Luxury Market *Update*

Single family homes, townhomes, and condos at the top of the Central Okanagan market. Closed sales for April through June 2026, measured against the same quarter last year.

SINGLE FAMILY
116 sales over $1.5M

TOWNHOMES
28 sales over $900K

CONDOS
61 sales over $700K

LUXURY · SINGLE FAMILY

Single Family Homes

Sales over $1.5M · Central Okanagan

MEDIAN SALE PRICE

$1.96M

Range $1.5M – $7.2M

ACTIVE LISTINGS

444

▼ 12.3% vs 2025

SALES · Q2

116

▲ 20.8% vs Q2 2025 · 36 in June

MONTHS OF INVENTORY

12.3

SELLER'S · BALANCED · BUYER'S

AVG. DAYS TO SELL

70

112 cumulative days on market

LIST-TO-SALE RATIO

97.0%

94.4% of original list price

QUARTERLY ABSORPTION

8.1%

Buyer's market conditions

SALES BY PRICE BAND · 52% CLOSED BETWEEN $1.5M AND $2M

$1.5M – $2M	**64** sales · 52%
$2M – $3M	**42** sales · 34%
$3M – $4M	**12** sales · 10%
$4M +	**6** sales · 5%

LUXURY · TOWNHOME

Townhomes & Half Duplex

Sales over $900K · Central Okanagan

MEDIAN SALE PRICE

$990K

Range $905K – $1.49M

ACTIVE LISTINGS	SALES · Q2	MONTHS OF INVENTORY
121	**28**	**13.4**
▼ 13.6% vs 2025	▼ 6.7% vs Q2 2025 · 9 in June	SELLER'S · BALANCED · BUYER'S

AVG. DAYS TO SELL	LIST-TO-SALE RATIO	QUARTERLY ABSORPTION
71	**96.9%**	**7.4%**
92 cumulative days on market	96.8% of original list price	Buyer's market conditions

SALES BY PRICE BAND · 59% CLOSED BETWEEN $900K AND $1M

Price band	Sales
$900K – $950K	**9** sales · 31%
$950K – $1M	**8** sales · 28%
$1M – $1.25M	**9** sales · 31%
$1.25M +	**3** sales · 10%

LUXURY · CONDO

Condominiums

Sales over $700K · Central Okanagan · 12 new builds (2025)

MEDIAN SALE PRICE

$850K

Range $700K – $1.46M

ACTIVE LISTINGS

156

▲ 2.6% vs 2025 · excl. shadow inventory

SALES · Q2

61

▲ 84.8% vs Q2 2025 · 28 in June

MONTHS OF INVENTORY

5.6

SELLER'S BALANCED BUYER'S

AVG. DAYS TO SELL

76

124 cumulative days on market

LIST-TO-SALE RATIO

97.6%

95.4% of original list price

QUARTERLY ABSORPTION

17.9%

Strongest absorption of the three segments

SALES BY PRICE BAND · 39% CLOSED BETWEEN $700K AND $800K

$700K – $800K	**24** sales · 39%
$800K – $1M	**23** sales · 38%
$1M – $1.25M	**8** sales · 13%
$1.25M +	**6** sales · 10%

LUXURY · ALL PROPERTY TYPES

Q2 Central Okanagan Luxury

Each segment measured at its own price threshold

TOTAL LUXURY SALES

205

April – June 2026

Single Family

SALES OVER $1.5M

Active Listings	444
Sales · Q2	116
Months of Inventory	12.3
Avg. Days to Sell	70
List-to-Sale	97.0%

MEDIAN PRICE

$1.96M

Townhomes

SALES OVER $900K

Active Listings	121
Sales · Q2	28
Months of Inventory	13.4
Avg. Days to Sell	71
List-to-Sale	96.9%

MEDIAN PRICE

$990K

Condos

SALES OVER $700K

Active Listings	156
Sales · Q2	61
Months of Inventory	5.6
Avg. Days to Sell	76
List-to-Sale	97.6%

MEDIAN PRICE

$850K

WHAT THIS MEANS FOR YOU

Every luxury segment reads differently right now.

Single family and townhomes are sitting on more than a year of inventory, while condos over $700K cleared nearly 18% of standing supply in a single quarter. Pricing strategy at the top of this market depends entirely on which of those three stories your property belongs to.

If you are weighing a move in the next twelve months, call or text and we can look at where your specific property sits inside these numbers.

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Data compiled from Central Okanagan MLS® closed sales, April 1 – June 30, 2026. Not intended to solicit properties already listed for sale.