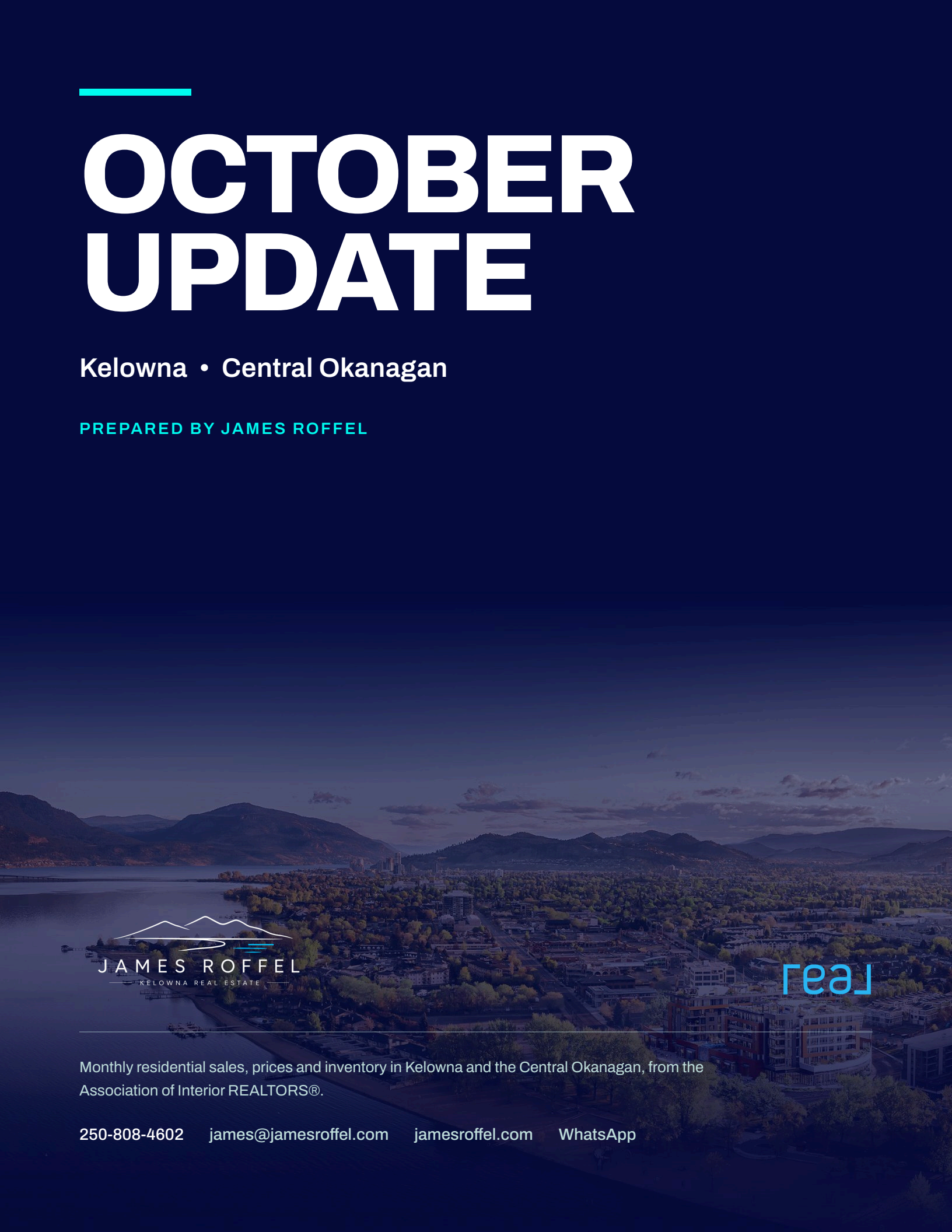
OCTOBER UPDATE

Kelowna • Central Okanagan

PREPARED BY JAMES ROFFEL



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Monthly residential sales, prices and inventory in Kelowna and the Central Okanagan, from the Association of Interior REALTORS®.

