JULY UPDATE

Kelowna • Vernon • Penticton

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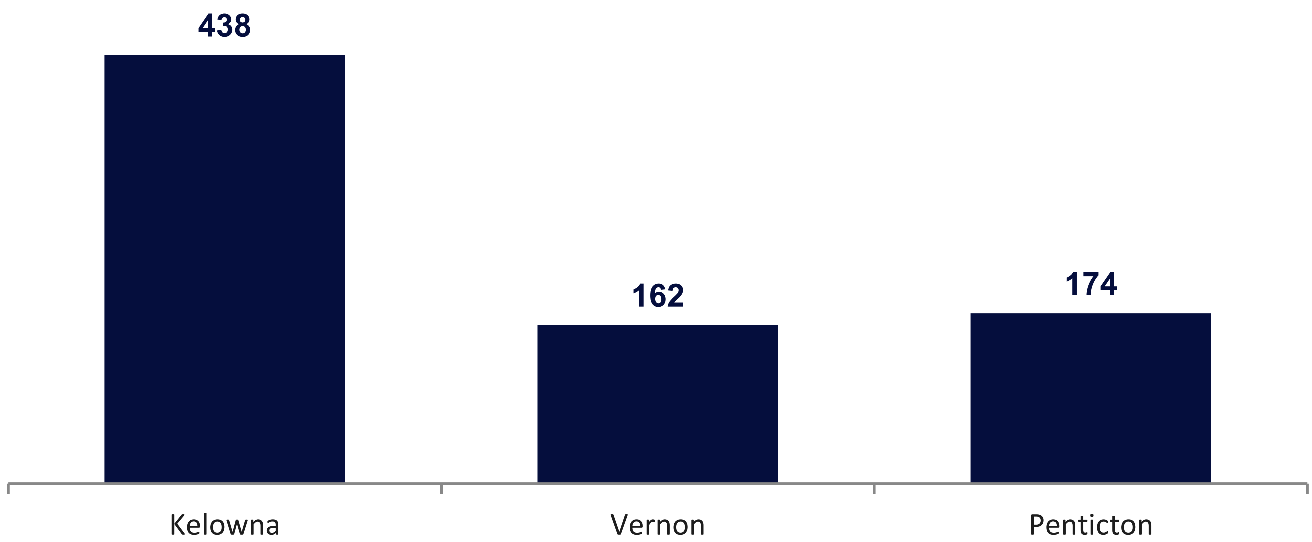
JULY 2026 MARKET UPDATE

What Happened in July?

Mid-summer brought a cooler pace to the Okanagan housing market. Here's how Kelowna (Central Okanagan), Vernon (North Okanagan) and Penticton (South Okanagan) performed in July 2026, compared with July 2025, based on figures from the Association of Interior REALTORS®.

Homes Sold in July 2026 — By Region



Total Dollar Volume — July 2026 (Millions)

$403.8M

Kelowna (Central Okanagan)

▲ +13.6% vs. July 2025

$116.2M

Vernon (North Okanagan)

▼ -3.4% vs. July 2025

$109.8M

Penticton (South Okanagan)

▼ -10.7% vs. July 2025

Sales pulled back modestly across all three markets versus last July, as the typical mid-summer pace settled in. Despite softer unit counts, Kelowna's dollar volume held up strongly — rising 13.6% — driven by benchmark price gains. Inventory continued to tighten across the region as new listings fell sharply.

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Central Okanagan • July 2026 Market Snapshot

In July 2026, the Central Okanagan saw 438 residential sales — essentially flat (-0.2%) versus July 2025 — while dollar volume climbed a strong 13.6% to $403.8 million, driven by rising benchmark prices. New listings fell 16.6% year over year and active inventory is now 14.3% below last July's levels.

438

Homes Sold

▼ -0.2% YoY

$403.8M

Dollar Volume

▲ +13.6% YoY

3,005

Active Listings

▼ -14.3% YoY

873

New Listings

▼ -16.6% YoY

6.9

MONTHS OF INVENTORY

At July's sales pace, it would take about 6.9 months to sell through all active listings — a market currently favouring buyers.

