

CENTRAL OKANAGAN

SEPTEMBER 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.

157 Single Family style homes sold in the Central Okanagan in September 2025. This represents no change in unit sales when compared to the prior month. When comparing the current month's sales (157 sales) to the 117 sales observed in September of 2024, sales have increased by 40 units, or 34%.

1452 Single Family style homes were available for purchase in the Central Okanagan in September 2025; this represents a decrease of 45 units, or -3% when compared to the 1497 units observed in inventory last month. When comparing this month's inventory (1452 units) to the 1644 units of available inventory observed in September of 2024, inventory has decreased by 192 units, or -12%.

\$1,060,499 is the average price for a Single Family style home sold in September 2025. This represents a decrease of \$36,632 in the average sales price, or -3.3% when compared to the average price of sales observed last month (\$1,097,131). When comparing the current month's average sale price (\$1,060,499) to the average sale price \$1,050,830 observed in September of 2024, the sale price has increased by \$9,669, or 1%.

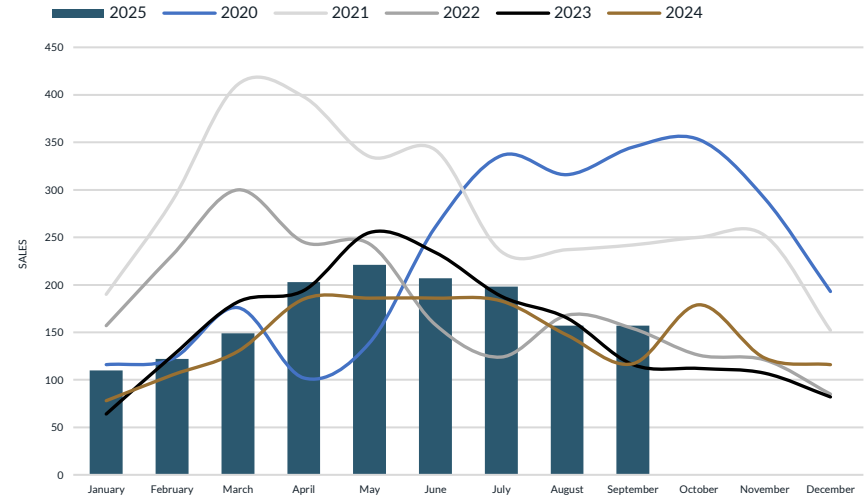


Chart 1: Central Okanagan Single Family Sales

Source: Association of Interior REALTORS®

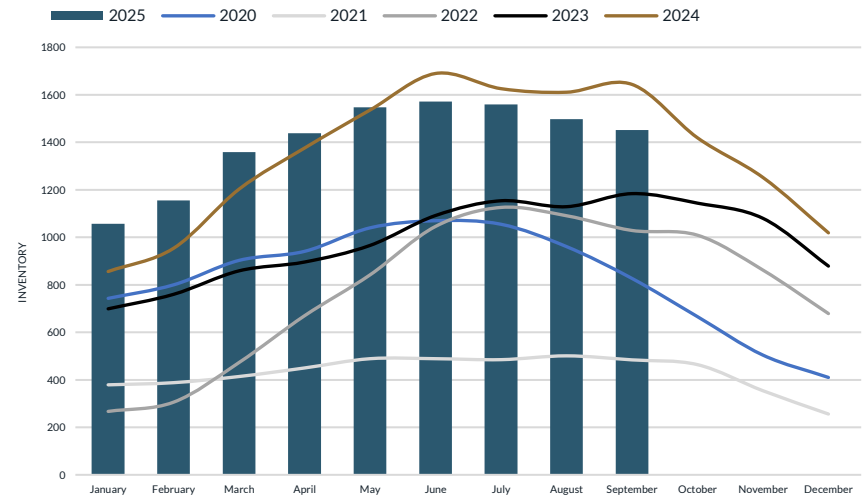