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Central Okanagan • October 2026 Market Snapshot

In October 2026, the Central Okanagan recorded 290 residential sales, down 17.1% from October 2025, while dollar volume fell 19.6% to $263.5 million. New listings dropped 15.4% year over year and active inventory sits 9.5% below last October.

290	$263.5M	2,734	691
HOMES SOLD	DOLLAR VOLUME	ACTIVE LISTINGS	NEW LISTINGS
▼ 17.1% YoY	▼ 19.6% YoY	▼ 9.5% YoY	▼ 15.4% YoY

9.4

MONTHS OF INVENTORY

At October's sales pace it would take about 9.4 months to sell through all active listings, up from 8.6 a year ago. The market currently favours buyers.

10.6%

ABSORPTION RATE

About 10.6% of Kelowna's active listings sold in October (290 sales from 2,734 listings).

MARKET TEMPERATURE · MONTHS OF INVENTORY

Current reading: 9.4 mo.



SELLERS — BALANCED — BUYERS

WHAT IT MEANS FOR BUYERS

- 9.4 months of inventory gives room to negotiate, most of all on condos (10.1) and townhomes (9.5).
- Single family and condo benchmarks are both 15.5% below their 2022 peaks, and down 2.2% and 3.8% from last October.

WHAT IT MEANS FOR SELLERS

- New listings are down 15.4%, so there is less fresh competition heading into winter.
- The townhome benchmark is up 3.2% year over year, the only Kelowna property type with an annual price gain.

Source: Association of Interior REALTORS® — Monthly Market Statistics, October 2026. All figures compared with October 2025. Absorption rate = homes sold ÷ active listings.