50%

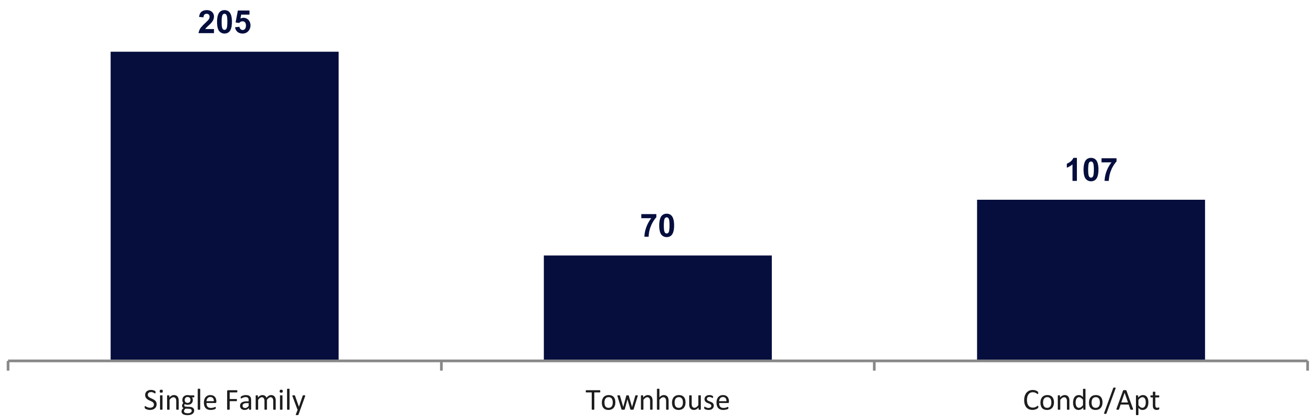
SALES-TO-NEW-LISTINGS RATIO

For every 100 new listings that came on in July, Kelowna buyers absorbed about 50 of them — a pace that's running at a steady, balanced pace.

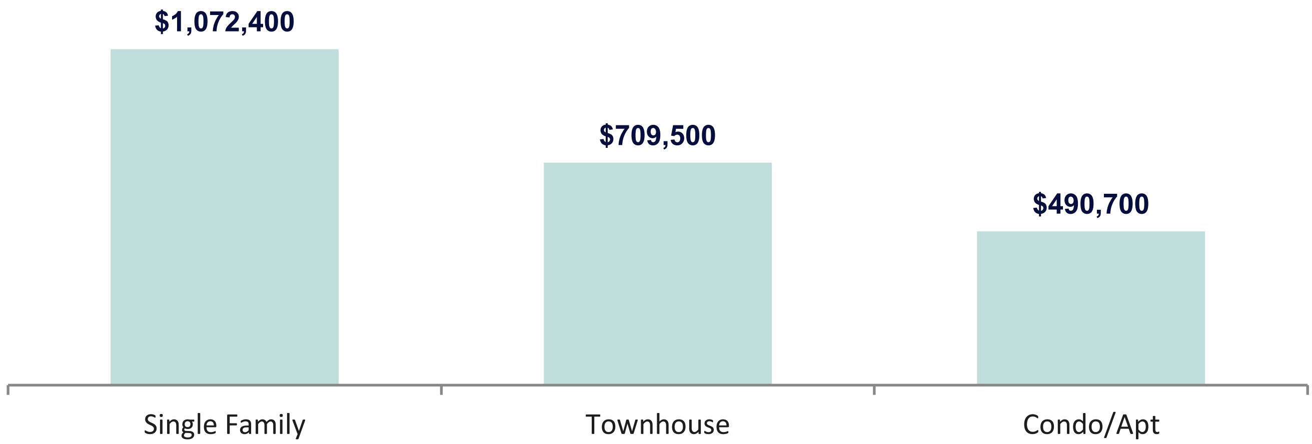
Source: Association of Interior REALTORS® — Monthly Market Statistics, July 2026. All figures compared with July 2025. Months of inventory = active listings ÷ July sales. Sales-to-new-listings ratio = homes sold ÷ new listings.

