



SEPTEMBER 2026

THE STILHAVN REPORT

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

OKANAGAN

stillhavn
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 SEPTEMBER MARKET

September in the Okanagan brings a return to familiar routines as summer vacations come to an end, students head back to school, and communities transition into the fall season. This seasonal reset brings renewed attention to the housing market, as buyers and sellers revisit plans and consider their next steps for the months ahead. Following a difficult summer across the region, September offered early indications of improving market conditions, while buyers and sellers continued to approach decisions thoughtfully.

Residential real estate activity across the Interior in September showed signs that the market is beginning to find its footing again after a challenging few months, reports the Association of Interior REALTORS® (the Association).

RESIDENTIAL MARKET OVERVIEW

The Association region recorded 1,141 residential sales in September, on par with the 1,141 units sold in August yet down 8% compared to the same time last year.

Ryan Mayne, President of the Association, notes that *“market activity across the Interior is showing early signs of a soft rebound following a challenging few months. While broader geopolitical and economic uncertainty continues to make some buyers and sellers hesitant, inventory isn’t accumulating, which is helping maintain balanced conditions. We’re also seeing that well priced homes are being picked up relatively quickly, which is an encouraging sign that the market is gradually moving in the right direction.”*

INVENTORY

Single-family home inventory in the Central Okanagan totaled 1,218 in September 2026, down 0.08% from last month and down 16.1% versus last year. At 445, inventory within the townhome housing category was up 6% versus last month and up 4.2% over last year. Inventory of condominium homes in the Central Okanagan was 774 in September 2026, down 1.4% over last month and down by 6.8% versus last year.

BENCHMARK PRICE BY PROPERTY TYPE

In the Central Okanagan, the benchmark price for single-family homes increased by 0.05% over last month, and is up by 3.57% over last year, coming in at \$1,057,200.

In the townhome housing category, the benchmark price decreased by 0.3% over last month and 5.4% over last year, coming in at \$696,600.

The benchmark price in the condominium housing category saw an increase of 6.6% over last month, and an increase of 0.44% from September 2025, coming in at \$496,700.

*All statistics are courtesy of The Association of Interior REALTORS®.

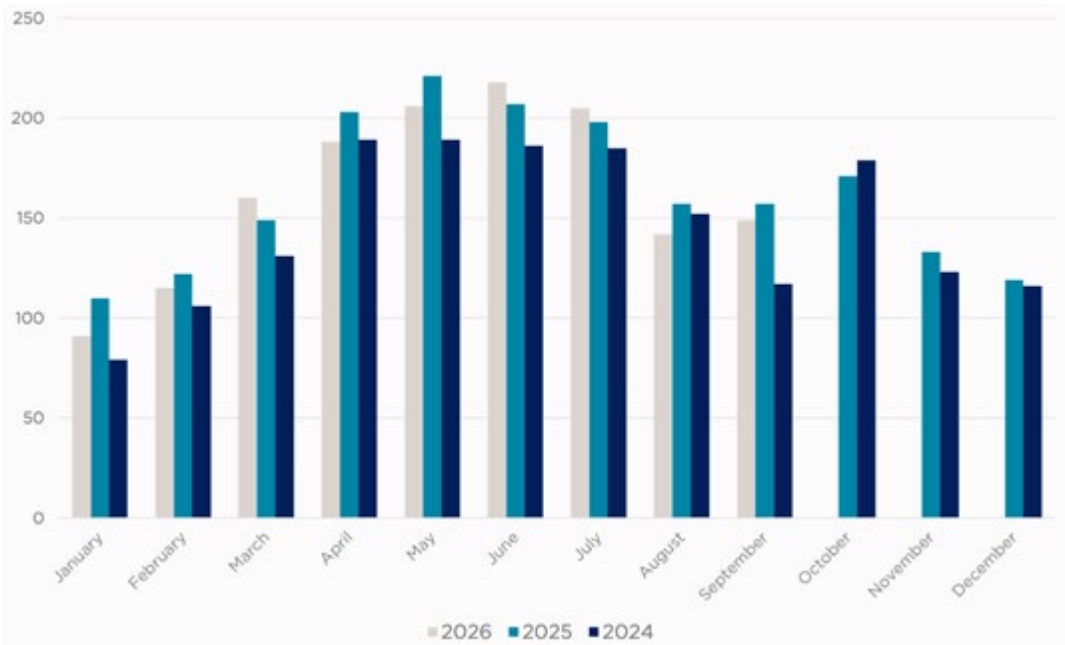
^The Association of Interior REALTORS® is a member-based professional organization serving approximately 2,500 REALTORS® who live and work in communities across the interior of British Columbia including the Okanagan Valley, Kamloops and Kootenay regions, as well as the South Peace River region. The 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

