

MAY 2026

THE STILHAVN REPORT

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

OKANAGAN

stilhavn
REAL ESTATE SERVICES

OKANAGAN | VANCOUVER | NORTH SHORE | SQUAMISH | WHISTLER

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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 MAY MARKET

May in the Okanagan brings a noticeable shift in seasonal rhythm, as communities become increasingly active and the region begins preparing for the busy summer months ahead. As spring takes hold, the housing market continues to reflect the steady pace typically seen at this time of year. Buyers and sellers are approaching decisions thoughtfully, supported by balanced market conditions and healthy levels of activity across the region. Overall, May reflects a stable market environment, with residential real estate activity remaining in line with seasonal expectations as the Okanagan moves toward the summer season.

RESIDENTIAL MARKET OVERVIEW

The Association region recorded 1,456 residential sales in May, up from 1,319 in April and nearly matching May 2025 activity, with a modest year-over-year decrease of 1.4%.

Ryan Mayne, President of the Association, notes that *“while new listing activity remains below last year’s levels, overall real estate activity across the Interior continues at a healthy and sustainable pace. The decline in new listings could, in part, reflect buyers’ continued demand for greater choice, with fresh inventory often being absorbed into sales relatively quickly after coming to market. As a result, inventory levels have had limited opportunity to build despite a steady flow of new listings. This dynamic has helped maintain balanced market conditions, creating fair opportunities for both buyers and sellers.”*

INVENTORY

Single-family home inventory in the Central Okanagan totaled 1,354 in May 2026, up 6.28% from last month and down 12.5% versus last year. At 432, inventory within the townhome housing category was up 3.6% versus last month and down 2.0% over last year. Inventory of condominium homes in the Central Okanagan was 790 in May 2026, down 0.5% over last month but down by 16.9% versus last year.

BENCHMARK PRICE BY PROPERTY TYPE

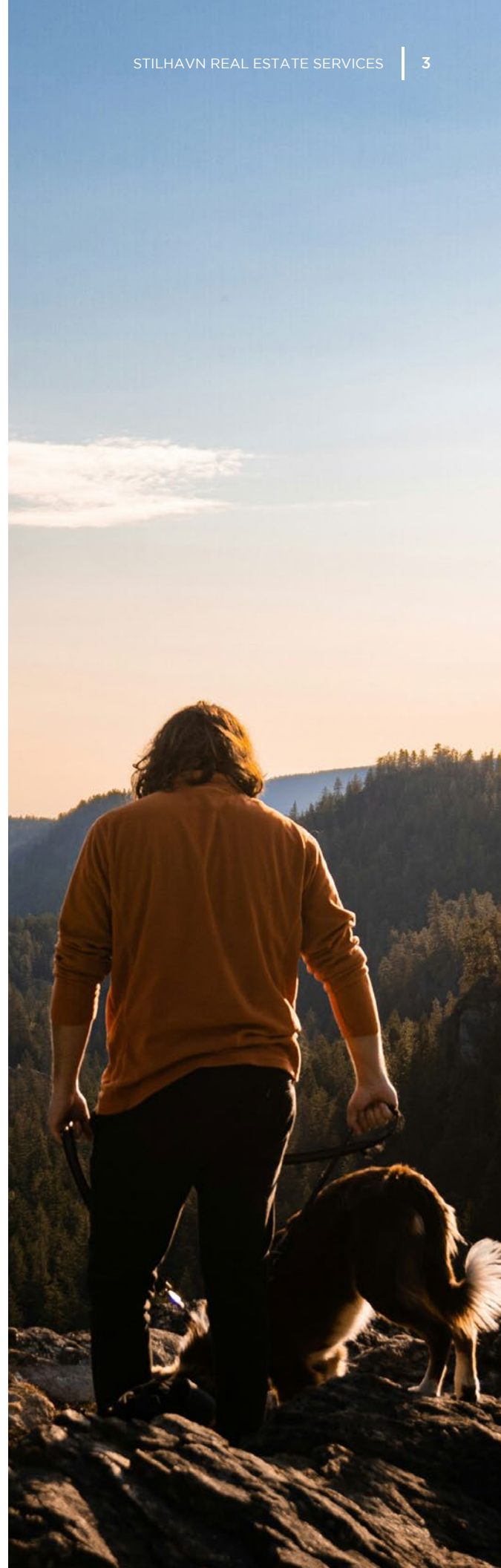
In the Central Okanagan, the benchmark price for single-family homes increased by 1.23% over last month, and is up slightly by 3.14% over last year, coming in at \$1,062,800.

In the townhome housing category, the benchmark price increased by 1.16% over last month and down by 1.72% over last year, coming in at \$732,400.

