TOWNHOME MARKET REPORT

Central Okanagan

September 2026

Prepared by James Roffel

46	445	9.7 (buyer's market)	$696,600
sales in September	active listings	months of inventory	benchmark price

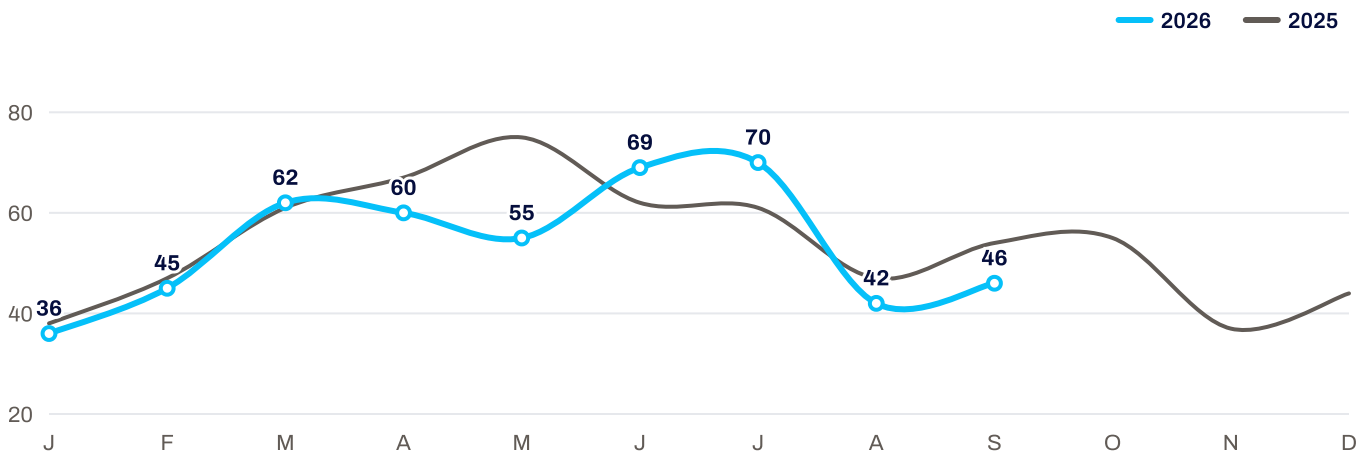
Sales

+9.5%
month-over-month
46 sales vs. 42 in August

−14.8%
year-over-year
46 sales vs. 54 last September

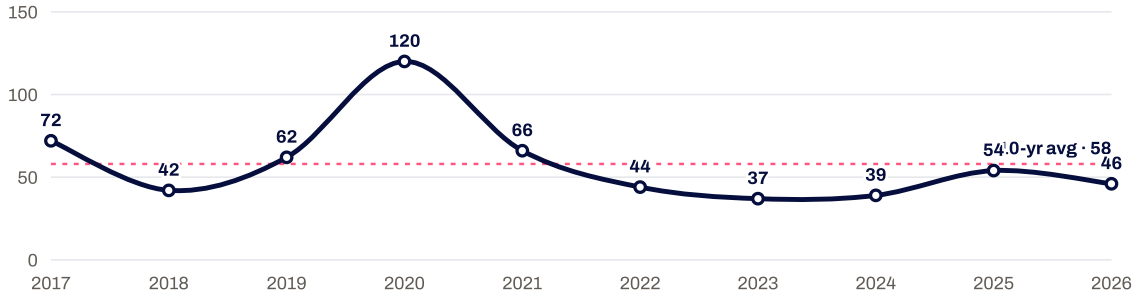
−5.3%
year-to-date
Jan–Sep: 485 sales vs. 512

Monthly sales, 2026 vs. 2025



10-year September sales

This September is 20.7% below the 10-year average of 58.