Chart 2: Central Okanagan Single Family Inventory

Source: Association of Interior REALTORS®

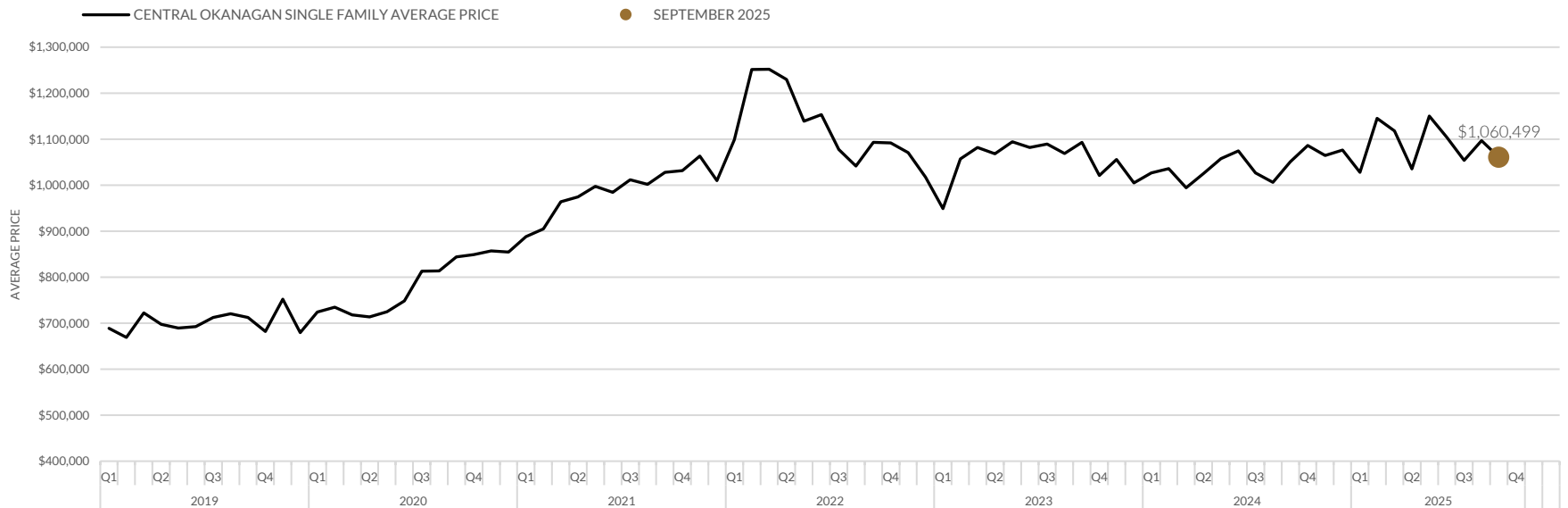


Chart 3: Historical Single Family Average Sales Price

Source: Association of Interior REALTORS®

61 Days is the Average time it takes to sell a Single Family style home in the Central Okanagan based on observed sales in September of 2025. This represents an increase of 3 days, or 5% when compared to the average of 58 days to sell a single family home observed last month. When comparing the current months average days on market (61 days) to the average of 56 days on market observed in September of 2024, the average days to sell a home have increased by 5 days, or 9%.

When looking at September YTD Single Family sales for each respective year since 2015, 2025 sales currently rank 5th.

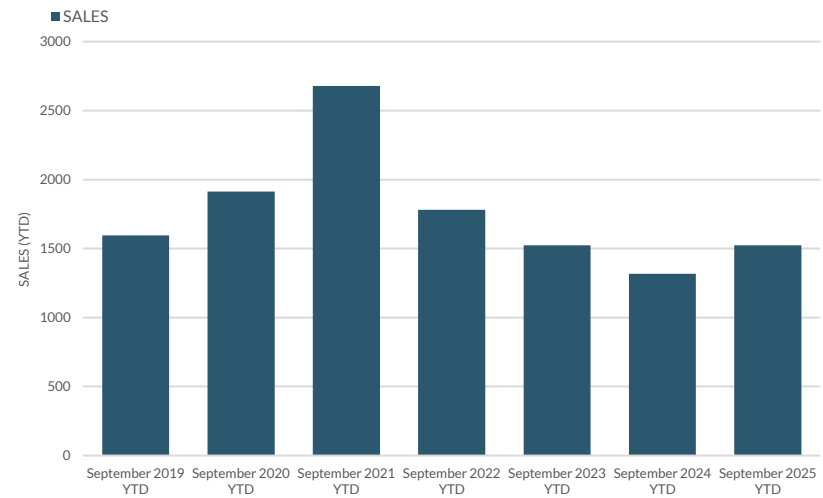


Chart 4: Central Okanagan Single Family Sales YTD Comparison

Source: Association of Interior REALTORS®



TOWNHOME

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

54 Townhome style homes sold in the Central Okanagan in September 2025. This represents an increase of 7 unit sales, or 15% when compared to the 47 sales observed last month. When comparing the current months sales (54 sales) to the 39 sales observed in September of 2024, sales have increased by 15 units, or 38%.

