JUNE MARKET UPDATE

Kelowna • Vernon • Penticton

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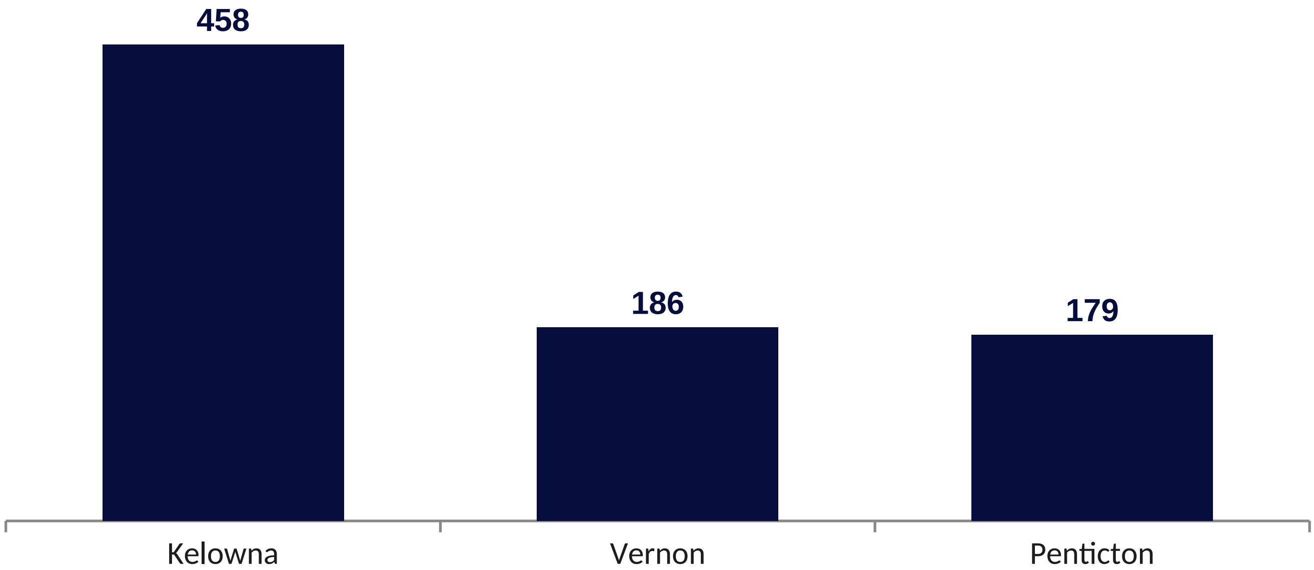
JUNE 2026 MARKET UPDATE

What Happened in June?

As summer kicks into gear, June brought a fresh read on where the Okanagan's housing market is heading. Here's how Kelowna (Central Okanagan), Vernon (North Okanagan) and Penticton (South Okanagan) performed in June 2026, compared with June 2025, based on figures from the Association of Interior REALTORS®.

Homes Sold in June 2026 — By Region



Total Dollar Volume — June 2026 (Millions)

$405.3M

Kelowna (Central Okanagan)

▲ +12.6% vs. June 2025

$145.4M

Vernon (North Okanagan)

▲ +20.9% vs. June 2025

$107.7M

Penticton (South Okanagan)

▼ -9.9% vs. June 2025

Kelowna and Vernon both posted solid year-over-year gains in sales and dollar volume in June, while Penticton's pace moderated from its exceptionally strong May. Supply continued to tighten across all three regions as new listings fell sharply from last June.

KELOWNA

Central Okanagan • June 2026 Market Snapshot

In June 2026, the Central Okanagan recorded 458 residential sales, up 9.8% from June 2025, with dollar volume climbing 12.6% to $405.3 million. New listings fell 12.7% year over year, while active inventory sits 11.0% below last June — a combination gradually narrowing the supply cushion even as sales momentum picks up.

