AUGUST 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

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 AUGUST MARKET

August in the Okanagan captures the final stretch of the region's busy summer season, as families make the most of vacations, outdoor recreation, and community events before September routines return. Against this late-summer backdrop, the housing market experienced a softer pace of demand, with seasonal priorities and wildfire activity influencing buyer engagement across parts of the region. Despite these pressures, buyers and sellers continue to navigate opportunities thoughtfully as the market approaches the transition into fall.

Residential real estate activity across the Interior saw some dampening in demand in August due to wildfire activity, reports the Association of Interior REALTORS® (the Association).

RESIDENTIAL MARKET OVERVIEW

The Association region recorded 1,141 residential sales in August, down from 1,496 in July and down 13.4% compared to the same time last year.

Ryan Mayne, President of the Association, notes that *"August was a difficult month for our communities. Evacuations displaced families, homes were lost, and the focus rightfully shifted away from real estate. Our thoughts are with everyone affected. Activity slowed as a result, which is completely understandable given what so many people were going through."*

INVENTORY

Single-family home inventory in the Central Okanagan totaled 1,219 in August 2026, down 4.2% from last month and down 18.6% versus last year. At 420, inventory within the townhome housing category was up 0.5% versus last month and down 0.7% over last year. Inventory of condominium homes in the Central Okanagan was 785 in August 2026, down 0.25% over last month and down by 12.1% versus last year.

BENCHMARK PRICE BY PROPERTY TYPE

In the Central Okanagan, the benchmark price for single-family homes decreased by 1.46% over last month, and is up by 0.55% over last year, coming in at $ 1,056,700.

In the townhome housing category, the benchmark price decreased by 1.54% over last month and 3.2% over last year, coming in at $698,600.

The benchmark price in the condominium housing category saw a decrease of 5.1% over last month, and a decrease of 6.3% from August 2025, coming in at $465,700.

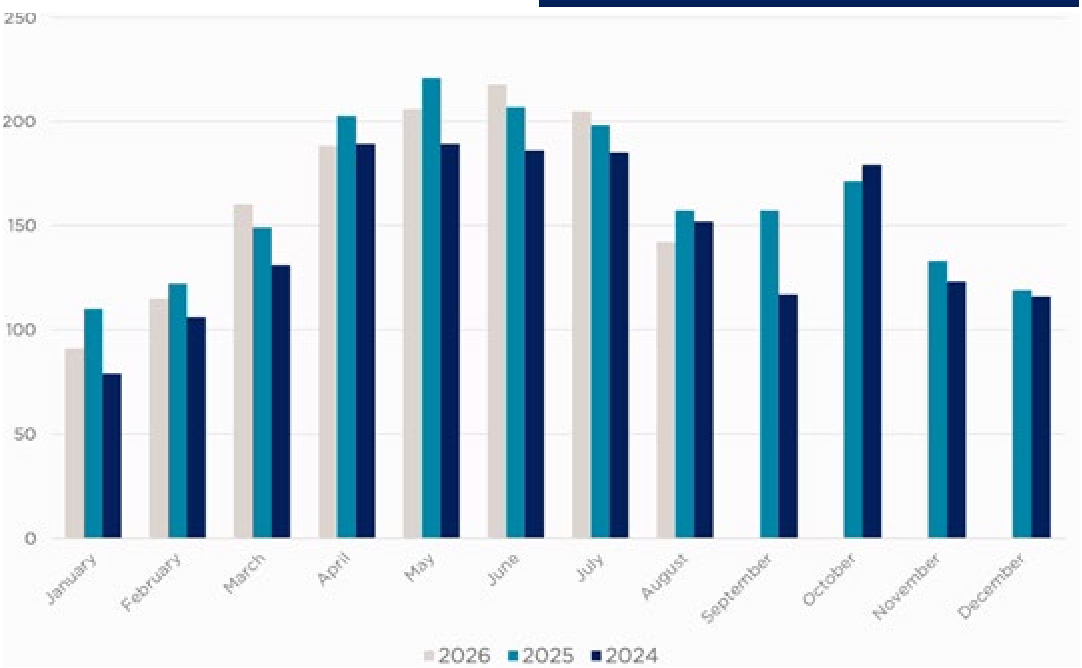
*All statistics are courtesy of The Association of Interior REALTORS®.
^The Association of Interior REALTORS® is a member-based professional organization serving approximately 2,500 REALTORS® who live and work in communities across the interior of British Columbia including the Okanagan Valley, Kamloops 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