427 Townhome style homes were available for purchase in the Central Okanagan in September 2025; this represents an increase of 4 units, or 1%, when compared to the 423 units observed in inventory last month. When comparing this months inventory (427 units) to the 446 units of available inventory observed in September of 2024, inventory has decreased by 19 units, or -4%.

\$845,372 is the average price for a Townhome style home sold in September 2025; this represents an increase of \$145,993 in the average sales price, or 20.9% when compared to the average price of sales observed last month (\$699,379). When comparing the current months average sale price (\$845,372) to the average sale price \$673,235 observed in September of 2024, the sale price has increased by \$172,137, or 26%.

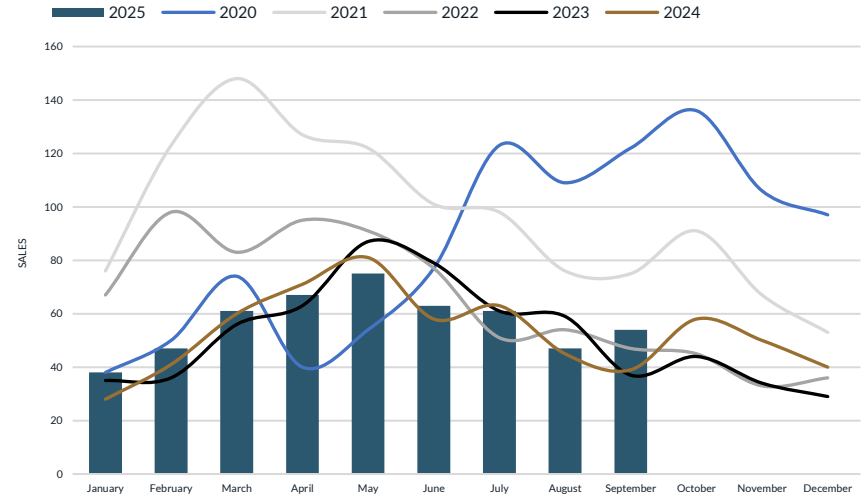


Chart 5: Central Okanagan Townhome Sales

Source: Association of Interior REALTORS®

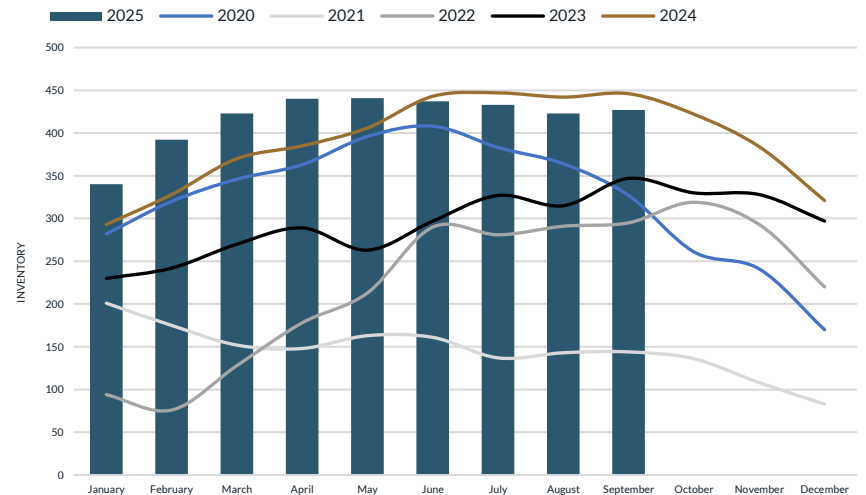


Chart 6: Central Okanagan Townhome Inventory

Source: Association of Interior REALTORS®

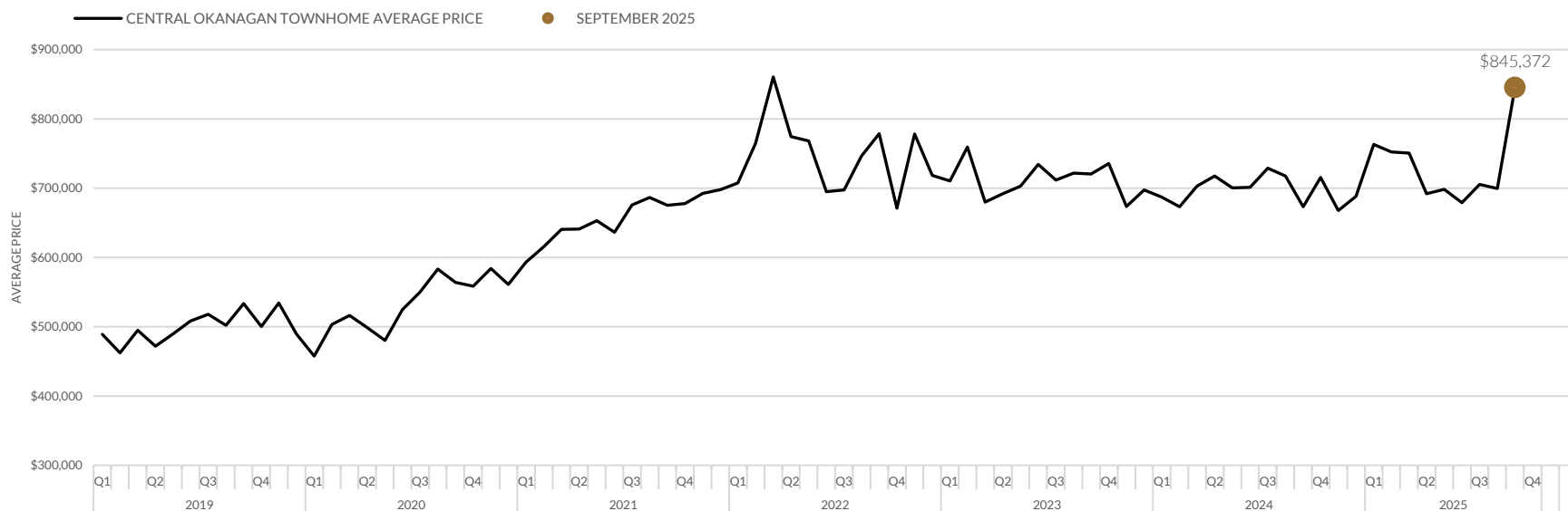


