



THE STILHAVN REPORT

A BRIEF UPDATE ON THE LATEST SALES,
LISTINGS, AND SALE PRICE ACTIVITY

OKANAGAN

stilhavn
REAL ESTATE SERVICES

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INTRO

Unlike most brokerages, Stilhavn's agents are selected based on a strict performance and ethics criterion. We're not striving to be the biggest, just the best.

We continue our relentless pursuit of excellence because it's our intrinsic belief that our clients deserve better than the status quo. When you become a client with Stilhavn you become a client for life, and it's our privilege to serve not only our local Okanagan market, but further corners within the Lower Mainland and along the Sea to Sky corridor.

We keep our fingers on the pulse, we collaborate extensively across our teams, and we are committed to providing an elevated experience when it comes to your next buying or selling journey.

Together, we're here to help you **#FindYourHavn**.

THE FEBRUARY MARKET

February in the Okanagan carries the quiet rhythm of winter while hinting at the transition toward the spring season. Snow-lined landscapes and cooler temperatures remain part of daily life, yet market activity begins to show gradual signs of reawakening after the slower start to the year. Buyers and sellers alike use this time to prepare, with new listings and renewed interest setting the stage for increased movement in the coming months. While the pace remains steady and deliberate, February represents a key bridge between winter's slowdown and the more active spring cycle, offering space for strategic planning before momentum builds.

RESIDENTIAL MARKET OVERVIEW

According to the Association of Interior REALTORS (the Association), a total of 838 residential unit sales were recorded across the Association region in February, up from January's 623 units, and down 8.0% compared to units sold in February 2025.

Kadin Rainville, President of the Association, notes *"after a sluggish start to the year in January, sales seemed to return to a more normal pace last month. Although we're still sitting just below average levels, momentum is building and heading in the right direction. Demand hasn't disappeared, and with more listings coming online, we may just be seeing a natural lag between renewed interest and finalized sales."*

INVENTORY

Single-family home inventory in the Central Okanagan totaled 1,045 in February 2026, up 11.2% from last month and down 9.6% versus last year. At 355, inventory within the townhome housing category was up 11.5% versus last month and down 9.4% over last year. Inventory of condominium homes in the Central Okanagan was 705 in February 2026, up slightly over last month (2.8%) but up by 0.9% versus last year.

HOME SALES BY PROPERTY TYPE

In the Central Okanagan, the benchmark price for single-family homes decreased by 0.35% over last month, but up 1.8% over last year, coming in at \$1,056,600.

In the townhome housing category, the benchmark price decreased by 1.05% over last month and down by 8.1% over last year, coming in at \$671,300.