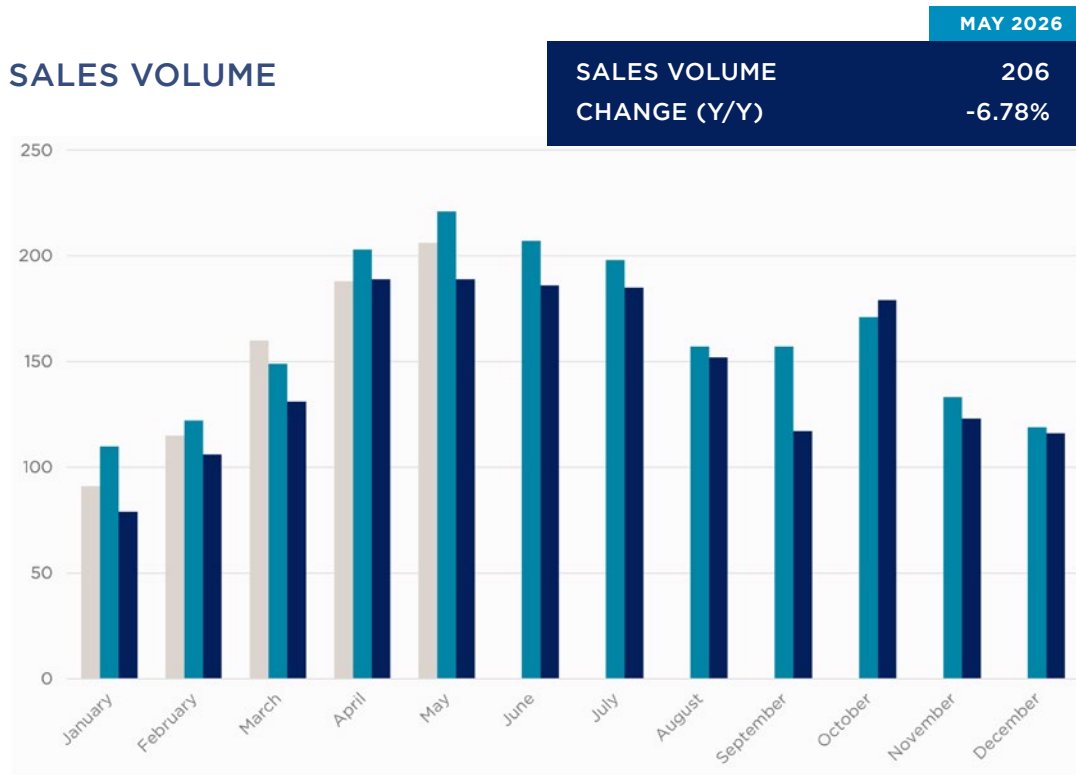
The benchmark price in the condominium housing category saw a decrease from May 2025, and an increase of 0.14% over last month, coming in at \$498,200.