July Activity by Property Type

Homes Sold by Property Type — July 2026



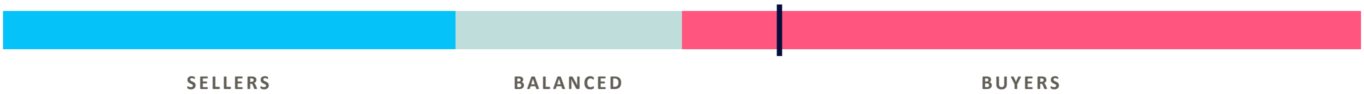
Benchmark Price by Property Type — July 2026



	Days to Sell	Inventory	Mo. of Inv.	Sales Change
Single Family	53 days	1,273	**6.2 mo.**	▲ +3.5%
Townhouse	66 days	418	**6.0 mo.**	▲ +14.8%
Condo/Apt	72 days	787	**7.4 mo.**	▼ -7.0%

MARKET TEMPERATURE · MONTHS OF INVENTORY (0–12 MO. SCALE)

Current reading: 6.9 mo.



Townhouse sales led Kelowna's gains in July, up 14.8% year over year, with single-family close behind at +3.5% and a benchmark price of $1,072,400 — up 2.3%. Condo sales eased 7.0%, though inventory continued to contract sharply across all three property types.

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VERNON

North Okanagan • July 2026 Market Snapshot

In July 2026, the North Okanagan recorded 162 residential sales, down 5.3% from July 2025, with dollar volume slipping 3.4% to $116.2 million. New listings fell sharply — down 27.1% year over year — keeping active inventory 14.0% below last July despite the softer sales pace.

162

Homes Sold

▼ -5.3% YoY

$116.2M

Dollar Volume

▼ -3.4% YoY

972

Active Listings

▼ -14.0% YoY

226

New Listings

▼ -27.1% YoY

6.0

MONTHS OF INVENTORY

At July's sales pace, it would take about 6.0 months to sell through all active listings — a market currently fairly balanced between buyers and sellers.

72%

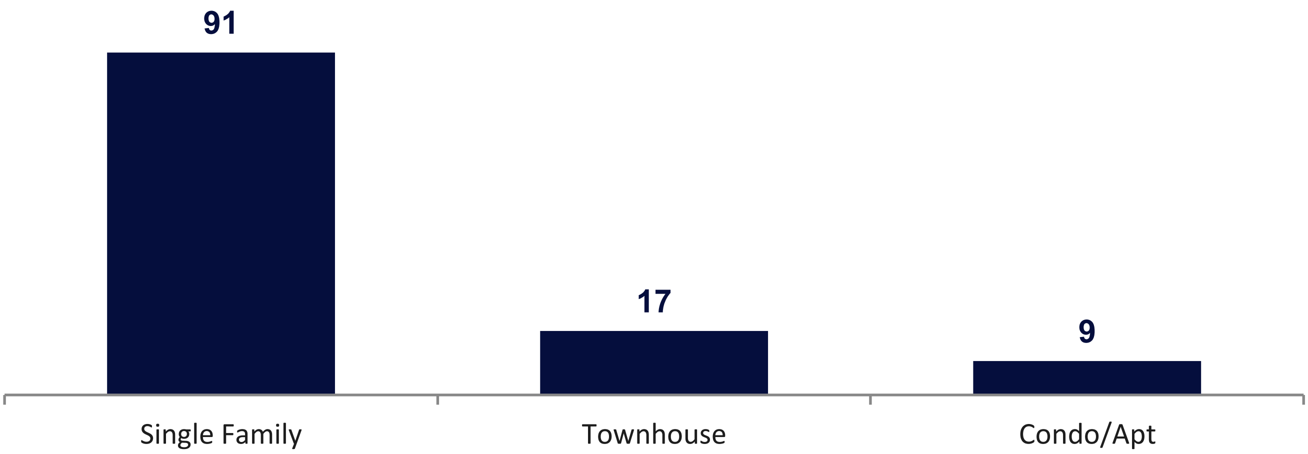
SALES-TO-NEW-LISTINGS RATIO

For every 100 new listings that came on in July, Vernon buyers absorbed about 72 of them — a pace that's running hot — buyers are absorbing new listings quickly.

