

CENTRAL OKANAGAN

JUNE 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

TABLE OF CONTENTS

Click on a housing type below to get
started...

SINGLE FAMILY

TOWNHOME

CONDOMINIUM

To get back to this menu at any time click on
the **KNEW** logo in the top right corner of
each page. Please enjoy.

SINGLE FAMILY

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

207 Single Family style homes sold in the Central Okanagan in June 2025. This represents a decrease of 14 unit sales, or -6% when compared to the 221 sales observed last month. When comparing the current month's sales (207 sales) to the 186 sales observed in June of 2024, sales have increased by 21 units, or 11%.

1572 Single Family style homes were available for purchase in the Central Okanagan in June 2025; this represents an increase of 24 units, or 2%, when compared to the 1548 units observed in inventory last month. When comparing this month's inventory (1572 units) to the 1690 units of available inventory observed in June of 2024, inventory has decreased by 118 units, or -7%.

\$1,104,528 is the average price for a Single Family style home sold in June 2025. This represents a decrease of \$45,706 in the average sales price, or -4% when compared to the average price of sales observed last month (\$1,150,234). When comparing the current month's average sale price (\$1,104,528) to the average sale price \$1,074,585 observed in June of 2024, the sale price has increased by \$29,943, or 3%.

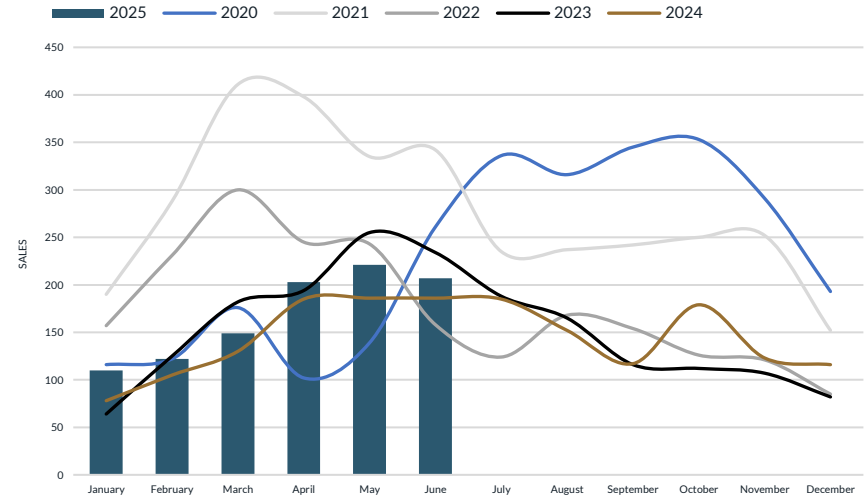


Chart 1: Central Okanagan Single Family Sales

Source: Association of Interior REALTORS®

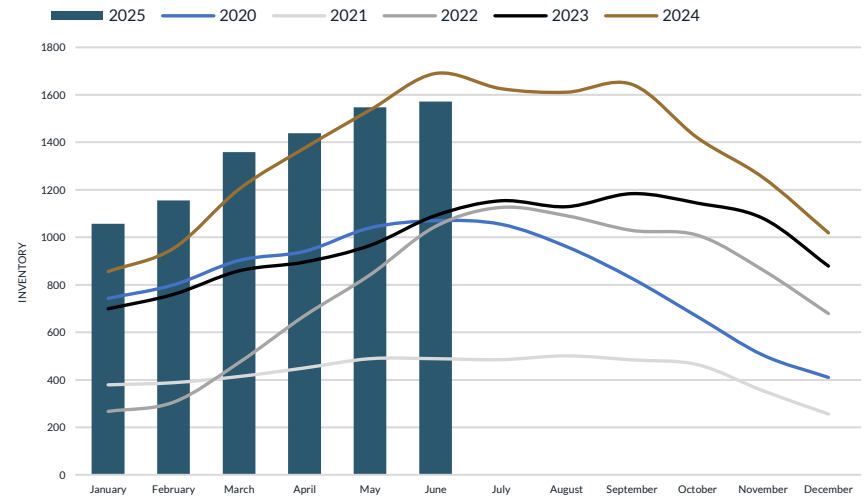


Chart 2: Central Okanagan Single Family Inventory

Source: Association of Interior REALTORS®

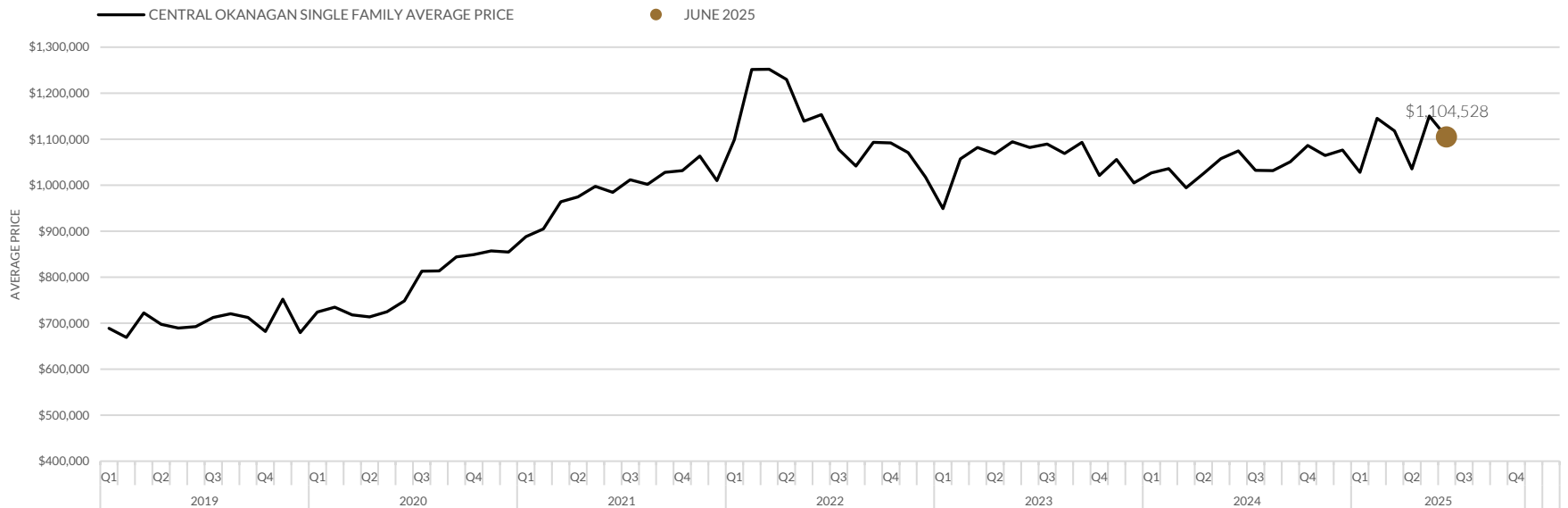


Chart 3: Historical Single Family Average Sales Price

Source: Association of Interior REALTORS®

51 Days is the Average time it takes to sell a Single Family style home in the Central Okanagan based on observed sales in June of 2025. This represents a decrease of 1 day, or -2% when compared to the average of 52 days to sell a single family home observed last month. When comparing the current months average days on market (51 days) to the average of 49 days on market observed in June of 2024, the average days to sell a home have increased by 2 days, or 4%.

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

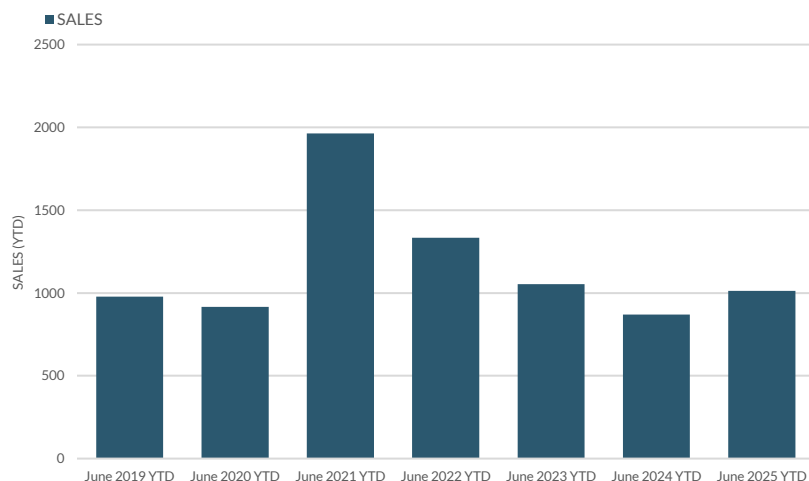


Chart 4: Central Okanagan Single Family Sales YTD Comparison

Source: Association of Interior REALTORS®



TOWNHOME

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

63 Townhome style homes sold in the Central Okanagan in June 2025. This represents a decrease of 12 unit sales, or -16% when compared to the 75 sales observed last month. When comparing the current months sales (63 sales) to the 58 sales observed in June of 2024, sales have increased by 5 units, or 9%.

