

JUNE 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

TABLE OF CONTENTS

2	INTRO	12	NEIGHBOURHOOD SALES
3	THE MONTHLY MARKET	12	WHERE BUYERS ARE MOVING FROM
	MONTHLY STATISTICS:	15	STILHAVN CARES: TOYHAVN
4	Single Family Homes		
6	Townhomes		
8	Condos/Apartments		
11	SALES-TO-ACTIVE RATIO		



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 JUNE MARKET

June in the Okanagan signals the beginning of the summer season, as communities welcome warmer days, increased tourism, and a more active pace of life. The housing market continues to reflect the stability established throughout the spring, with buyers and sellers navigating balanced conditions across the region. As seasonal activity extends beyond real estate, June offers an opportunity for households to plan ahead while market conditions remain steady. Overall, the month reflects a healthy transition into summer, supported by measured activity and a balanced market environment.

RESIDENTIAL MARKET OVERVIEW

The Association region recorded 1,547 residential sales in June, up from 1,456 in May and up 3.8% compared to the same time last year.

“After a very slow start to the year, we’ve seen market activity steadily return to more typical levels over the past few months, which is an encouraging sign as we move into the busy summer season,” says Association of Interior REALTORS® President Ryan Mayne, adding that *“although new listings have eased between June and July, the decline is consistent with typical seasonal trends.”*

INVENTORY

Single-family home inventory in the Central Okanagan totaled 1,321 in June 2026, down 2.4% from last month and down 16.0% versus last year. At 453, inventory within the townhome housing category was up 4.8% versus last month and up 3.7% over last year. Inventory of condominium homes in the Central Okanagan was 821 in June 2026, up 3.9% over last month but down by 15.5% versus last year.

BENCHMARK PRICE BY PROPERTY TYPE

In the Central Okanagan, the benchmark price for single-family homes decreased by 0.9% over last month, and is down by 1.3% over last year, coming in at \$1,053,700.

In the townhome housing category, the benchmark price decreased by 3.4% over last month and down by 0.8% over last year, coming in at \$707,500.

*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®.