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Sales Trends

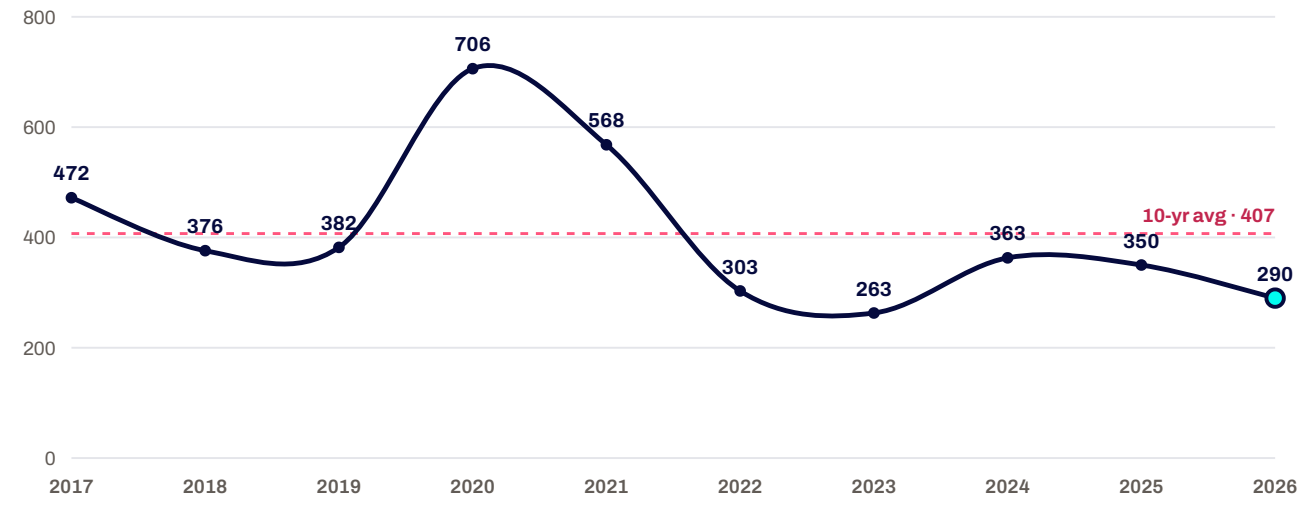
–17.1%
OCTOBER, YEAR OVER YEAR

–4.1%
YEAR TO DATE

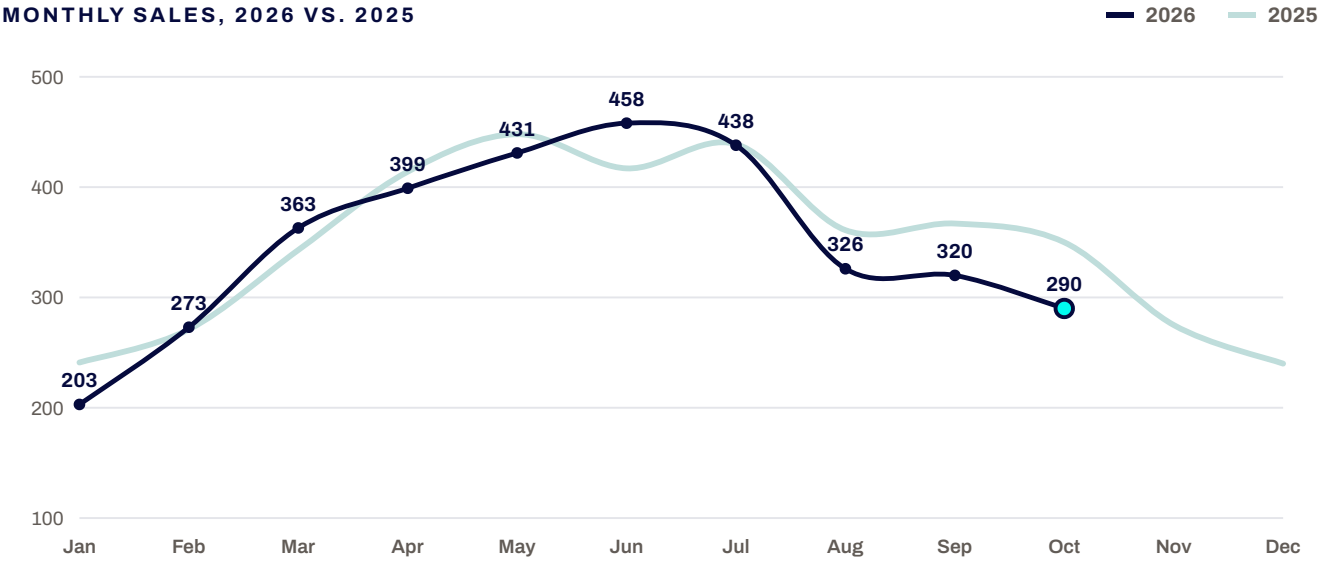
–9.4%
SEPTEMBER TO OCTOBER

OCTOBER SALES, 10 YEARS

28.7% below the 10-year average of 407



MONTHLY SALES, 2026 VS. 2025



October's 290 sales were 28.7% below the 10-year October average of 407 and the second-lowest October in ten years, after 2023. They were also down from 350 last October and 320 in September. Through the first ten months, Kelowna sales are running 4.1% behind 2025, at 3,501 against 3,651.

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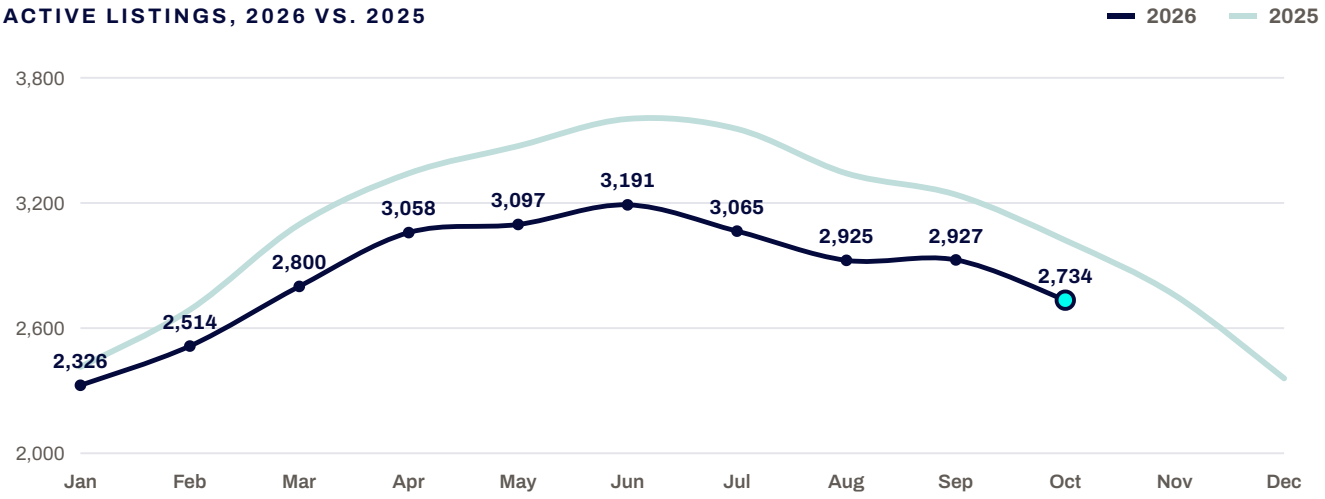
Supply & Balance