437 Townhome style homes were available for purchase in the Central Okanagan in June 2025; this represents a decrease of 4 units, or -1% when compared to the 441 units observed in inventory last month. When comparing this months inventory (437 units) to the 443 units of available inventory observed in June of 2024, inventory has decreased by 6 units, or -1%.

\$679,168 is the average price for a Townhome style home sold in June 2025; this represents a decrease of \$19,131 in the average sales price, or -2.7% when compared to the average price of sales observed last month (\$698,299). When comparing the current months average sale price (\$679,168) to the average sale price \$701,298 observed in June of 2024, the sale price has decreased by \$22,130, or -3%.

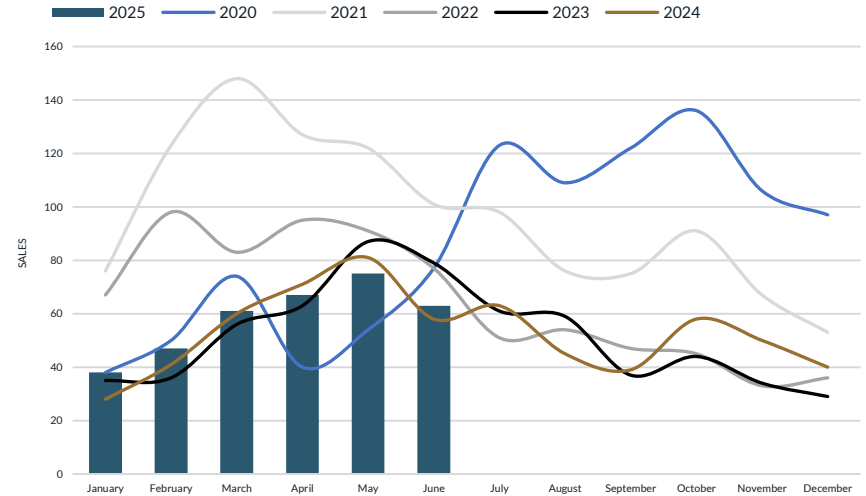


Chart 5: Central Okanagan Townhome Sales

Source: Association of Interior REALTORS®

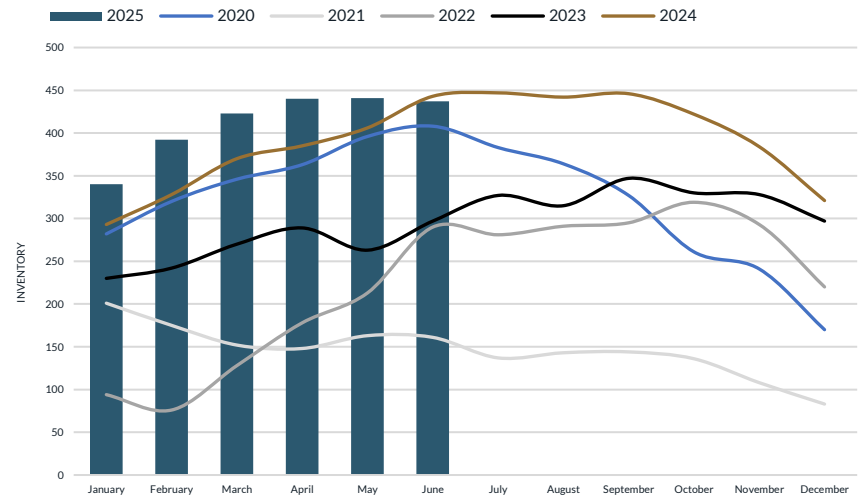


Chart 6: Central Okanagan Townhome Inventory

Source: Association of Interior REALTORS®

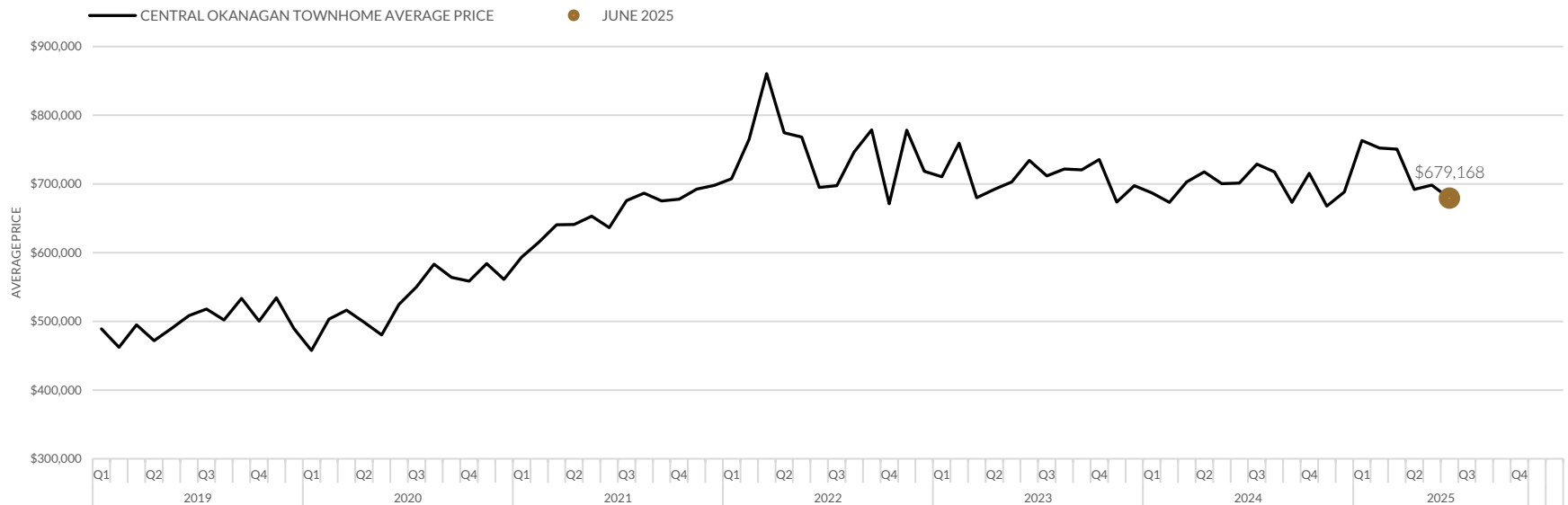


Chart 7: Historical Townhome Average Sales Price