458

Homes Sold

▲ +9.8% YoY

$405.3M

Dollar Volume

▲ +12.6% YoY

3,142

Active Listings

▼ -11.0% YoY

986

New Listings

▼ -12.7% YoY

6.9

MONTHS OF INVENTORY

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

46%

SALES-TO-NEW-LISTINGS RATIO

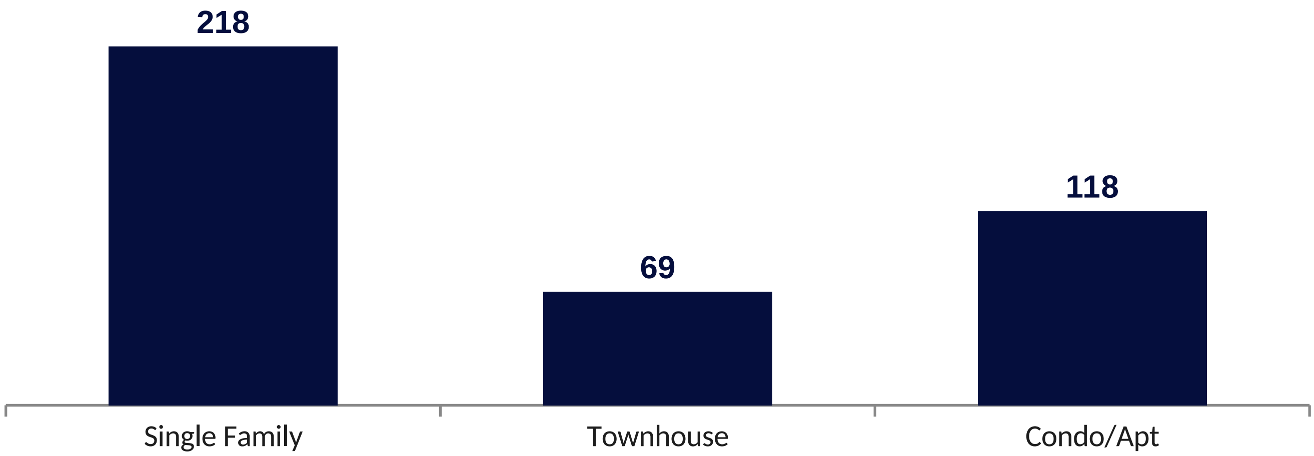
For every 100 new listings that came on in June, Kelowna buyers absorbed about 46 of them — a pace that's running at a steady, balanced pace.