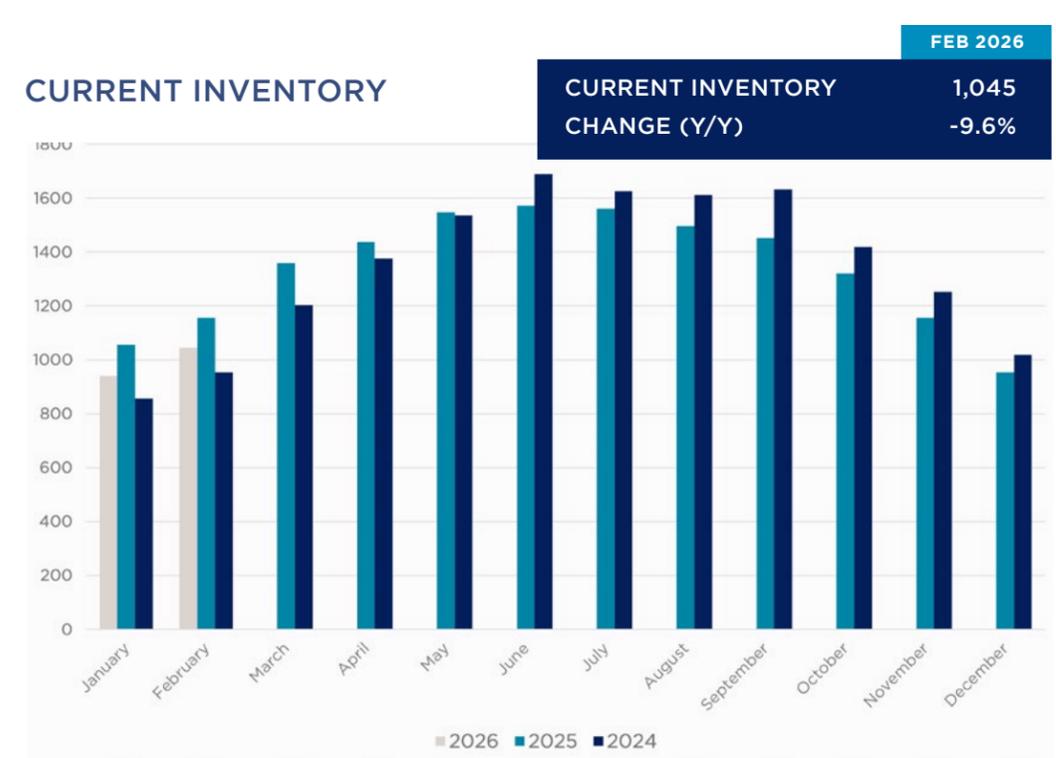
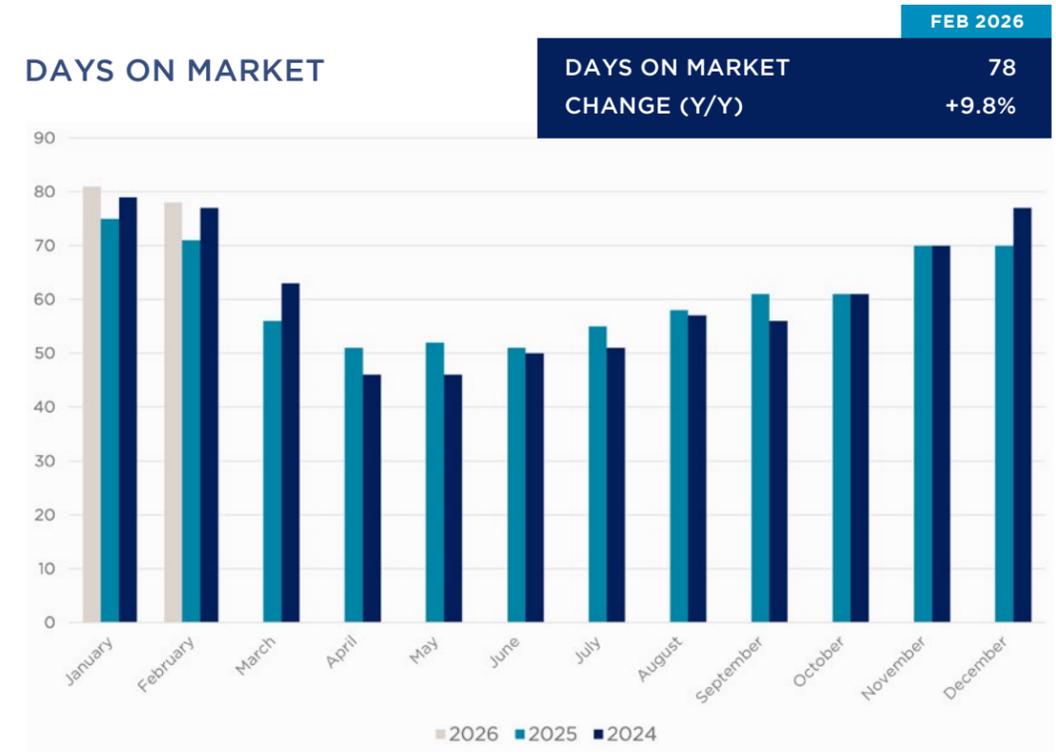
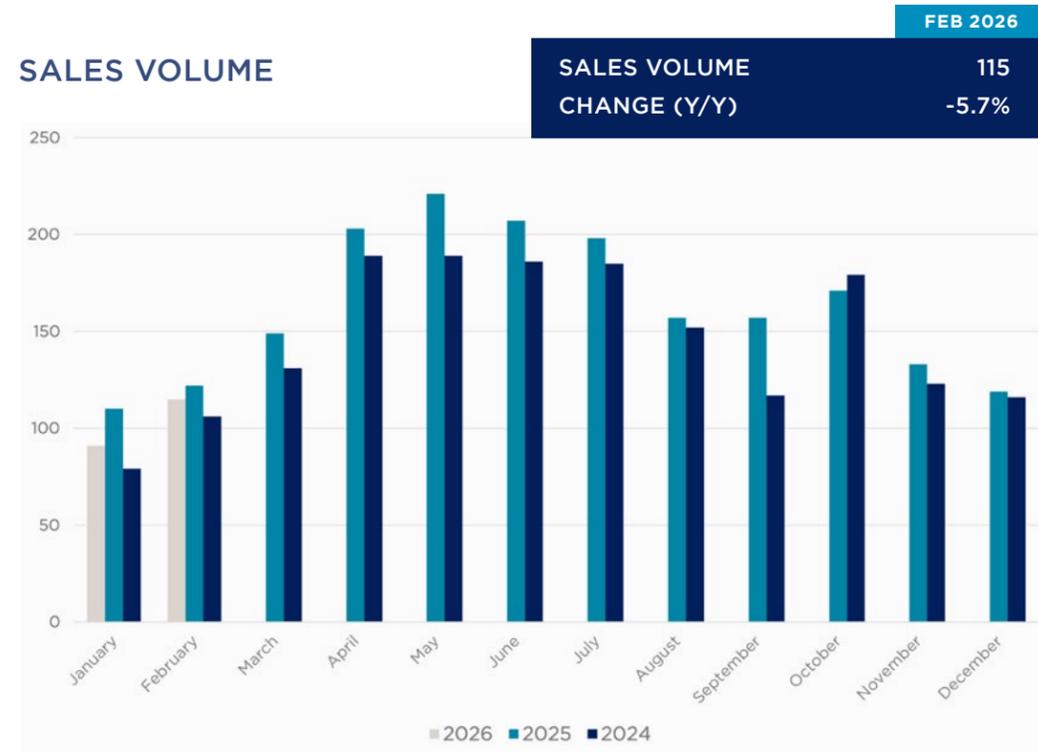
The benchmark price in the condominium housing category saw a decrease from February 2025, and a decrease of 6.9% over last month, coming in at \$472,000.

All statistics are courtesy of The Association of Interior REALTORS.

The Association of Interior REALTORS is a member-based professional organization serving approximately 2,500 REALTORS* who live and work in communities across the interior of British Columbia including the Okanagan Valley, Kamloops and Kootenay regions, as well as the South Peace River region. The Association of Interior REALTORS* was formed on January 1, 2021 through the amalgamation of the Okanagan Mainline Real Estate Board and the South Okanagan Real Estate Board. The Association has since also amalgamated with the Kamloops & District Real Estate Association and the Kootenay Association of REALTORS*.



SINGLE FAMILY HOMES



*Benchmark Price: Estimated sale price of a benchmark property, representing a typical property within each market.

Market Statistics: Courtesy of the Association of Interior Realtors® (interiorrealtors.ca). % Change: Over the same period the year prior. Area Covered: Central Okanagan.

*Year to year stats may be affected by recent consolidation of the Association of Interior Realtor's database and adjustments to area borders.