–9.5%
ACTIVE LISTINGS, YoY

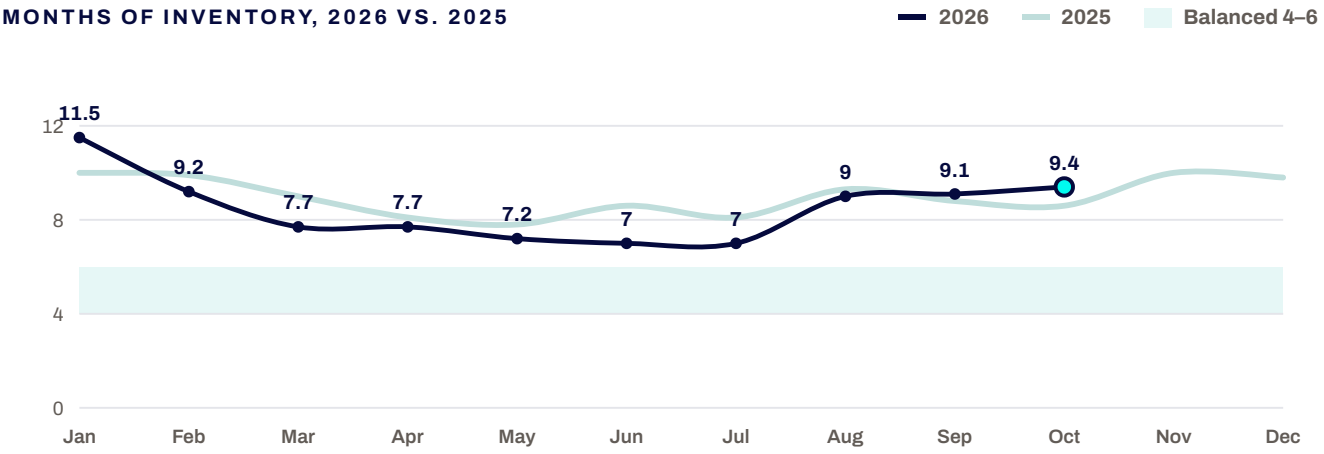
+17.4%
VS. 10-YR AVG (2,329)

