

CENTRAL OKANAGAN

JANUARY 2026



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



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SINGLE FAMILY

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

91 Single Family style homes sold in the Central Okanagan in January 2026. This represents a decrease of 28 unit sales, or -24% when compared to the 119 sales observed last month. When comparing the current month's sales (91 sales) to the 110 sales observed in January of 2025, sales have decreased by 19 units, or -17%.

940 Single Family style homes were available for purchase in the Central Okanagan in January 2026; this represents a decrease of 14 units, or -1% when compared to the 954 units observed in inventory last month. When comparing this month's inventory (940 units) to the 1057 units of available inventory observed in January of 2025, inventory has decreased by 117 units, or -11%.

\$1,036,503 is the average price for a Single Family style home sold in January 2026. This represents a decrease of \$57,753 in the average sales price, or -5.3% when compared to the average price of sales observed last month (\$1,094,256). When comparing the current month's average sale price (\$1,036,503) to the average sale price \$1,028,010 observed in January of 2025, the sale price has increased by \$8,493, or 1%.

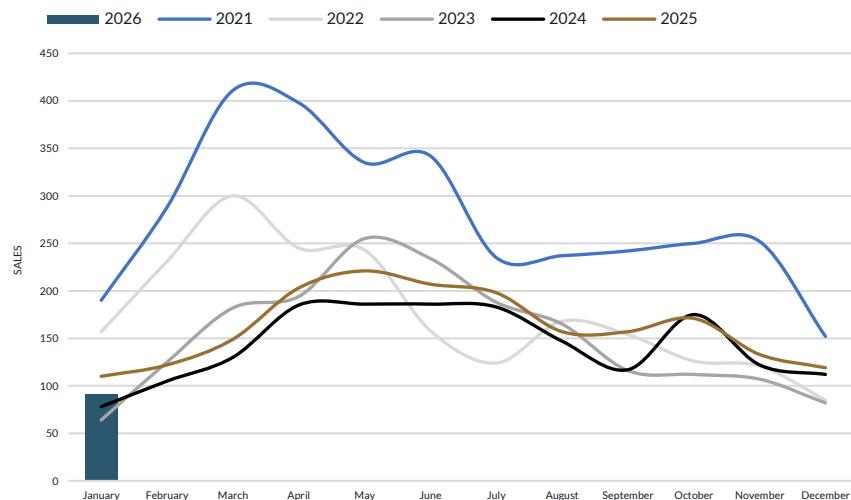


Chart 1: Central Okanagan Single Family Sales