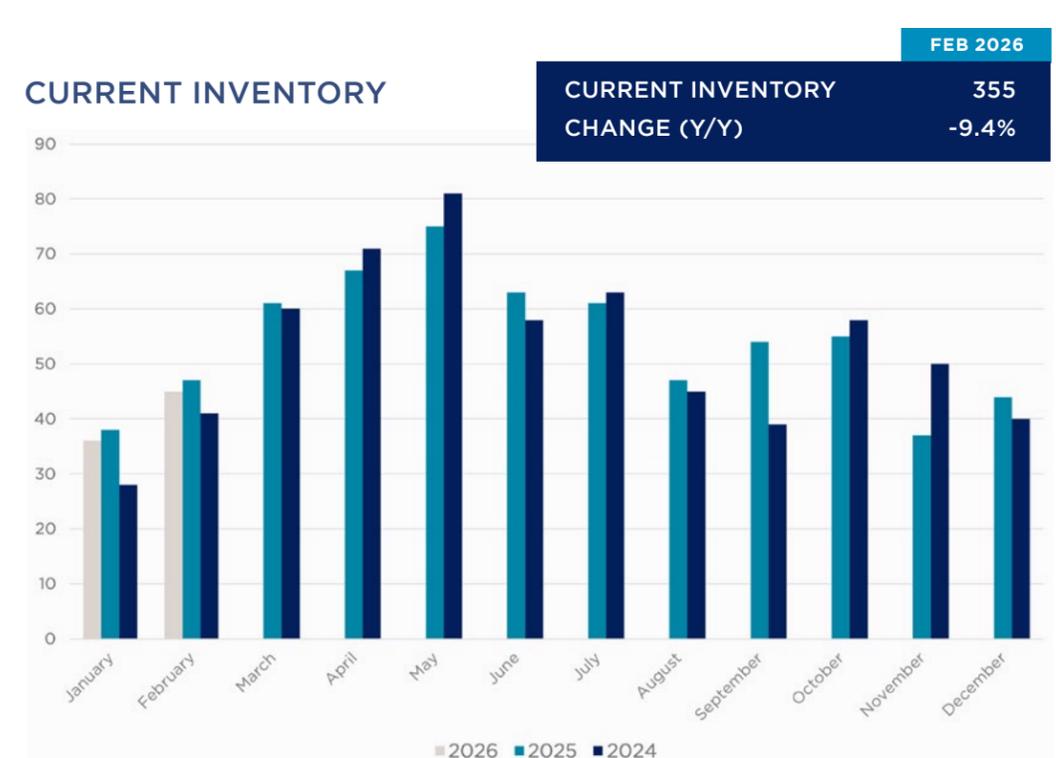
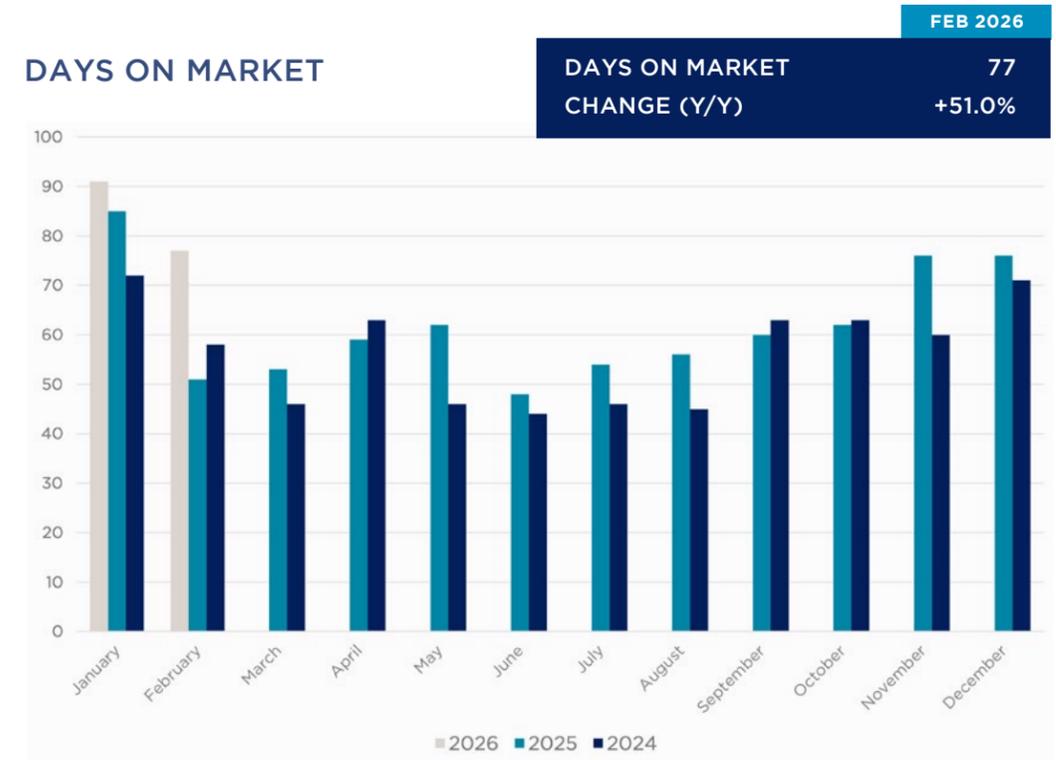
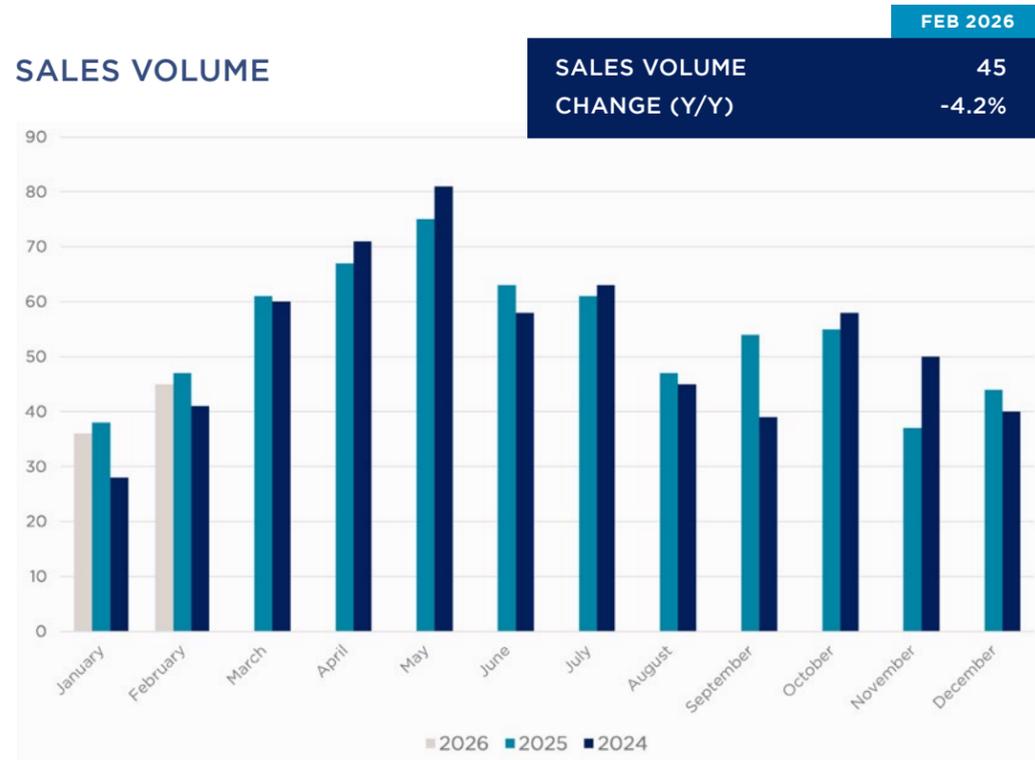
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TOWNHOMES

