CONDO MARKET REPORT

Central Okanagan

October 2026

Prepared by James Roffel

75	754	10.1 buyer's market	$465,100
sales in October	active listings	months of inventory	benchmark price

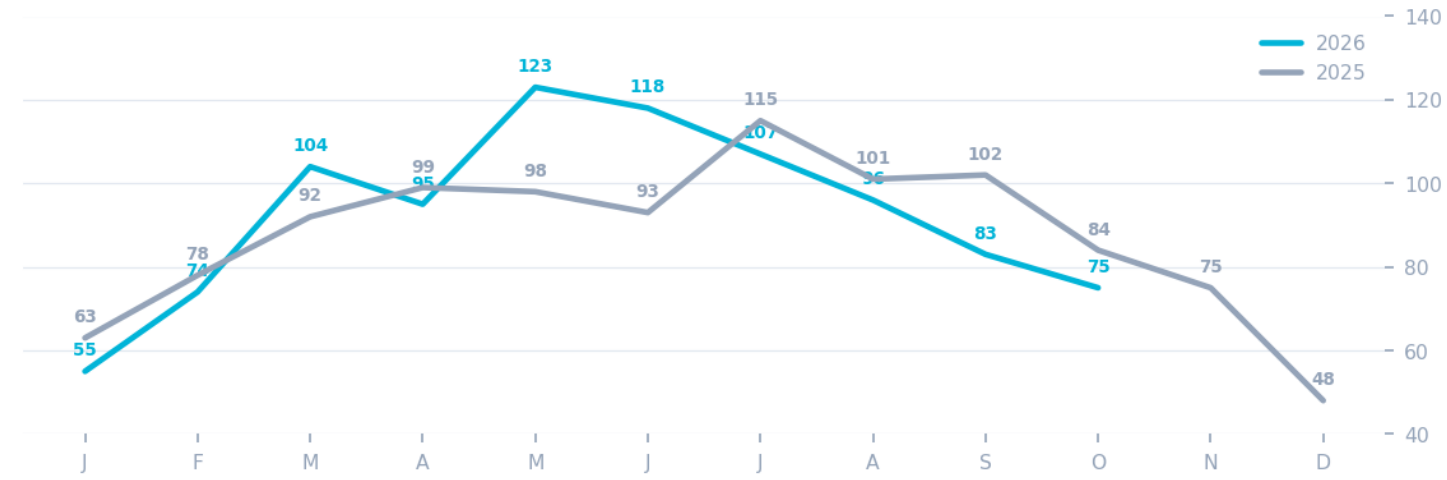
Sales

–9.6%
month-over-month
75 sales vs. 83 in September

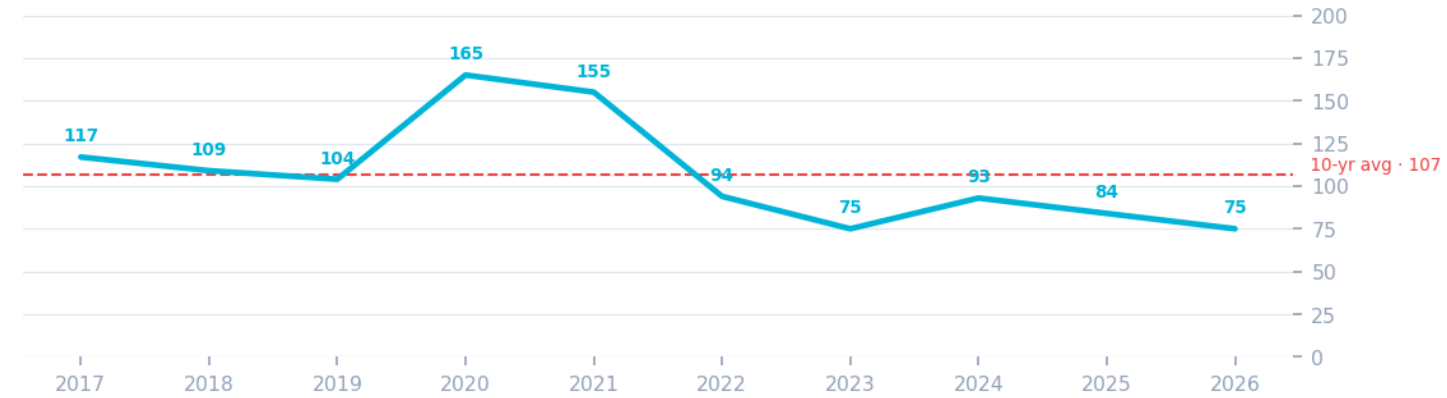
–10.7%
year-over-year
75 sales vs. 84 last October