Source: Association of Interior REALTORS®

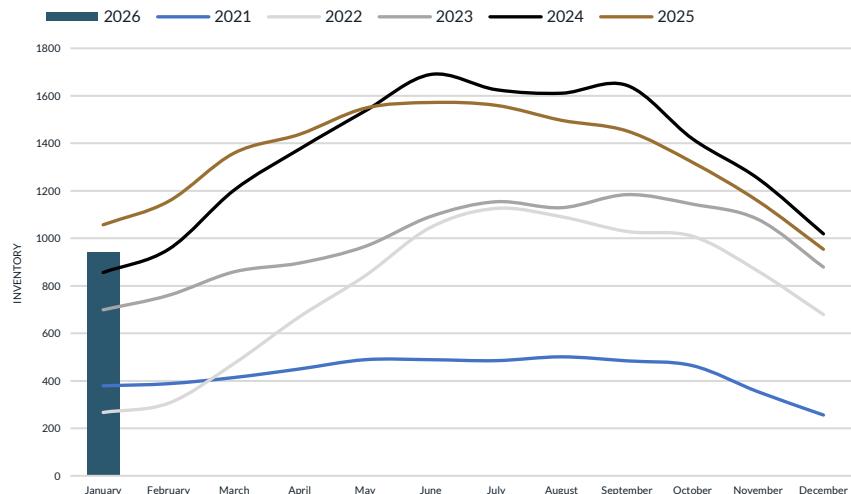


Chart 2: Central Okanagan Single Family Inventory

Source: Association of Interior REALTORS®

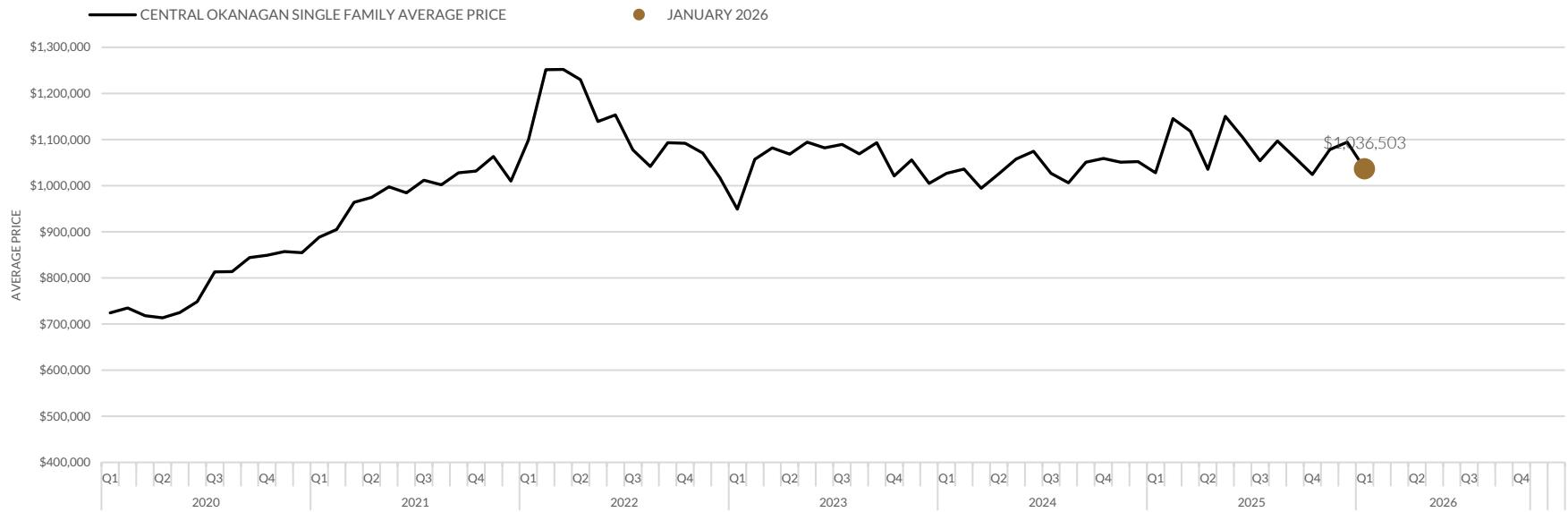


Chart 3: Historical Single Family Average Sales Price

Source: Association of Interior REALTORS®

81 Days is the Average time it takes to sell a Single Family style home in the Central Okanagan based on observed sales in January of 2026. This represents an increase of 11 days, or 16% when compared to the average of 70 days to sell a single family home observed last month. When comparing the current months average days on market (81 days) to the average of 75 days on market observed in January of 2025, the average days to sell a home have increased by 6 days, or 8%.

When looking at January YTD Single Family sales for each respective year since 2015, 2026 sales currently rank 5th.

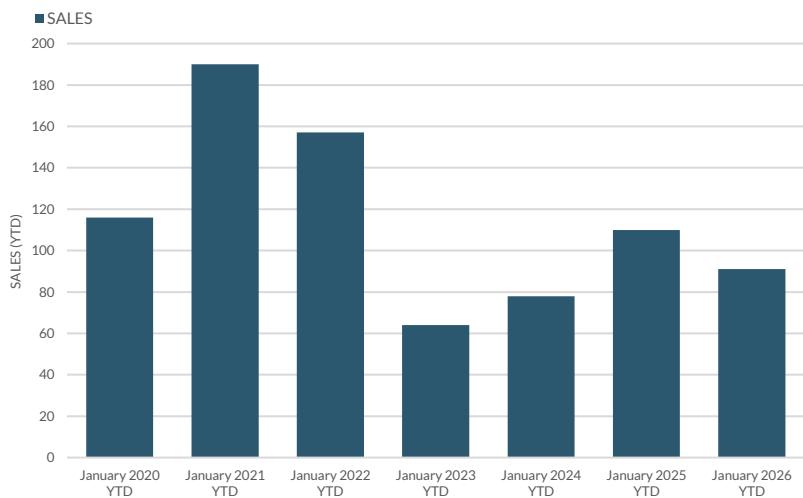


Chart 4: Central Okanagan Single Family Sales YTD Comparison

Source: Association of Interior REALTORS®



TOWNHOME

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

36 Townhome style homes sold in the Central Okanagan in January 2026. This represents a decrease of 8 unit sales, or -18% when compared to the 44 sales observed last month. When comparing the current months sales (36 sales) to the 38 sales observed in January of 2025, sales have decreased by 2 units, or -5%.