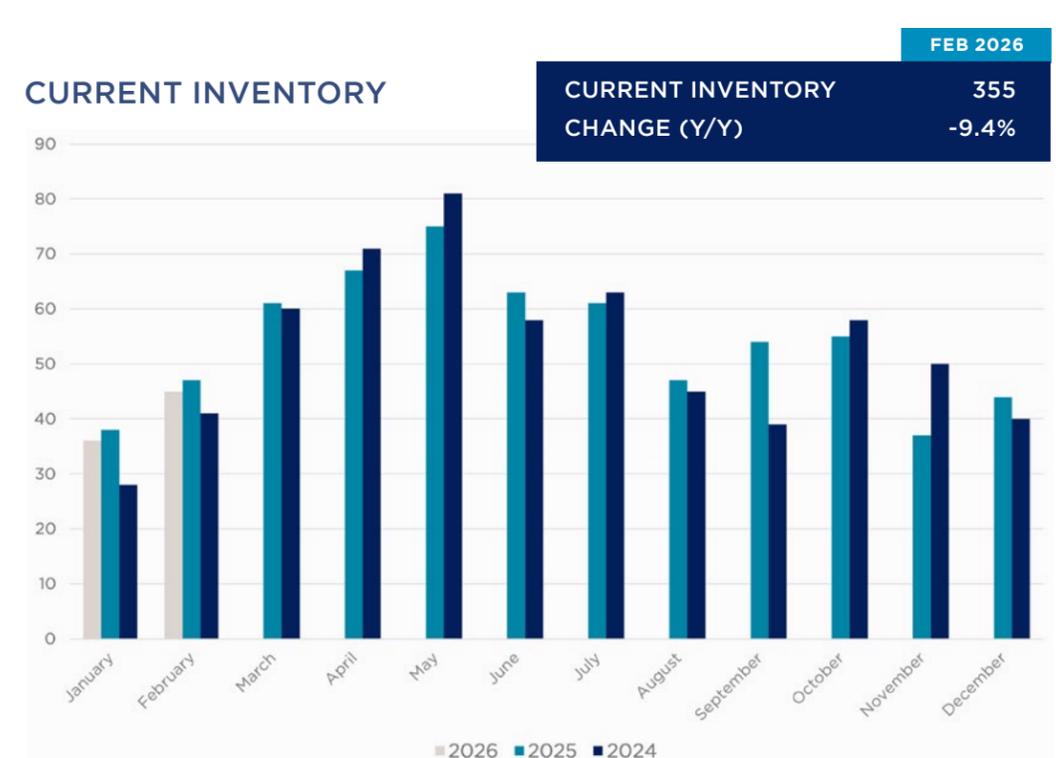
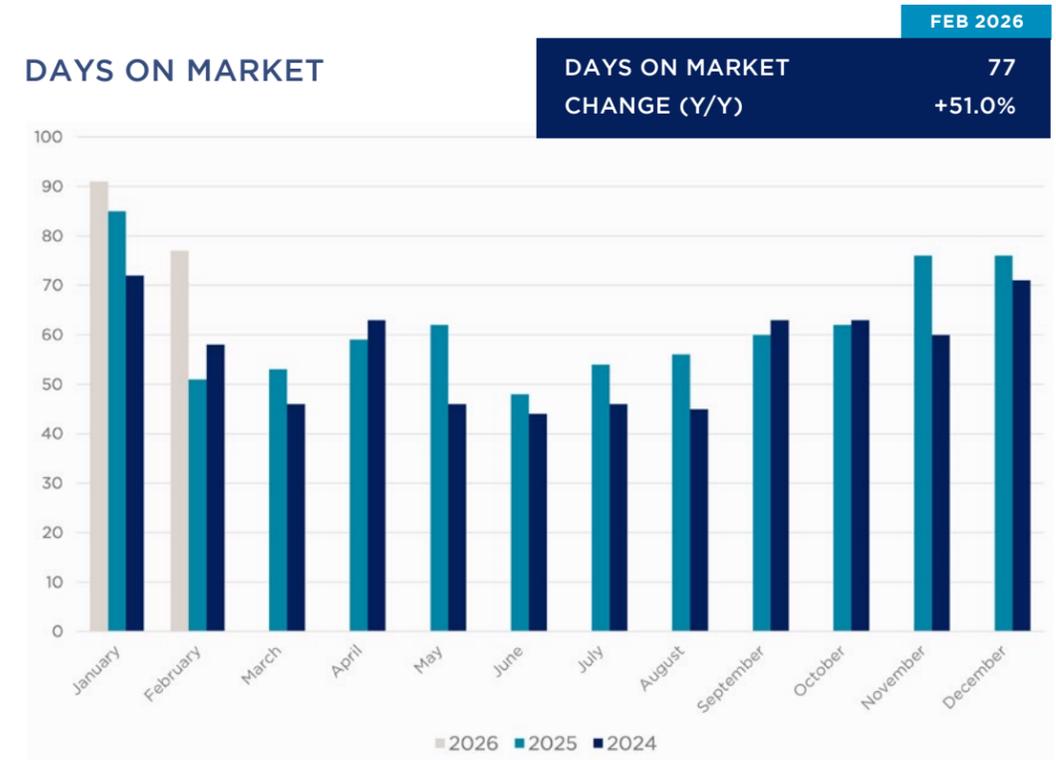