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

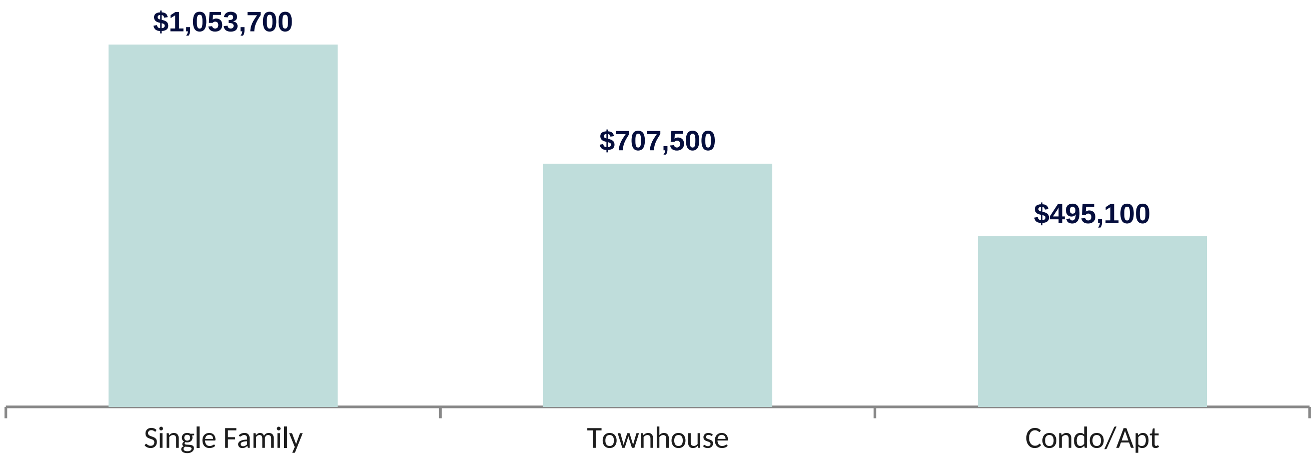
KELOWNA — CENTRAL OKANAGAN

June Activity by Property Type

Homes Sold by Property Type — June 2026



Benchmark Price by Property Type — June 2026



	Days to Sell	Inventory	Mo. of Inv.	Sales Change
Single Family	58 days	1,321	**6.1 mo.**	▲ +5.3%
Townhouse	63 days	453	**6.6 mo.**	▲ +11.3%
Condo/Apt	67 days	821	**7.0 mo.**	▲ +26.9%

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

Current reading: 6.9 mo.

SELLERS BALANCED BUYERS

Condo and apartment activity led Kelowna's gains in June, with sales up 26.9% year over year. Single-family homes held the $1M benchmark, while townhouses are taking noticeably longer to sell — days-to-sell jumped 33.5% — suggesting some softening in that segment despite higher sales volumes.

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VERNON

North Okanagan • June 2026 Market Snapshot

In June 2026, the North Okanagan delivered 186 residential sales, up 5.1% from June 2025, while dollar volume surged 20.9% to $145.4 million — a standout result on the value side. New listings fell 22.2% year over year, keeping active inventory 11.4% below last June's levels.

186

Homes Sold

▲ +5.1% YoY

$145.4M

Dollar Volume

▲ +20.9% YoY

1,004

Active Listings

▼ -11.4% YoY

281

New Listings

▼ -22.2% YoY

5.4

MONTHS OF INVENTORY

At June's sales pace, it would take about 5.4 months to sell through all active listings — a market currently fairly balanced between buyers and sellers.

66%

SALES-TO-NEW-LISTINGS RATIO

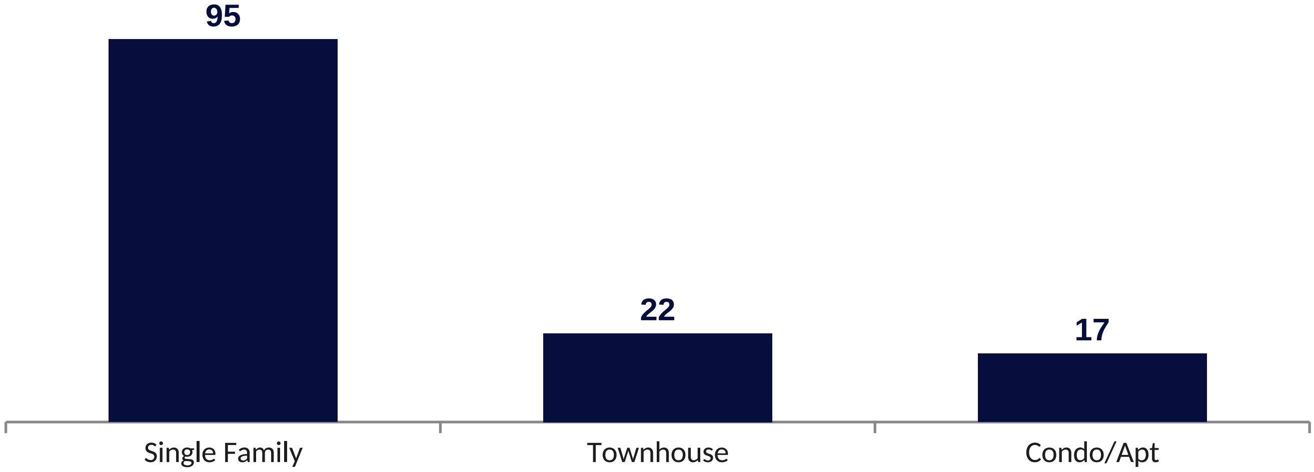
For every 100 new listings that came on in June, Vernon buyers absorbed about 66 of them — a pace that's running hot — buyers are absorbing new listings quickly.

