

# CENTRAL OKANAGAN

MARCH 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

**KNEW**  
HOME DATA

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# SINGLE FAMILY

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

160 Single Family style homes sold in the Central Okanagan in March 2026. This represents an increase of 45 unit sales, or 39% when compared to the 115 sales observed last month. When comparing the current month's sales (160 sales) to the 148 sales observed in March of 2025, sales have increased by 12 units, or 8%.

1139 Single Family style homes were available for purchase in the Central Okanagan in March 2026; this represents an increase of 94 units, or 9%, when compared to the 1045 units observed in inventory last month. When comparing this month's inventory (1139 units) to the 1359 units of available inventory observed in March of 2025, inventory has decreased by 220 units, or -16%.

\$1,033,292 is the average price for a Single Family style home sold in March 2026. This represents an increase of \$7,476 in the average sales price, or 0.7% when compared to the average price of sales observed last month (\$1,025,816). When comparing the current month's average sale price (\$1,033,292) to the average sale price \$1,113,003 observed in March of 2025, the sale price has decreased by \$79,711, or -7%.

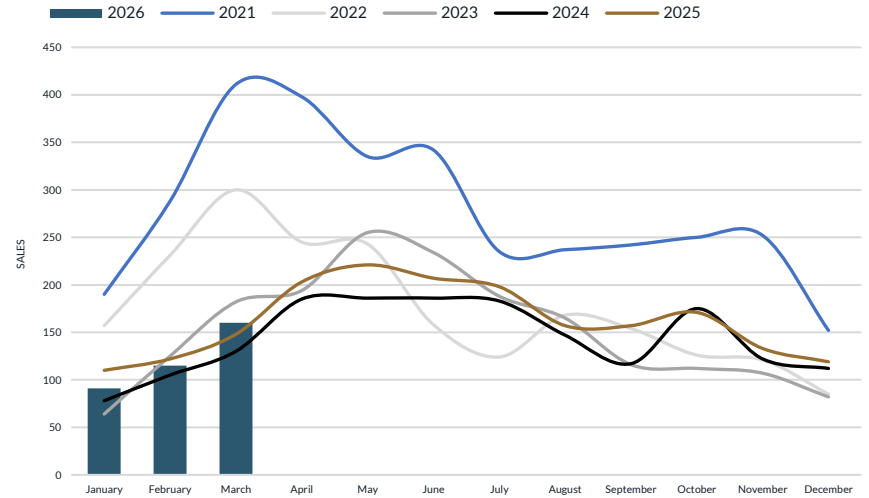


Chart 1: Central Okanagan Single Family Sales

Source: Association of Interior REALTORS®

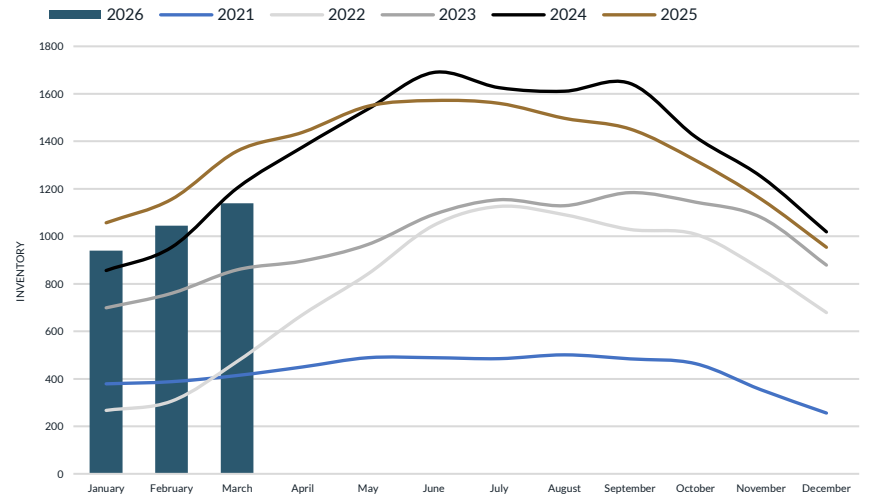
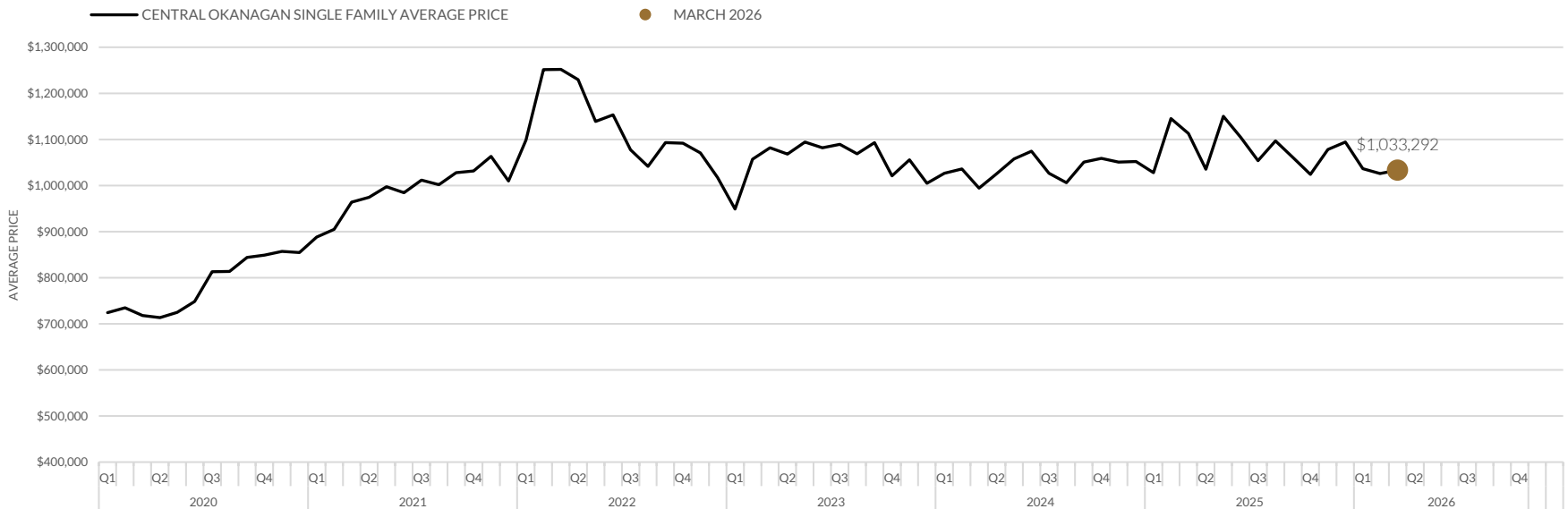


Chart 2: Central Okanagan Single Family Inventory

Source: Association of Interior REALTORS®

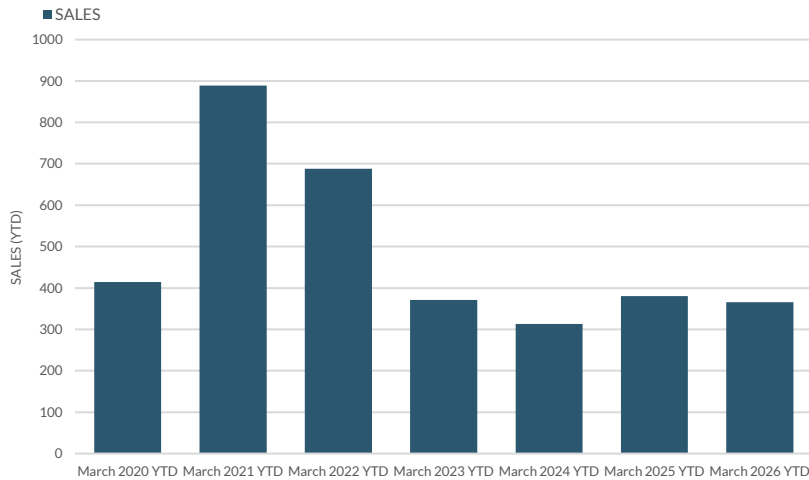


**Chart 3: Historical Single Family Average Sales Price**

Source: Association of Interior REALTORS®

56 Days is the Average time it takes to sell a Single Family style home in the Central Okanagan based on observed sales in March of 2026. This represents a decrease of 22 days, or -28% when compared to the average of 78 days to sell a single family home observed last month. When comparing the current months average days on market (56 days) to the average of 56 days on market observed in March of 2025, the average days to sell a home have seen no change.