314 Townhome style homes were available for purchase in the Central Okanagan in January 2026; this represents a decrease of 12 units, or -4% when compared to the 326 units observed in inventory last month. When comparing this months inventory (314 units) to the 340 units of available inventory observed in January of 2025, inventory has decreased by 26 units, or -8%.

\$730,581 is the average price for a Townhome style home sold in January 2026; this represents an increase of \$89,404 in the average sales price, or 13.9% when compared to the average price of sales observed last month (\$641,177). When comparing the current months average sale price (\$730,581) to the average sale price \$763,208 observed in January of 2025, the sale price has decreased by \$32,627, or -4%.

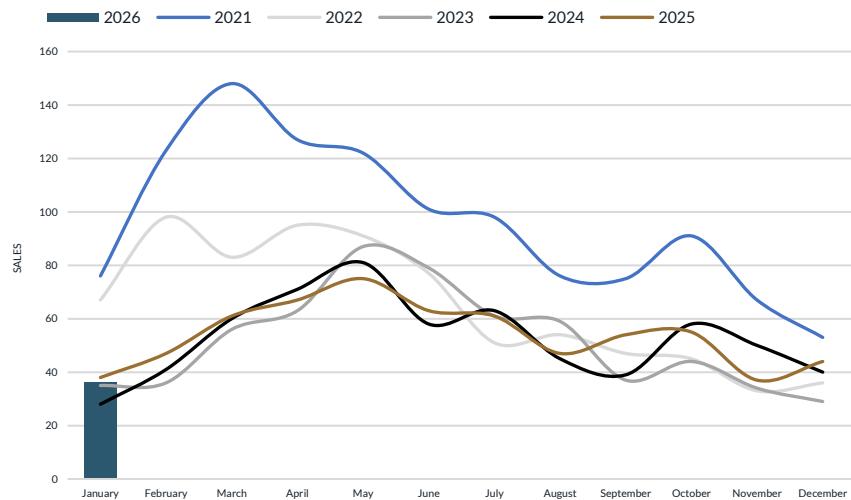


Chart 5: Central Okanagan Townhome Sales

Source: Association of Interior REALTORS®

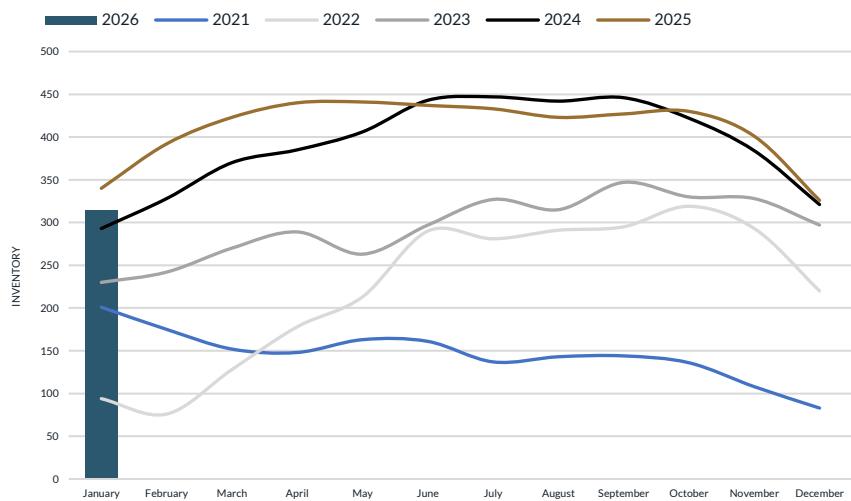


Chart 6: Central Okanagan Townhome Inventory

Source: Association of Interior REALTORS®

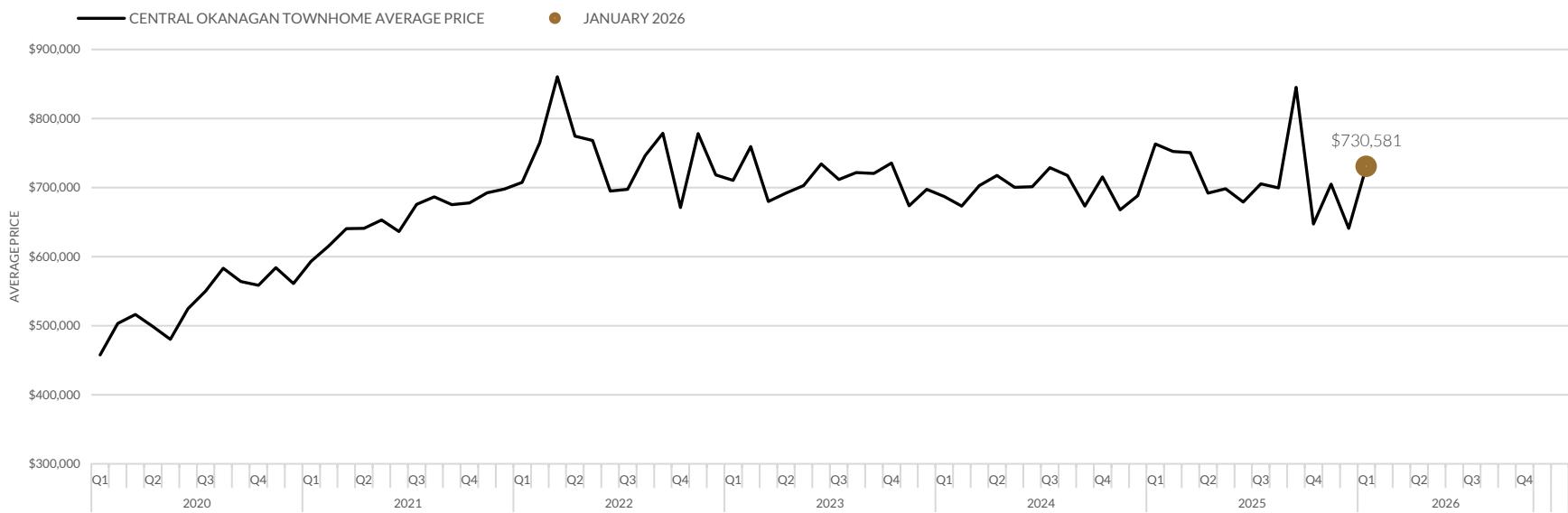


Chart 7: Historical Townhome Average Sales Price