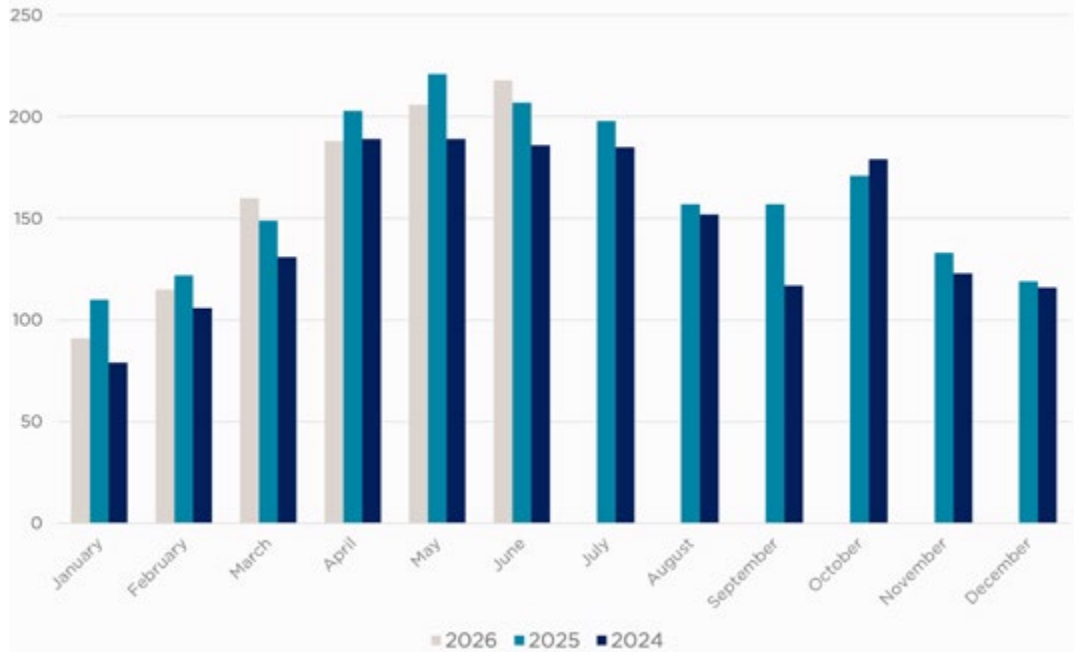


SINGLE FAMILY HOMES

SALES VOLUME

JUN 2026

SALES VOLUME 218
CHANGE (Y/Y) +5.3%



BENCHMARK PRICE

JUN 2026

