

# CENTRAL OKANAGAN

MAY 2025



# INTRODUCTION

Use data as a basis for decision making...

At Knew Realty Research (Knew) we have meticulously and methodically taken the time to comb through statistics provided by real estate boards to create this report. Gone are the days of just numbers on a page, through visual analytics allows us to help you identify general market trends in your area and benchmark it to the performance of other regions.

By utilizing our maps and intuitive charting techniques, you will be able to quickly and easily understand your market.

We hope you enjoy our creative approach to monitoring activity in your region.



Let us do the data collection  
and analysis for you

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MARKET RESEARCH TOOL

**KNEW**  
HOME DATA

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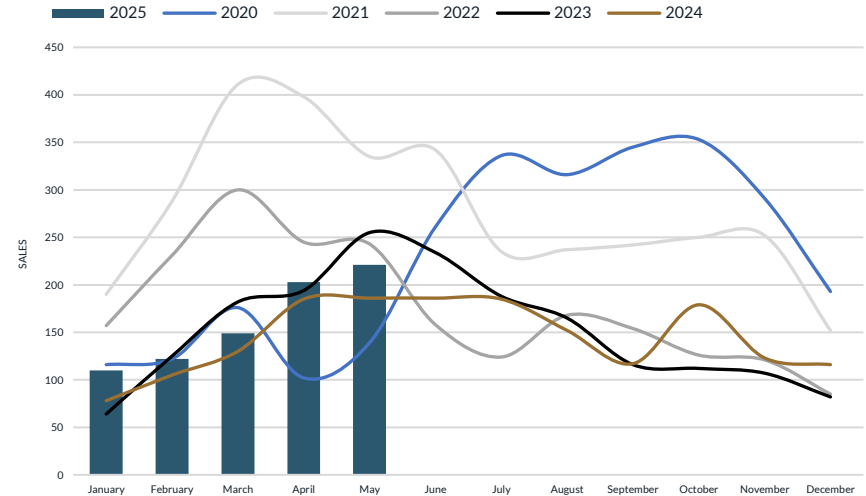
# SINGLE FAMILY

CURRENTLY IN THE CENTRAL OKANAGAN IT IS A BUYERS MARKET FOR SINGLE FAMILY STYLE HOMES.

221 Single Family style homes sold in the Central Okanagan in May 2025. This represents an increase of 18 unit sales, or 9% when compared to the 203 sales observed last month. When comparing the current month's sales (221 sales) to the 186 sales observed in May of 2024, sales have increased by 35 units, or 19%.

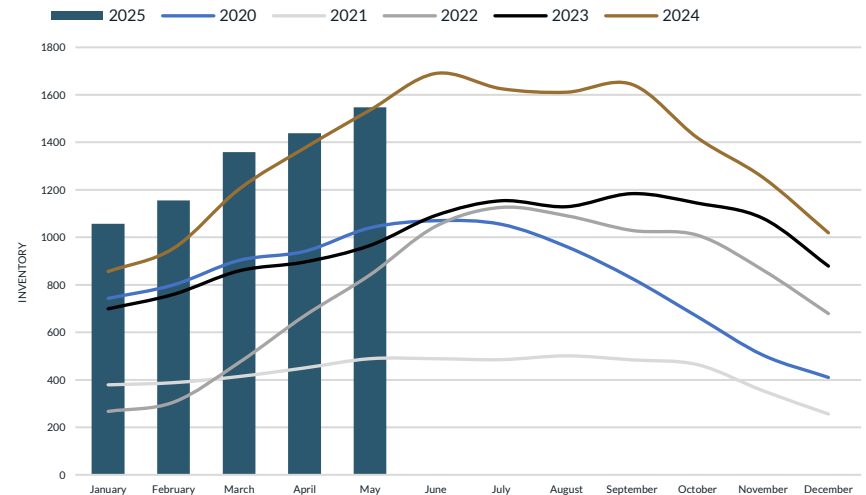
1548 Single Family style homes were available for purchase in the Central Okanagan in May 2025; this represents an increase of 110 units, or 8%, when compared to the 1438 units observed in inventory last month. When comparing this month's inventory (1548 units) to the 1536 units of available inventory observed in May of 2024, inventory has increased by 12 units, or 1%.