AUG 2026

SALES VOLUME	142
CHANGE (Y/Y)	-9.6%



BENCHMARK PRICE

AUG 2026

BENCHMARK PRICE	$1,056,700
CHANGE (Y/Y)	+0.5%
LIST $ VS SALE $	96.58%

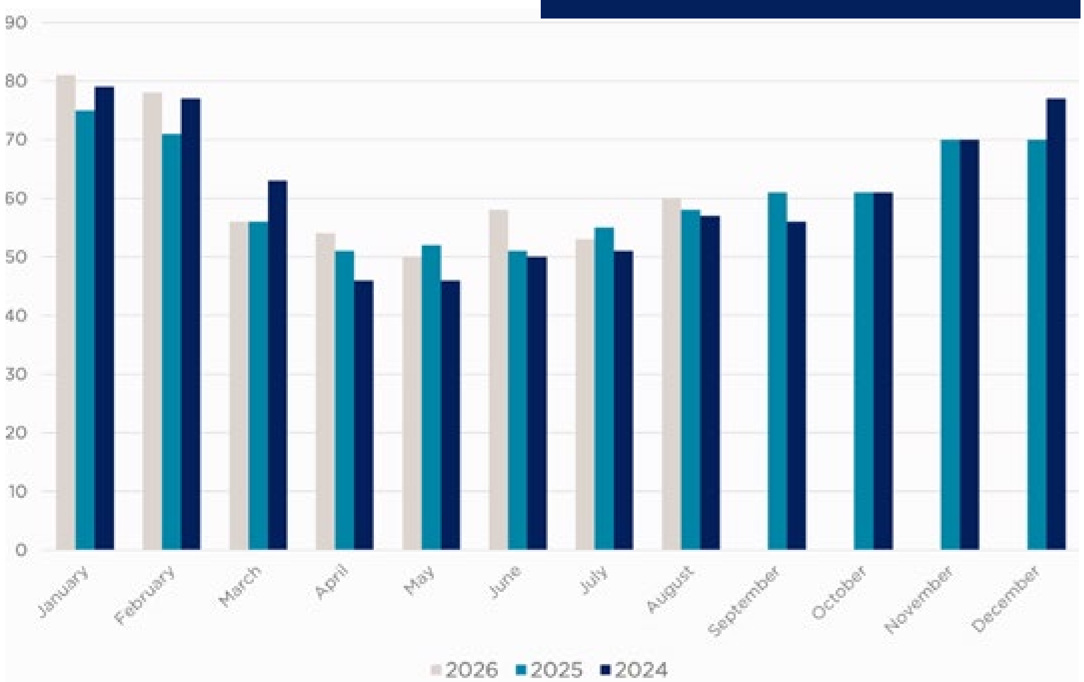
^**Benchmark Price:** Estimated sale price of a benchmark property, representing a typical property within each market.
Market Statistics: Courtesy of the Association of Interior Realtors® (interiorrealtors.ca). **% Change:** Over the same period the year prior. **Area Covered:** Central Okanagan.
*Year 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