BENCHMARK PRICE \$1,053,700
CHANGE (Y/Y) -1.3%
LIST \$ VS SALE \$ 96.22%

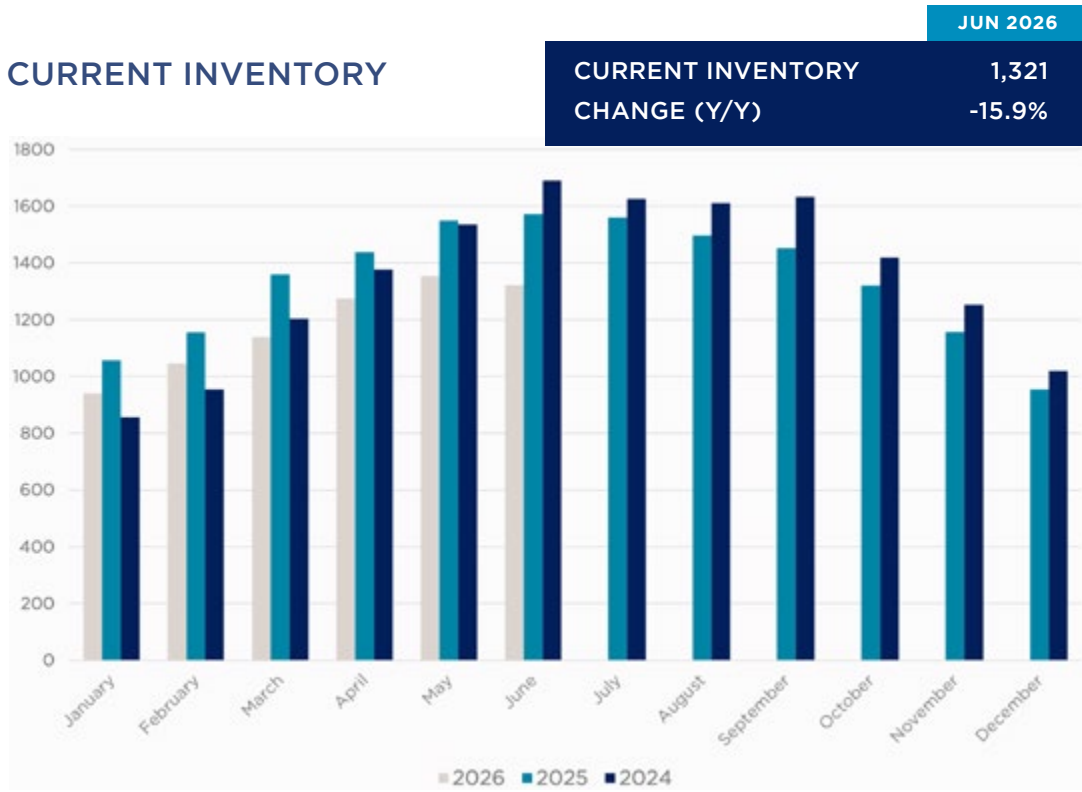
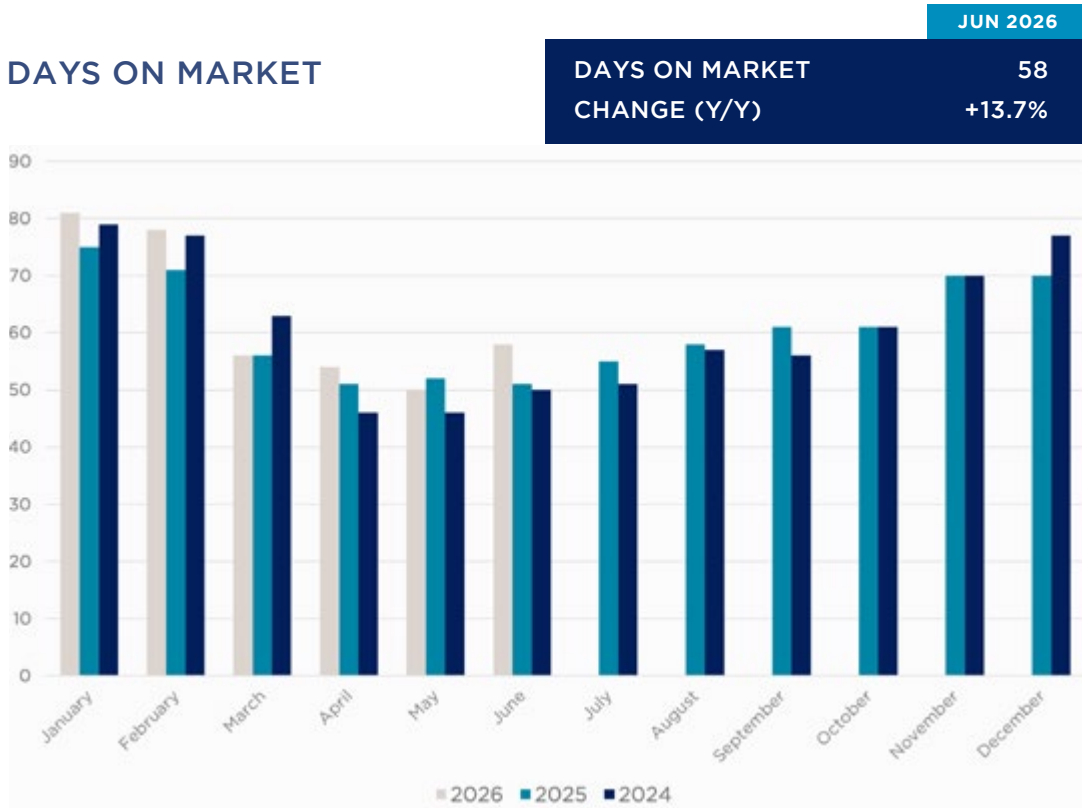