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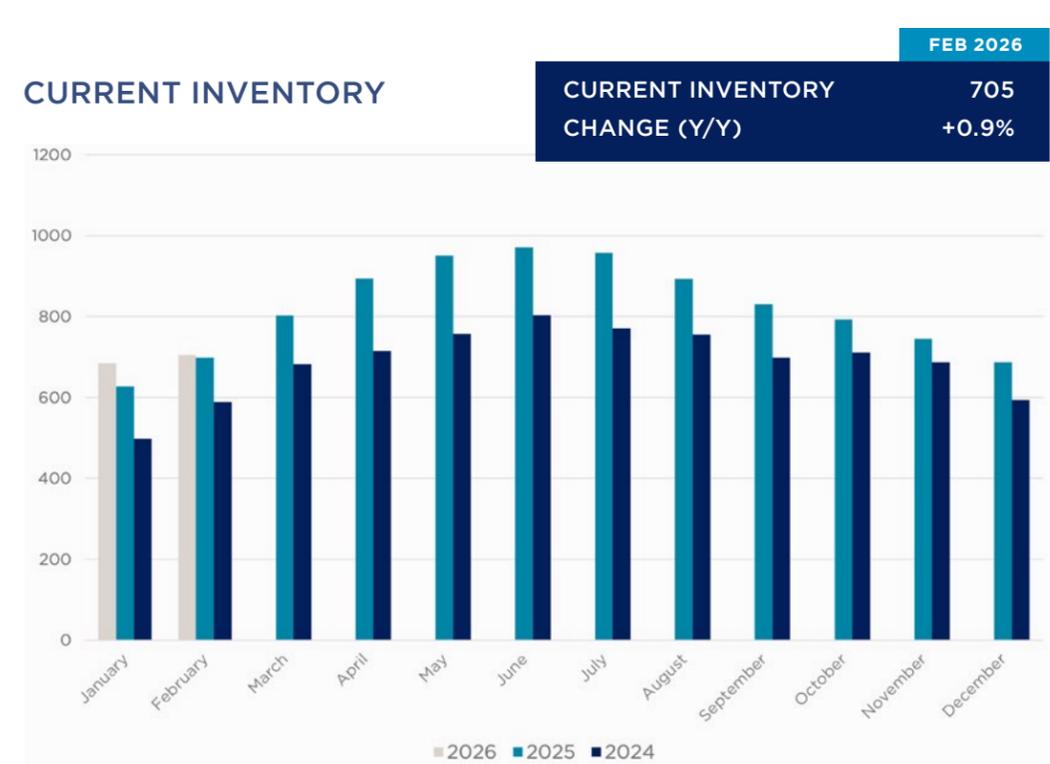
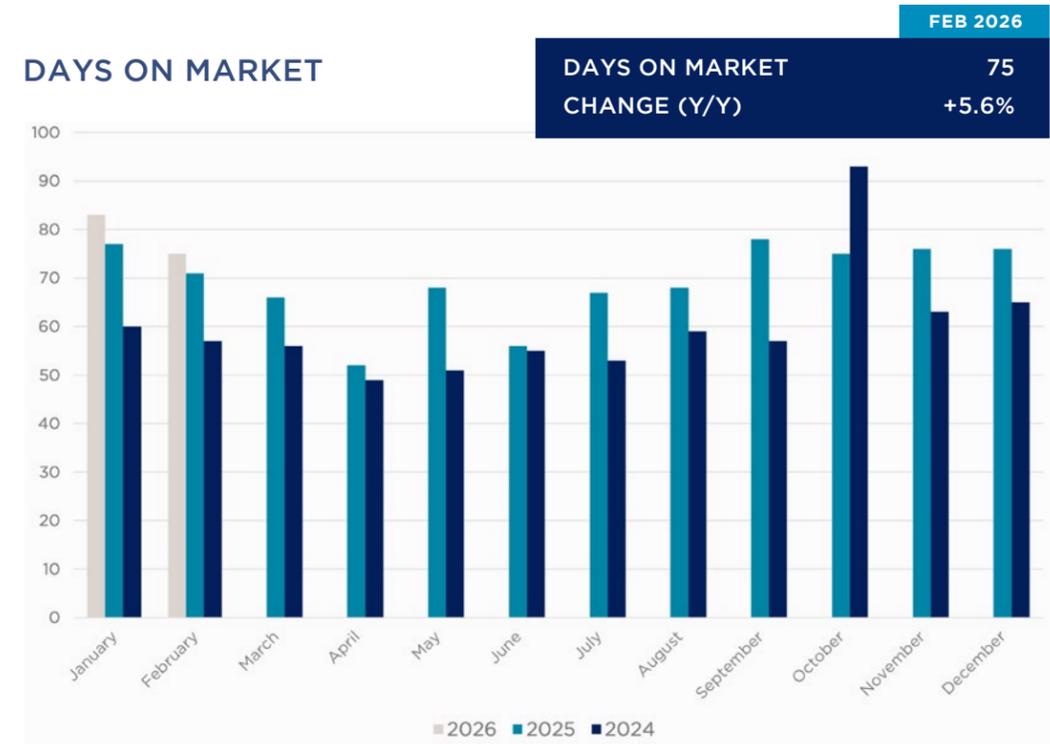
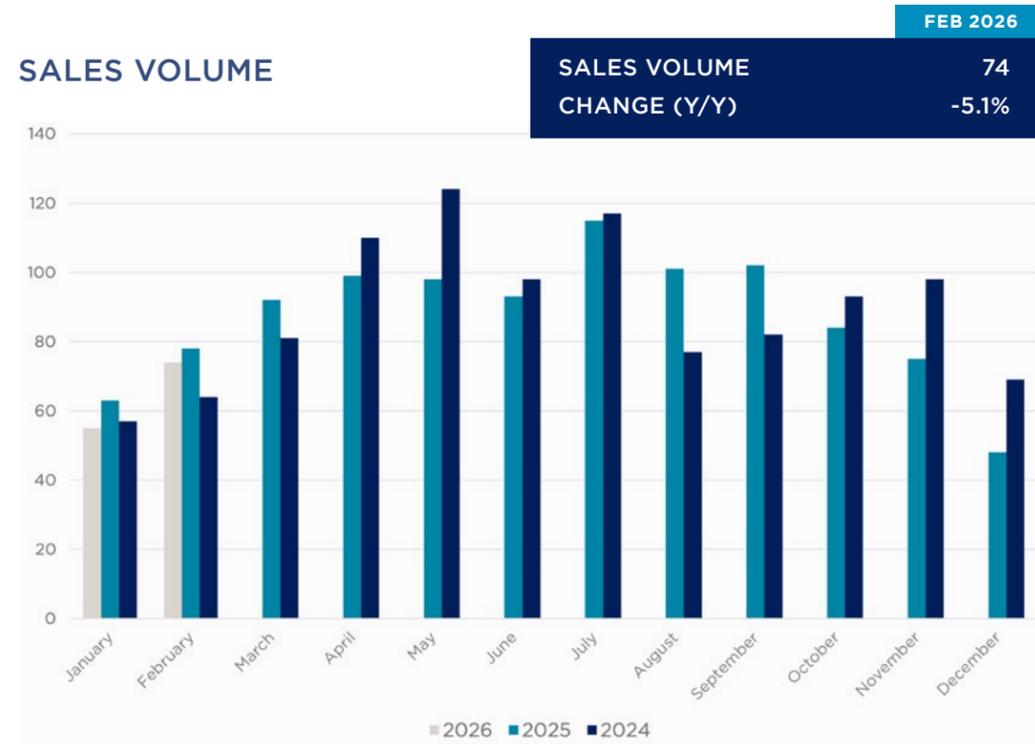