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

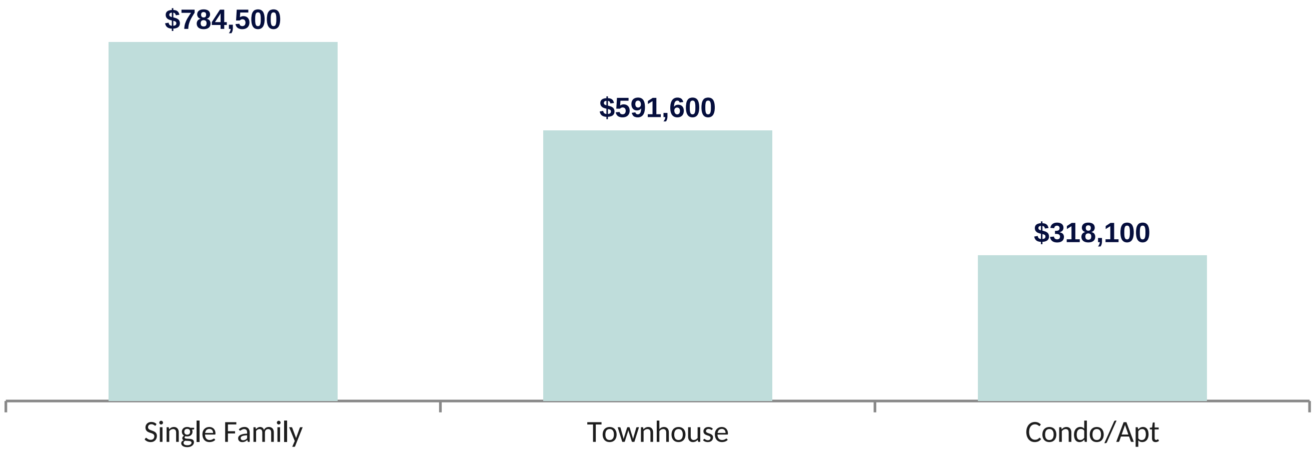
VERNON — NORTH OKANAGAN

June Activity by Property Type

Homes Sold by Property Type — June 2026



Benchmark Price by Property Type — June 2026



	Days to Sell	Inventory	Mo. of Inv.	Sales Change
Single Family	57 days	423	**4.5 mo.**	▲ +8.0%
Townhouse	82 days	125	**5.7 mo.**	▼ -8.3%
Condo/Apt	55 days	97	**5.7 mo.**	▼ -10.5%

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

Current reading: 5.4 mo.

Single-family sales led Vernon's gains in June, up 8.0%, while townhouse benchmark prices rose 5.1% — the strongest price gain across all segments in the region. Supply contracted meaningfully, with single-family inventory down 20.2% from last June.

PENTICTON

South Okanagan • June 2026 Market Snapshot

In June 2026, the South Okanagan saw 179 residential sales — essentially flat (+0.6%) from June 2025 — with dollar volume dipping 9.9% to $107.7 million. After an exceptional May, Penticton's pace normalized in June. New listings fell 21.0%, pushing active inventory down 14.6% from last year.