*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

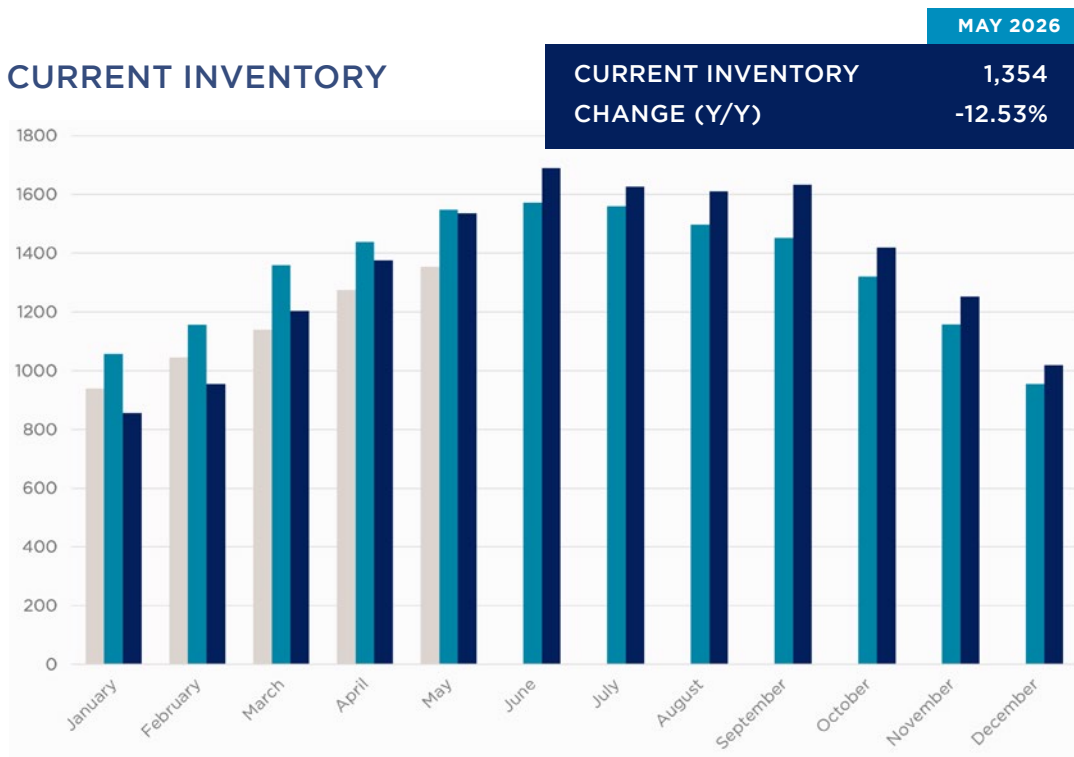
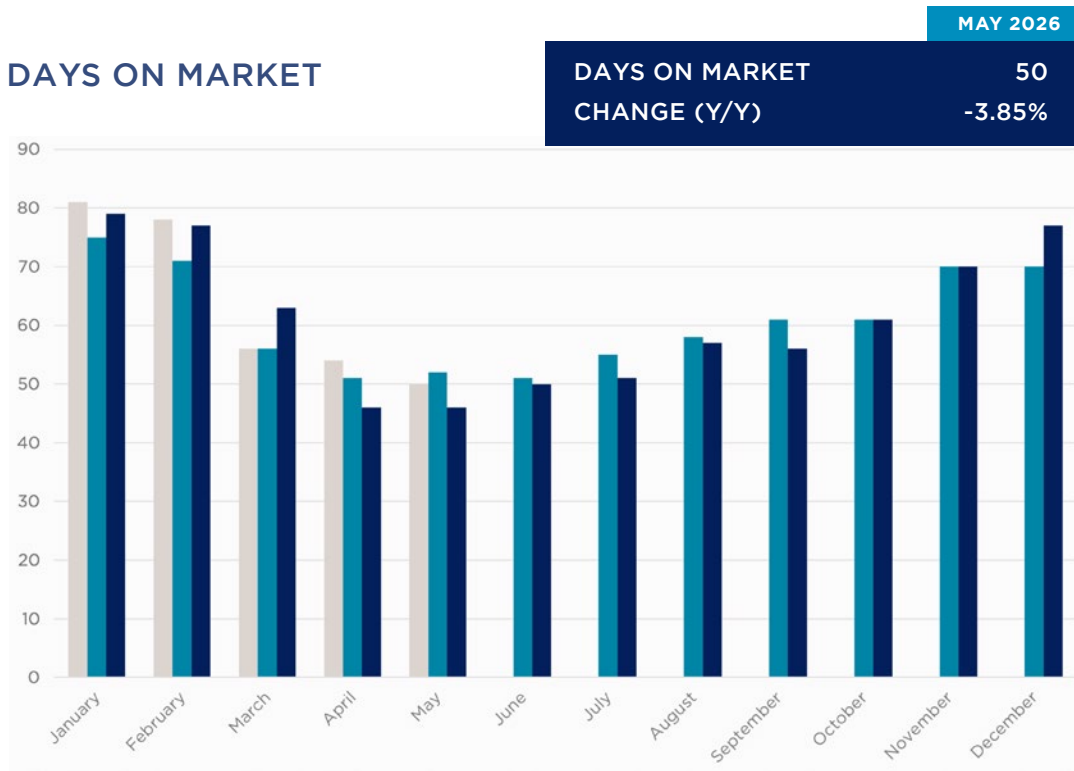


*Benchmark Price: Estimated sale price of a benchmark property, representing a typical property within each market.

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.

