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AUGUST 2025

THE REAL ESTATE REPORT

RESIDENTIAL SALES BY PRICE (YEAR TO DATE)

PRICE RANGE	2025	2024
$200,000 to $499,000	21	16
$500,000 to $599,000	28	27
$600,000 to $699,000	86	67
$700,000 to $799,000	149	133
$800,000 to $899,000	200	201
$900,000 to $999,000	151	166
$1,000,000 to $1,199,000	222	198
$1,200,000 to $1,399,000	132	121
$1,400,000 to $1,599,000	78	45
$1,600,000 to $1,799,000	54	32
$1,800,000 to $1,999,000	30	20
$2,000,000+	69	50

REAL ESTATE STATS LAST MONTH

	2025	2024
Avg. House Price	$1,053,775	$1,026,584
Median House Price	$919,750	$940,000
Avg. Condo price	$491.058	$476.224
Avg. Townhouse price	$705,256	$728.694
Avg. Mobile Home price	$343,250	$241,200
Houses listed	477	492

RESIDENTIAL SALES (YEAR TO DATE)

TYPE	2025	2024
Acreage/House	37	42
Townhouse	411	402
Condo	638	651
Lots	61	49
Mobile Homes	153	134
Residential	1,209	1,049
Residential (Waterfront)	39	33
TOTAL	2548	2360

ACTIVE LISTINGS

RES	MOBILE	STRATA	LOTS
1,560	197	1,391	294

Stats: July 2025 vs July 2024

Source: Association of Interior REALTORS® – Central Okanagan

NOTE: this representation is based in whole or in part on data generated by the Association of Interior REALTORS®, which assume no responsibility for its accuracy.

ADVANTAGEOUS TRENDS IN THE AUGUST REAL ESTATE OUTLOOK

Is the Okanagan Real Estate Market Finally Balanced?

As we move into August 2025, both the Central and North Okanagan markets are no longer skewed toward buyers or sellers. With the right strategy, both buyers and sellers can capitalize on these conditions.

Central Okanagan: Inventory Growing, Sales Holding Firm

In June 2025, Central Okanagan reported 4,526 active listings, marking a 9.2% year over year increase, while 458 homes sold, up 6.8% from the previous June, with total sales volume rising nearly 11.7%. Properties sold for an average of 96.87% of list price over about 60 days on market, and the absorption rate hovered at approximately 10.1%, which aligns with balanced market definitions.

North Okanagan: More Supply, Steady Demand

The North Okanagan saw a 11.6% rise in active listings to 1,672, with 197 units sold, up 7.7% year over year, and sales volume climbing 12.6%. Homes sold in about 67 days, attaining 96.2% of list price on average. With an absorption rate of roughly 11.8%, this too points toward balanced-market dynamics.

What August Means Compared to Past Summer

Inventory is increasing—but not overwhelmingly—providing buyers more options than in past years. At the same time, sales remain robust and prices are stable, signalling healthy demand without overbidding wars. This is a clear shift from previous periods where tight supply and rapid price appreciation dominated.

Implications for Buyers, Sellers & Investors

For buyers, more available homes and slower turnover mean increased negotiating power—especially outside the ultra-competitive under $1 million segment. Sellers can still sell properties near list price if priced competitively. Accuracy in listing price and strong marketing are key. Finally, investors can take advantage of the stable opportunities that balanced conditions offer in both rental and resale markets—particularly in segments with strong location or income potential.