\$1,150,234 is the average price for a Single Family style home sold in May 2025. This represents an increase of \$114,635 in the average sales price, or 11.1% when compared to the average price of sales observed last month (\$1,035,599). When comparing the current month's average sale price (\$1,150,234) to the average sale price \$1,057,549 observed in May of 2024, the sale price has increased by \$92,685, or 9%.



**Chart 1: Central Okanagan Single Family Sales**

Source: Association of Interior REALTORS®



**Chart 2: Central Okanagan Single Family Inventory**

Source: Association of Interior REALTORS®

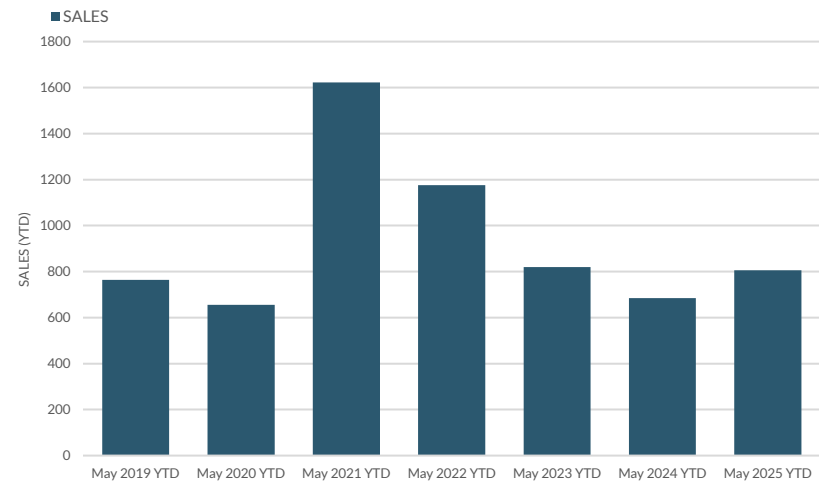


**Chart 3: Historical Single Family Average Sales Price**

Source: Association of Interior REALTORS®

52 Days is the Average time it takes to sell a Single Family style home in the Central Okanagan based on observed sales in May of 2025. This represents an increase of 1 day, or 2% when compared to the average of 51 days to sell a single family home observed last month. When comparing the current months average days on market (52 days) to the average of 47 days on market observed in May of 2024, the average days to sell a home have increased by 5 days, or 11%.

When looking at May YTD Single Family sales for each respective year since 2015, 2025 sales currently rank 4th.



**Chart 4: Central Okanagan Single Family Sales YTD Comparison**

Source: Association of Interior REALTORS®





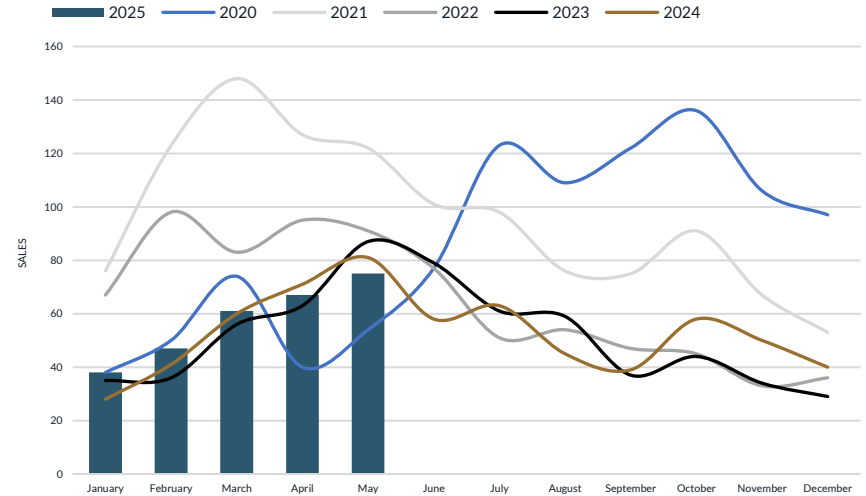
# TOWNHOME

CURRENTLY IN THE CENTRAL OKANAGAN IT IS A BALANCED MARKET FOR TOWNHOME STYLE HOMES.