SINGLE FAMILY HOMES

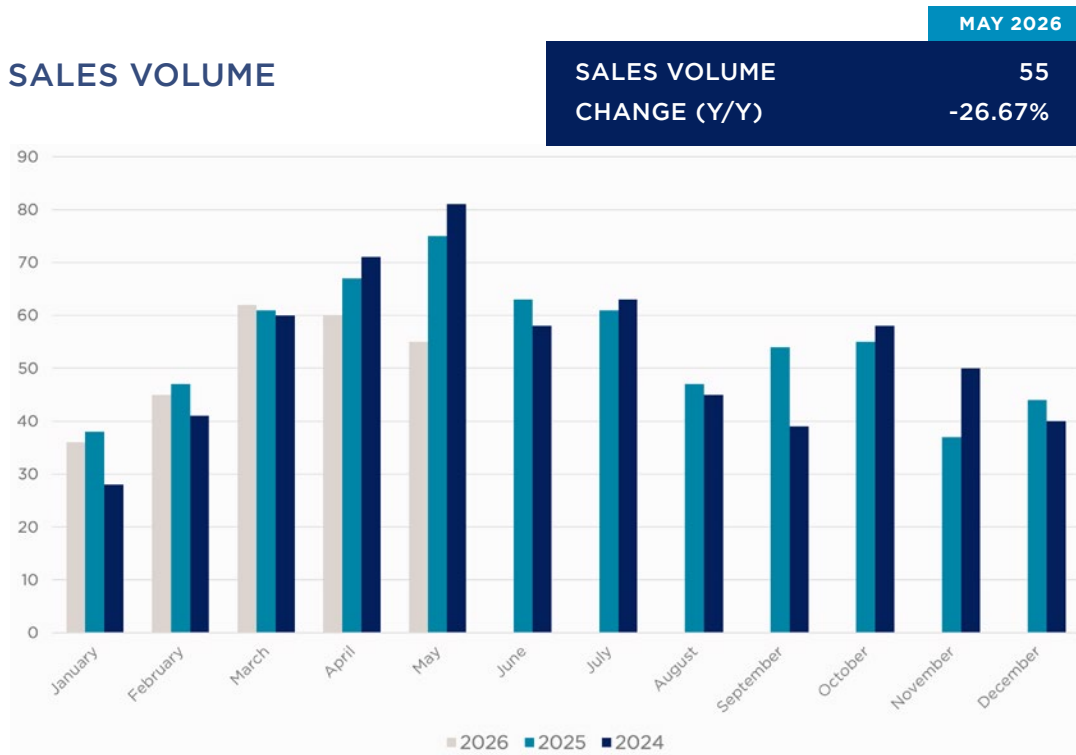


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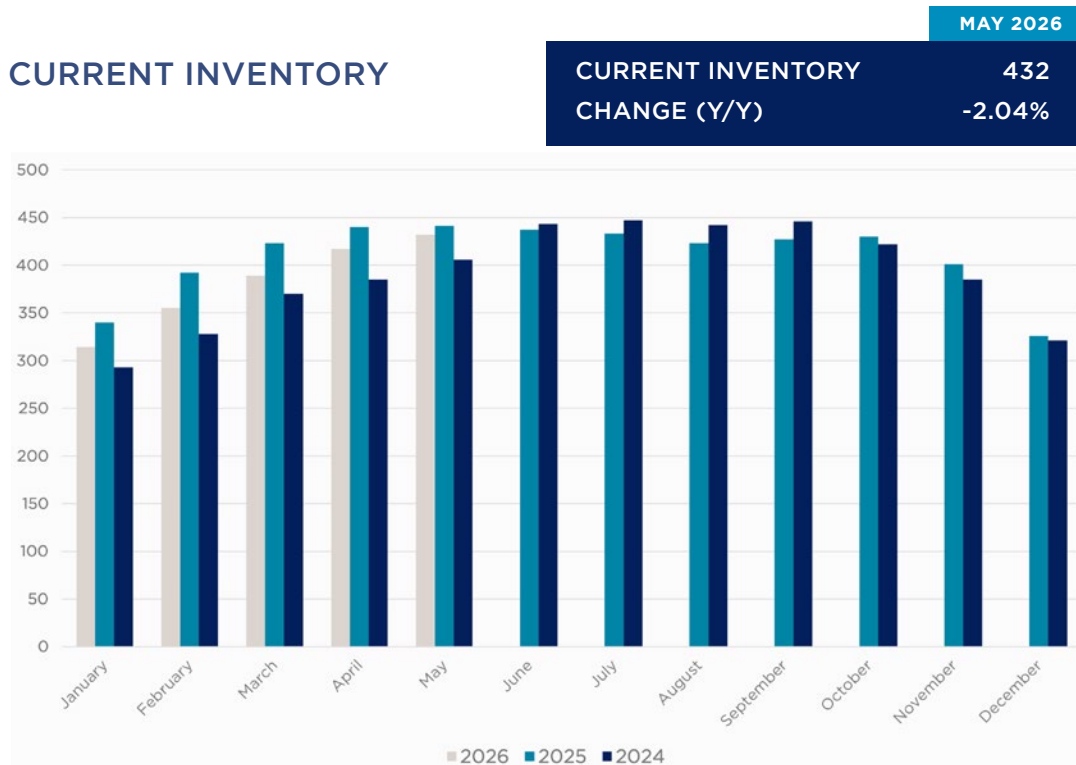
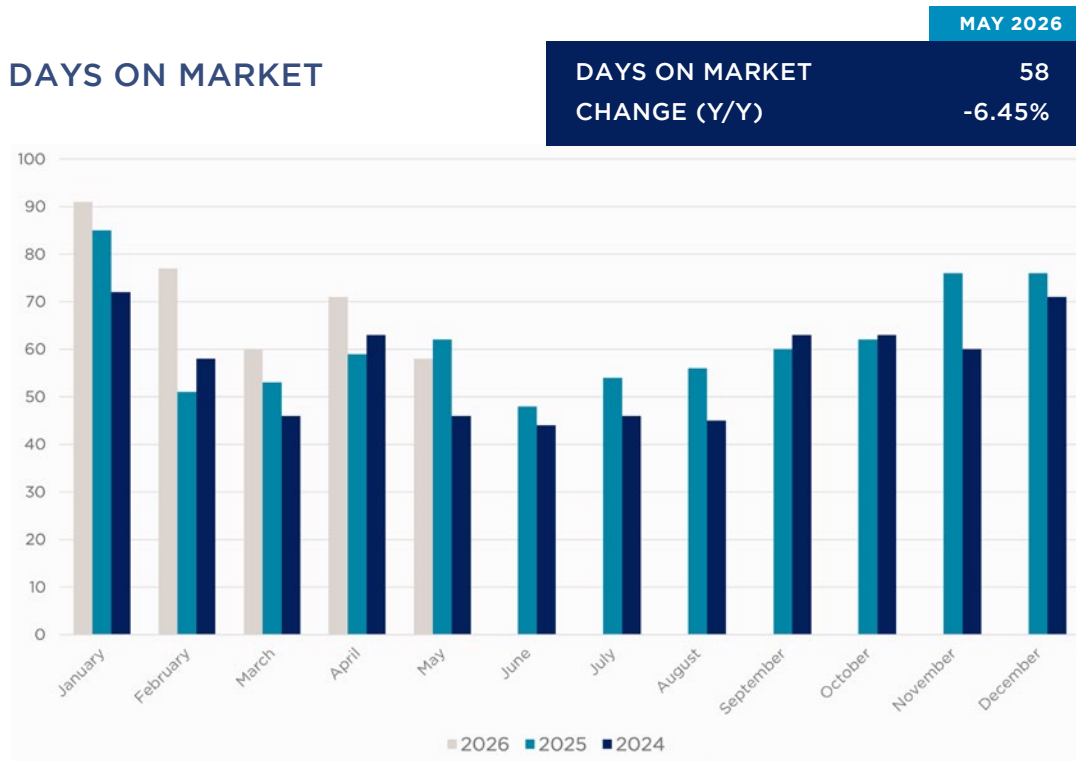
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TOWNHOMES