DAYS ON MARKET

AUG 2026

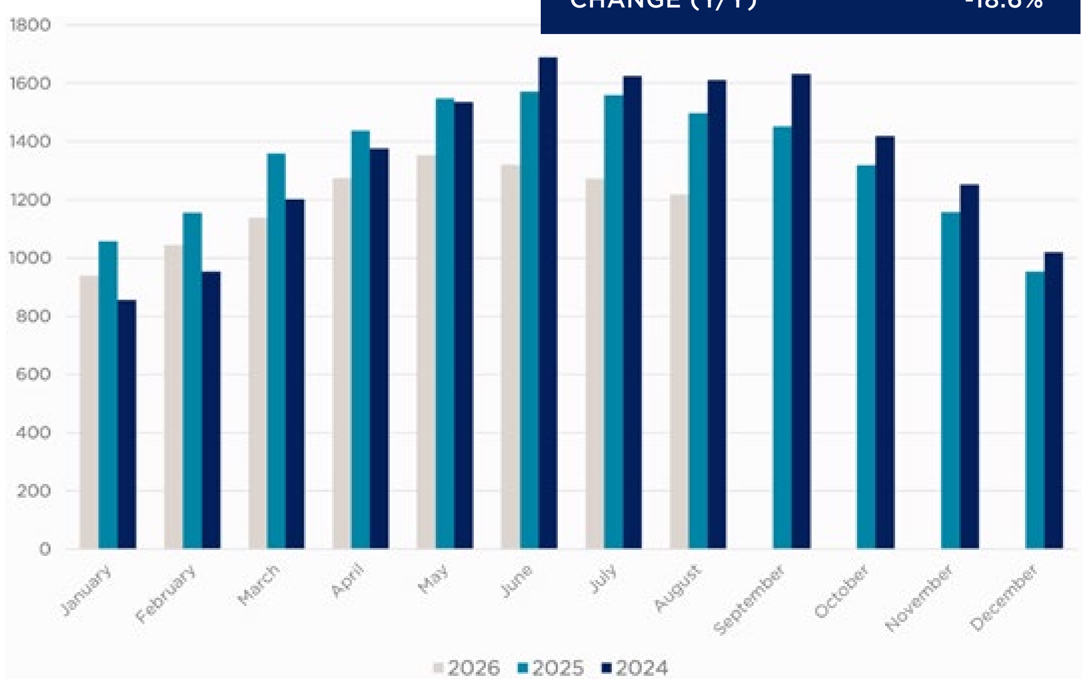
DAYS ON MARKET	60
CHANGE (Y/Y)	+3.45%



CURRENT INVENTORY

AUG 2026

CURRENT INVENTORY	1,219
CHANGE (Y/Y)	-18.6%

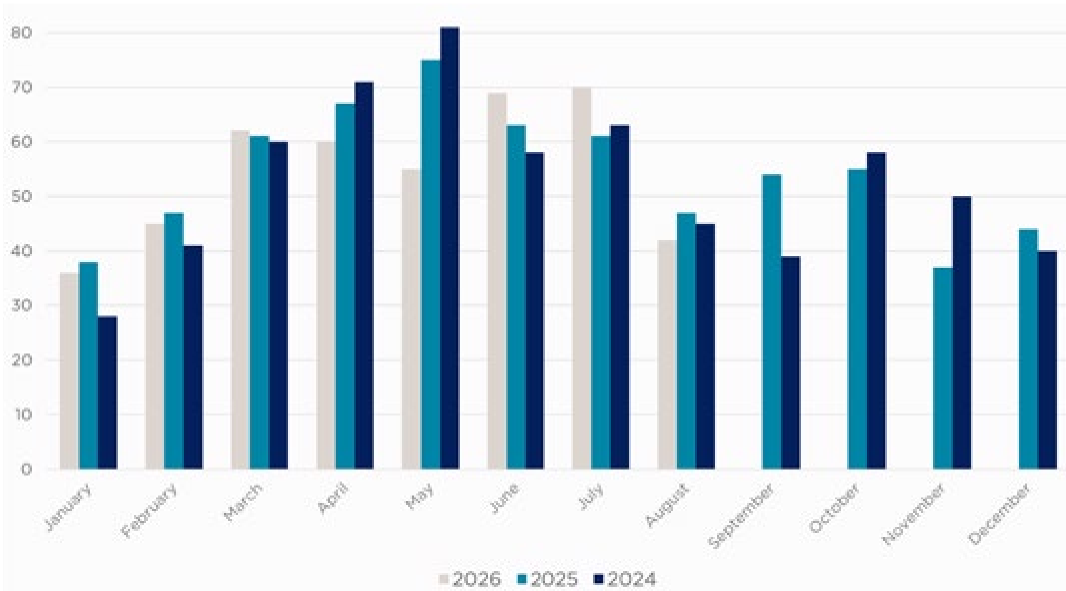


^**Benchmark Price:** Estimated sale price of a benchmark property, representing a typical property within each market.
Market Statistics: Courtesy of the Association of Interior Realtors® (interiorrealtors.ca). **% Change:** Over the same period the year prior. **Area Covered:** Central Okanagan.