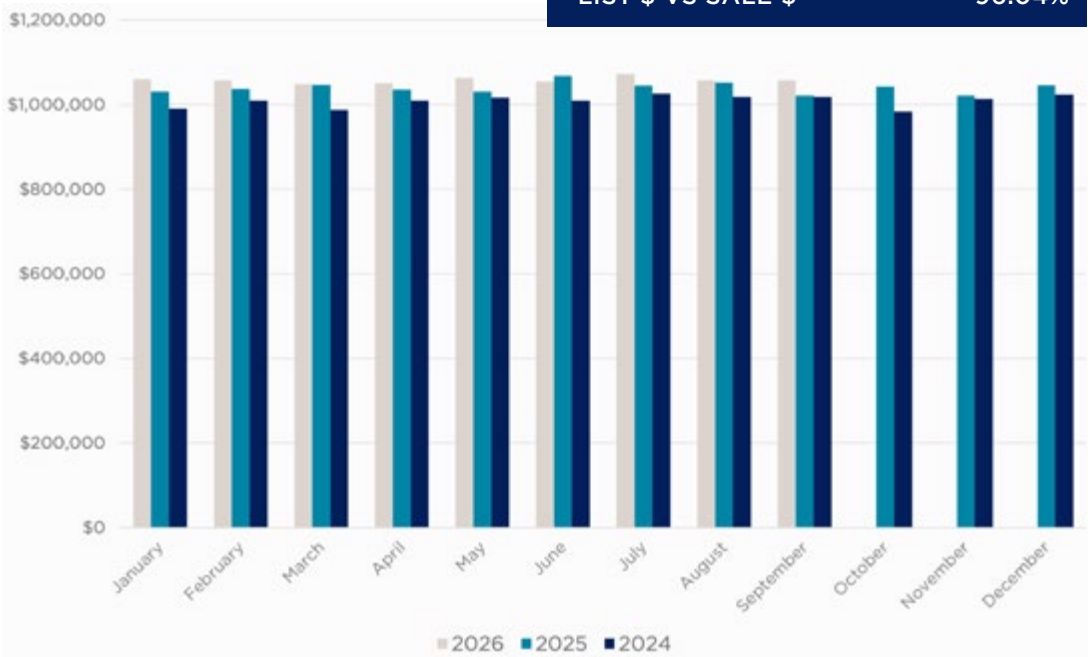
SALES VOLUME

SALES VOLUME	149
CHANGE (Y/Y)	-5.1%



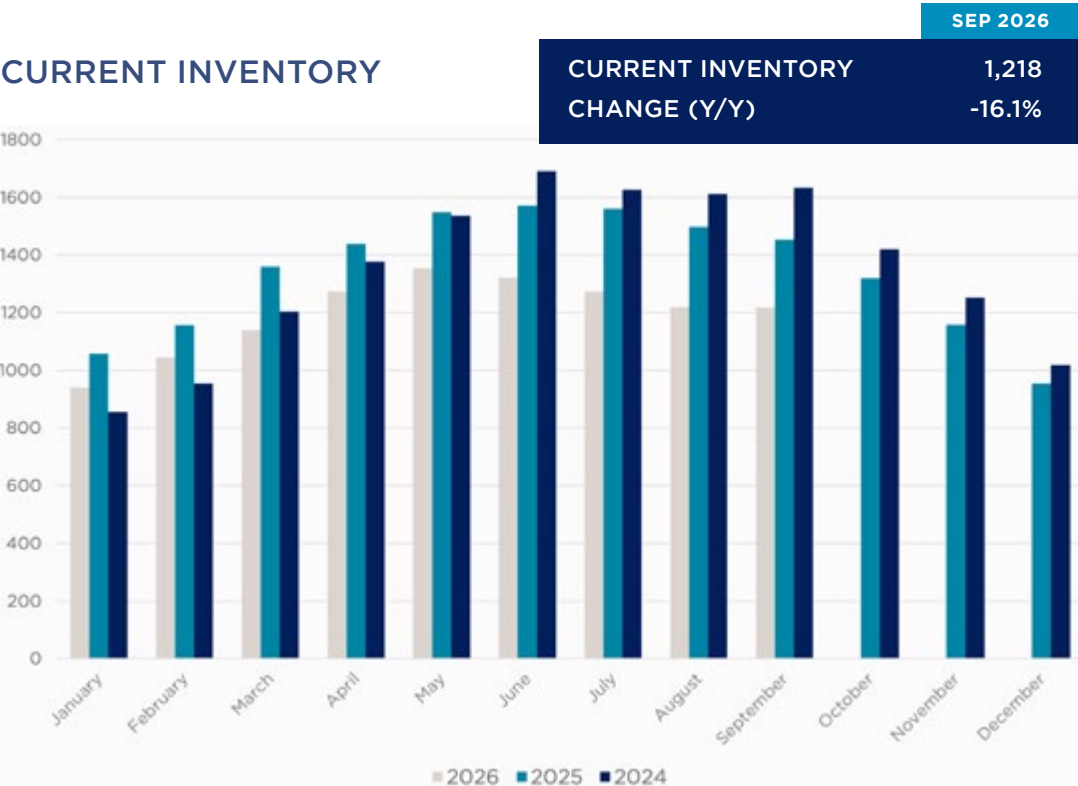
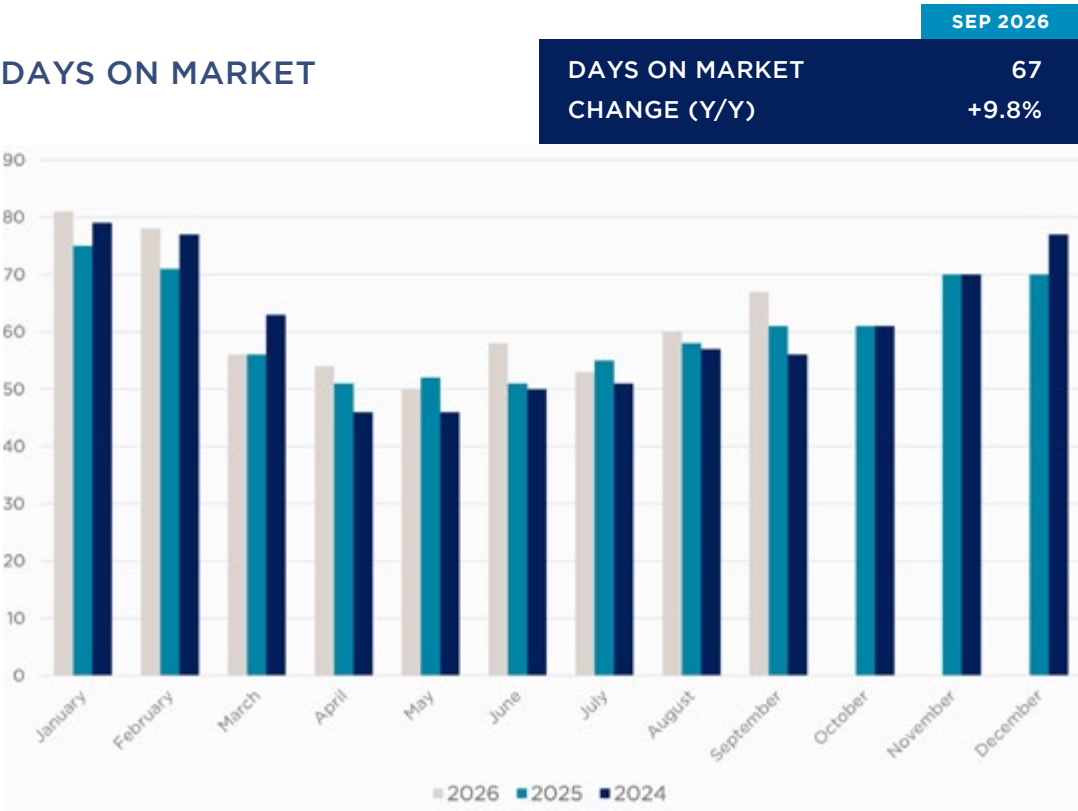
BENCHMARK PRICE