75 Townhome style homes sold in the Central Okanagan in May 2025. This represents an increase of 8 unit sales, or 12% when compared to the 67 sales observed last month. When comparing the current months sales (75 sales) to the 81 sales observed in May of 2024, sales have decreased by 6 units, or -7%.

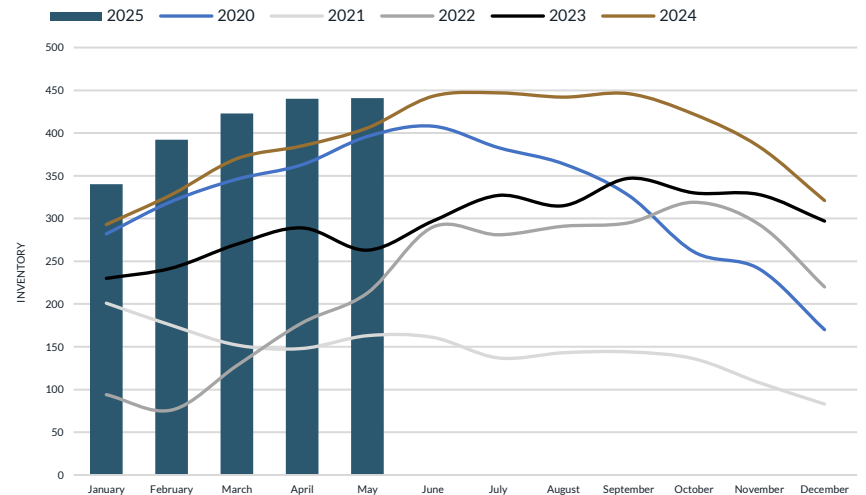
441 Townhome style homes were available for purchase in the Central Okanagan in May 2025; this represents an increase of 1 units, or 0%, when compared to the 440 units observed in inventory last month. When comparing this months inventory (441 units) to the 406 units of available inventory observed in May of 2024, inventory has increased by 35 units, or 9%.

\$698,299 is the average price for a Townhome style home sold in May 2025; this represents an increase of \$6,405 in the average sales price, or 0.9% when compared to the average price of sales observed last month (\$691,894). When comparing the current months average sale price (\$698,299) to the average sale price \$700,205 observed in May of 2024, the sale price has decreased by \$1,906, or 0%.



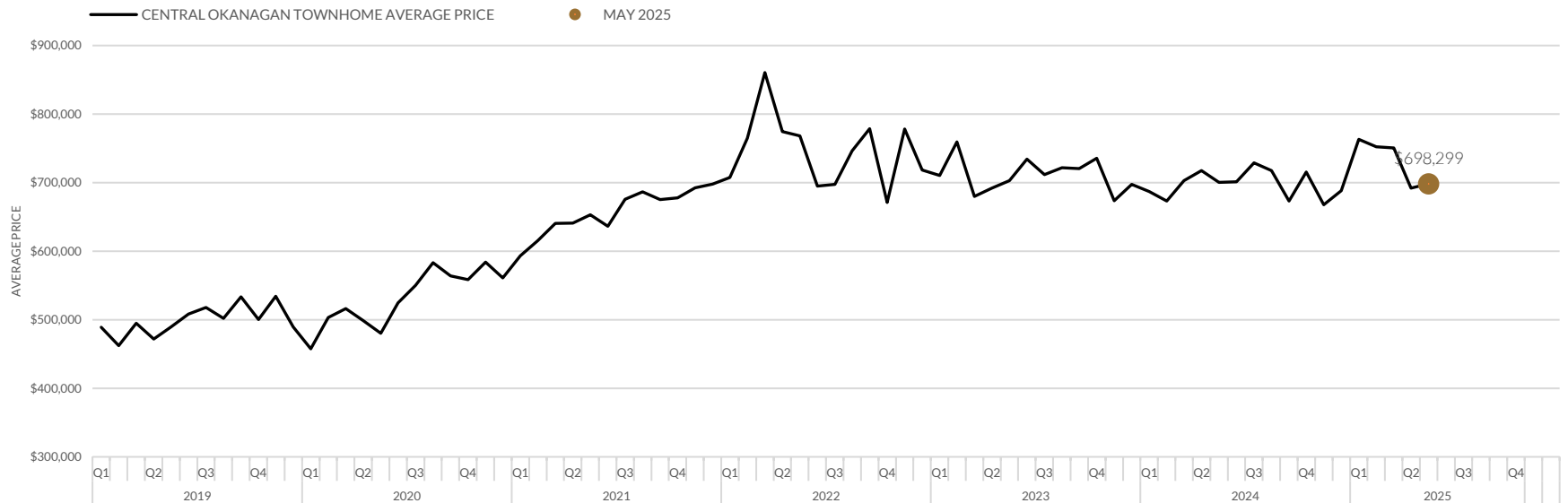
**Chart 5: Central Okanagan Townhome Sales**