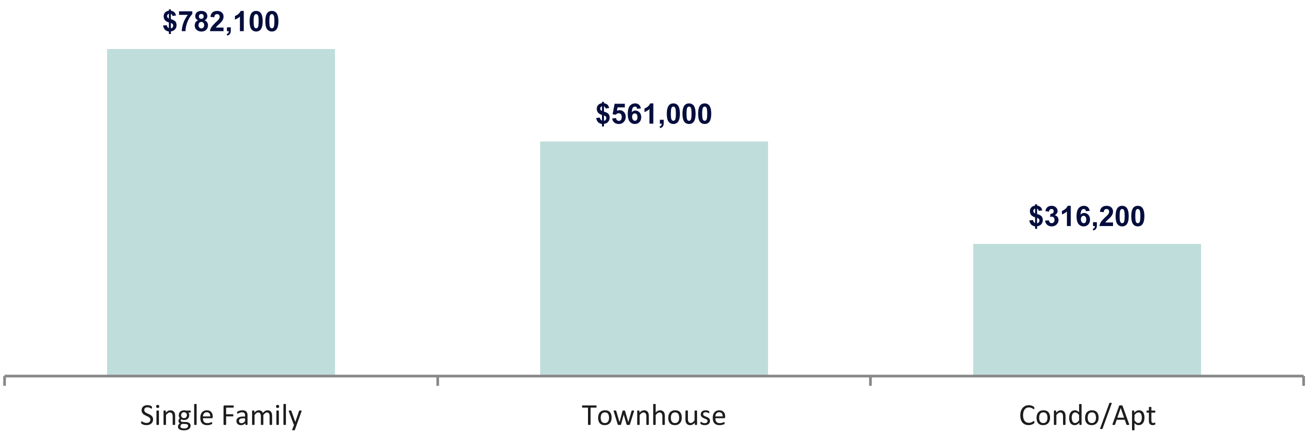
Source: Association of Interior REALTORS® — Monthly Market Statistics, July 2026. All figures compared with July 2025. Months of inventory = active listings ÷ July sales. Sales-to-new-listings ratio = homes sold ÷ new listings.

July Activity by Property Type

Homes Sold by Property Type — July 2026



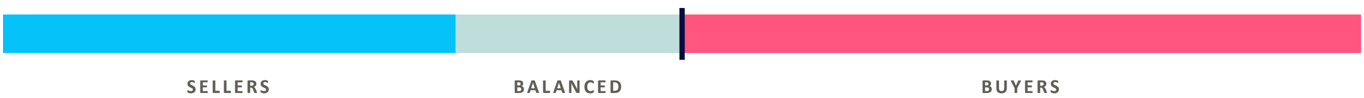
Benchmark Price by Property Type — July 2026



	Days to Sell	Inventory	Mo. of Inv.	Sales Change
Single Family	73 days	403	**4.4 mo.**	▲ +5.8%
Townhouse	66 days	128	**7.5 mo.**	▼ -41.4%
Condo/Apt	62 days	95	**10.6 mo.**	▼ -18.2%

MARKET TEMPERATURE · MONTHS OF INVENTORY (0–12 MO. SCALE)

Current reading: 6.0 mo.



Single-family sales led Vernon in July, up 5.8% year over year, with benchmark prices rising 1.9% to $782,100. Townhouse sales fell sharply (-41.4%), though prices held firm. Condo inventory grew 14.5% — the only segment where supply expanded — while days-to-sell improved slightly.

PENTICTON

South Okanagan • July 2026 Market Snapshot

In July 2026, the South Okanagan recorded 174 residential sales, down 9.8% from July 2025, with dollar volume falling 10.7% to $109.8 million. New listings dropped 22.0%, keeping inventory 14.9% below last July — a supply crunch that limits buyer options even as demand has eased from its spring highs.

174

Homes Sold

▼ -9.8% YoY

$109.8M

Dollar Volume

▼ -10.7% YoY

1,362

Active Listings

▼ -14.9% YoY

284

New Listings

▼ -22.0% YoY

7.8

MONTHS OF INVENTORY

At July's sales pace, it would take about 7.8 months to sell through all active listings — a market currently favouring buyers.