Source: Association of Interior REALTORS®

Knew Realty Research - Townhome

91 Days is the Average time it takes to sell a Townhome style home in the Central Okanagan based on observed sales in January of 2026. This represents an increase of 15 days, or 20% when compared to the average of 76 days to sell a townhome observed last month. When comparing the current months average days on market (91 days) to the average of 85 days on market observed in January of 2025, the average days to sell a home have increased by 6 days, or 7%.

When looking at January YTD Townhome sales for each respective year since 2015, 2026 sales currently rank 5th.

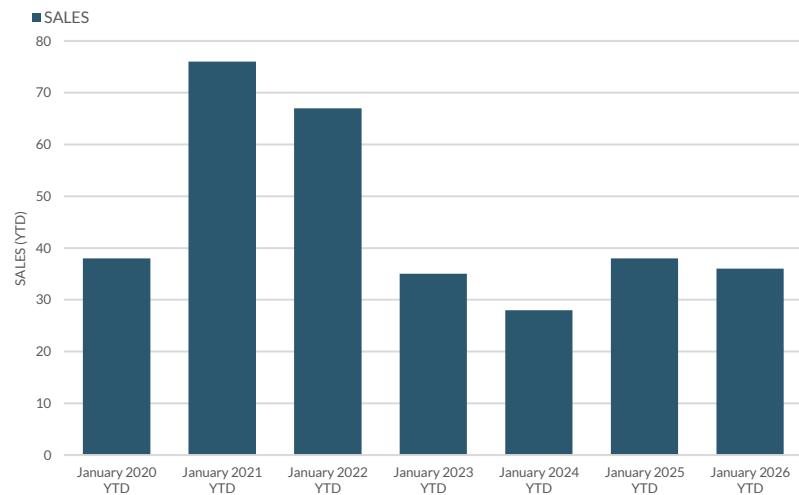


Chart 8: Central Okanagan Townhome Sales YTD Comparison

Source: Association of Interior REALTORS®



CONDOMINIUM

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

55 Condominium style homes sold in the Central Okanagan in January 2026. This represents an increase of 7 unit sales, or 15% when compared to the 48 sales observed last month. When comparing the current months sales (55 sales) to the 63 sales observed in January of 2025, sales have decreased by 8 units, or -13%.