*Year to year stats may be affected by recent consolidation of the Association of Interior Realtor's database and adjustments to area borders.

TOWNHOMES

SALES VOLUME

AUG 2026	
SALES VOLUME	42
CHANGE (Y/Y)	-10.6%



BENCHMARK PRICE

AUG 2026	
BENCHMARK PRICE	$698,600
CHANGE (Y/Y)	-3.2%
LIST $ VS SALE $	97.21%

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

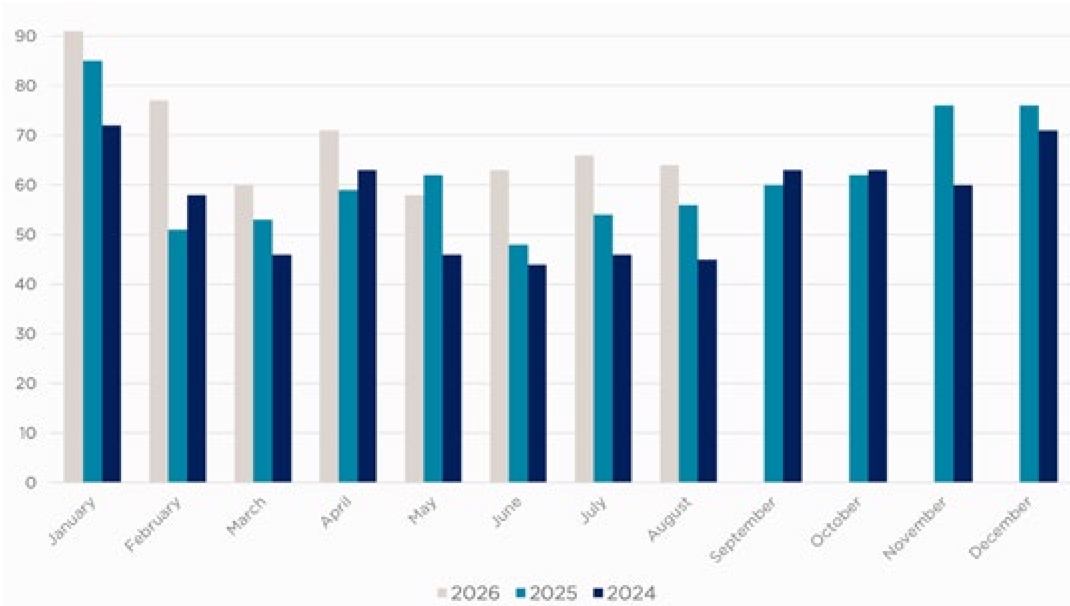
Market Statistics: Courtesy of the Association of Interior Realtors® (interiorrealtors.ca). **% Change:** Over the same period the year prior. **Area Covered:** Central Okanagan.