Chart 7: Historical Townhome Average Sales Price

Source: Association of Interior REALTORS®

60 Days is the Average time it takes to sell a Townhome style home in the Central Okanagan based on observed sales in September of 2025. This represents an increase of 4 days, or 7% when compared to the average of 56 days to sell a townhome observed last month. When comparing the current months average days on market (60 days) to the average of 63 days on market observed in September of 2024, the average days to sell a home have decreased by 3 days, or -5%.

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

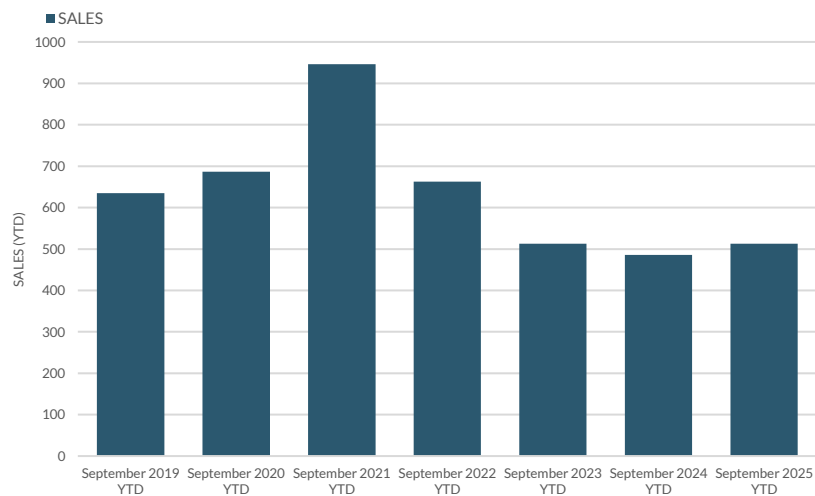


Chart 8: Central Okanagan Townhome Sales YTD Comparison

Source: Association of Interior REALTORS®



CONDOMINIUM

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

102 Condominium style homes sold in the Central Okanagan in September 2025. This represents an increase of 1 unit sales, or 1% when compared to the 101 sales observed last month. When comparing the current months sales (102 sales) to the 82 sales observed in September of 2024, sales have increased by 20 units, or 24%.