Source: Association of Interior REALTORS®



**Chart 6: Central Okanagan Townhome Inventory**

Source: Association of Interior REALTORS®



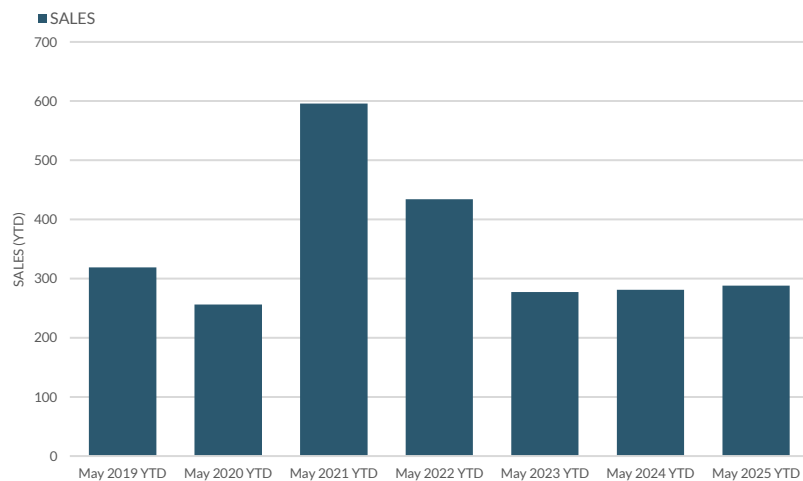
**Chart 7: Historical Townhome Average Sales Price**

Source: Association of Interior REALTORS®



62 Days is the Average time it takes to sell a Townhome style home in the Central Okanagan based on observed sales in May of 2025. This represents an increase of 3 days, or 5% when compared to the average of 59 days to sell a townhome observed last month. When comparing the current months average days on market (62 days) to the average of 46 days on market observed in May of 2024, the average days to sell a home have increased by 16 days, or 35%.

When looking at May YTD Townhome sales for each respective year since 2015, 2025 sales currently rank 4th.