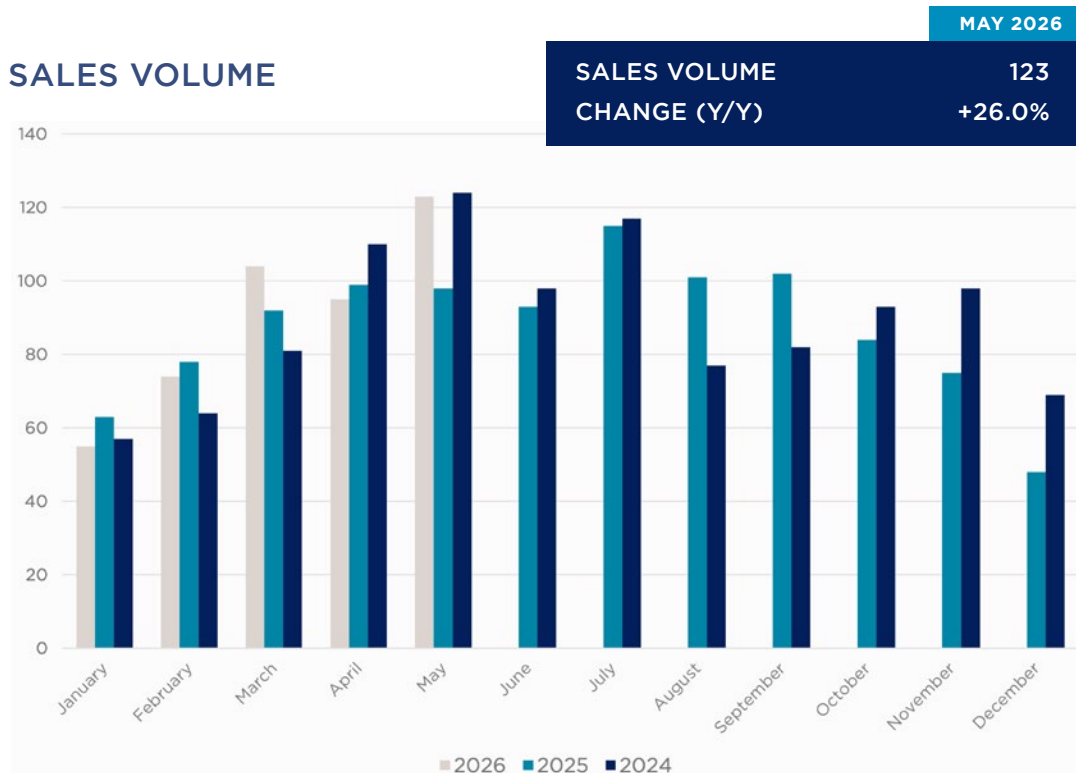
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CONDOS / APARTMENTS