–6.6%
SEPTEMBER TO OCTOBER

ACTIVE LISTINGS, 2026 VS. 2025



MONTHS OF INVENTORY, 2026 VS. 2025



FORECLOSURE / COURT ORDERED

40

active listings, up 73.9% year over year · 1.5% of all active listings



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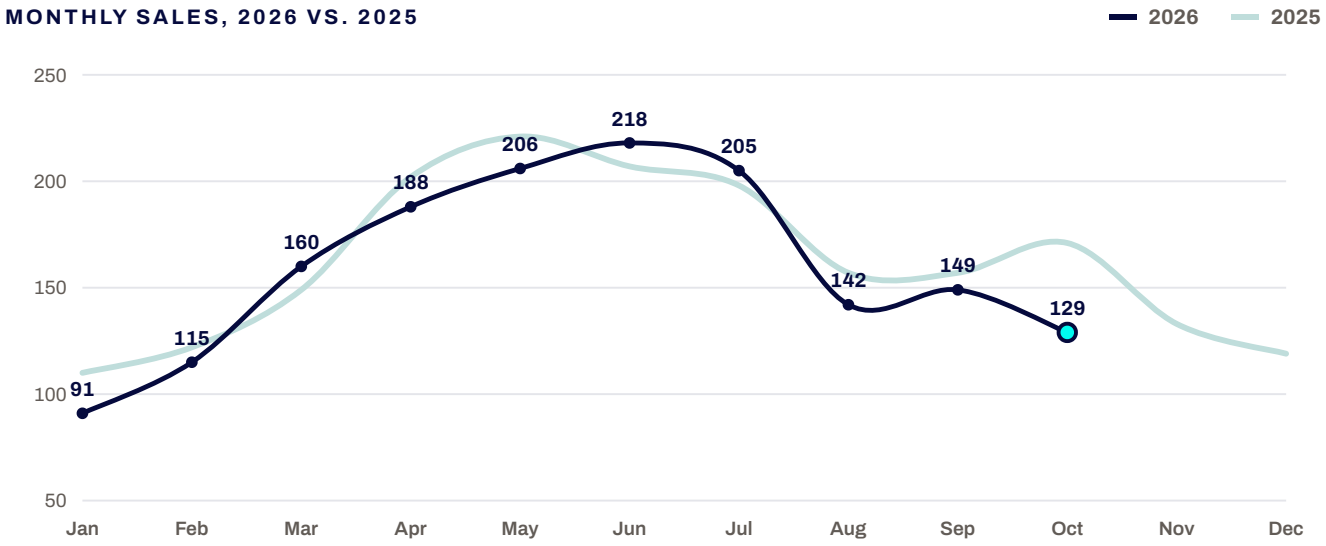
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Single Family

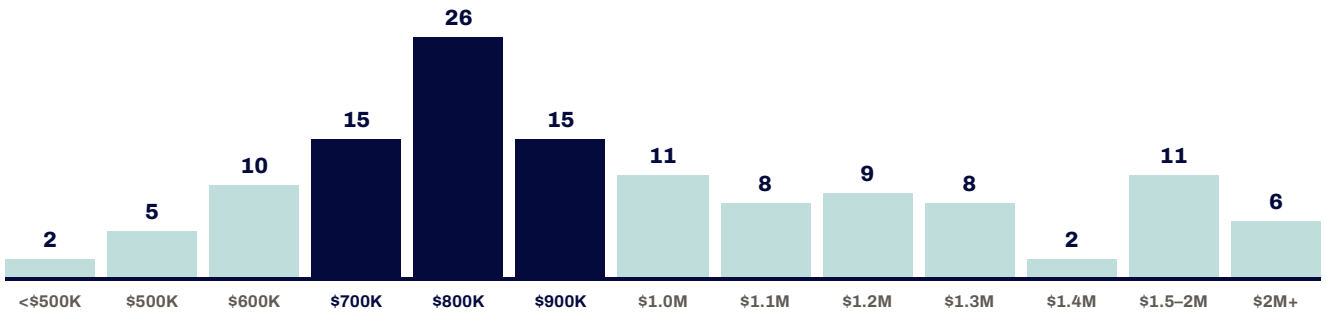
129	$1,003,100	59 days	8.6 mo.
HOMES SOLD	BENCHMARK PRICE	DAYS TO SELL	MONTHS OF INVENTORY
▼ 24.6% YoY	▼ 2.2% YoY	63 a year ago	Buyer's market

MONTHLY SALES, 2026 VS. 2025



OCTOBER SALES BY PRICE BAND

Top 3 bands = 43.8% of sales



1,109	109	96.7%	11.6%
ACTIVE · −16.0% YoY	EXPIRED · +1.9% YoY	LIST-TO-SALE RATIO	ABSORPTION RATE

Single family sales fell 24.6% to 129 from 171 last October, 33.2% below the 10-year October average of 193 and the steepest drop of Kelowna's three property types. The $800K–$899K band led with 26 sales. Year to date, 1,603 have sold against 1,694 in 2025. The benchmark is down 2.2% year over year and sits $184,700 (15.5%) below its 2022 peak of $1,187,800.