**Chart 8: Central Okanagan Townhome Sales YTD Comparison**

Source: Association of Interior REALTORS®



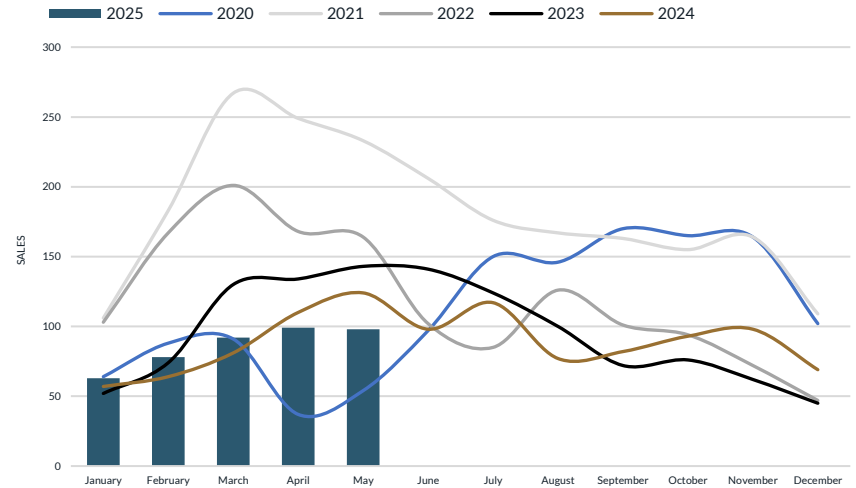
# CONDOMINIUM

CURRENTLY IN THE CENTRAL OKANAGAN IT IS A BUYERS MARKET FOR CONDOMINIUM STYLE HOMES.

98 Condominium style homes sold in the Central Okanagan in May 2025. This represents a decrease of 1 unit sales, or -1% when compared to the 99 sales observed last month. When comparing the current months sales (98 sales) to the 124 sales observed in May of 2024, sales have decreased by 26 units, or -21%.

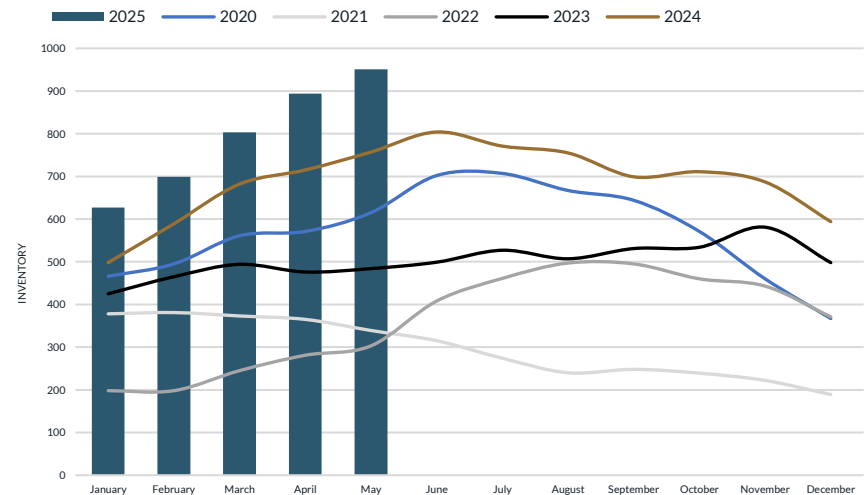
951 Condominium style homes were available for purchase in the Central Okanagan in May 2025; this represents an increase of 57 units, or 6%, when compared to the 894 units observed in inventory last month. When comparing this months inventory (951 units) to the 757 units of available inventory observed in May of 2024, inventory has increased by 194 units, or 26%.

\$515,795 is the average price for a Condominium style home sold in May 2025; this represents an increase of \$23,278 in the average sales price, or 4.7% when compared to the average price of sales observed last month (\$492,517). When comparing the current months average sale price (\$515,795) to the average sale price \$484,660 observed in May of 2024, the sale price has increased by \$31,135, or 6%.