+0.5%
year-to-date
Jan–Oct 930 sales vs. 925

Monthly sales, 2026 vs. 2025



10-year October sales trend



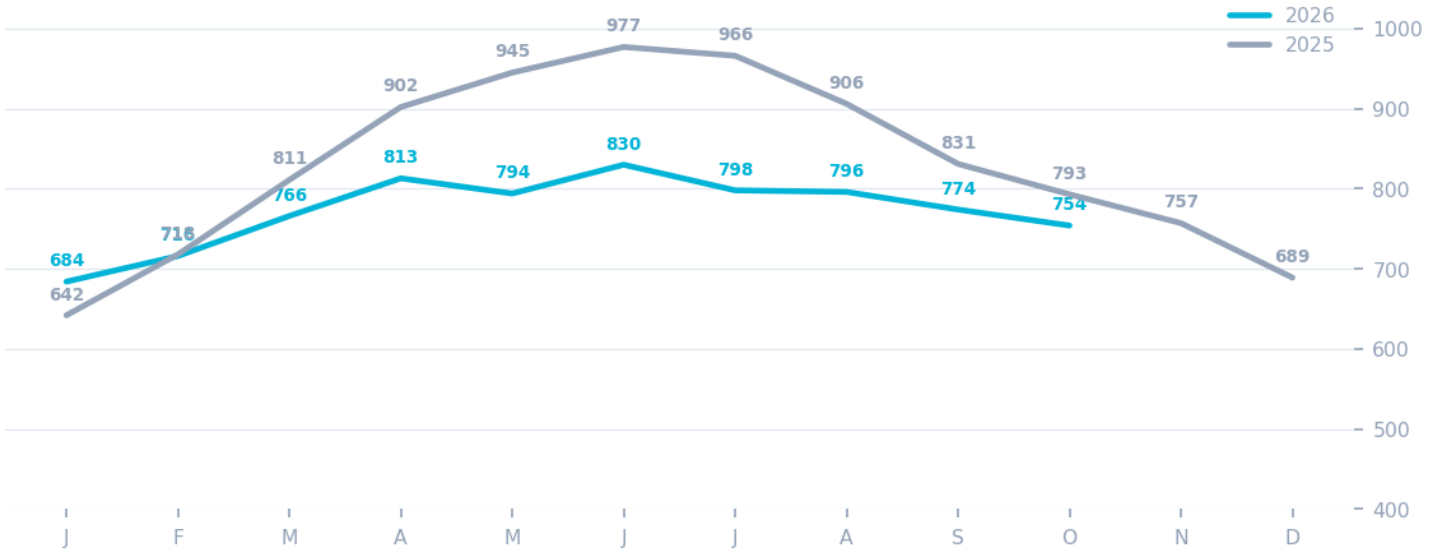
October 2026 sales of 75 are 29.9% below the 10-year average of 107.

Active Listings

754*
active listings · –2.6% vs. September

–4.9%
year-over-year · –9.0% YTD

+34.2%
above the 10-year average of 562



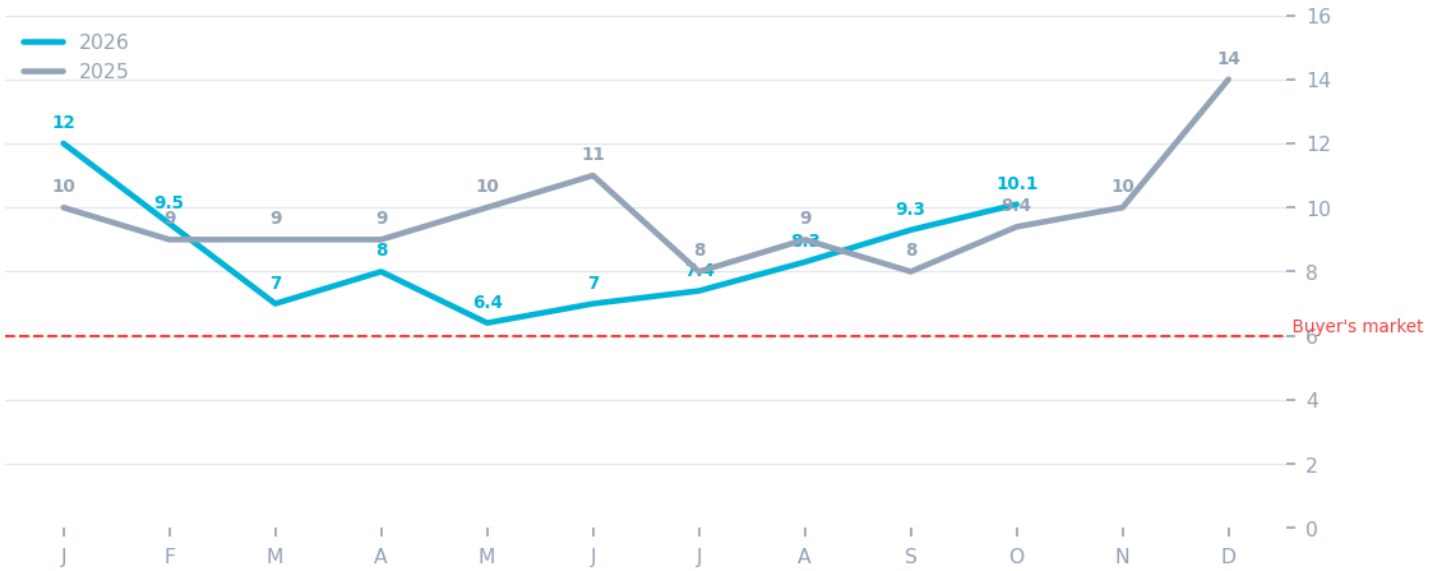
*754 counts MLS listings only. It excludes the shadow inventory of completed but unlisted units held by developers.

