CONDO MARKET REPORT

Central Okanagan

September 2026

Prepared by James Roffel

83	774	9.3 (buyer's market)	$496,700
sales in September	active listings	months of inventory	benchmark price

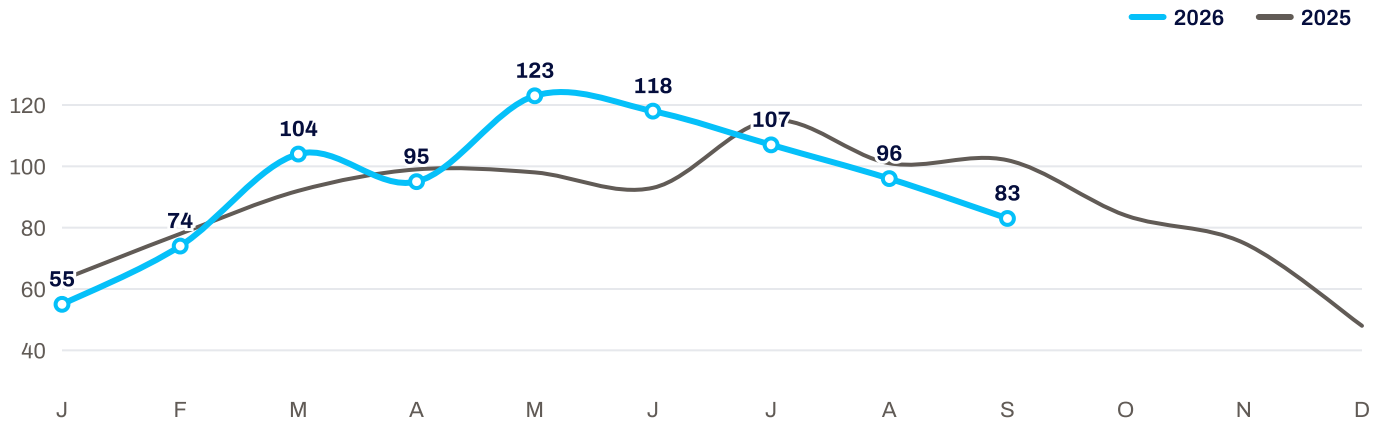
Sales

−13.5%
month-over-month
83 sales vs. 96 in August

−18.6%
year-over-year
83 sales vs. 102 last September

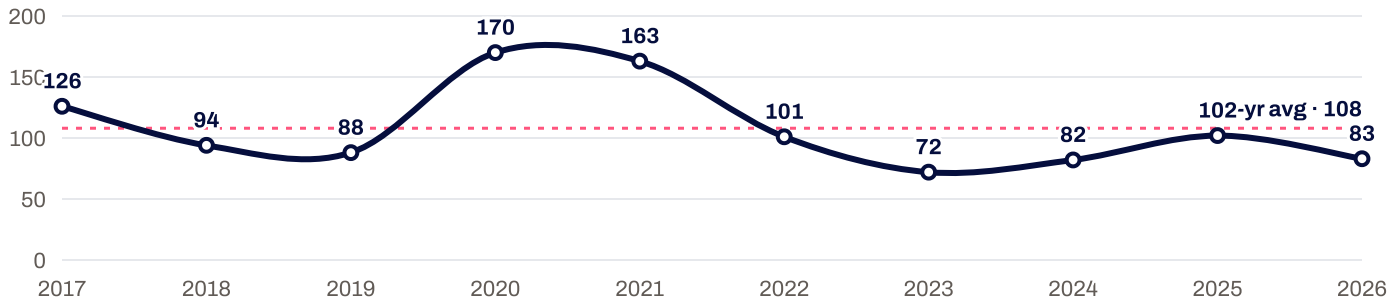
+1.7%
year-to-date
Jan–Sep: 855 sales vs. 841

Monthly sales, 2026 vs. 2025



10-year September sales

This September is 23.1% below the 10-year average of 108.