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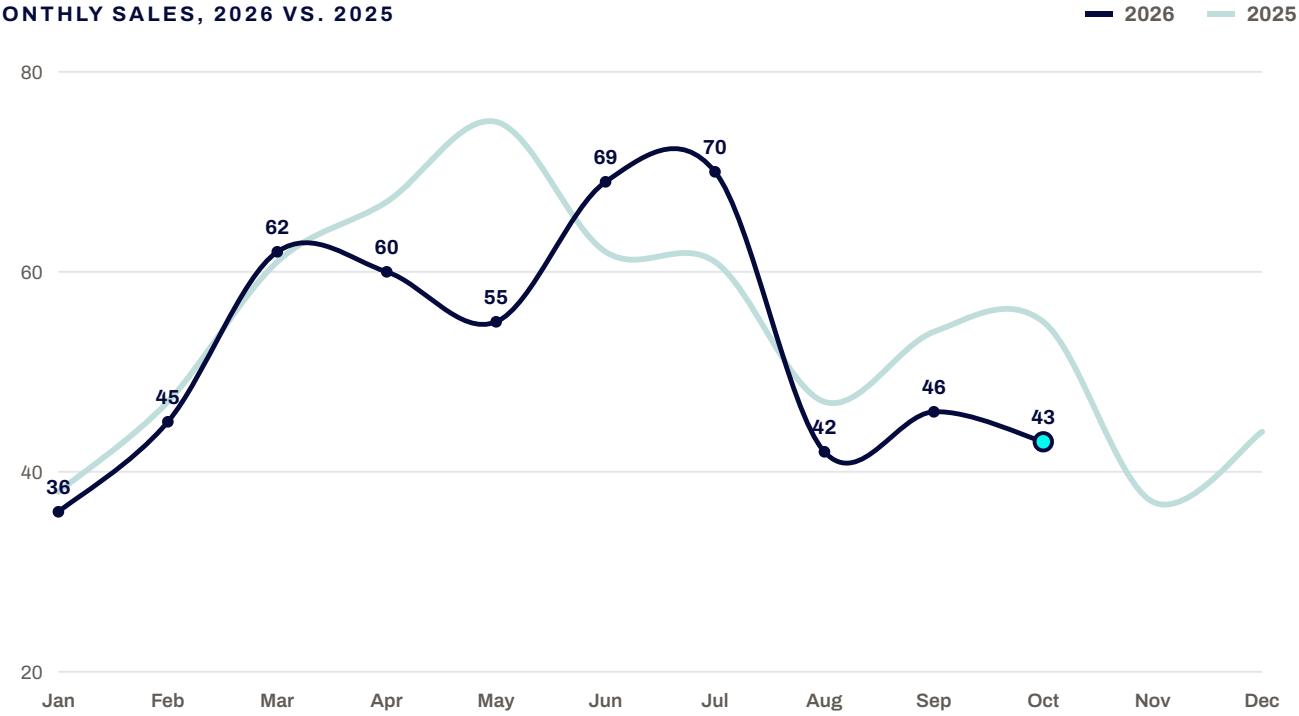
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Townhomes

43	$727,400	62 days	9.5 mo.
HOMES SOLD	BENCHMARK PRICE	DAYS TO SELL	MONTHS OF INVENTORY
▼ 21.8% YoY	▲ 3.2% YoY	62 a year ago	Buyer's market

MONTHLY SALES, 2026 VS. 2025



409	−$111,500	97.4%	10.5%
ACTIVE · −4.9% YoY	OFF 2022 PEAK · −13.3%	LIST-TO-SALE RATIO	ABSORPTION RATE

Townhome sales fell 21.8% to 43 from 55 last October, 31.7% below the 10-year October average of 63. Year to date, 528 have sold against 567 last year, while active listings are 29.0% above the 10-year October average of 317. The benchmark rose 3.2% year over year to $727,400, the only Kelowna property type with an annual price gain, and sits $111,500 (13.3%) below its 2022 peak.