*Benchmark Price: Estimated sale price of a benchmark property, representing a typical property within each market.

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

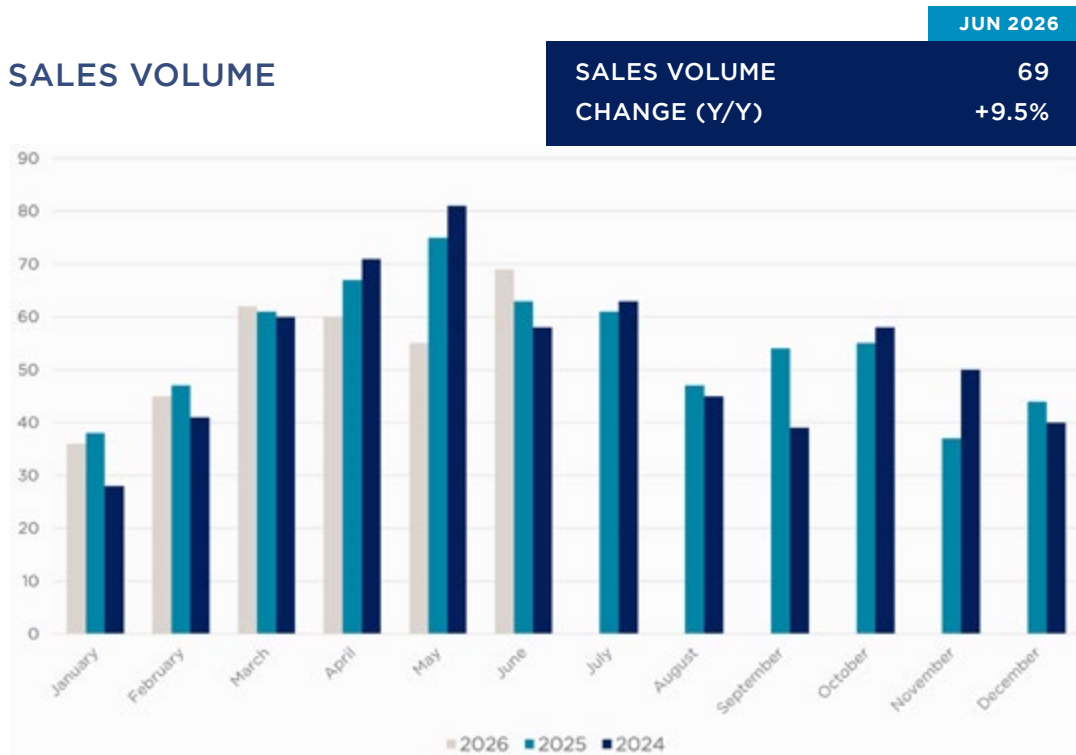


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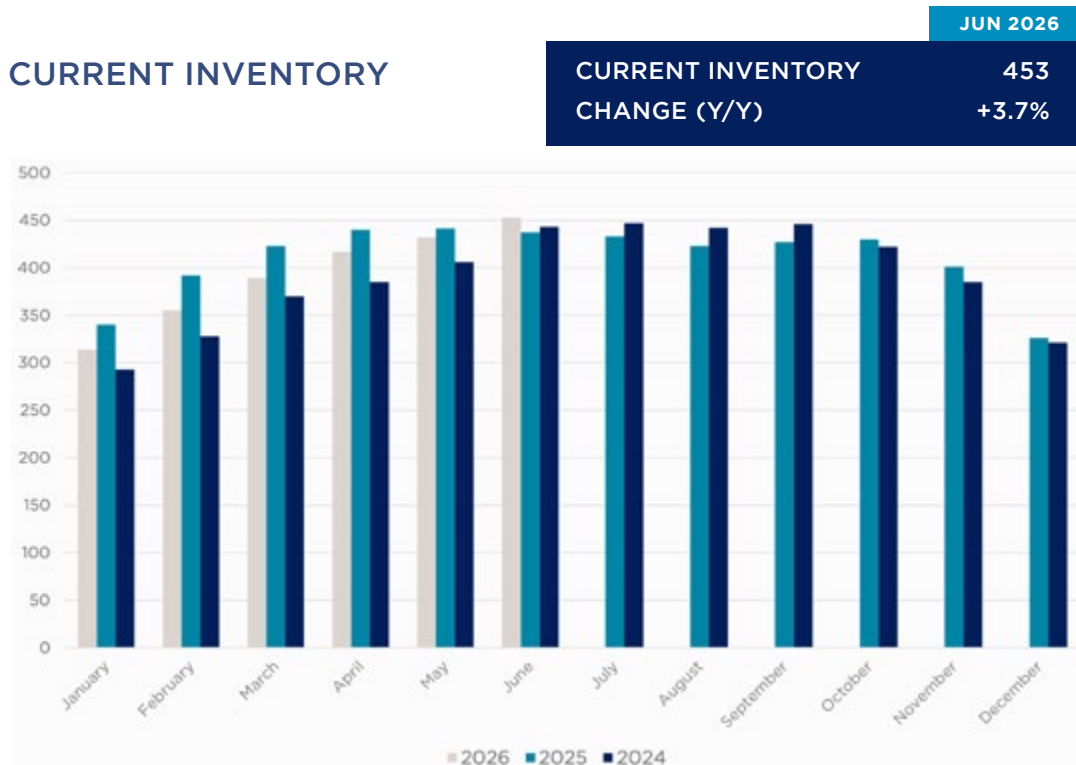
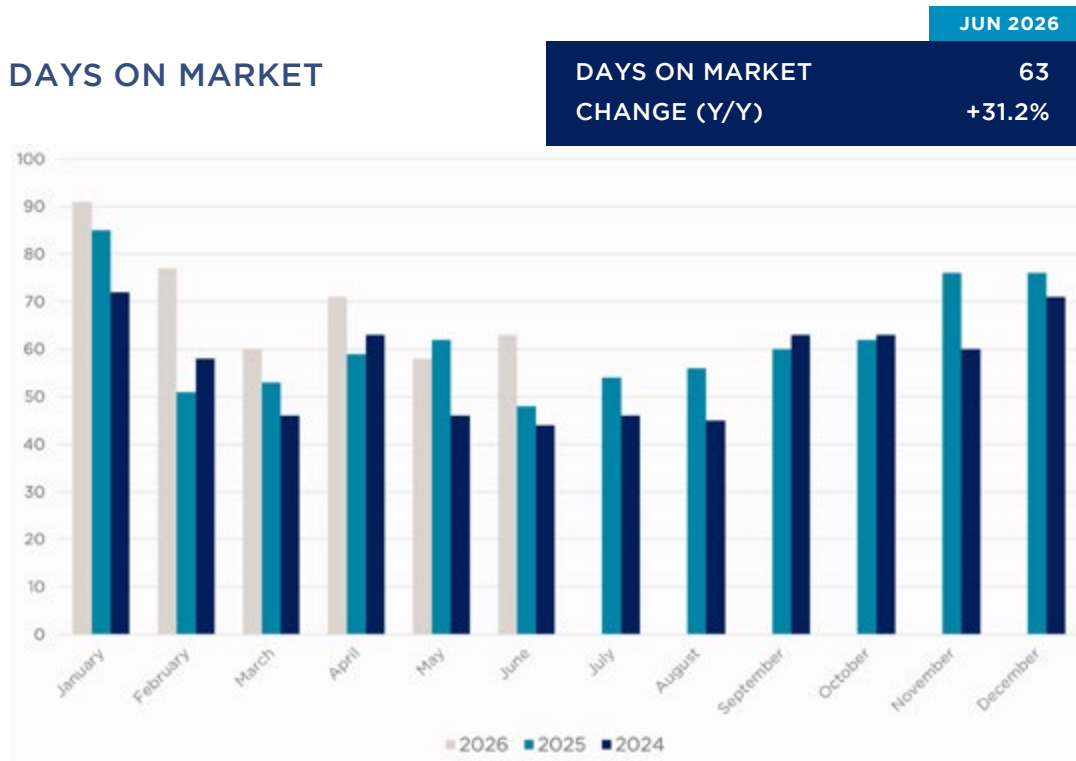
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TOWNHOMES