61%

SALES-TO-NEW-LISTINGS RATIO

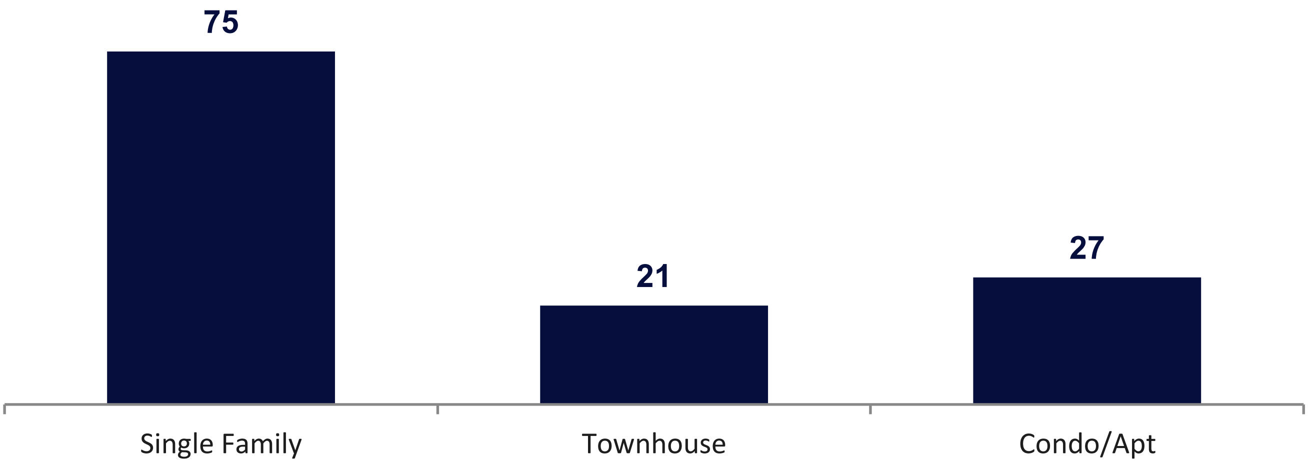
For every 100 new listings that came on in July, Penticton buyers absorbed about 61 of them — a pace that's running hot — buyers are absorbing new listings quickly.

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

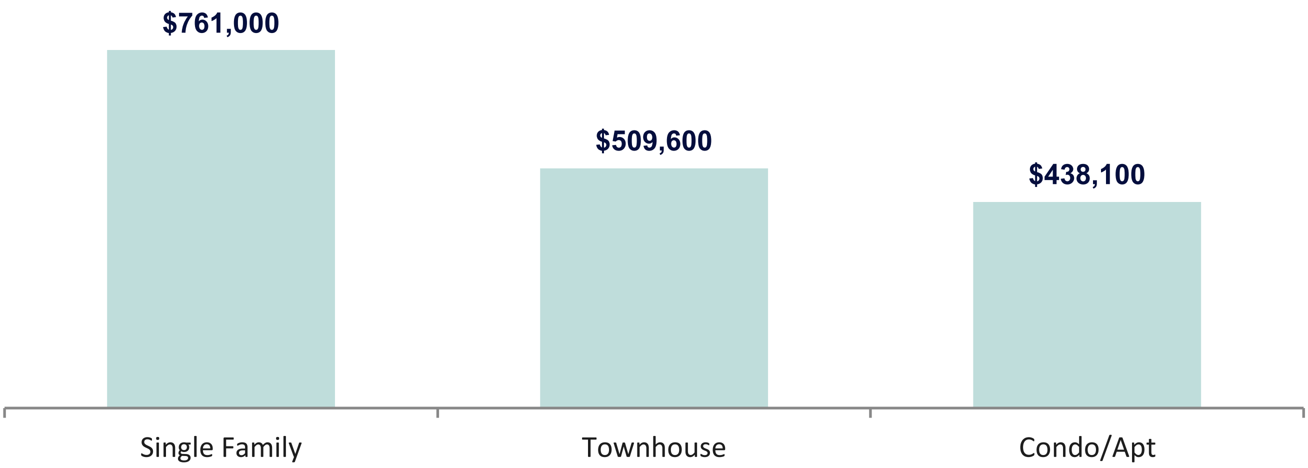
PENTICTON — SOUTH OKANAGAN

July Activity by Property Type

Homes Sold by Property Type — July 2026



Benchmark Price by Property Type — July 2026



	Days to Sell	Inventory	Mo. of Inv.	Sales Change
Single Family	76 days	545	**7.3 mo.**	▼ -10.7%
Townhouse	82 days	146	**7.0 mo.**	▼ -22.2%
Condo/Apt	143 days	284	**10.5 mo.**	▼ -25.0%