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CONDOS / APARTMENTS

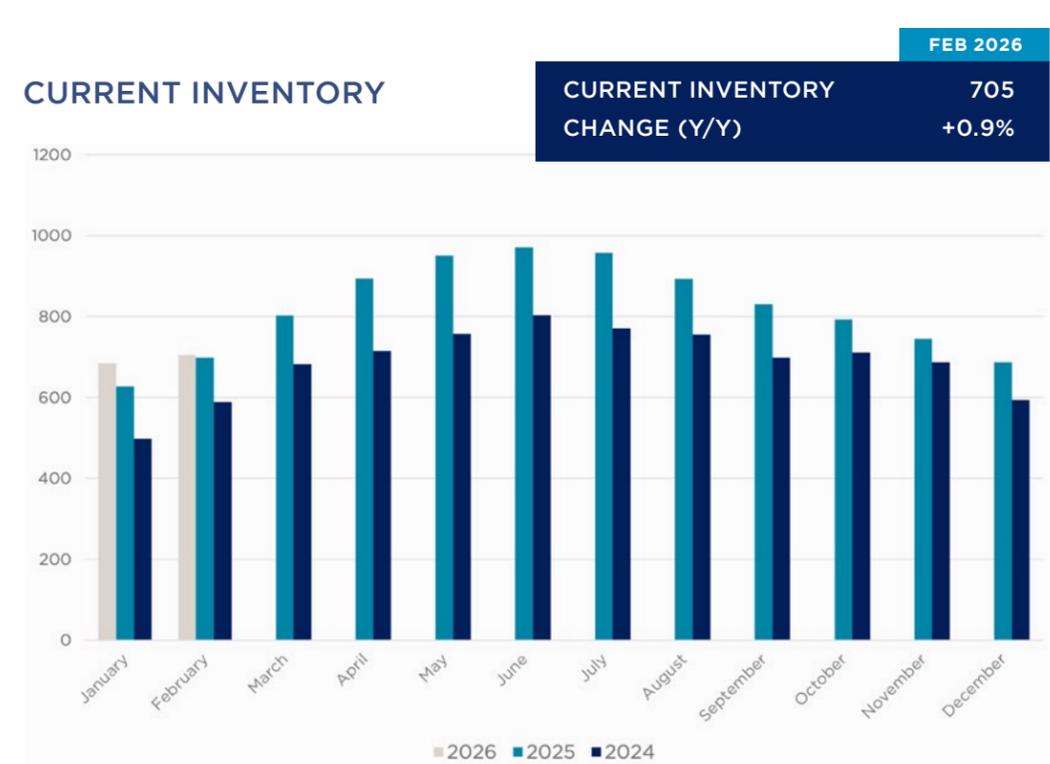
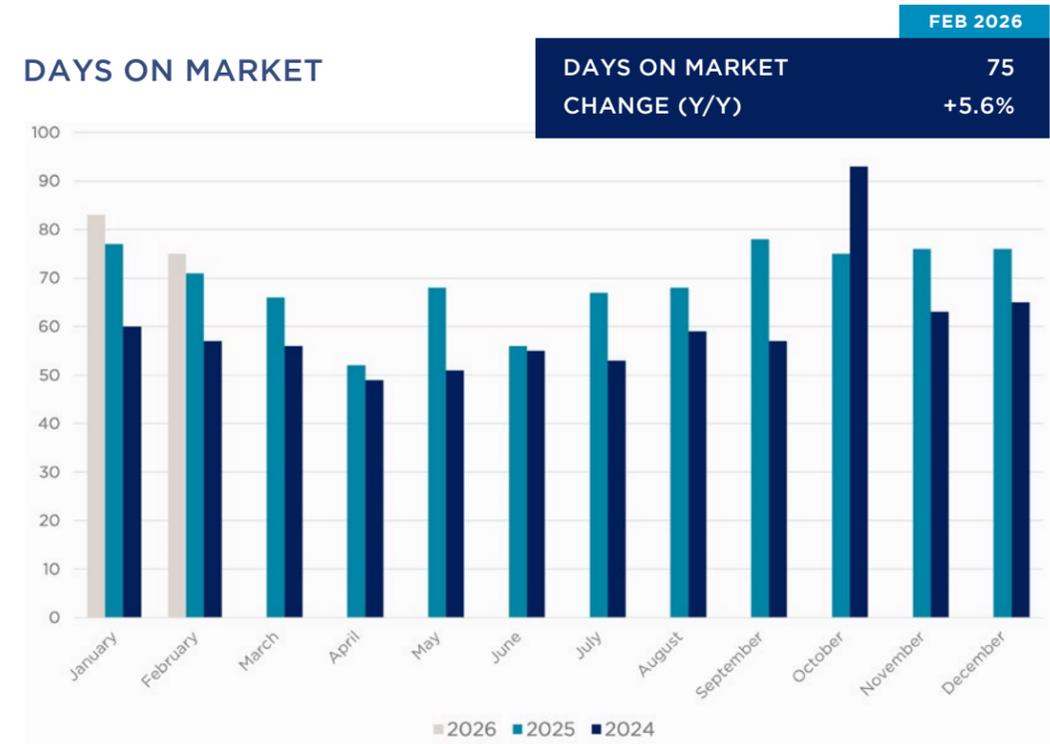