When looking at March YTD Single Family sales for each respective year since 2015, 2026 sales currently rank 6th.



**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.

62 Townhome style homes sold in the Central Okanagan in March 2026. This represents an increase of 17 unit sales, or 38% when compared to the 45 sales observed last month. When comparing the current months sales (62 sales) to the 61 sales observed in March of 2025, sales have increased by 1 units, or 2%.

389 Townhome style homes were available for purchase in the Central Okanagan in March 2026; this represents an increase of 34 units, or 10%, when compared to the 355 units observed in inventory last month. When comparing this months inventory (389 units) to the 423 units of available inventory observed in March of 2025, inventory has decreased by 34 units, or -8%.

\$780,184 is the average price for a Townhome style home sold in March 2026; this represents an increase of \$21,046 in the average sales price, or 2.8% when compared to the average price of sales observed last month (\$759,138). When comparing the current months average sale price (\$780,184) to the average sale price \$750,493 observed in March of 2025, the sale price has increased by \$29,691, or 4%.

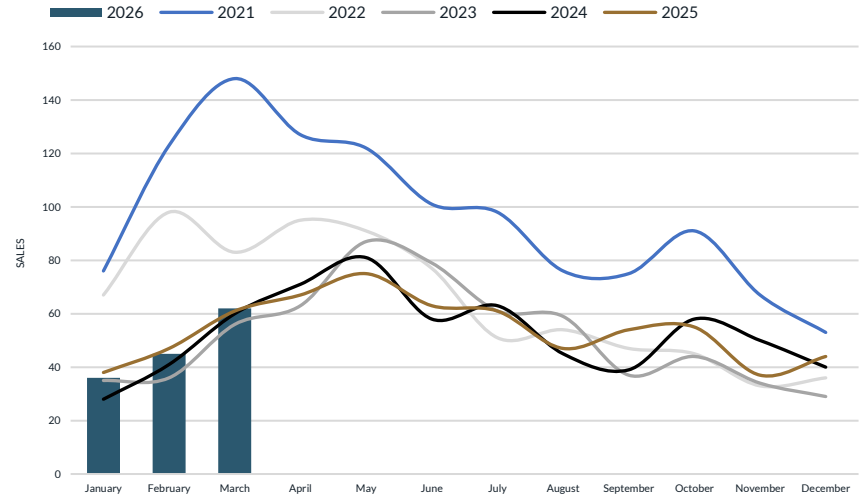


Chart 5: Central Okanagan Townhome Sales

Source: Association of Interior REALTORS®

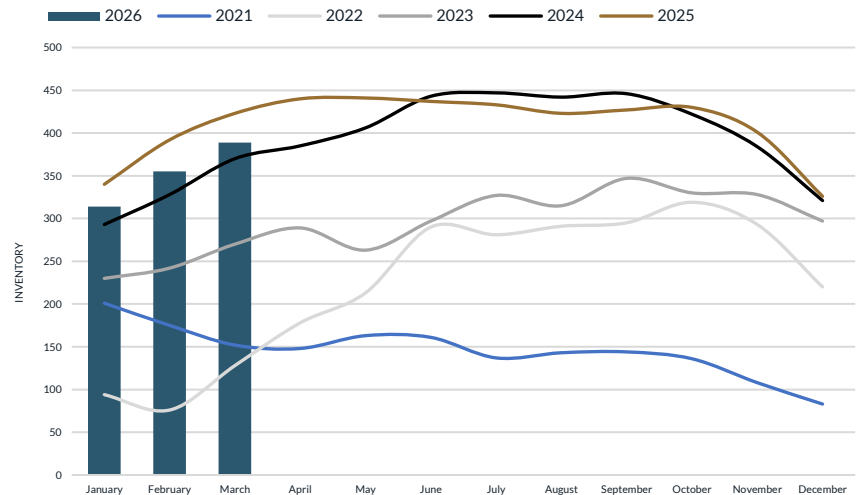
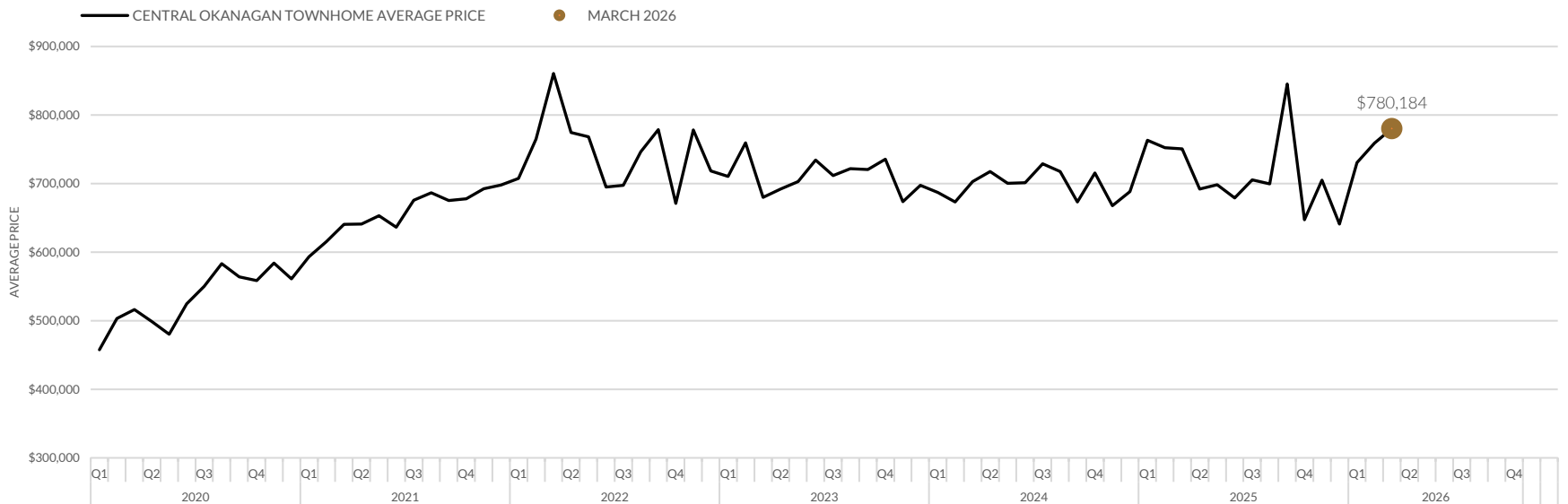


Chart 6: Central Okanagan Townhome Inventory

Source: Association of Interior REALTORS®

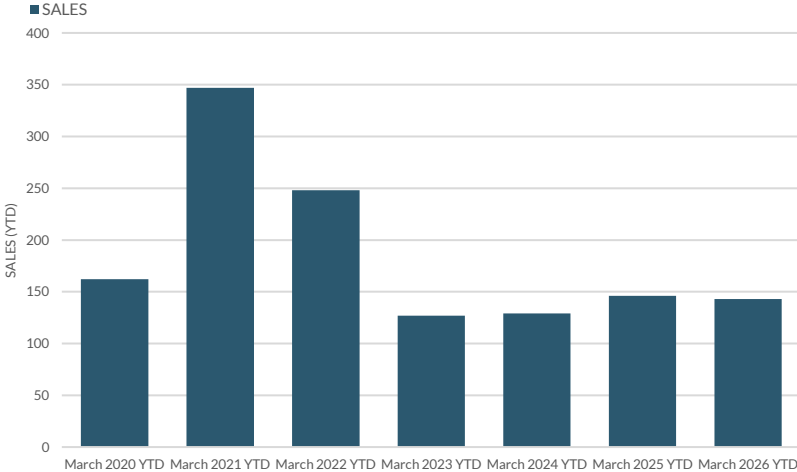


**Chart 7: Historical Townhome Average Sales Price**

Source: Association of Interior REALTORS®

60 Days is the Average time it takes to sell a Townhome style home in the Central Okanagan based on observed sales in March of 2026. This represents a decrease of 17 days, or -22% when compared to the average of 77 days to sell a townhome home observed last month. When comparing the current months average days on market (60 days) to the average of 53 days on market observed in March of 2025, the average days to sell a home have increased by 7 days, or 13%.