Source: Association of Interior REALTORS®

48 Days is the Average time it takes to sell a Townhome style home in the Central Okanagan based on observed sales in June of 2025. This represents a decrease of 14 days, or -23% when compared to the average of 62 days to sell a townhome home observed last month. When comparing the current months average days on market (48 days) to the average of 44 days on market observed in June of 2024, the average days to sell a home have increased by 4 days, or 9%.

When looking at June YTD Townhome sales for each respective year since 2015, 2025 sales currently rank 5th.

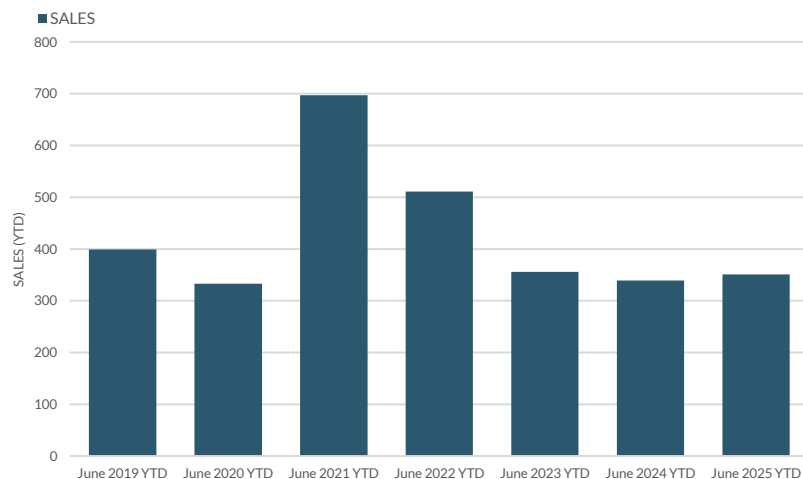


Chart 8: Central Okanagan Townhome Sales YTD Comparison

Source: Association of Interior REALTORS®



CONDOMINIUM

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

93 Condominium style homes sold in the Central Okanagan in June 2025. This represents a decrease of 5 unit sales, or -5% when compared to the 98 sales observed last month. When comparing the current months sales (93 sales) to the 98 sales observed in June of 2024, sales have decreased by 5 units, or -5%.