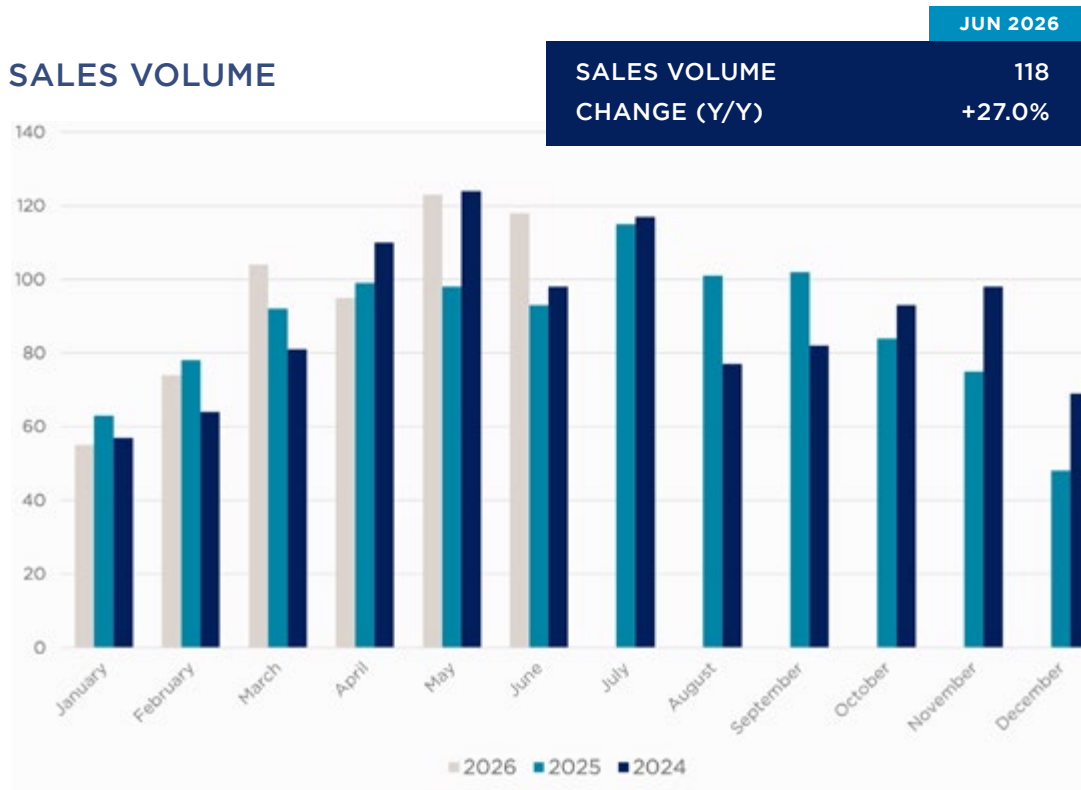
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CONDOS / APARTMENTS