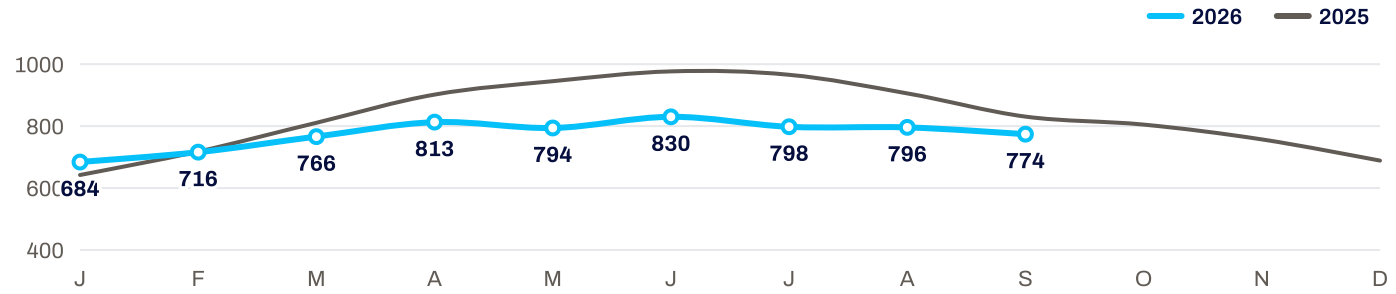


Active Listings

774*
active listings · −2.8% vs. August

−6.9%
year-over-year · −9.4% YTD

32.1%
above the 10-year average of 586



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

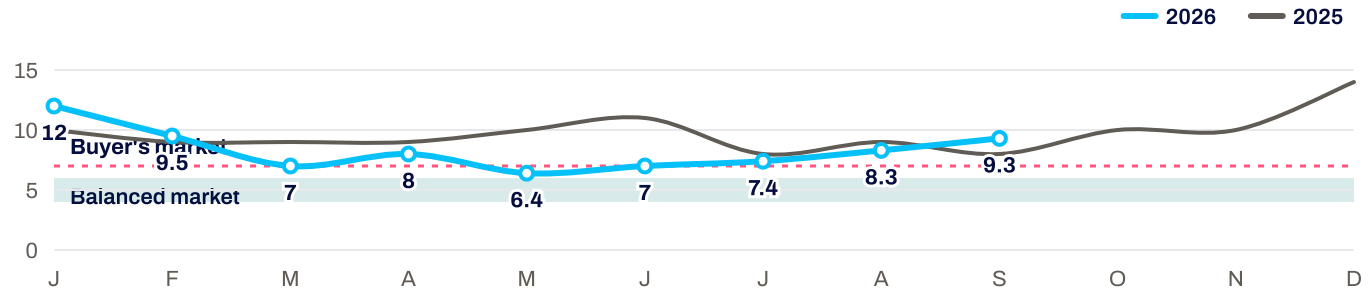
Months of Inventory

9.3
months of inventory

10.7%
absorption rate

95.5%
list-to-sale ratio

51
expired listings

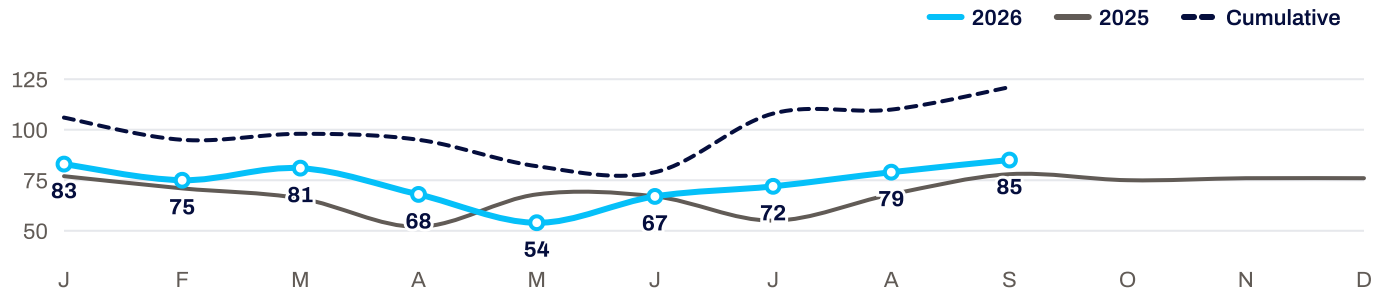


Days on Market

85 days
up from 78 a year ago

121 days
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.