685 Condominium style homes were available for purchase in the Central Okanagan in January 2026; this represents a decrease of 2 units, or 0%, when compared to the 687 units observed in inventory last month. When comparing this months inventory (685 units) to the 627 units of available inventory observed in January of 2025, inventory has increased by 58 units, or 9%.

\$501,550 is the average price for a Condominium style home sold in January 2026; this represents an increase of \$30,879 in the average sales price, or 6.6% when compared to the average price of sales observed last month (\$470,671). When comparing the current months average sale price (\$501,550) to the average sale price \$468,633 observed in January of 2025, the sale price has increased by \$32,917, or 7%.

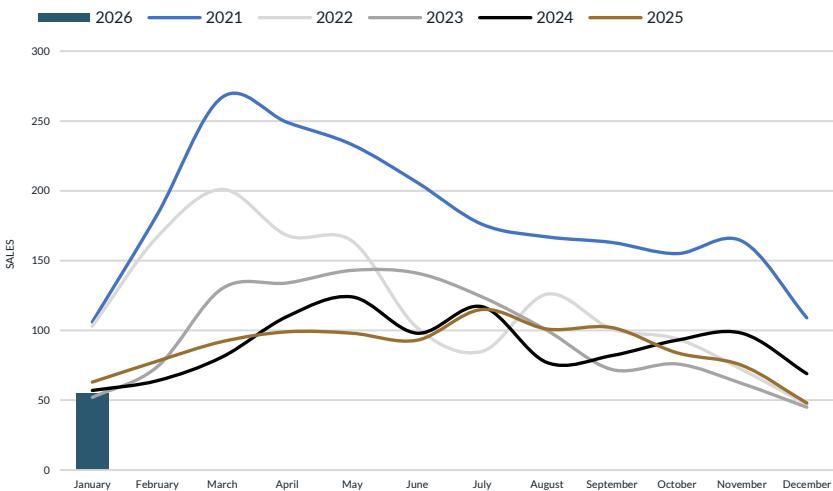


Chart 9: Central Okanagan Condominium Sales

Source: Association of Interior REALTORS®

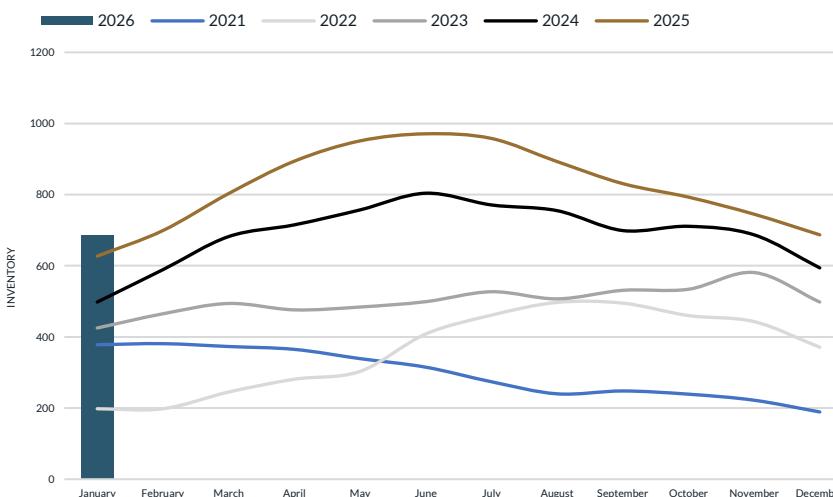


Chart 10: Central Okanagan Condominium Inventory