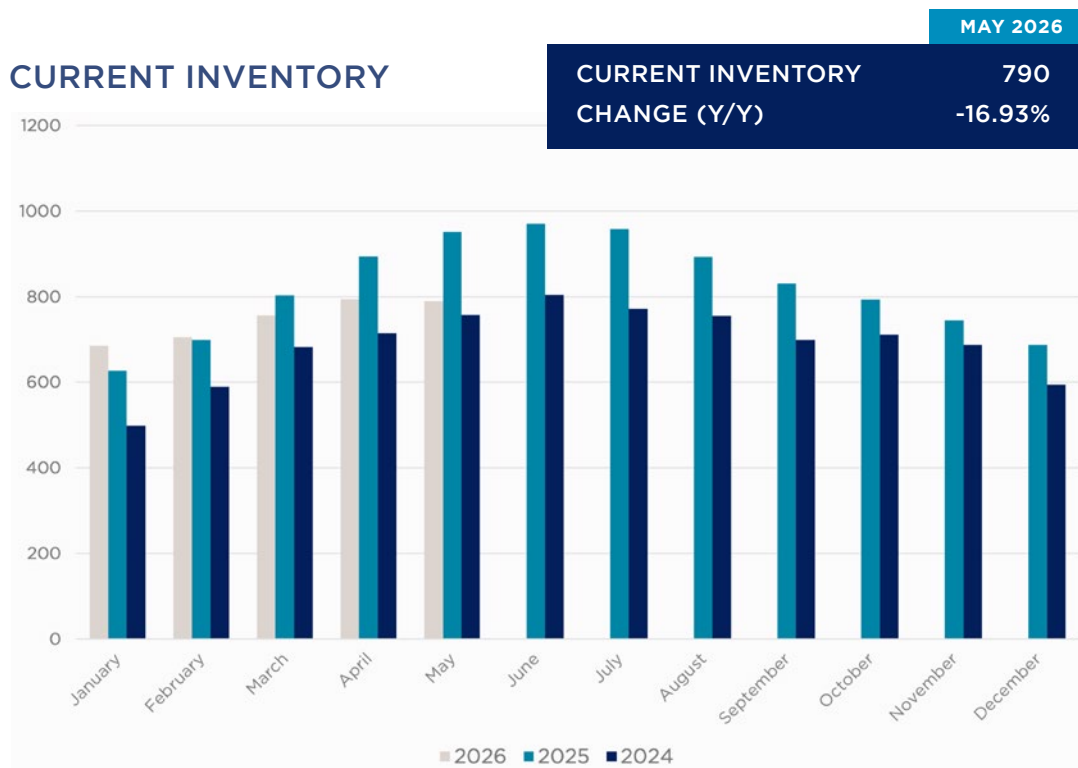
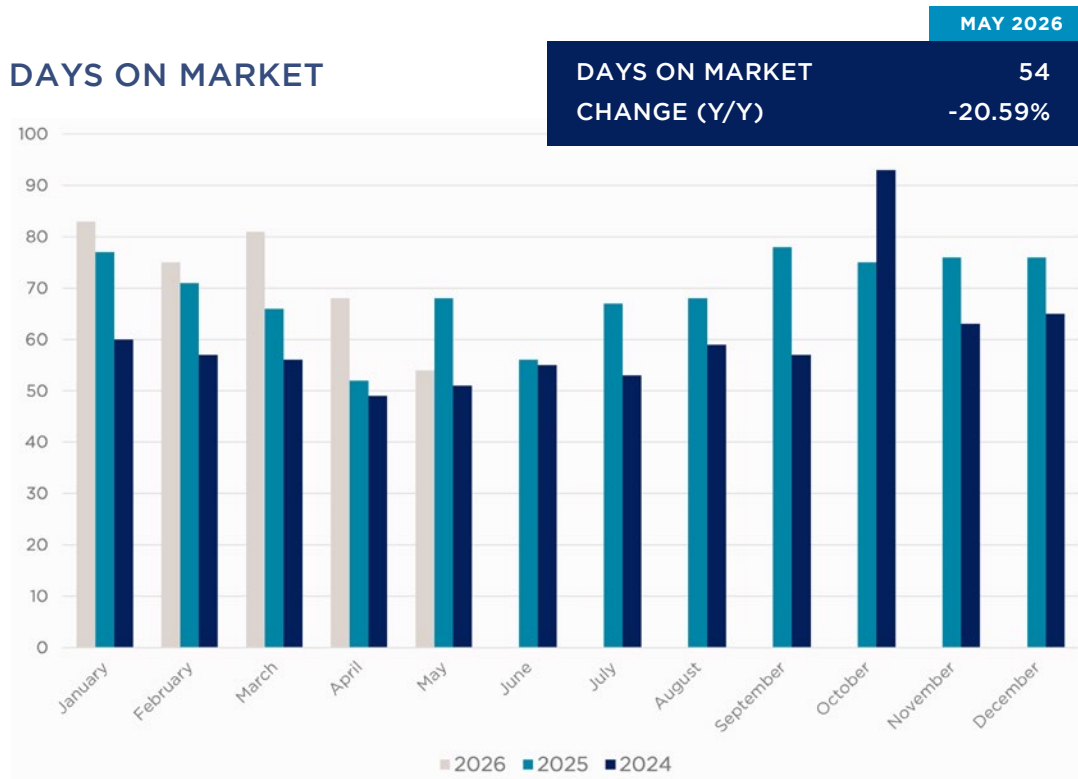