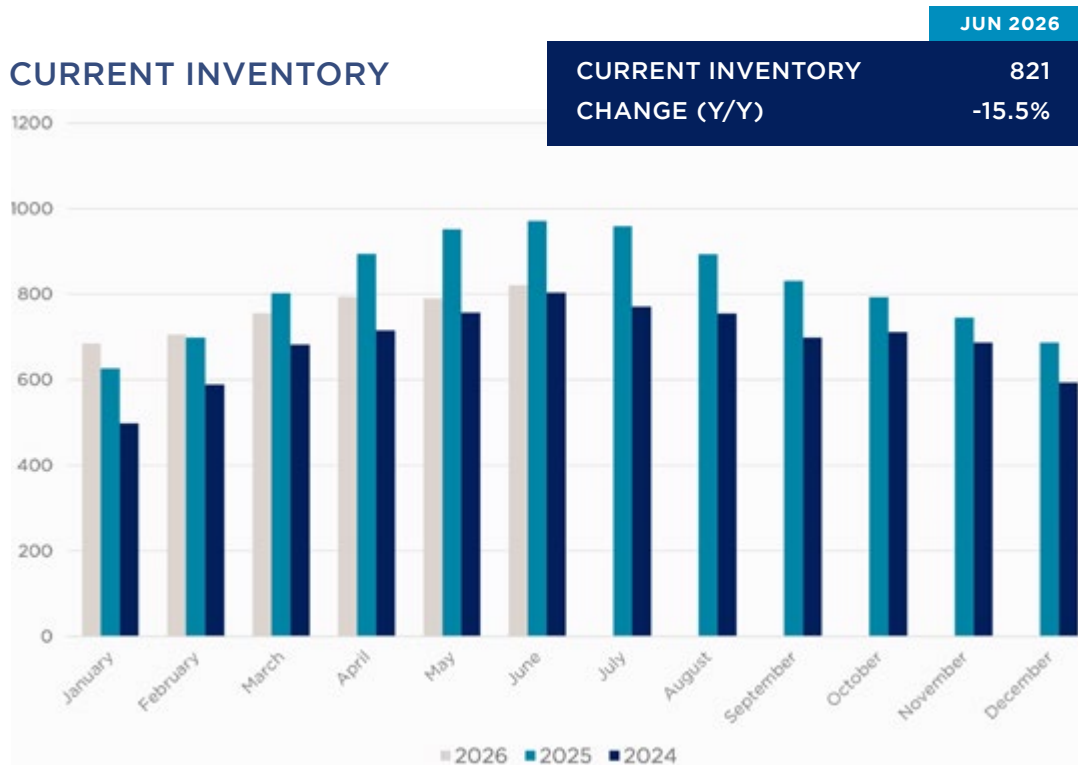
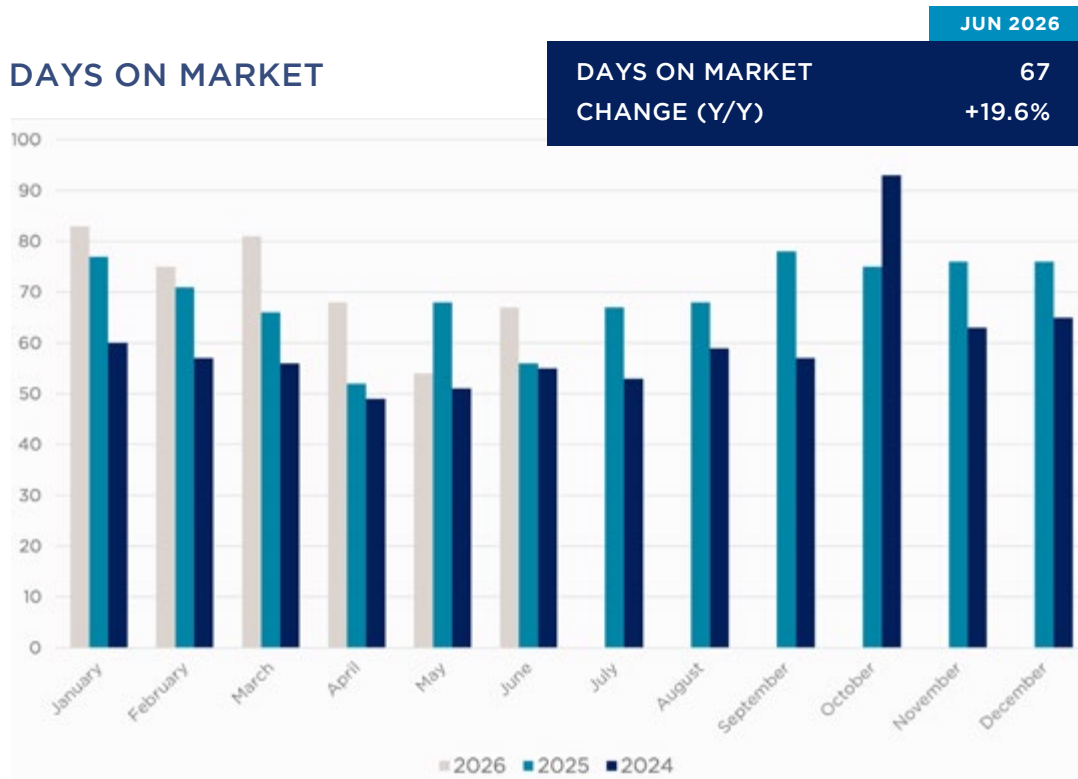