831 Condominium style homes were available for purchase in the Central Okanagan in September 2025; this represents a decrease of 62 units, or -7%, when compared to the 893 units observed in inventory last month. When comparing this months inventory (831 units) to the 699 units of available inventory observed in September of 2024, inventory has increased by 132 units, or 19%.

\$501,619 is the average price for a Condominium style home sold in September 2025; this represents an increase of \$42,838 in the average sales price, or 9.3% when compared to the average price of sales observed last month (\$458,781). When comparing the current months average sale price (\$501,619) to the average sale price \$460,764 observed in September of 2024, the sale price has increased by \$40,855, or 9%.

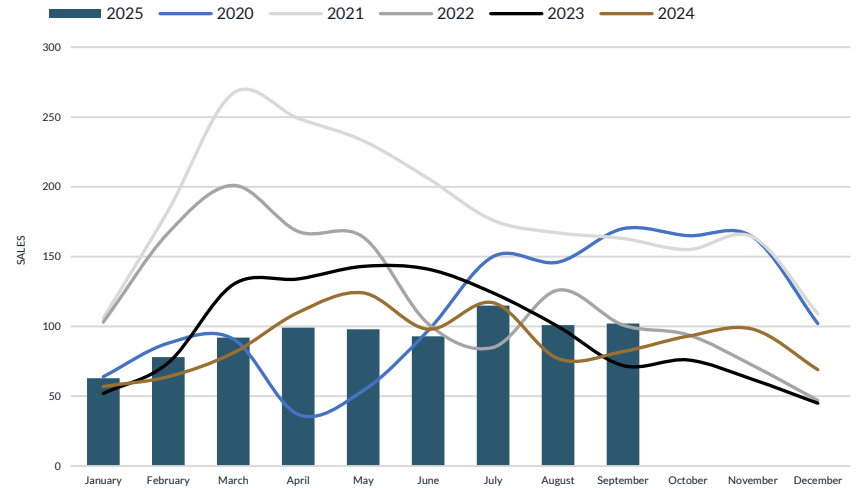