971 Condominium style homes were available for purchase in the Central Okanagan in June 2025; this represents an increase of 20 units, or 2%, when compared to the 951 units observed in inventory last month. When comparing this months inventory (971 units) to the 804 units of available inventory observed in June of 2024, inventory has increased by 167 units, or 21%.

\$499,232 is the average price for a Condominium style home sold in June 2025; this represents a decrease of \$16,563 in the average sales price, or -3.2% when compared to the average price of sales observed last month (\$515,795). When comparing the current months average sale price (\$499,232) to the average sale price \$452,513 observed in June of 2024, the sale price has increased by \$46,719, or 10%.

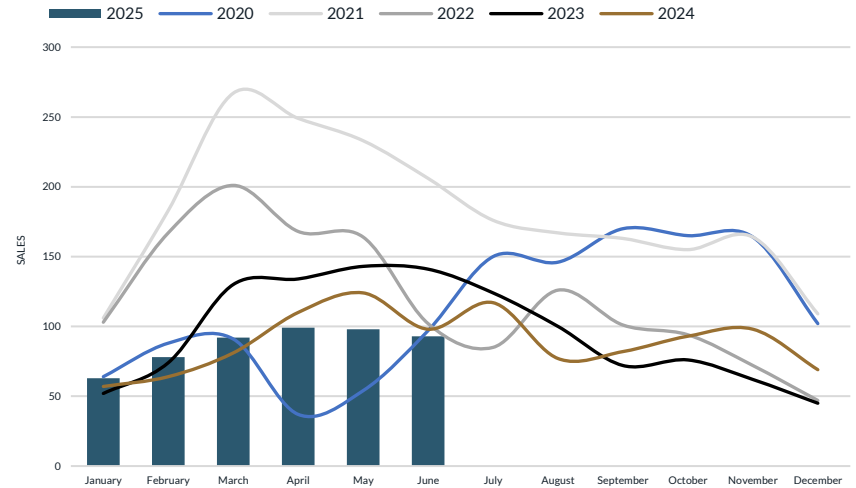


Chart 9: Central Okanagan Condominium Sales

Source: Association of Interior REALTORS®

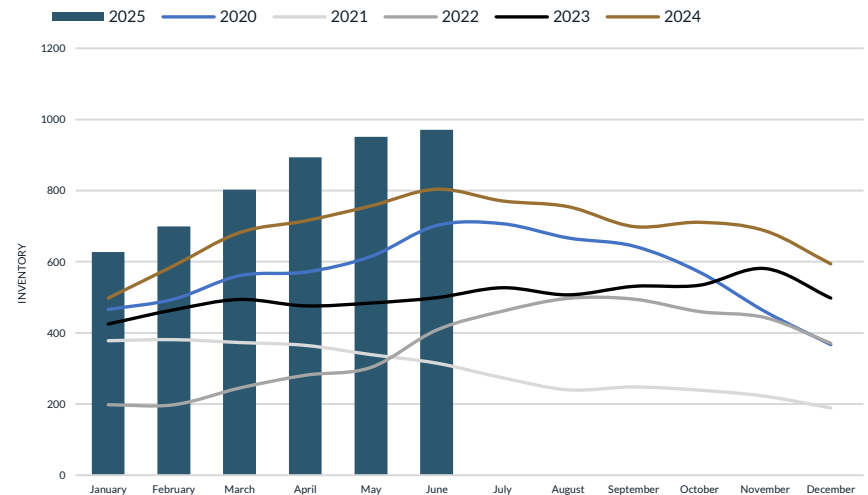