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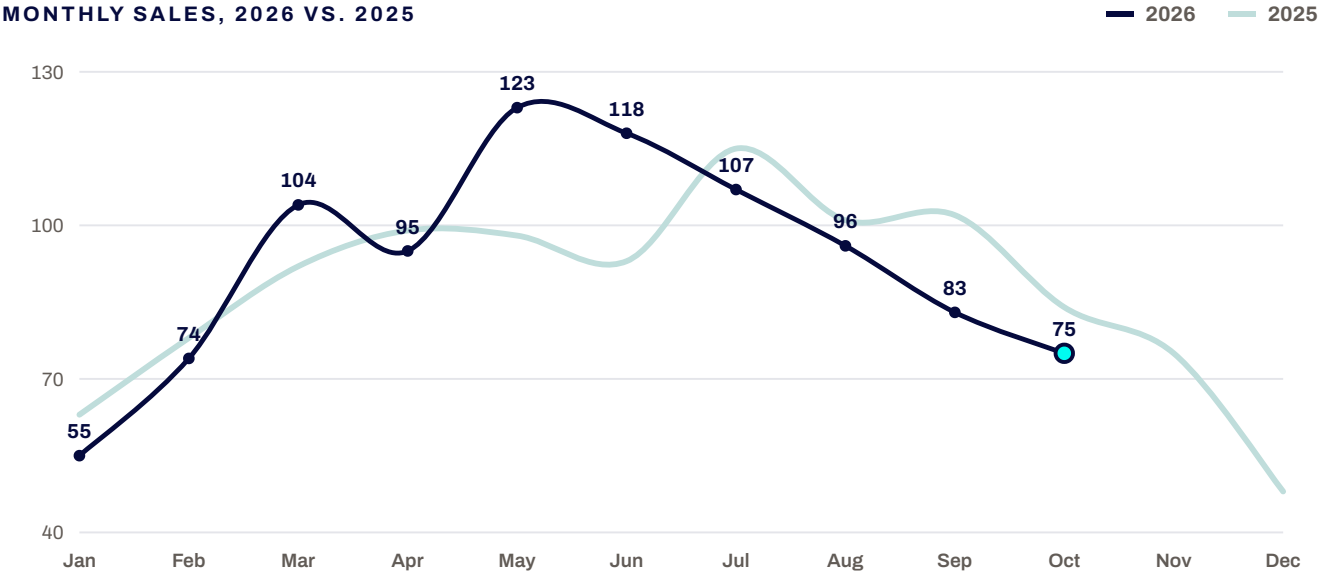
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Condos & Apartments

75	$465,100	76 days	10.1 mo.
HOMES SOLD	BENCHMARK PRICE	DAYS TO SELL	MONTHS OF INVENTORY
▼ 10.7% YoY	▼ 3.8% YoY	75 a year ago	Buyer's market

MONTHLY SALES, 2026 VS. 2025



SALES BY BEDROOM COUNT

TYPE	SALES	LISTINGS	MO. INV.
Studio	1	50	50.0
1 bed	23	158	6.9
2 bed	**43**	450	10.5
3+ bed	8	96	12.0

PRICE HOT SPOT

$300K–$499K · 60% of sales

0 <$200K	12 $200K	**23 $300K**	**22 $400K**	7 $500K
2 $600K	5 $700K	0 $800K	3 $900K	1 $1M+

754	9.9%	96.0%	$400,000
ACTIVE · −4.9% YoY	ABSORPTION RATE	LIST-TO-SALE RATIO	MEDIAN · −5.4% VS. SEP

Condo sales fell to 75 from 84 last October, but year-to-date sales of 930 are 0.5% ahead of 2025, the only Kelowna property type ahead of last year. Two-bedroom units made up 57.3% of sales, and one-bedrooms were the tightest segment at 6.9 months of inventory. The benchmark fell 3.8% year over year to $465,100, $85,600 (15.5%) below its 2022 peak of $550,700.

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Thinking about your next move?

Numbers describe the market. They do not decide what is right for your home, your timeline or your budget. Let's talk through where you fit.

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Data source: Association of Interior REALTORS® Monthly Market Statistics, October 2026, and Central Okanagan property-type market data. Residential figures include acreage, duplex, mobile home, recreational, single family, 3/4-plex, apartment and townhouse; land is excluded. Not intended to solicit properties already listed for sale.