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Chat with James

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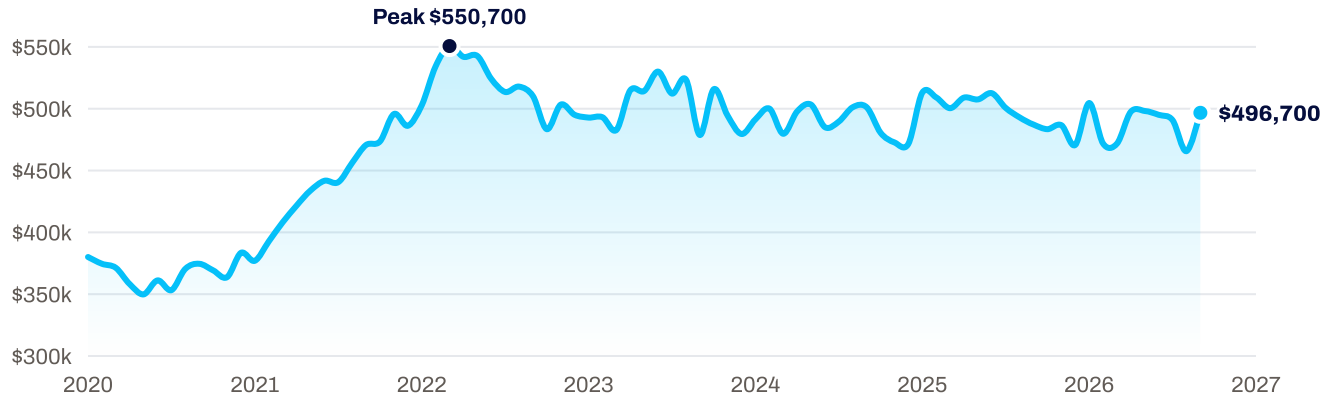
Benchmark Prices

$496,700
current benchmark

+$9,600
vs. last year · +2.0%

−$54,000
off peak · −9.8%

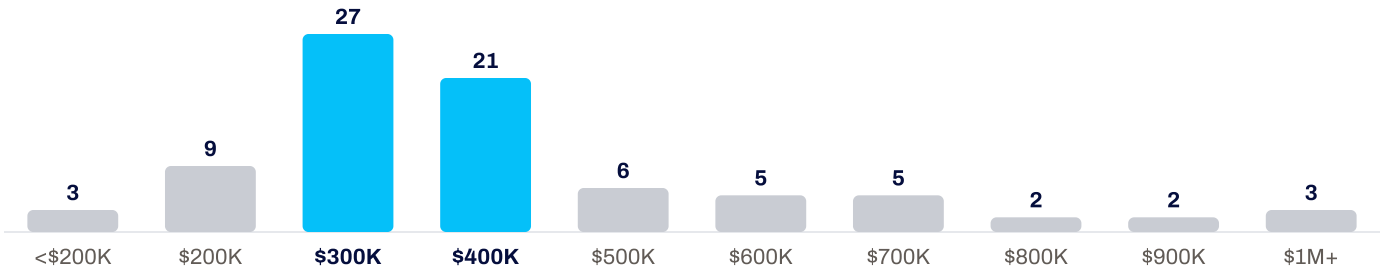
$423,000
median · −3.0% YoY



Price Hot Spot

$300K–$499K · 48 of 83 sales (58%)