When looking at March 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®



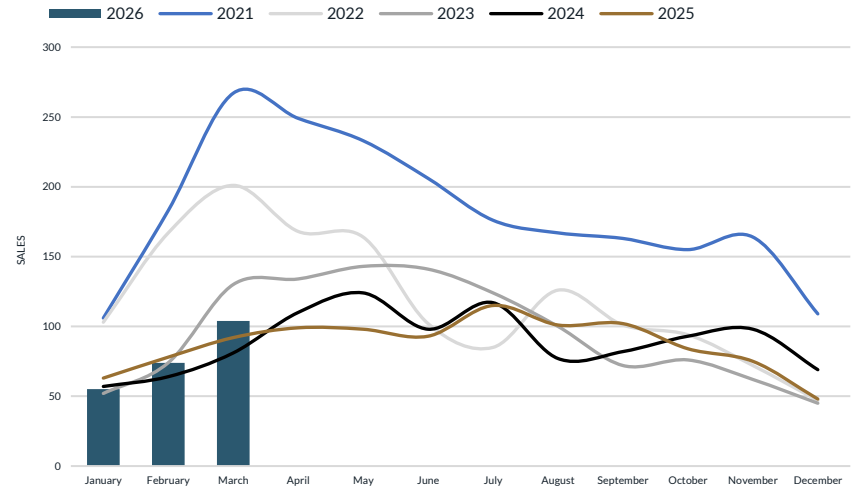
# CONDOMINIUM

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

104 Condominium style homes sold in the Central Okanagan in March 2026. This represents an increase of 30 unit sales, or 41% when compared to the 74 sales observed last month. When comparing the current months sales (104 sales) to the 92 sales observed in March of 2025, sales have increased by 12 units, or 13%.

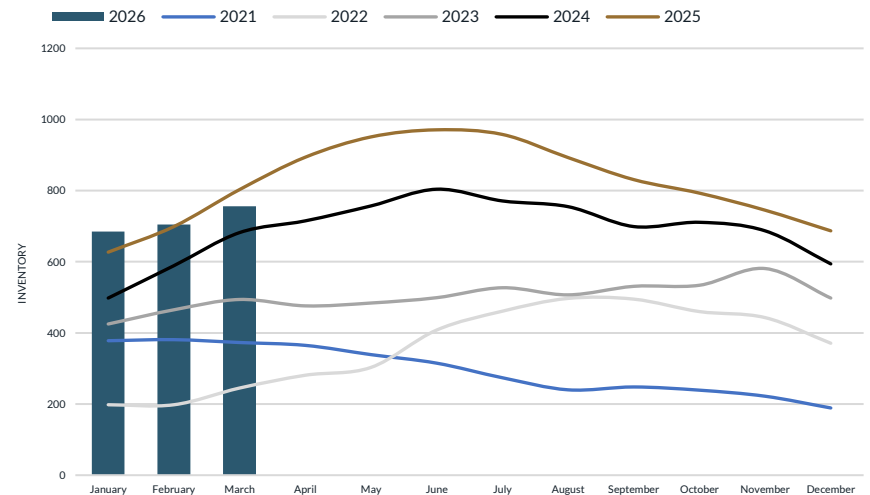
756 Condominium style homes were available for purchase in the Central Okanagan in March 2026; this represents an increase of 51 units, or 7%, when compared to the 705 units observed in inventory last month. When comparing this months inventory (756 units) to the 803 units of available inventory observed in March of 2025, inventory has decreased by 47 units, or -6%.

\$443,900 is the average price for a Condominium style home sold in March 2026; this represents a decrease of \$53,479 in the average sales price, or -10.8% when compared to the average price of sales observed last month (\$497,379). When comparing the current months average sale price (\$443,900) to the average sale price \$443,738 observed in March of 2025, the sale price has increased by \$162, or 0%.