Chart 9: Central Okanagan Condominium Sales

Source: Association of Interior REALTORS®

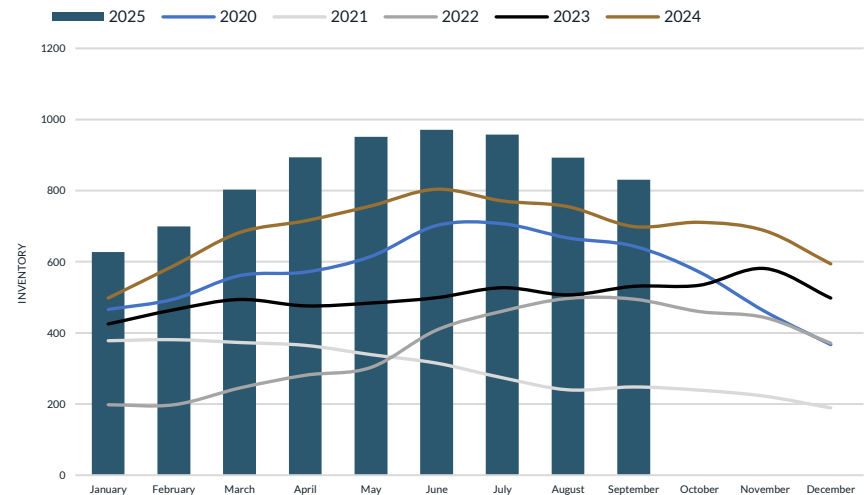


Chart 10: Central Okanagan Condominium Inventory

Source: Association of Interior REALTORS®

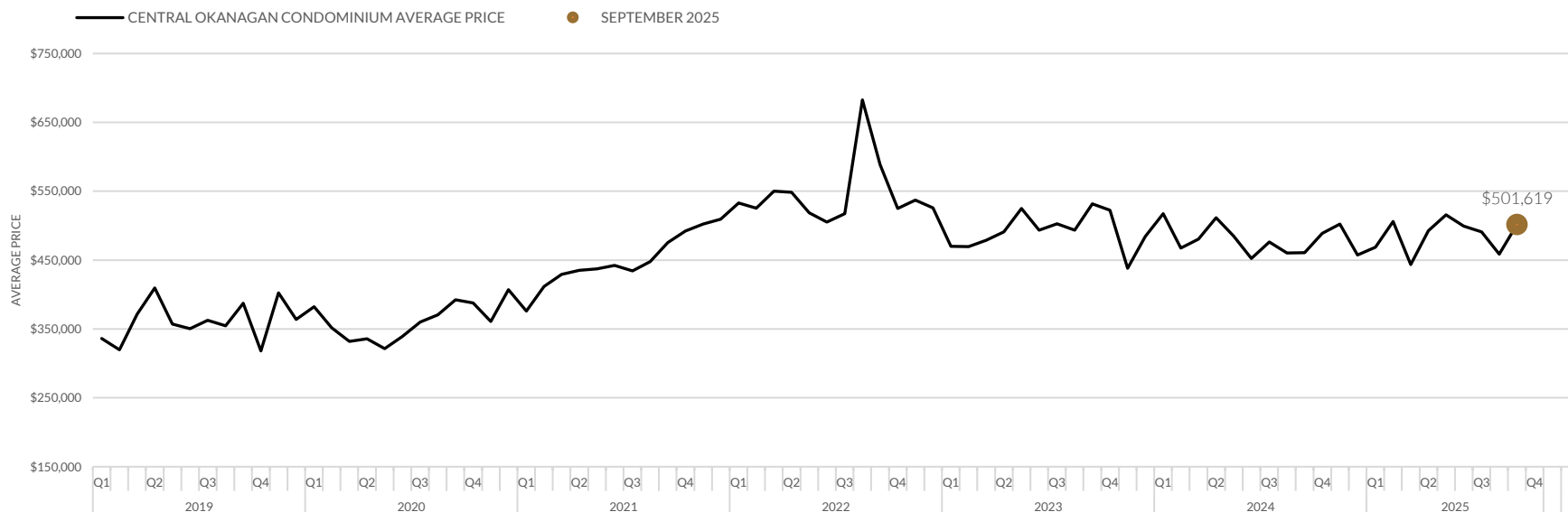


Chart 11: Historical Condominium Average Sales Price

Source: Association of Interior REALTORS®

78 Days is the Average time it takes to sell a Condominium style home in the Central Okanagan based on observed sales in September of 2025. This represents an increase of 10 days, or 15% when compared to the average of 68 days to sell a condominium observed last month. When comparing the current months average days on market (78 days) to the average of 57 days on market observed in September of 2024, the average days to sell a home have increased by 21 days, or 37%.