September sales by price range



Sales by Bedroom Count

2-bed · 69.9% of September sales



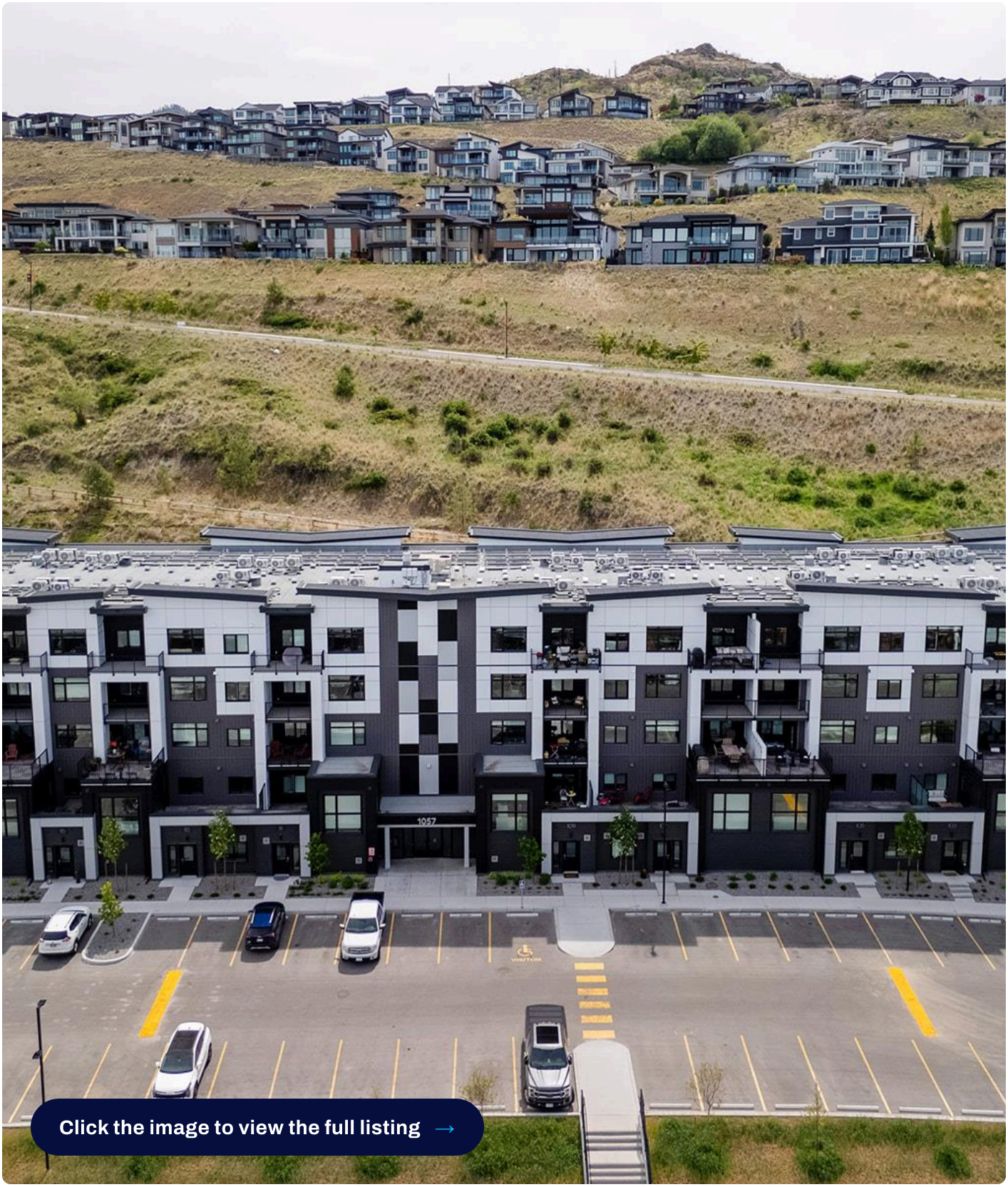
Studio
5 sales · 56 listings

1 Bed
13 sales · 149 listings

2 Bed
58 sales · 469 listings

3+ Bed
7 sales · 100 listings

Deal of the Month



#302, 1057 Frost Road, Kelowna

Neighbourhood · Upper Mission

View full listing →

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