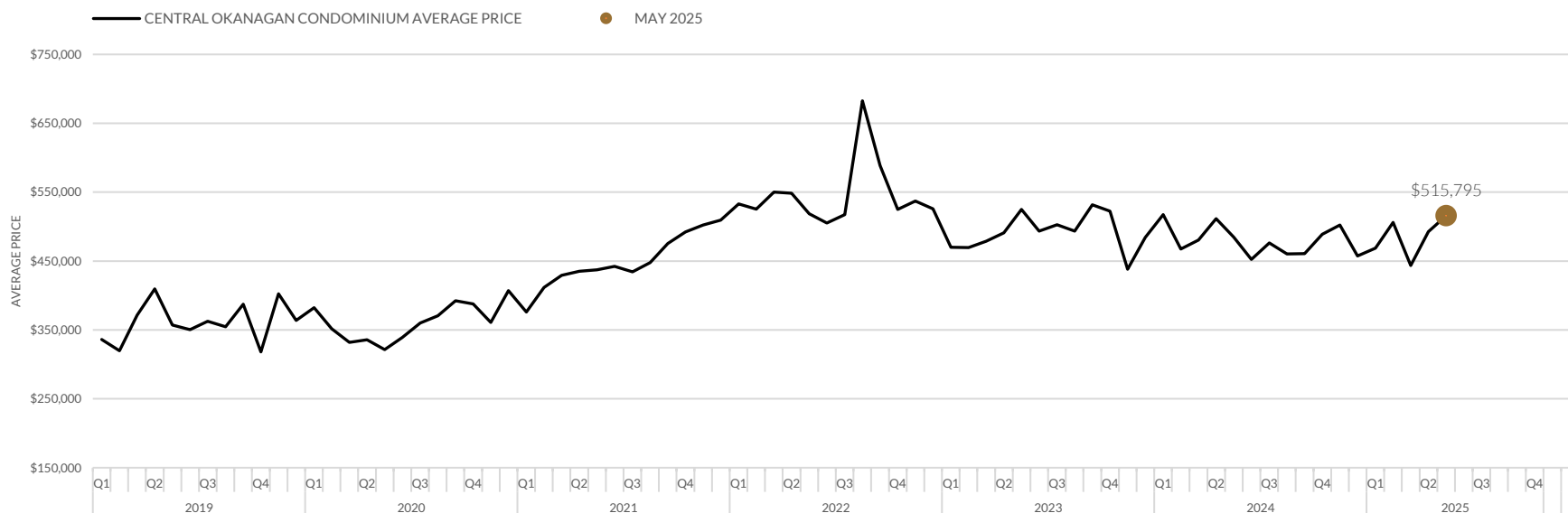
**Chart 9: Central Okanagan Condominium Sales**

Source: Association of Interior REALTORS®



**Chart 10: Central Okanagan Condominium Inventory**

Source: Association of Interior REALTORS®



**Chart 11: Historical Condominium Average Sales Price**

Source: Association of Interior REALTORS®



68 Days is the Average time it takes to sell a Condominium style home in the Central Okanagan based on observed sales in May of 2025. This represents an increase of 16 days, or 31% when compared to the average of 52 days to sell a condominium observed last month. When comparing the current months average days on market (68 days) to the average of 51 days on market observed in May of 2024, the average days to sell a home have increased by 17 days, or 33%.

When looking at May YTD Condominium sales for each respective year since 2015, 2025 sales currently rank 6th.

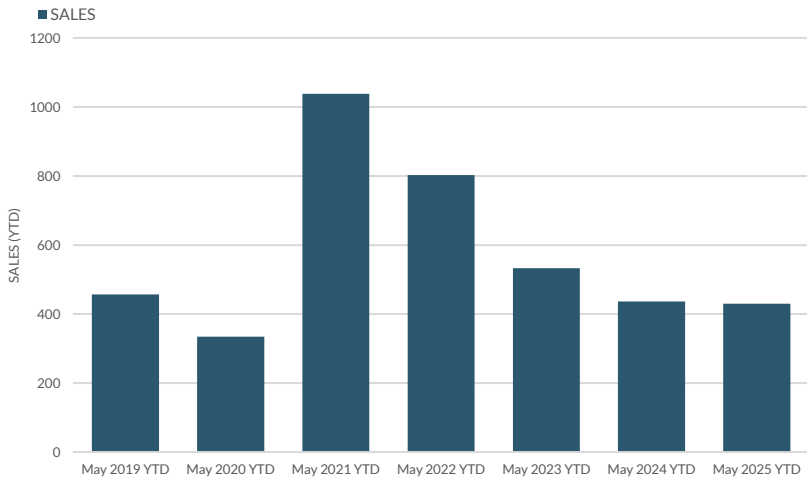


Chart 12: Central Okanagan Condominium Sales YTD Comparison

Source: Association of Interior REALTORS®





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