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THE REAL ESTATE REPORT

RESIDENTIAL SALES BY PRICE (YEAR TO DATE)

PRICE RANGE	2025	2024
$200,000 to $499,000	3	2
$500,000 to $599,000	3	1
$600,000 to $699,000	8	9
$700,000 to $799,000	13	14
$800,000 to $899,000	21	17
$900,000 to $999,000	19	8
$1,000,000 to $1,199,000	14	8
$1,200,000 to $1,399,000	8	6
$1,400,000 to $1,599,000	9	2
$1,600,000 to $1,799,000	3	3
$1,800,000 to $1,999,000	1	0
$2,000,000+	5	6

REAL ESTATE STATS LAST MONTH

	2025	2024
Avg. House Price	$1,028,010	$1,026,519
Median House Price	$957,500	$877,000
Avg. Condo price	$468,633	$517,624
Avg. Townhouse price	763,208	$687,136
Avg. Mobile Home price	$264,350	$226,720
Houses listed	398	257

RESIDENTIAL SALES (YEAR TO DATE)

TYPE	2025	2024
Acreage/House	7	8
Townhouse	38	28
Condo	63	57
Lots	6	6
Mobile Homes	12	10
Residential	110	78
Residential (Waterfront)	3	3
TOTAL	239	190

ACTIVE LISTINGS

RES	MOBILE	STRATA	LOTS
1,057	124	967	299

Stats: Jan 2025 vs Jan 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.

3 KEY REASONS TO INVEST IN THE OKANAGAN

The region remains a great long-term choice in the face of uncertainty

The Okanagan real estate market has consistently demonstrated resilience and growth over the past 20 years, proving itself as a stable and desirable investment—even amid economic uncertainties. While global markets face volatility, and rising inflation and tariffs pose challenges, the Okanagan remains one of Canada's most attractive regions for real estate, offering both security and long-term appreciation.

Living the life

One of the key factors driving the market's strength is its enduring appeal as a lifestyle destination. The region's warm climate, stunning lakes, and thriving outdoor recreation scene continue to attract retirees, remote workers, and young families looking for a better quality of life. As people prioritize lifestyle and work-from-home flexibility, demand for Okanagan properties remains high, sustaining growth even when other markets experience slowdowns.

Diverse Growth

Economic diversification also bolsters the region's real estate market. The expansion of UBC Okanagan, investments in Kelowna International Airport, and the range of industries such as technology, agriculture, and tourism provide stability and employment opportunities, strengthening buyer confidence. Unlike markets heavily reliant on a single sector, the Okanagan remains committed to growing a broad economic foundation that supports real estate values.

In demand

Additionally, the ongoing migration from major metropolitan areas like Vancouver and Calgary continues to fuel housing demand. This steady population growth helps insulate the market from downturns and reinforces long-term appreciation trends.

Even in the face of inflation and trade uncertainty, the fundamentals of supply and demand remain in favour of continued growth. Limited housing inventory and strong in-migration create sustained upward pressure on home prices. While short-term adjustments may occur, history has shown that Okanagan real estate consistently rebounds and appreciates over time.

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