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

TOWNHOMES

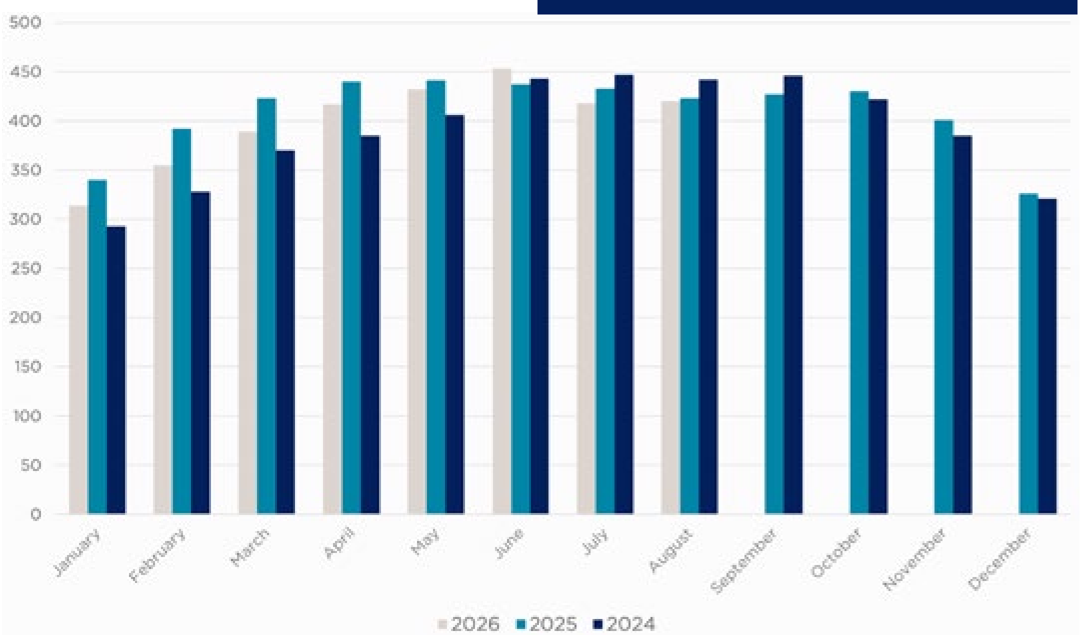
DAYS ON MARKET

AUG 2026	
DAYS ON MARKET	64
CHANGE (Y/Y)	+14.3%



CURRENT INVENTORY

AUG 2026	
CURRENT INVENTORY	420
CHANGE (Y/Y)	-0.7%



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

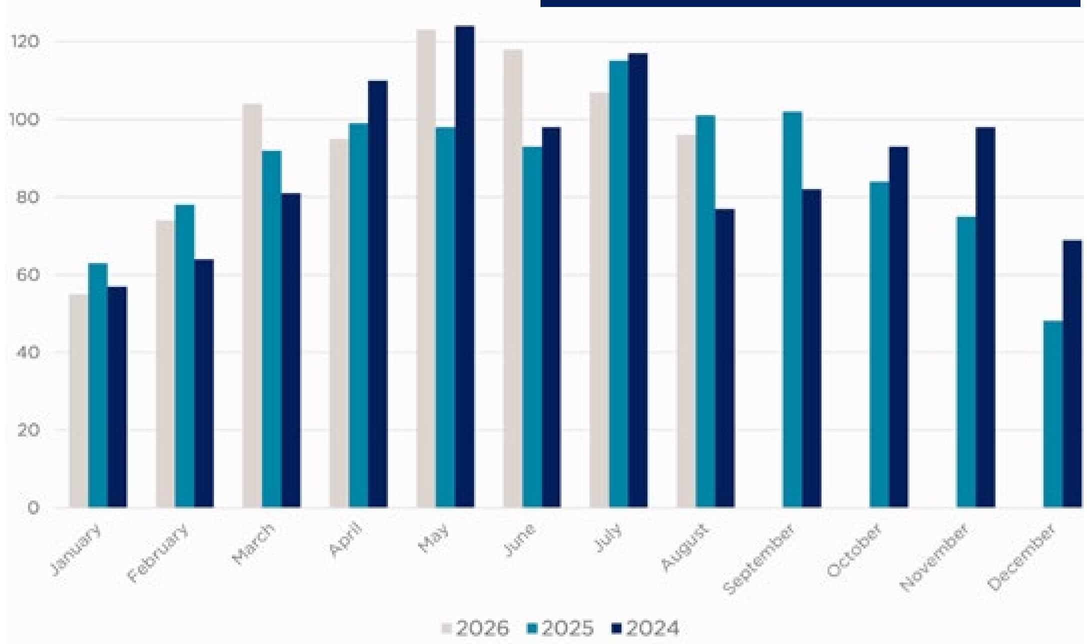
Market Statistics: Courtesy of the Association of Interior Realtors® (interiorrealtors.ca). **% Change:** Over the same period the year prior. **Area Covered:** Central Okanagan.