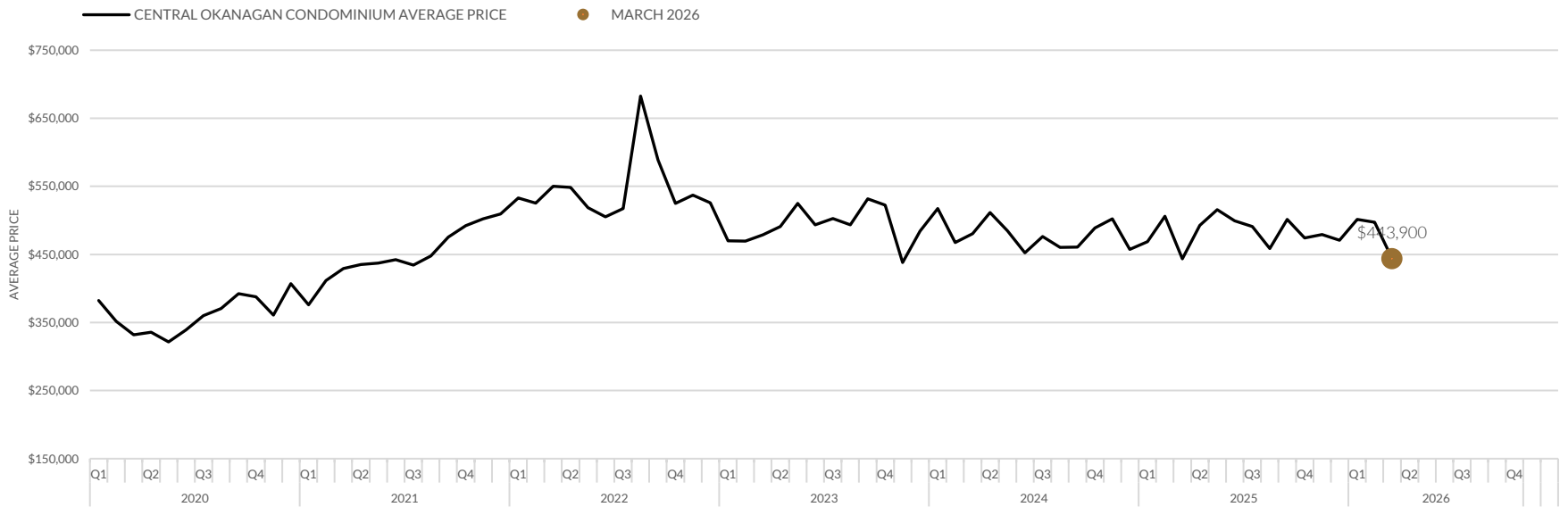
**Chart 9: Central Okanagan Condominium Sales**