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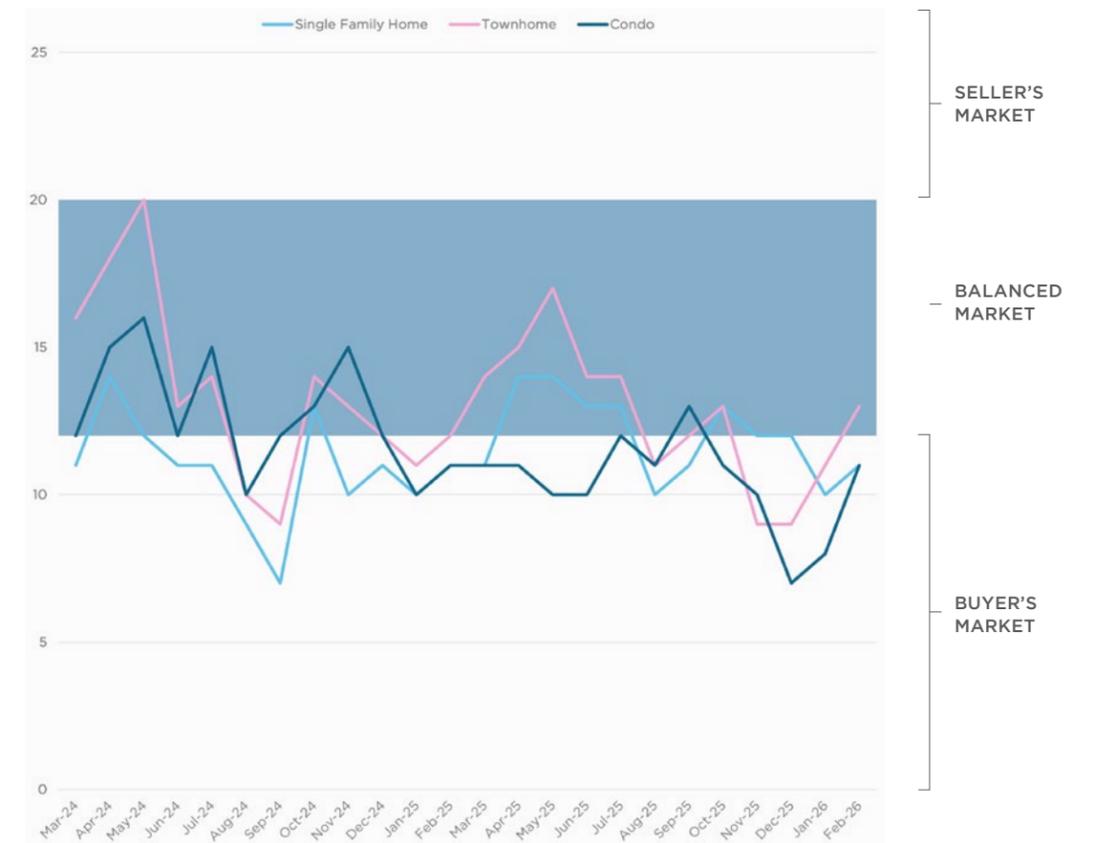
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SALES TO ACTIVE RATIO (%)



WHERE BUYERS ARE MOVING FROM

Jan - Dec | 2025

PERCENTAGE OF BUYERS	%
From within Association area (Eastgate Manning Park to Revelstoke + South Peace River)	73%
From the Lower Mainland or Vancouver Island	6%
From other areas of BC	6%
From Alberta	10%
From Saskatchewan / Manitoba	2%
From Eastern Canada / Maritimes	1%
From the NWT / Yukon	1%
From outside of Canada	2%