Source: Association of Interior REALTORS®

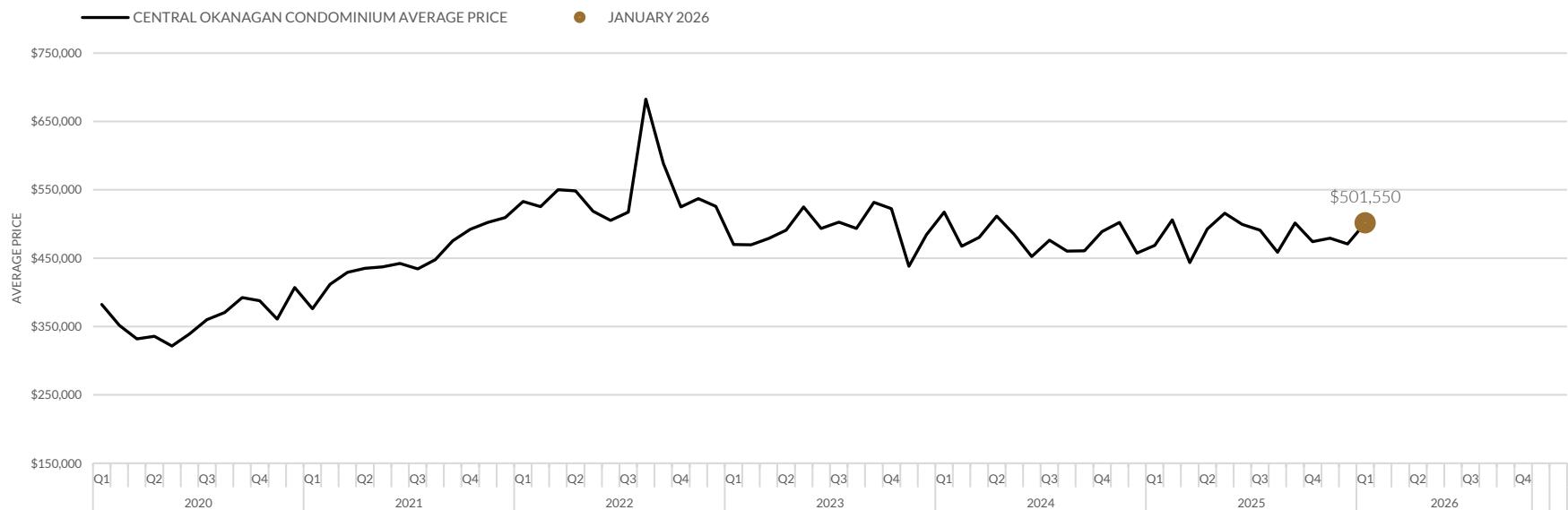


Chart 11: Historical Condominium Average Sales Price

Source: Association of Interior REALTORS®

Knew Realty Research - Condominium

83 Days is the Average time it takes to sell a Condominium style home in the Central Okanagan based on observed sales in January of 2026. This represents an increase of 7 days, or 9% when compared to the average of 76 days to sell a condominium observed last month. When comparing the current months average days on market (83 days) to the average of 77 days on market observed in January of 2025, the average days to sell a home have increased by 6 days, or 8%.

When looking at January YTD Condominium sales for each respective year since 2015, 2026 sales currently rank 6th.

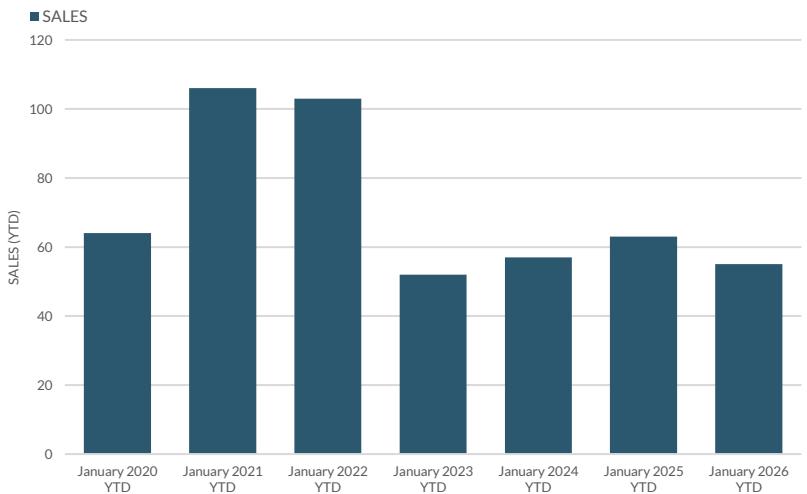


Chart 12: Central Okanagan Condominium Sales YTD Comparison

Source: Association of Interior REALTORS®





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