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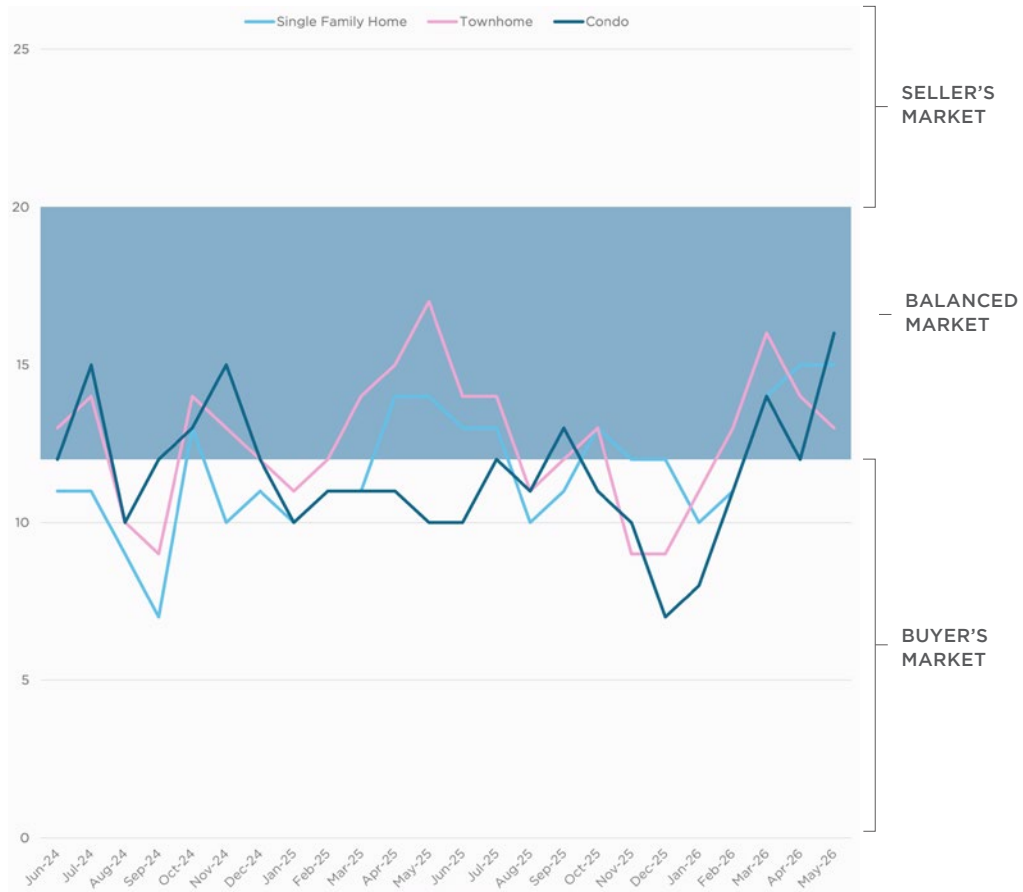
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SALES TO ACTIVE RATIO (%)



WHERE BUYERS ARE MOVING FROM

Jan - Mar | 2026

PERCENTAGE OF BUYERS	%
From within Association area (Eastgate Manning Park to Revelstoke + South Peace River)	68%
From the Lower Mainland or Vancouver Island	13%
From other areas of BC	5%
From Alberta	7%
From Saskatchewan / Manitoba	2%
From Eastern Canada / Maritimes	4%
From the NWT / Yukon	0%
From outside of Canada	2%