Months of Inventory

10.1
months of inventory in October

9.9%
absorption rate in October

96.0%
list-to-sale ratio

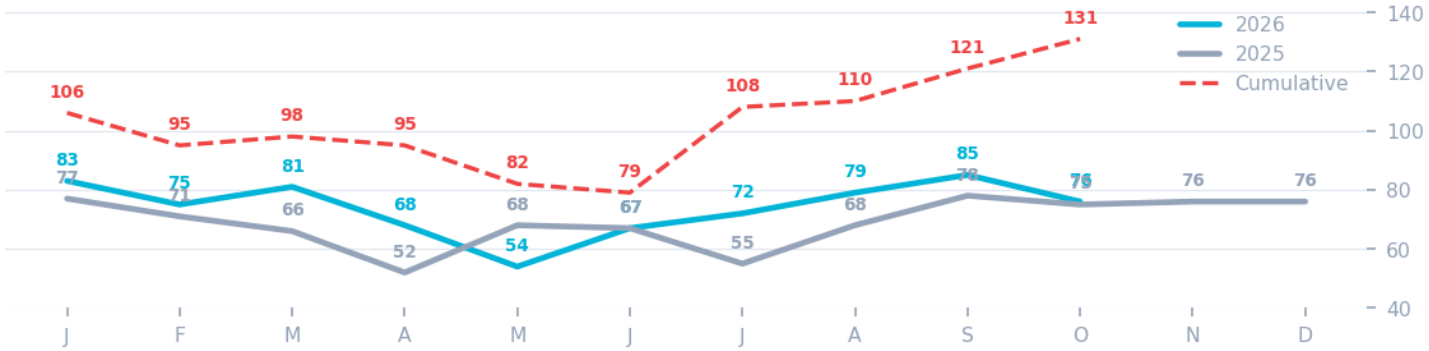


Days on Market

76
days on market
up from 75 a year ago

131
cumulative days on market

Cumulative days on market counts every day a unit has been for sale, including earlier cancelled and relisted attempts. Advertised days on market resets to zero each time a listing is renewed.