Source: Association of Interior REALTORS®



**Chart 10: Central Okanagan Condominium Inventory**

Source: Association of Interior REALTORS®

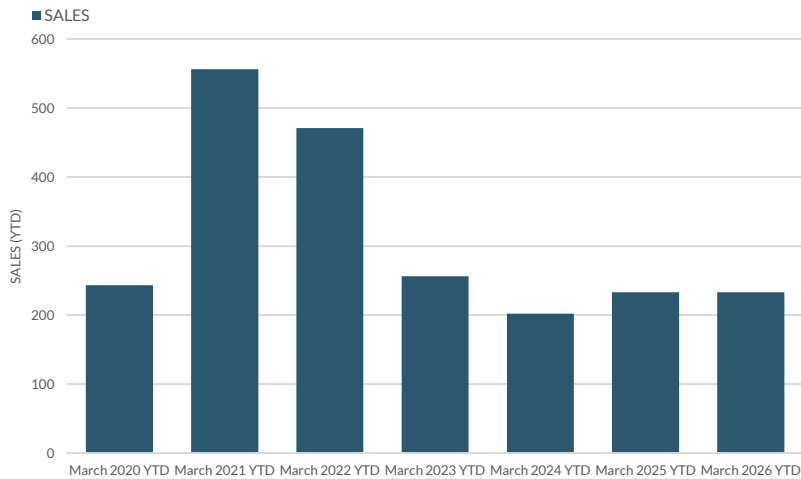


**Chart 11: Historical Condominium Average Sales Price**

Source: Association of Interior REALTORS®

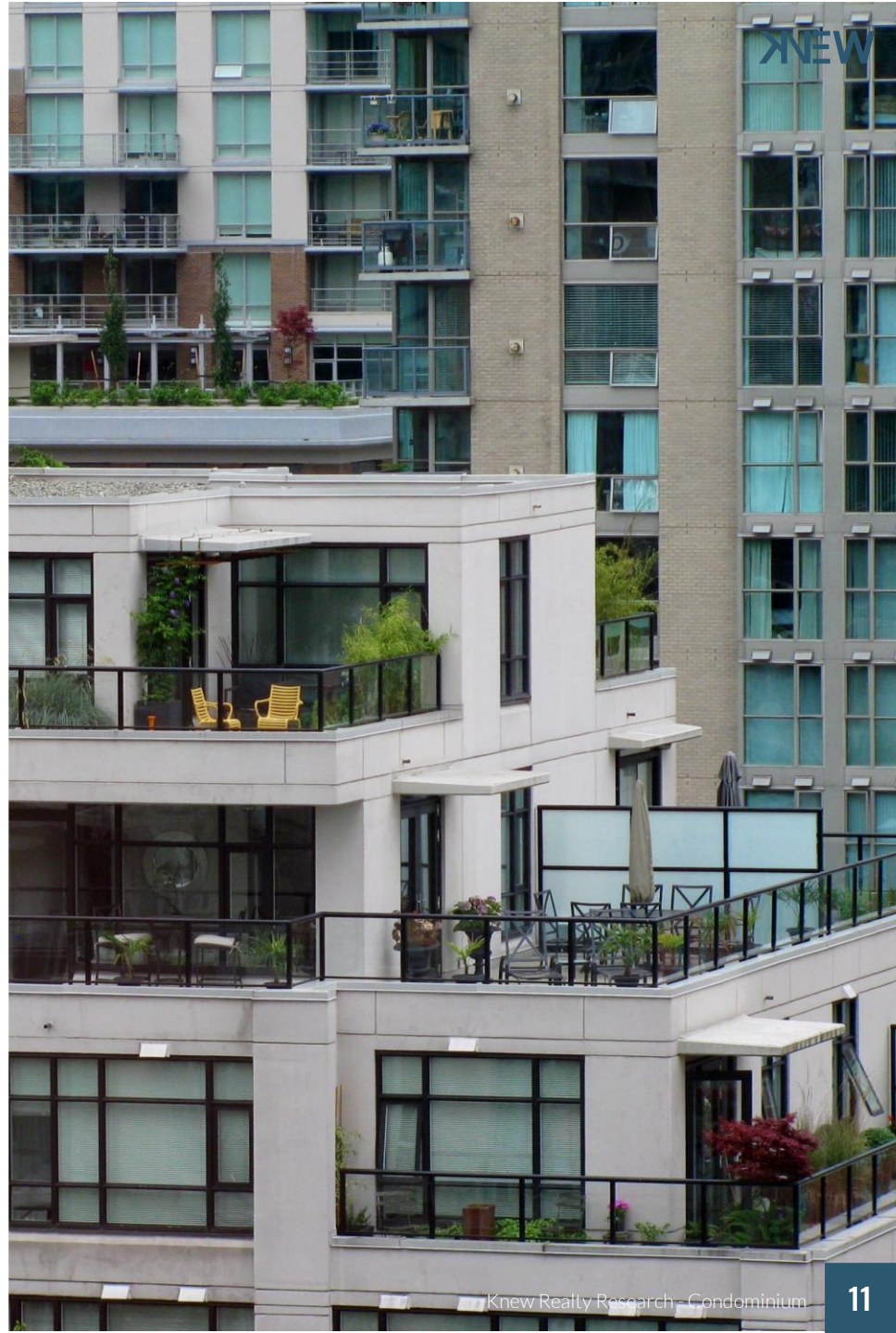
81 Days is the Average time it takes to sell a Condominium style home in the Central Okanagan based on observed sales in March of 2026. This represents an increase of 6 days, or 8% when compared to the average of 75 days to sell a condominium observed last month. When comparing the current months average days on market (81 days) to the average of 66 days on market observed in March of 2025, the average days to sell a home have increased by 15 days, or 23%.

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



**Chart 12: Central Okanagan Condominium Sales YTD Comparison**

Source: Association of Interior REALTORS®





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