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

CONDOS / APARTMENTS

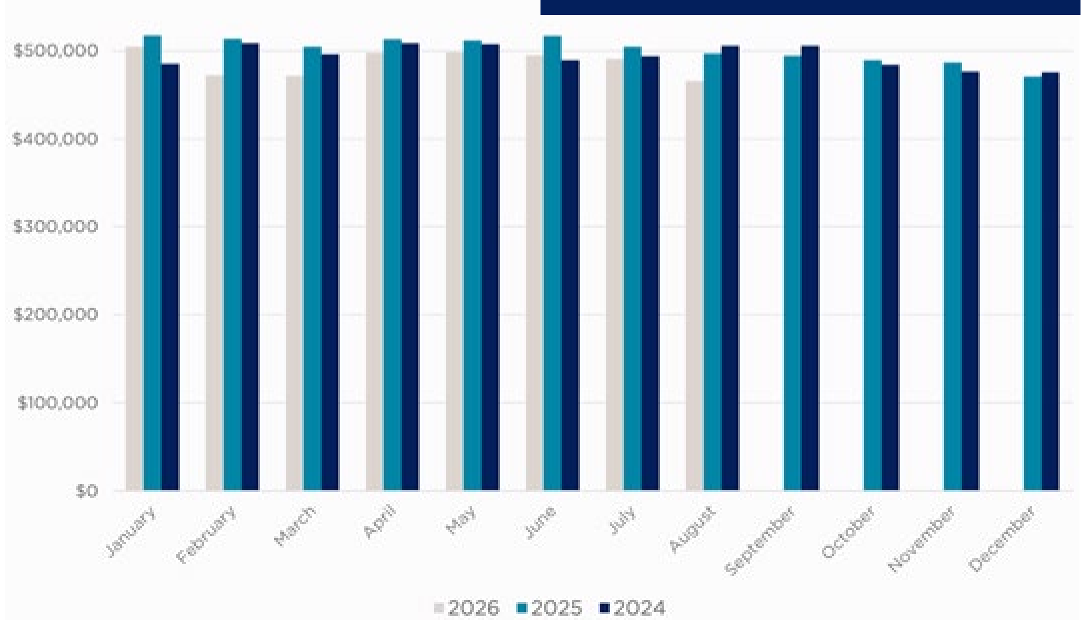
SALES VOLUME

AUG 2026	
SALES VOLUME	96
CHANGE (Y/Y)	-5.0%



BENCHMARK PRICE

AUG 2026	
BENCHMARK PRICE	$465,700
CHANGE (Y/Y)	-6.3%
LIST $ VS SALE $	96.37%



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

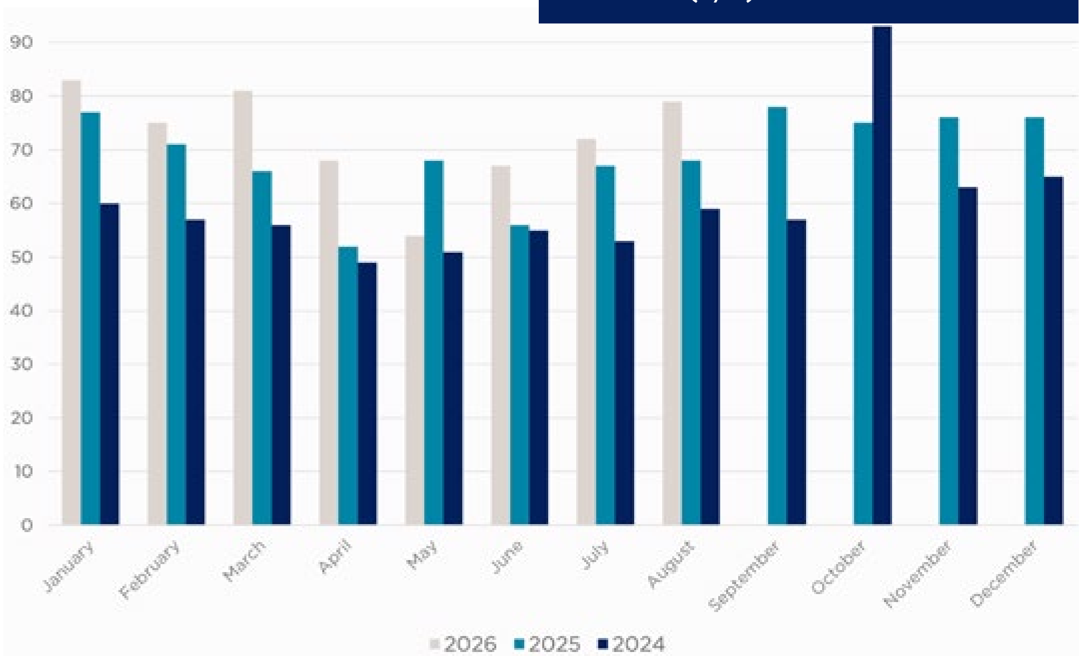
Market Statistics: Courtesy of the Association of Interior Realtors® (interiorrealtors.ca). **% Change:** Over the same period the year prior. **Area Covered:** Central Okanagan.