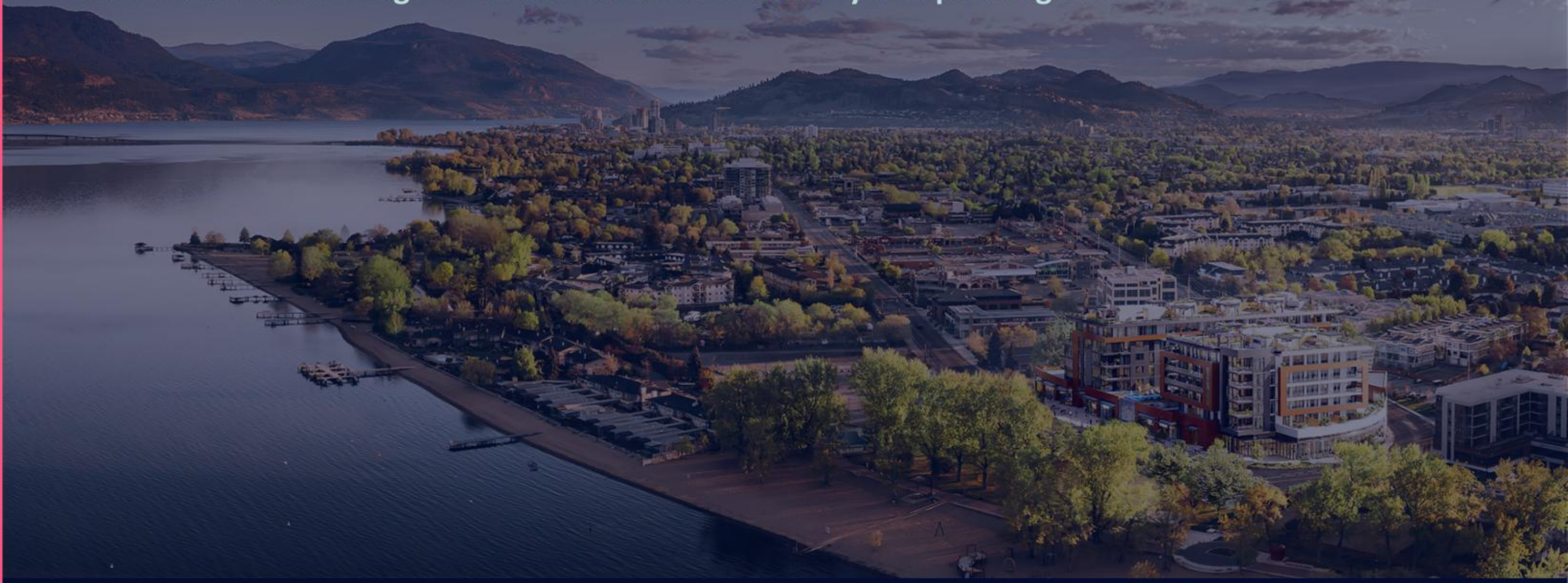
MARKET TEMPERATURE · MONTHS OF INVENTORY (0–12 MO. SCALE)

Current reading: 7.8 mo.

All three property types in Penticton saw softer sales in July versus last year. Benchmark prices showed resilience, with single-family up 1.5% to $761,000 and condos edging up 1.0%. Condo days-to-sell remains elevated at 143 days, suggesting buyers have more negotiating room in that segment.

Thinking About Buying or Selling?

Whether you're weighing a move in Kelowna, Vernon, Penticton, or anywhere in the Okanagan, I'd love to walk through what the numbers mean for your specific goals.



Let's Chat

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