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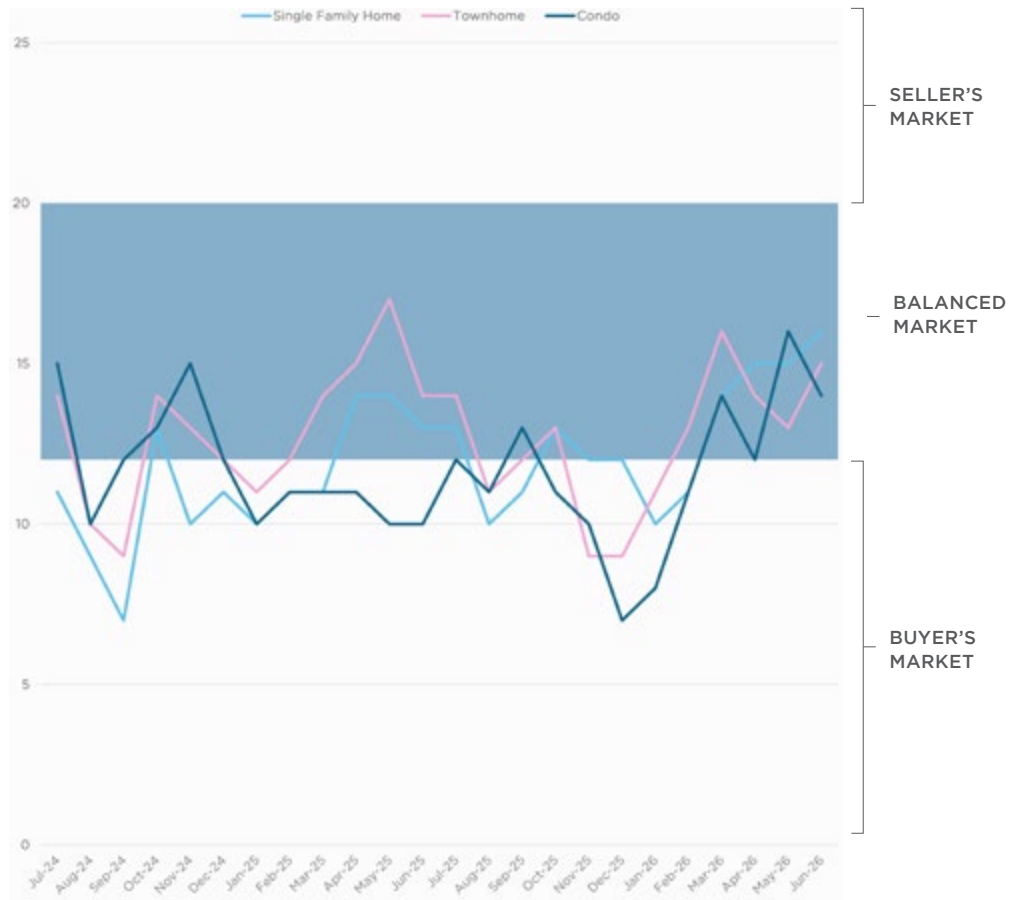
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SALES TO ACTIVE RATIO (%)



