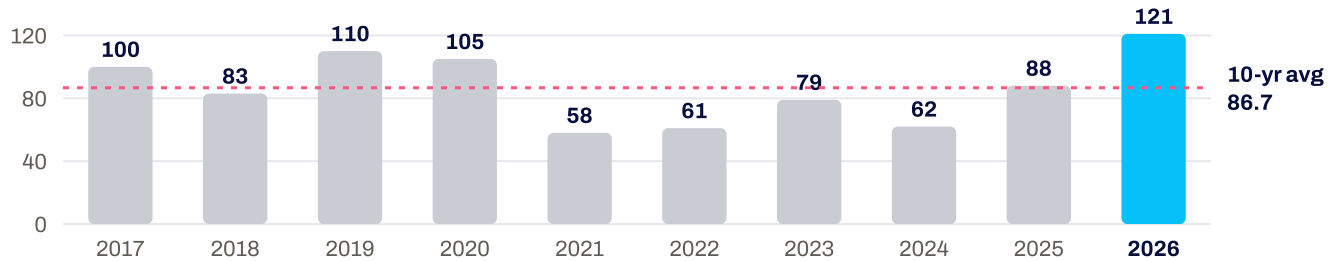
Months of Inventory

14 months of inventory · September 2026



Days to Sell

121 average days · 39.6% above the 10-year average of 86.7



By Property Type

All sales · Big White · 2026 year to date

Single Family Homes

Buyer's market

11 active listings ▲ 10.0% vs 2025 (10)	**5** sales YTD ▲ 25.0% vs YTD 2025 (4)	**0** sales in Sep 2026 0 in Sep 2025	**124** avg. days to sell ▲ 72.2% vs 2025 (72) · 10-yr avg 92
0% absorption	**93.6%** list-to-sale ratio	**$2.2M** highest sale	**$655K** lowest sale

Townhomes / “Plexes”

13.5 months · buyer's market

27 active listings ▼ 10.0% vs 2025 (30)	**31** sales YTD ▼ 6.1% vs YTD 2025 (33)	**2** sales in Sep 2026	**67** avg. days to sell ▼ 6.9% vs 2025 (72)
7% absorption	**97.1%** list-to-sale ratio	**$1.489M** highest sale	**$362,700** lowest sale

PRICE HOTSPOT · 2026 YTD SALES — **$800K–$999K · 9 of 31 sales (29%)**



$300K $600K $900K $1.2M $1.5M

Condos

11.7 months · buyer's market

70 active listings ▲ 18.6% vs 2025 (59)	**33** sales YTD ▼ 35.3% vs YTD 2025 (51)	**6** sales in Sep 2026	**115** avg. days to sell ▲ 47.4% vs 2025 (78)
9% absorption	**95.5%** list-to-sale ratio	**$1.05M** highest sale	**$165K** lowest sale

PRICE HOTSPOT · 2026 YTD SALES — **$500K–$700K · 11 of 33 sales (33%)**



$100K $300K $500K $700K $900K $1.1M