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

CONDOS / APARTMENTS

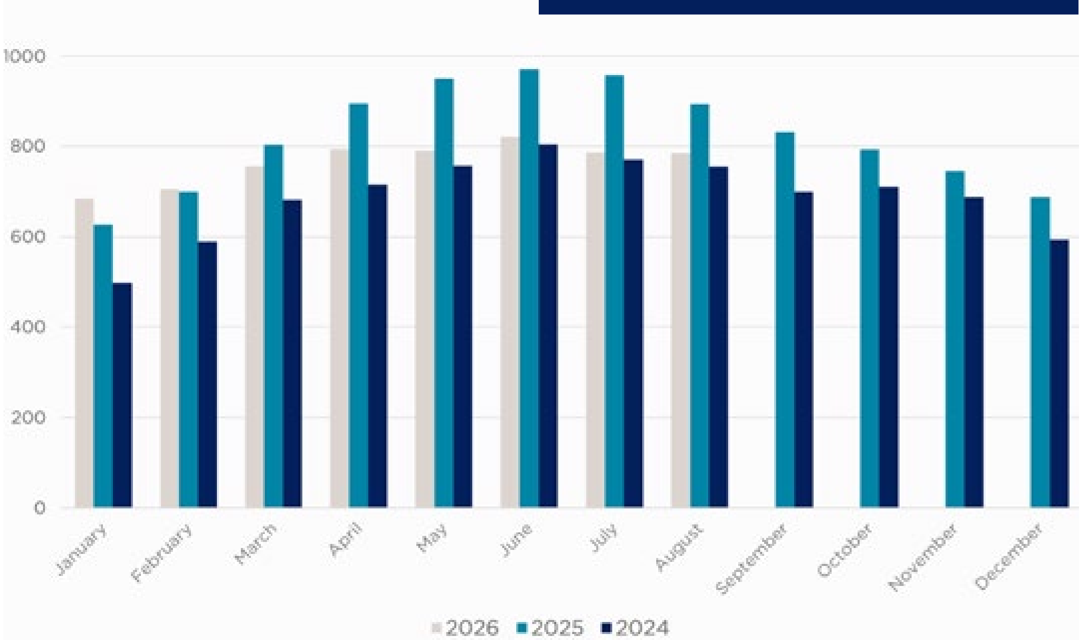
DAYS ON MARKET

AUG 2026	
DAYS ON MARKET	79
CHANGE (Y/Y)	+15.9%



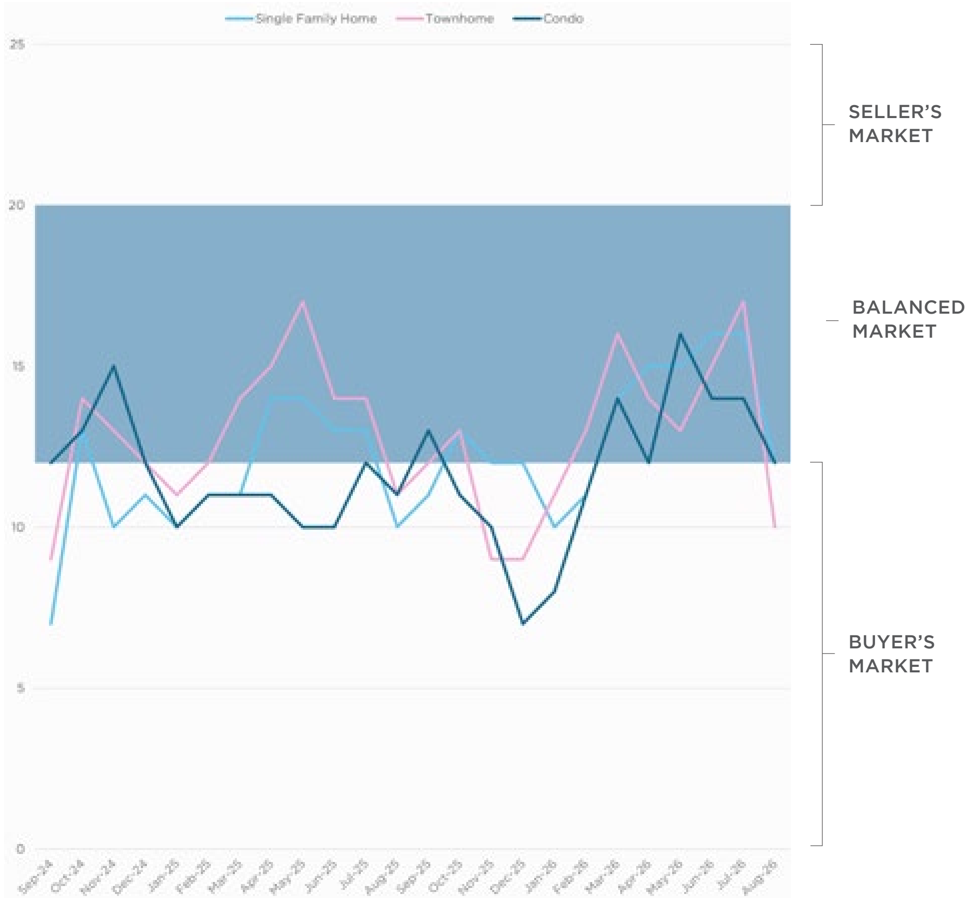
CURRENT INVENTORY

AUG 2026	
CURRENT INVENTORY	785
CHANGE (Y/Y)	-12.1%



^**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.

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

AUGUST 2026

	SINGLE FAMILY		TOWNHOME		CONDO/ APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
Big White	1		4 100.0%	$694,600 -1.1%	0 -100.0%	$435,400 -5.3%
Black Mountain	6 -53.8%	$1,179,200 2.4%	1 0.0%	$771,200 -2.8%		
Crawford Estates	2 100.0%	$1,345,300 1.5%				
Dilworth Mountain	6 100.0%	$1,158,800 -1.5%		$906,300 -0.8%	3 50.0%	$438,800 -5.1%
Ellison	3 -40.0%	$870,700 2.8%		$664,300 -4.2%		
Fintry	2 0.0%	$927,700 3.6%		$632,600 -6.1%		$255,400 -4.2%
Glenmore	9 -30.8%	$965,000 0.6%	4 -50.0%	$671,300 -1.7%	7 133.3%	$487,700 -7.7%
Glenrosa	4 -55.6%	$822,400 -0.5%		$704,100 -8.1%		
Joe Rich	1					
Kelowna North	3 50.0%	$927,700 -0.8%	1 -50.0%	$753,700 -2.0%	29 20.8%	$571,700 -6.5%
Kelowna South	5 66.7%	$939,500 -2.1%	3 -25.0%	$686,600 -1.9%	8 100.0%	$449,200 -7.5%
Kettle Valley	0 -100.0%	$1,281,000 -1.5%	0 -100.0%	$761,700 -0.8%		
Lake Country East / Oyama	3 50.0%	$1,071,200 1.1%		$660,900 0.1%	1 0.0%	$414,700 -5.0%
Lake Country North West	1 -83.3%	$1,377,400 -0.1%	3 50.0%	$764,500 -4.2%		
Lake Country South West	6 -33.3%	$1,067,100 1.6%	1 0.0%	$904,200 -2.1%	1	
Lakeview Heights	12 71.4%	$1,160,200 -2.5%	0 -100.0%	$907,000 -9.6%		$630,900 -5.4%
Lower Mission	6 -40.0%	$1,265,100 2.0%	4 0.0%	$766,300 -0.6%	11 10.0%	$465,100 -4.7%