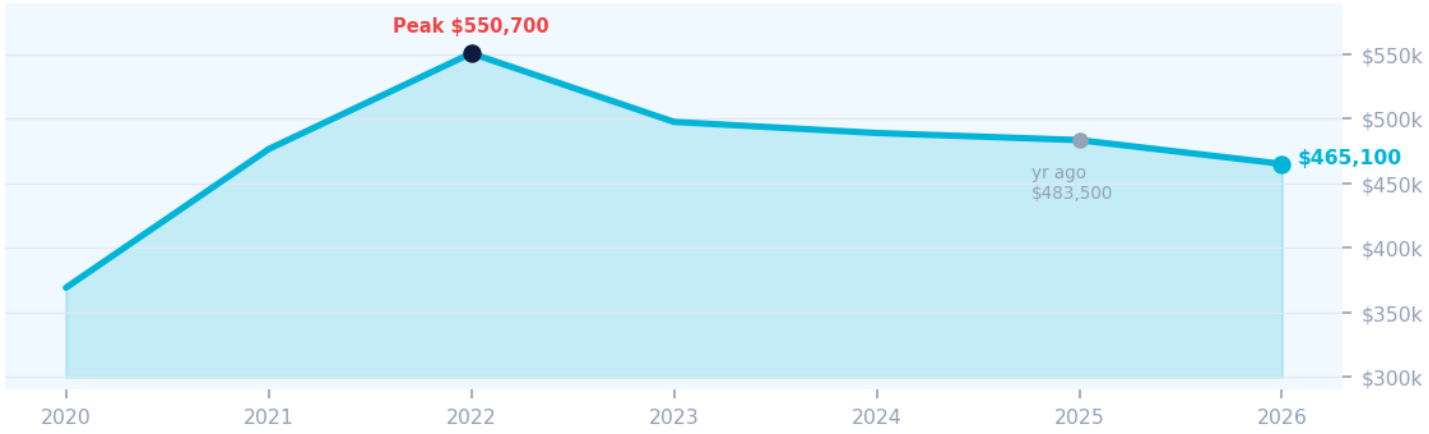
Benchmark Prices

$465,100
current benchmark

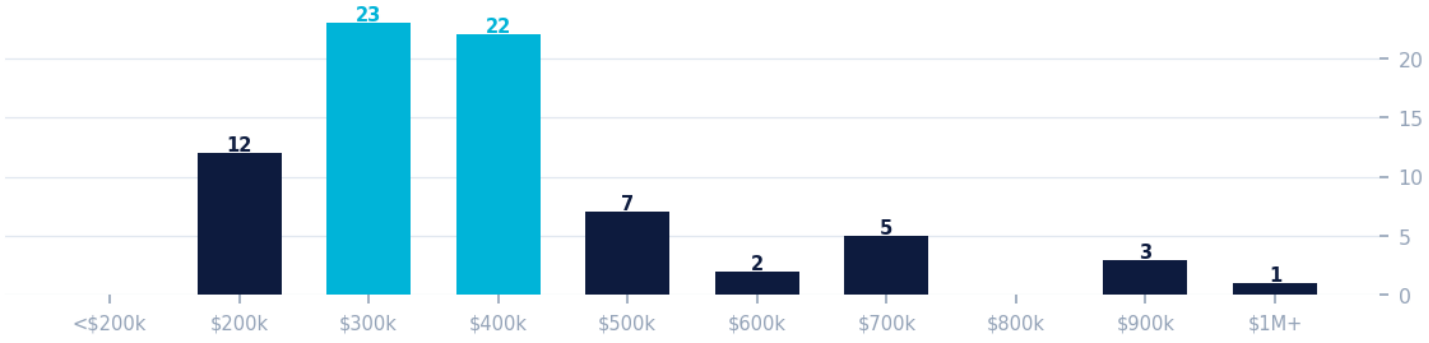
–$18,400
vs. last year · –3.8%

–$85,600
off peak · –15.5%

$400,000
median · –5.4% vs Sep



Price Hot Spot · October sales $300K–$499K **· 45 of 75 sales (60%)**



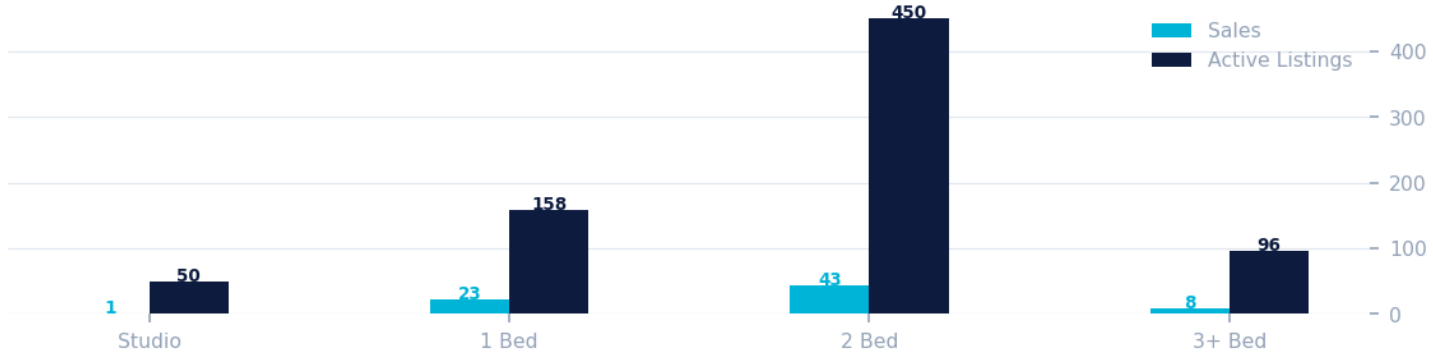
Sales by Bedroom

2-Bed

leads with 43 sales of 450 listings

57.3%

of all condo sales were 2-bed



Type	Sales	Active Listings	Months of Inventory
Studio	1	50	50.0
1 Bed	23	158	6.9
2 Bed	43	450	10.5
3+ Bed	8	96	12.0
Total	**75**	**754**	**10.1**

Deal of the Month



#102 – 563 Yates Road, Kelowna

The Verve · North Glenmore · 2 Bed / 2 Bath · 1,302 sq ft · Built 2006

$478,000 View Listing →