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

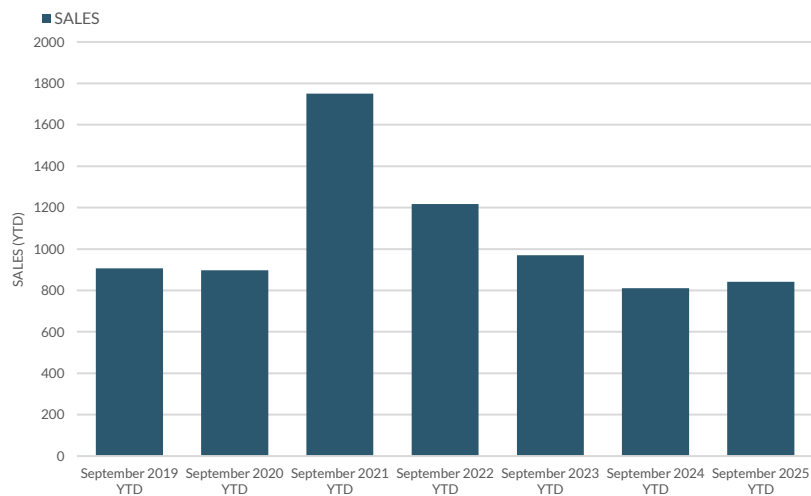
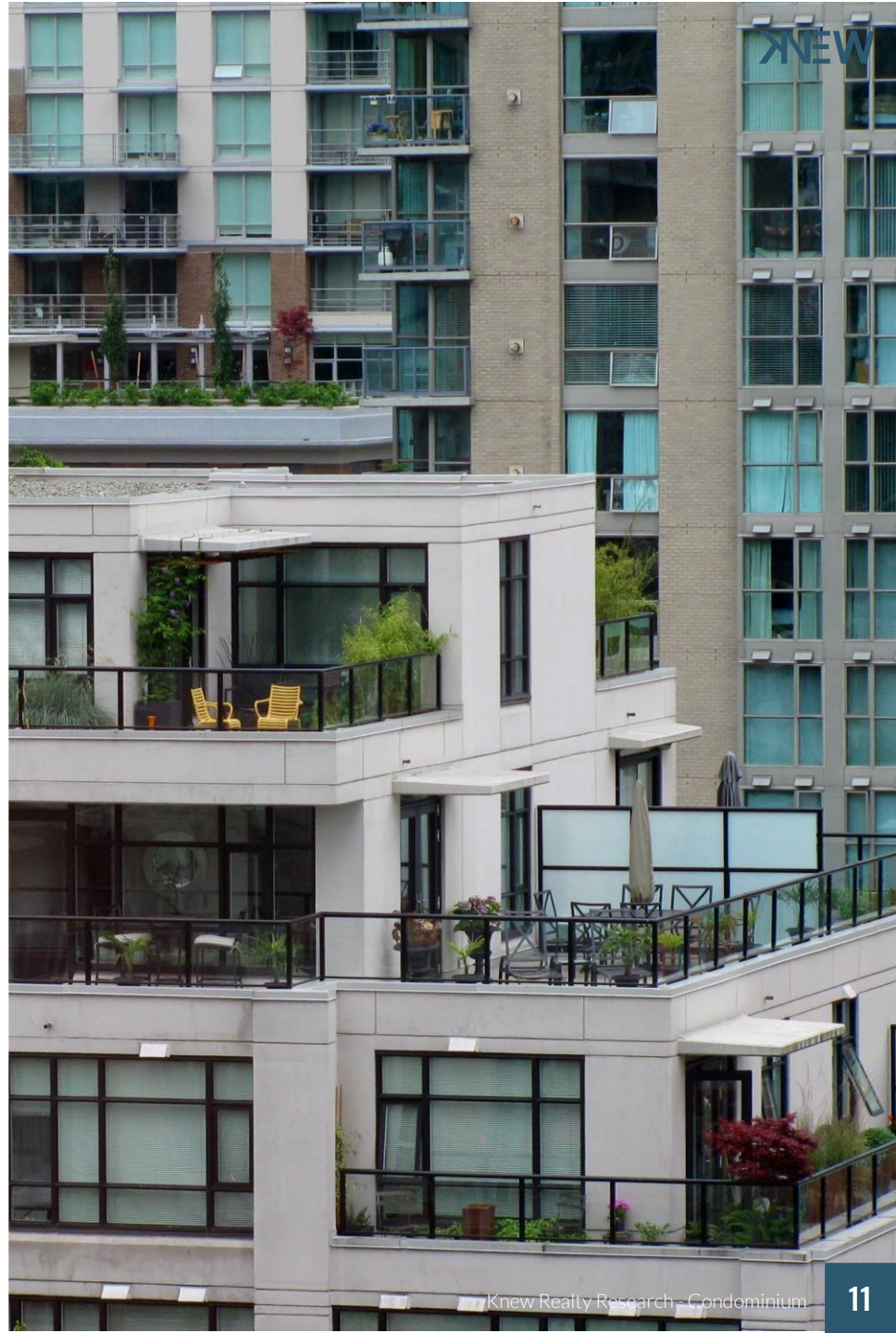


Chart 12: Central Okanagan Condominium Sales YTD Comparison

Source: Association of Interior REALTORS®





KNEW

430-2339 BC-97,
Kelowna BC V1X 4H9
+1 844-848-5639 | info@knewresearch.com
www.knewrealtyresearch.com

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