Chart 10: Central Okanagan Condominium Inventory

Source: Association of Interior REALTORS®

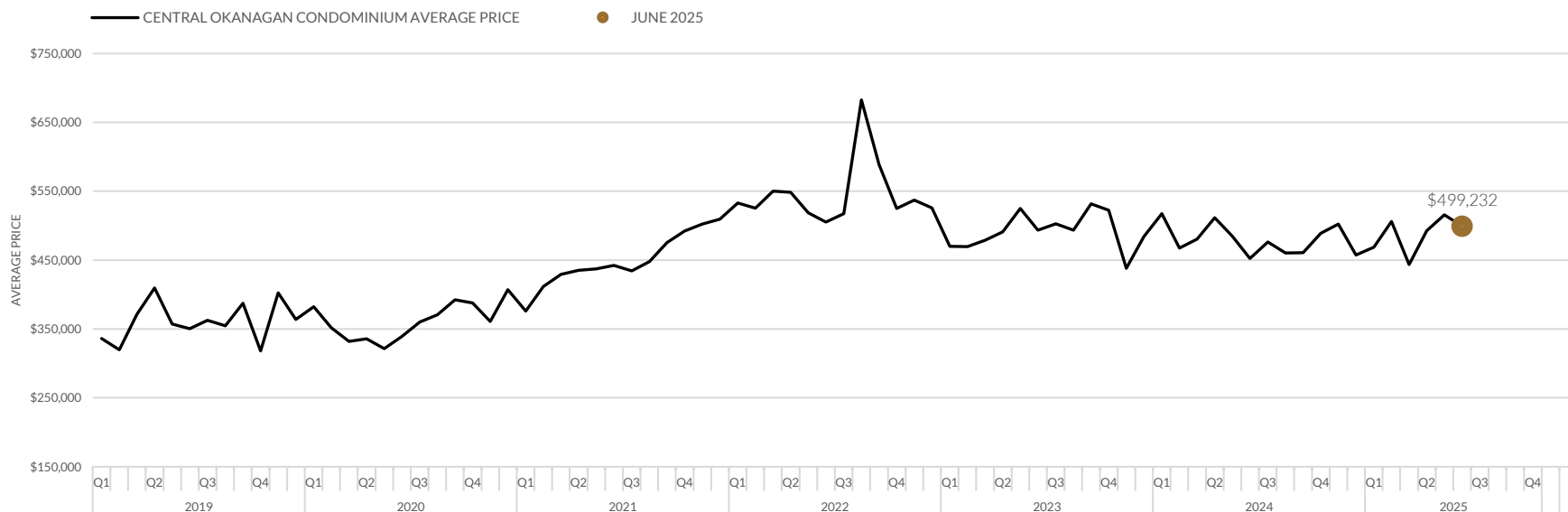


Chart 11: Historical Condominium Average Sales Price

Source: Association of Interior REALTORS®

56 Days is the Average time it takes to sell a Condominium style home in the Central Okanagan based on observed sales in June of 2025. This represents a decrease of 12 days, or -18% when compared to the average of 68 days to sell a condominium observed last month. When comparing the current months average days on market (56 days) to the average of 55 days on market observed in June of 2024, the average days to sell a home have increased by 1 days, or 2%.

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

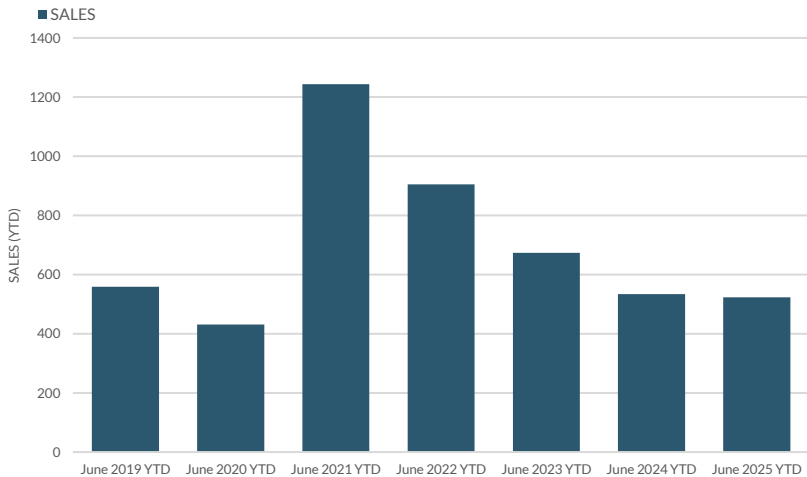


Chart 12: Central Okanagan Condominium Sales YTD Comparison

Source: Association of Interior REALTORS®





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