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

NEIGHBOURHOOD SALES

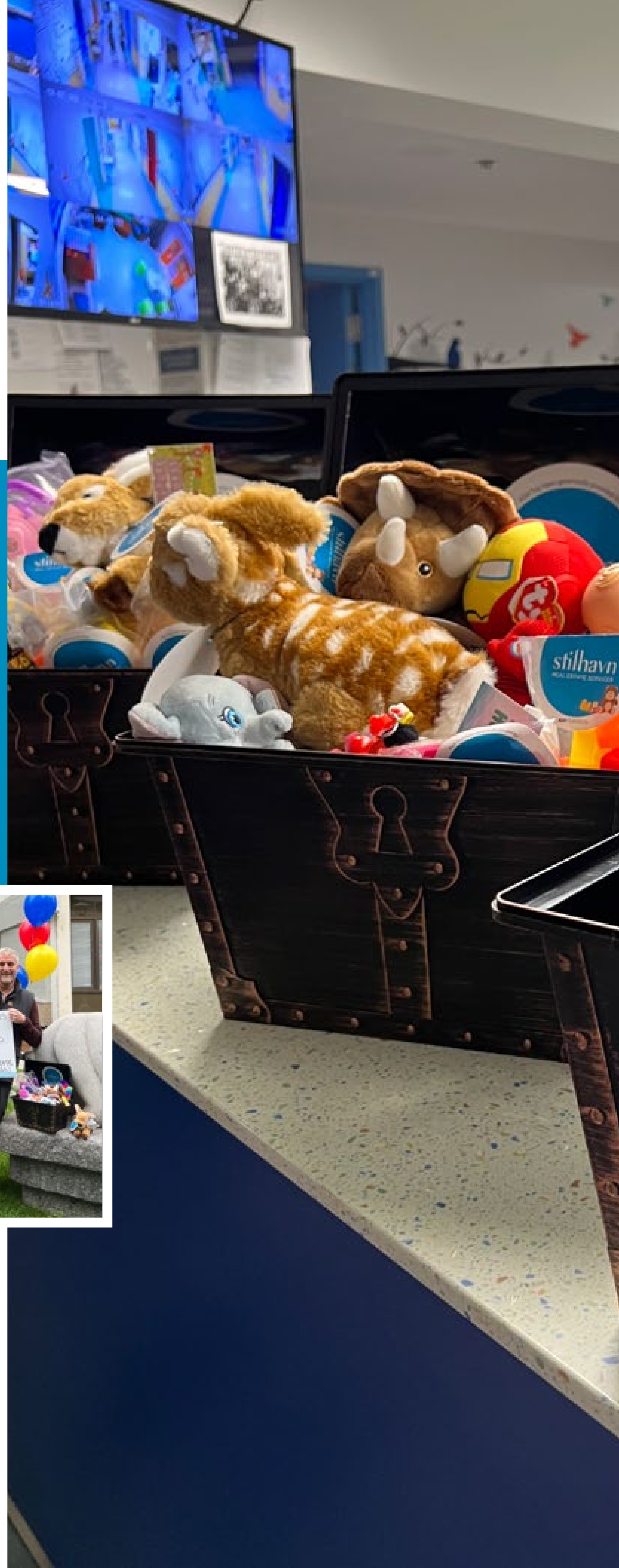
AUGUST 2026

	SINGLE FAMILY		TOWNHOME		CONDO/ APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
McKinley Landing	3 0.0%	$1,341,200 ↑ 2.4%	1	$740,500 ↓ -3.5%	1	
North Glenmore	11 ↑ 83.3%	$953,700 ↓ -0.2%	4 ↑ 100.0%	$664,700 ↓ 0.0%	5 0.0%	$420,300 ↓ -6.7%
Peachland	4 ↓ -50.0%	$967,700 ↓ -1.3%	3 ↑ 200.0%	$703,000 ↓ -13.9%	0 ↓ -100.0%	$542,600 ↓ -5.9%
Rutland North	11 ↑ 83.3%	$847,600 ↑ 3.1%	1 ↓ -83.3%	$538,700 ↓ -1.2%	4 ↓ -71.4%	$345,200 ↓ -4.4%
Rutland South	6 ↓ -25.0%	$801,100 ↑ 1.7%	4 ↑ 300.0%	$508,000 ↓ -0.6%	2 0.0%	$361,000 ↓ -7.8%
Shannon Lake	7 ↓ -12.5%	$1,010,200 ↑ 1.3%	1 ↓ -75.0%	$785,700 ↓ -7.1%	2 0.0%	$504,700 ↓ -4.4%
Smith Creek	3 ↑ 50.0%	$958,700 ↓ -0.7%		$692,200 ↓ -8.0%		
South East Kelowna	1 ↓ -75.0%	$1,205,100 ↑ 1.0%	0 ↓ -100.0%	$923,000 ↓ -2.2%		
Springfield/Spall	3 ↓ -25.0%	$662,700 ↓ -12.7%	2 ↓ -60.0%	$567,800 ↓ -2.6%	4 ↓ -50.0%	$474,300 ↓ -4.5%
University District	1 ↓ -66.7%	$1,098,800 ↑ 1.8%	2 ↑ 100.0%	$782,900 ↓ -2.0%	9 ↓ -10.0%	$406,300 ↓ -7.2%
Upper Mission	7 ↑ 16.7%	$1,325,600 ↑ 0.1%		$1,046,600 ↓ -1.5%	2	
West Kelowna Estates	6 ↑ 50.0%	$1,002,300 ↓ -1.4%	2	$847,000 ↓ -8.5%		
Westbank Centre	4 ↑ 33.3%	$731,700 ↓ -4.5%	1	$629,000 ↓ -7.7%	7 ↓ -36.4%	$413,400 ↓ -5.3%
Wilden	3 ↑ 50.0%	$1,360,000 ↑ 2.4%		$956,100 ↓ -0.8%		

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


Roar!

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.

KGHFOUNDATION

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

#FindYourHavn @ Okanagan.Stilhavn.com

stilhavn
REAL ESTATE SERVICES

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, səlilwətaɬ, Lil’wat, Sḵwxwú7mesh and Syilx/Okanagan People.