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

JUN 2026

	SINGLE FAMILY		TOWNHOME		CONDO/ APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
Big White			2 ↑ 100.0%	\$700,100 ↓ -0.3%	3 0.0%	\$460,700 ↓ -3.8%
Black Mountain	12 ↑ 50.0%	\$1,178,900 ↓ -0.5%	0 ↓ -100.0%	\$778,800 ↓ -2.3%		
Crawford Estates	1 ↓ -66.7%	\$1,351,500 ↑ 1.7%				
Dilworth Mountain	3 0.0%	\$1,167,100 ↓ -3.4%	3 ↑ 200.0%	\$921,600 ↑ 1.1%	1 0.0%	\$464,200 ↓ -3.0%
Ellison	6 ↑ 500.0%	\$865,000 ↓ -1.6%		\$667,100 ↓ -1.4%		
Fintry	3 0.0%	\$895,500 ↓ -0.9%		\$630,400 ↓ -1.2%		\$272,300 ↓ -1.8%
Glenmore	15 ↑ 15.4%	\$968,000 ↓ -2.3%	8 ↑ 60.0%	\$684,600 ↓ -0.2%	1 ↓ -50.0%	\$515,000 ↓ -6.3%
Glenrosa	2 ↓ -85.7%	\$804,800 ↓ -1.3%		\$706,500 ↓ -2.9%		
Joe Rich	3					
Kelowna North	1 ↓ -66.7%	\$934,100 ↓ -4.2%	1 ↓ -66.7%	\$756,600 ↓ -2.1%	26 ↓ -7.1%	\$611,900 ↓ -3.5%
Kelowna South	11 ↑ 22.2%	\$964,200 ↓ -0.2%	5 ↑ 66.7%	\$694,200 ↓ -1.2%	12 ↑ 33.3%	\$476,000 ↓ -6.1%
Kettle Valley	5 ↓ -44.4%	\$1,294,700 0.0%	1 0.0%	\$774,900 ↑ 1.1%		
Lake Country East / Oyama	5 0.0%	\$1,074,700 ↓ -1.2%	3 0.0%	\$672,300 ↓ -0.1%	0 ↓ -100.0%	\$439,900 ↓ -3.5%
Lake Country North West	7 ↑ 75.0%	\$1,382,400 ↓ -1.8%	3 0.0%	\$773,600 ↓ -2.2%	1	
Lake Country South West	4 ↓ -50.0%	\$1,070,200 ↓ -0.5%	2 0.0%	\$924,500 ↑ 0.9%		
Lakeview Heights	14 ↑ 40.0%	\$1,133,500 ↓ -4.5%		\$916,800 ↓ -4.3%	4 ↑ 300.0%	\$667,200 ↓ -3.5%
Lower Mission	16 ↓ -11.1%	\$1,272,000 ↑ 1.9%	6 ↓ -40.0%	\$777,200 ↑ 0.4%	21 ↑ 40.0%	\$494,800 ↓ -2.1%

NEIGHBOURHOOD SALES

JUN 2026

	SINGLE FAMILY		TOWNHOME		CONDO/ APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
McKinley Landing	4 ↑ 300.0%	\$1,329,400 ↓ -1.6%	1 0.0%	\$756,500 ↓ -0.7%	3 ↑ 200.0%	
North Glenmore	15 ↑ 150.0%	\$961,500 ↓ -1.3%	8 ↑ 33.3%	\$676,300 ↑ 1.8%	6 ↑ 50.0%	\$449,100 ↓ -4.3%
Peachland	7 ↑ 75.0%	\$949,200 ↓ -3.2%	1 ↓ -50.0%	\$739,900 ↓ -6.8%	2 0.0%	\$575,600 ↓ -3.3%
Rutland North	5 ↓ -64.3%	\$847,400 ↓ -0.5%	3 ↓ -25.0%	\$550,200 ↑ 0.8%	4 ↓ -42.9%	\$368,900 ↓ -2.6%
Rutland South	8 0.0%	\$800,300 ↓ -2.2%	2 ↑ 100.0%	\$518,200 ↑ 0.6%	2 ↑ 100.0%	\$387,100 ↓ -5.6%
Shannon Lake	12 ↑ 50.0%	\$982,500 ↓ -1.7%	3 ↑ 200.0%	\$786,900 ↓ -2.0%	1 0.0%	\$536,400 ↓ -1.9%
Smith Creek	2 0.0%	\$932,300 ↓ -2.2%		\$696,300 ↓ -2.2%		
South East Kelowna	4 ↓ -42.9%	\$1,220,500 ↑ 0.8%	0 ↓ -100.0%	\$928,200 ↓ -0.3%		
Springfield/Spall	6 ↓ -14.3%	\$681,300 ↓ -17.9%	5 ↓ -16.7%	\$571,600 ↓ -1.6%	12 ↑ 200.0%	\$504,800 ↓ -1.9%
University District	5 ↑ 400.0%	\$1,106,600 ↓ -1.8%	2 ↑ 100.0%	\$800,600 ↑ 0.7%	12 ↑ 71.4%	\$433,200 ↓ -5.2%
Upper Mission	12 ↓ -14.3%	\$1,337,500 ↓ -0.9%	1 ↑ 1.2%	\$1,069,400 ↑ 1.2%		
West Kelowna Estates	10 ↑ 66.7%	\$976,800 ↓ -2.7%	0 ↓ -100.0%	\$858,100 ↓ -1.7%	1	
Westbank Centre	13 ↑ 18.2%	\$722,900 ↓ -4.4%	6 ↑ 50.0%	\$632,500 ↓ -1.9%	6 0.0%	\$440,600 ↓ -3.1%
Wilden	5 ↓ -16.7%	\$1,377,200 ↑ 1.9%	3 ↑ 1.6%	\$974,800 ↑ 1.6%		





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 x̱m̱əθḵ'əy̱əm, səllwətəɫ, Lil'wat, S̱ḵwxwú7mesh and Syilx/Okanagan People.

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