jamesroffel.com

Chat with James

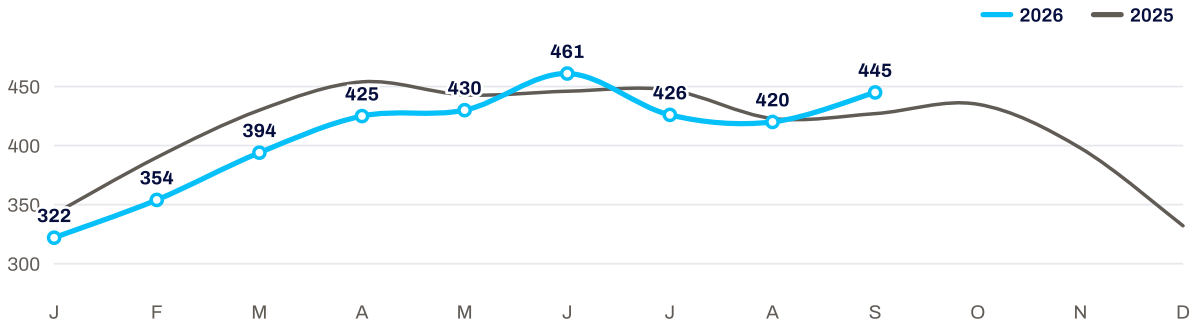
james@jamesroffel.com

Active Listings

445
active listings in September

+4.2%
vs. 427 last September

30.5%
above the 10-year average of 341

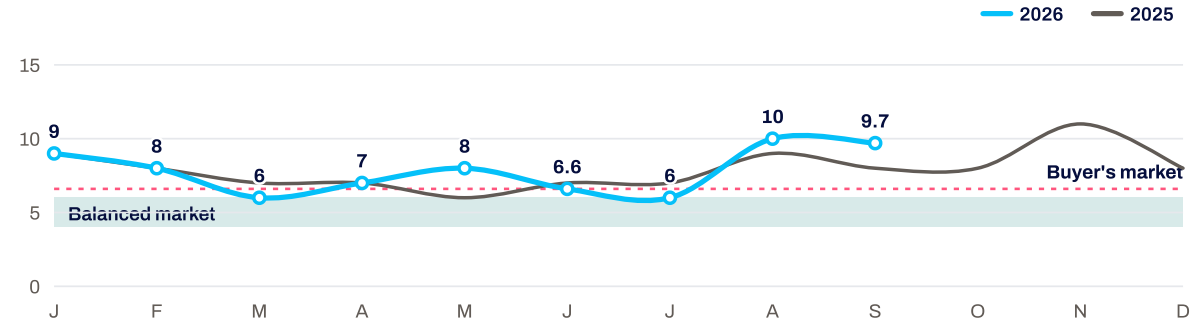


Months of Inventory

9.7
months of inventory

10.3%
absorption rate

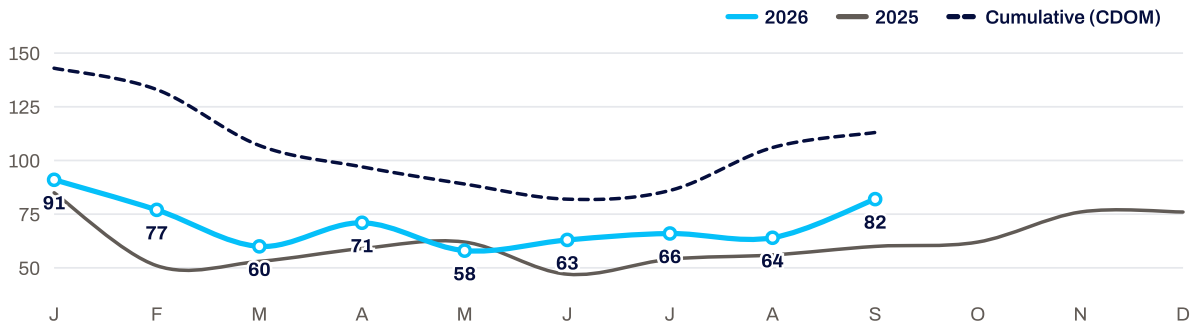
97.0%
list-to-sale ratio



Days on Market

82 days
in September, up from 60 a year ago

DOM vs. CDOM. DOM resets when relisted; CDOM counts total days across all listings. Example: a home listed at $750,000.00 shows 7 DOM but 40 CDOM.



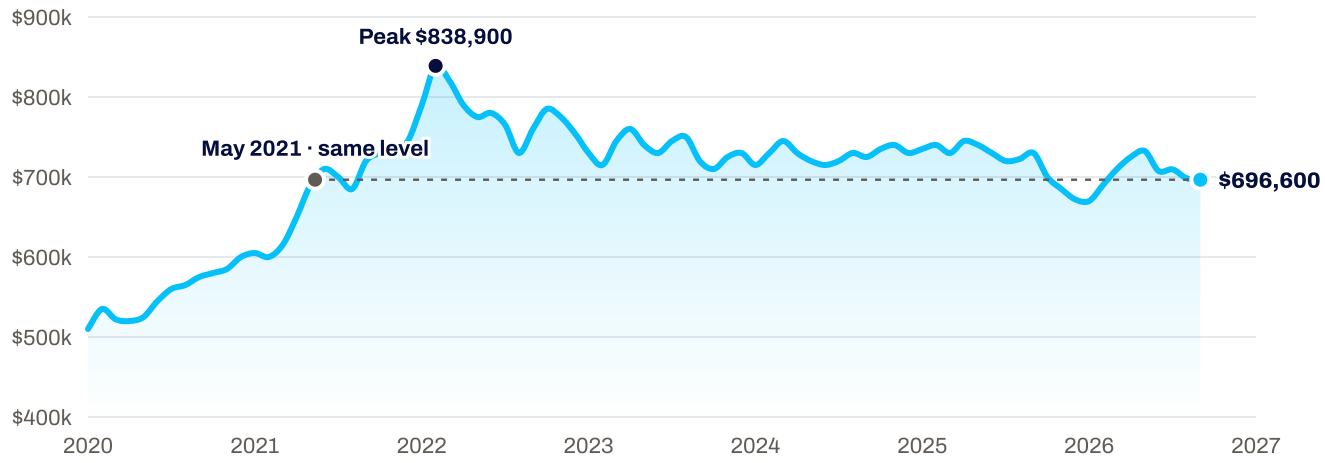
Benchmark Prices

$696,600
current benchmark

–4.6%
year-over-year

–$142,300
off peak · –17.0%

Prices are back to **May 2021** levels — wiping out roughly $142,300 from the early-2022 peak.



Deal of the Month



Unit #116, 5300 Main Street

Kettle Valley · Kelowna · MLS® 10401082

View full listing →

jamesroffel.com

Chat with James

james@jamesroffel.com