179

Homes Sold

▲ +0.6% YoY

$107.7M

Dollar Volume

▼ -9.9% YoY

1,396

Active Listings

▼ -14.6% YoY

328

New Listings

▼ -21.0% YoY

7.8

MONTHS OF INVENTORY

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

55%

SALES-TO-NEW-LISTINGS RATIO

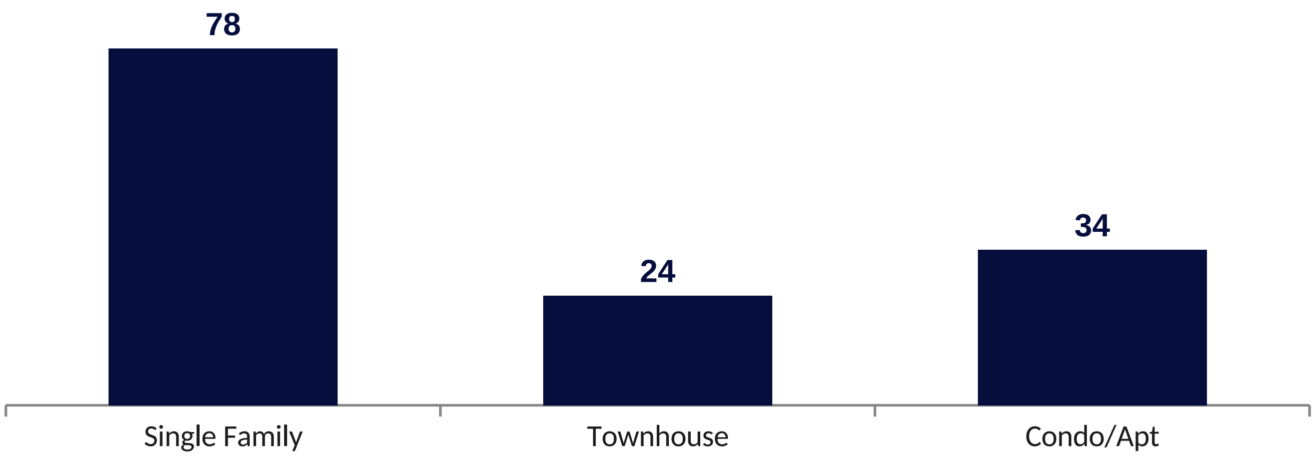
For every 100 new listings that came on in June, Penticton buyers absorbed about 55 of them — a pace that's running at a steady, balanced pace.

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

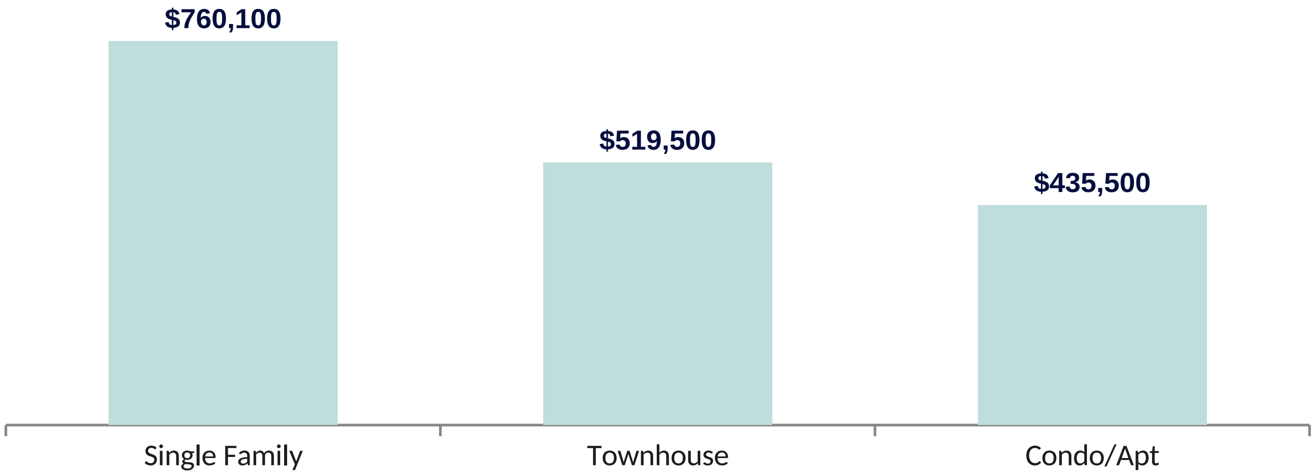
PENTICTON — SOUTH OKANAGAN

June Activity by Property Type

Homes Sold by Property Type — June 2026



Benchmark Price by Property Type — June 2026



	Days to Sell	Inventory	Mo. of Inv.	Sales Change
Single Family	66 days	555	**7.1 mo.**	▼ -11.4%
Townhouse	61 days	153	**6.4 mo.**	▲ +20.0%
Condo/Apt	83 days	276	**8.1 mo.**	▼ -10.5%

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

Current reading: 7.8 mo.

Penticton's townhouse segment bucked the trend in June, with sales up 20.0% and benchmark prices firming slightly to $519,500. Single-family and condo activity eased year over year, while condo days-to-sell jumped 29.7% — 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 June's numbers mean for your specific goals.

Phone: 250-808-4602
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Let's Chat

James Roffel

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