NEIGHBOURHOOD SALES

February 2026

	SINGLE FAMILY		TOWNHOME		CONDO/ APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
Big White	1 0.0%		2 ↓ -50.0%	\$673,100 ↓ -6.9%	2 ↓ -60.0%	\$442,400 ↓ -6.4%
Black Mountain	8 ↓ -27.3%	\$1,153,400 ↑ 1.3%	1 0.0%	\$756,300 ↓ -7.5%		
Crawford Estates	0 ↓ -100.0%	\$1,293,400 ↓ -1.7%				
Dilworth Mountain	1 ↓ -66.7%	\$1,147,300 ↓ -3.1%	0	\$885,300 ↓ -4.3%	1 ↓ -50.0%	\$441,900 ↓ -6.9%
Ellison	1 ↓ -80.0%	\$1,833,300 ↓ -8.8%		\$660,600 ↓ -7.9%		
Fintry	3 ↓ -0.9%	\$890,000 ↓ -0.9%		\$561,000 ↓ -11.5%		\$258,200 ↓ -5.5%
Glenmore	4 ↓ -33.3%	\$953,800 ↓ -1.4%	4 ↓ -20.0%	\$656,200 ↓ -6.9%	2 ↓ -8.5%	\$501,900
Glenrosa	3 ↓ -57.1%	\$808,600 ↑ 1.0%		\$640,100 ↓ -11.6%		
Joe Rich	1 ↑ 6.3%	\$3,592,800			0	
Kelowna North	6 ↑ 500.0%	\$931,700 ↓ -2.1%	1 ↓ -66.7%	\$728,700 ↓ -9.6%	16 ↓ -11.1%	\$583,400 ↓ -7.9%
Kelowna South	5 ↑ 66.7%	\$951,600 ↓ -0.2%	4 ↑ 33.3%	\$671,400 ↓ -7.2%	10 ↑ 400.0%	\$458,800 ↓ -10.3%
Kettle Valley	4 ↑ 33.3%	\$1,248,800 ↓ -3.0%	0	\$751,400 ↓ -4.1%	0	
Lake Country East / Oyama	1 0.0%	\$1,061,000 ↑ 1.1%	3 ↑ 200.0%	\$650,700 ↓ -5.1%	1 ↓ -8.0%	\$418,900
Lake Country North West	1 ↓ -80.0%	\$1,352,500 ↓ -1.4%	2 ↓ -33.3%	\$753,000 ↓ -8.0%	1 ↓ -50.0%	
Lake Country South West	5 ↑ 66.7%	\$1,043,100 ↓ -0.5%	1 0.0%	\$883,500 ↓ -4.9%		
Lakeview Heights	6 0.0%	\$1,147,400 ↓ -1.3%	0 ↓ -100.0%	\$839,100 ↓ -11.1%	2 0.0%	\$641,700 ↓ -6.4%
Lower Mission	2 ↓ -80.0%	\$1,201,700 ↓ -0.6%	7 ↑ 40.0%	\$747,700 ↓ -5.4%	14 ↑ 27.3%	\$469,800 ↓ -6.4%

NEIGHBOURHOOD SALES

February 2026

	SINGLE FAMILY		TOWNHOME		CONDO/ APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
McKinley Landing	2 ↓ -60.0%	\$1,325,700 ↑ 3.4%	1 ↓ -6.6%	\$730,200	0 ↓ -100.0%	
North Glenmore	3 ↑ 200.0%	\$938,600 ↓ -1.8%	1 ↓ -66.7%	\$650,100 ↓ -4.5%	5 ↓ -16.7%	\$432,300 ↓ -7.6%
Peachland	7 ↑ 250.0%	\$947,700 ↓ -1.2%	1 ↓ -18.0%	\$658,100	1 ↓ -7.1%	\$549,500
Rutland North	7 ↑ 16.7%	\$829,900 ↑ 2.9%	0 ↓ -100.0%	\$532,400 ↓ -5.3%	3 0.0%	\$351,200 ↓ -7.1%
Rutland South	5 0.0%	\$800,900 ↑ 2.2%	3 ↑ 200.0%	\$494,600 ↓ -5.3%	2 0.0%	\$370,700 ↓ -10.5%
Shannon Lake	6 ↑ 20.0%	\$979,100 ↓ -0.3%	3 0.0%	\$698,400 ↓ -13.0%	1 ↓ -75.0%	\$508,900 ↓ -6.5%
Smith Creek	1 ↓ -50.0%	\$946,600 ↑ 0.7%		\$612,000 ↓ -14.7%		
South East Kelowna	8 ↑ 300.0%	\$1,180,300 ↓ -1.6%	1 ↓ -6.1%	\$909,900		
Springfield/Spall	7 ↓ -7.7%	\$753,100	5 ↑ 150.0%	\$560,900 ↓ -6.9%	4 ↓ -42.9%	\$479,000 ↓ -6.4%
University District	1 ↓ -0.2%	\$1,089,700	1 ↓ -5.0%	\$770,500	5 ↑ 400.0%	\$421,200 ↓ -7.7%
Upper Mission	6 ↓ -53.8%	\$1,303,100 ↓ -1.4%	0 ↓ -100.0%	\$1,017,000 ↓ -5.0%	0 ↓ -100.0%	
West Kelowna Estates	5 ↑ 25.0%	\$991,700 ↑ 0.8%	1 ↓ -66.7%	\$761,500 ↓ -12.7%		
Westbank Centre	3 ↓ -57.1%	\$751,800 0.0%	3 ↑ 200.0%	\$558,500 ↓ -13.7%	3 ↓ -57.1%	\$422,400 ↓ -6.5%
Wilden	1 0.0%	\$1,313,700 ↓ -2.1%	0 ↓ -100.0%	\$929,300 ↓ -4.3%		



TOY HAVN

The Kelowna General Hospital Toyhavn is a partnership between Stilhavn Real Estate Services and KGH Foundation funded by our agents. This initiative provides toys, books, crafts and more to help support children and their families during their hospital stay.

If you are interested in helping to make a hospital stay a little brighter for some of KGH's youngest patients, scan the QR code to donate directly to Toyhavn.



KGH FOUNDATION

STILHAVN REAL ESTATE SERVICES:

OKANAGAN | 100-3200 Richter Street, Kelowna, B.C., V1W 5K9

VANCOUVER | 36 East 5th Avenue, Vancouver, B.C., V5T 1G8

NORTH SHORE | 104-2770 Valley Centre Avenue, North Vancouver, B.C., V7J 0C8

NORTH SHORE | 104-3151 Woodbine Drive, North Vancouver, B.C., V7R 2S4

SQUAMISH | 1388 Main Street, Squamish, B.C., V8B 0A4

WHISTLER | 120-4090 Whistler Way, Whistler, B.C., V8E 1J3

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OKANAGAN | VANCOUVER | NORTH SHORE | SQUAMISH | WHISTLER | SUNSHINE COAST

We would like to acknowledge that we work and live on the traditional, unceded territory of the xʷməθkʷəy̓əm, səllilwətaʔ, Lil'wat, Sḵwxwú7mesh and Syilx/Okanagan People.

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