NEIGHBOURHOOD SALES

May 2026

	SINGLE FAMILY		TOWNHOME		CONDO/ APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
Big White			2 ↓ -33.3%	\$734,500 ↓ -2.4%	2 ↓ -33.3%	\$464,900 ↓ -1.9%
Black Mountain	15 ↑ 66.7%	\$1,180,900 ↑ 4.2%	0 ↓ -100.0%	\$813,900 ↓ -4.1%		
Crawford Estates	5 ↑ 400.0%	\$1,331,300 ↑ 0.0%				
Dilworth Mountain	3 ↓ -40.0%	\$1,176,400 ↑ 0.3%	1 0.0%	\$959,800 ↓ -0.6%	2 ↑ 100.0%	\$471,000 ↓ -0.4%
Ellison	5 ↑ 66.7%	\$2,072,400 ↑ 6.9%		\$710,900 ↓ -3.1%		
Fintry	5 ↑ 25.0%	\$860,900 ↓ -2.1%		\$626,700 ↓ -0.1%		\$275,100 ↑ 0.4%
Glenmore	14 ↑ 40.0%	\$963,200 ↑ 0.0%	5 ↑ 66.7%	\$713,300 ↓ -2.4%	4 ↑ 100.0%	\$521,500 ↓ -5.0%
Glenrosa	5 ↑ 25.0%	\$766,400 ↓ -0.6%		\$711,600 ↓ -0.7%		
Joe Rich		\$3,717,600 ↑ 12.2%				
Kelowna North	4 ↑ 33.3%	\$937,600 ↓ -0.5%	2 ↓ -50.0%	\$795,200 ↓ -2.7%	25 ↑ 56.3%	\$617,200 ↓ -1.7%
Kelowna South	10 ↑ 233.3%	\$959,800 ↑ 0.3%	4 ↓ -69.2%	\$720,200 ↓ -4.1%	11 ↑ 10.0%	\$479,900 ↓ -5.0%
Kettle Valley	5 ↓ -44.4%	\$1,282,100 ↓ -0.6%	1 ↓ -66.7%	\$813,800 ↑ 0.8%		
Lake Country East / Oyama	5 ↑ 400.0%	\$1,072,700 ↑ 2.3%		\$702,300 ↓ -1.3%	1 0.0%	\$442,100 ↓ -2.3%
Lake Country North West	4 ↓ -42.9%	\$1,389,300 ↑ 1.8%	1 ↓ -66.7%	\$815,000 ↓ -4.0%	2	
Lake Country South West	9 ↓ -35.7%	\$1,068,300 ↑ 2.6%	1 ↓ -50.0%	\$960,700 ↓ -0.8%	1	
Lakeview Heights	16 ↑ 6.7%	\$1,086,800 ↓ -3.3%	1	\$891,000 ↓ -4.9%	1 0.0%	\$670,400 ↓ -2.4%
Lower Mission	16 ↓ -36.0%	\$1,247,600 ↑ 2.5%	5 ↑ 25.0%	\$811,200 ↓ -1.8%	18 ↑ 20.0%	\$498,000 ↓ -0.7%

NEIGHBOURHOOD SALES

May 2026

	SINGLE FAMILY		TOWNHOME		CONDO/ APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
McKinley Landing	2 ↓ -50.0%	\$1,340,200 ↑ 4.8%	1 ↓ -2.0%	\$792,800	1 0.0%	
North Glenmore	4 ↓ -55.6%	\$955,700 ↑ 0.5%	4 ↑ 33.3%	\$710,800 ↑ 0.7%	4 0.0%	\$453,000 ↓ -2.7%
Peachland	5 ↓ -50.0%	\$912,500 ↓ -2.3%	2 ↓ -50.0%	\$728,700 ↓ -5.8%	1 0.0%	\$576,700 ↓ -2.5%
Rutland North	6 ↓ -53.8%	\$842,300 ↑ 3.7%	8 0.0%	\$574,800 ↓ -0.8%	10 ↑ 25.0%	\$371,100 ↓ -1.5%
Rutland South	11 ↑ 10.0%	\$803,000 ↑ 2.9%		\$544,600 ↓ -0.6%	5 ↑ 150.0%	\$390,500 ↓ -4.2%
Shannon Lake	10 ↑ 42.9%	\$945,400 ↓ -0.9%	5 ↑ 66.7%	\$783,300 ↓ -1.3%	2 ↓ -33.3%	\$538,600 ↓ -0.8%
Smith Creek	1 ↓ -83.3%	\$888,000 ↓ -2.1%		\$697,400 ↓ -1.3%		
South East Kelowna	5 ↑ 150.0%	\$1,215,200 ↑ 2.6%		\$981,500 ↓ -2.2%		
Springfield/Spall	3 ↓ -50.0%	\$714,300 ↓ -11.1%	1 ↓ -83.3%	\$598,900 ↓ -3.6%	17 ↑ 21.4%	\$507,200 ↓ -0.7%
University District	1 ↓ -80.0%	\$1,100,100 ↑ 2.7%	4 0.0%	\$835,000 ↓ -0.2%	5 ↑ 150.0%	\$434,800 ↓ -3.9%
Upper Mission	20 ↑ 33.3%	\$1,342,200 ↑ 2.1%	1 ↓ -0.8%	\$1,110,100	1 0.0%	
West Kelowna Estates	7 ↓ -30.0%	\$942,100 ↓ -1.2%	1 ↓ -50.0%	\$851,100 ↓ -0.7%	2	
Westbank Centre	6 0.0%	\$694,200 ↓ -3.9%	4 ↓ -42.9%	\$631,300 ↓ -0.8%	8 ↓ -38.5%	\$445,600 ↓ -0.7%
Wilden	3 ↓ -25.0%	\$1,366,300 ↑ 2.0%	1 ↓ -0.3%	\$1,011,000		





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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We would like to acknowledge that we work and live on the traditional, unceded territory of the x̱m̱əθḵ'əy̱əm, səllwatał, Lil'wat, S̱ḵwxwú7mesh and Syilx/Okanagan People.

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