BENCHMARK PRICE	\$1,057,200
CHANGE (Y/Y)	+3.57%
LIST \$ VS SALE \$	96.04%



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

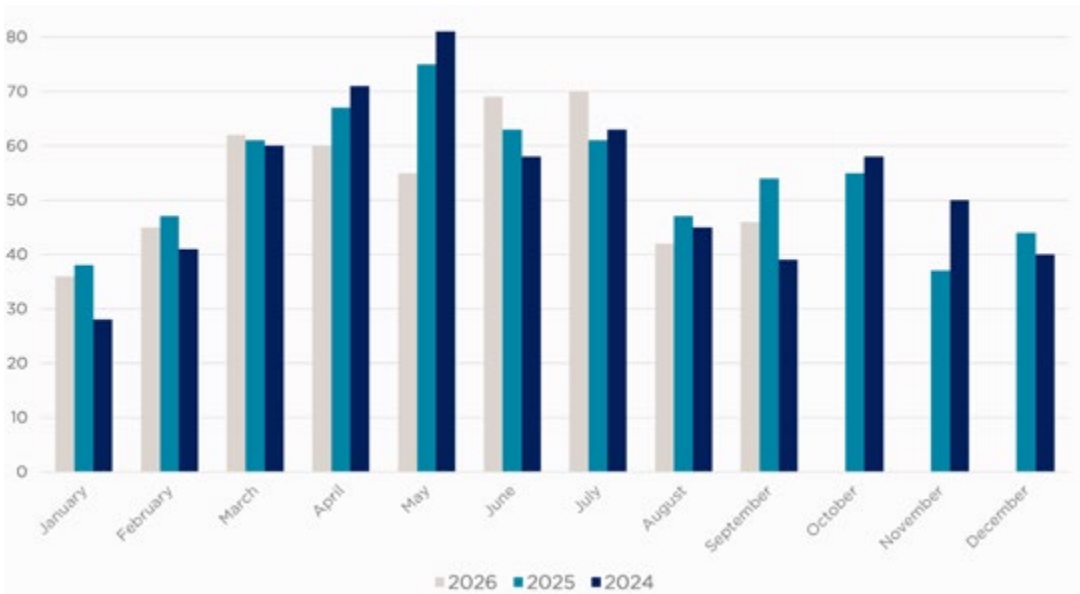


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TOWNHOMES

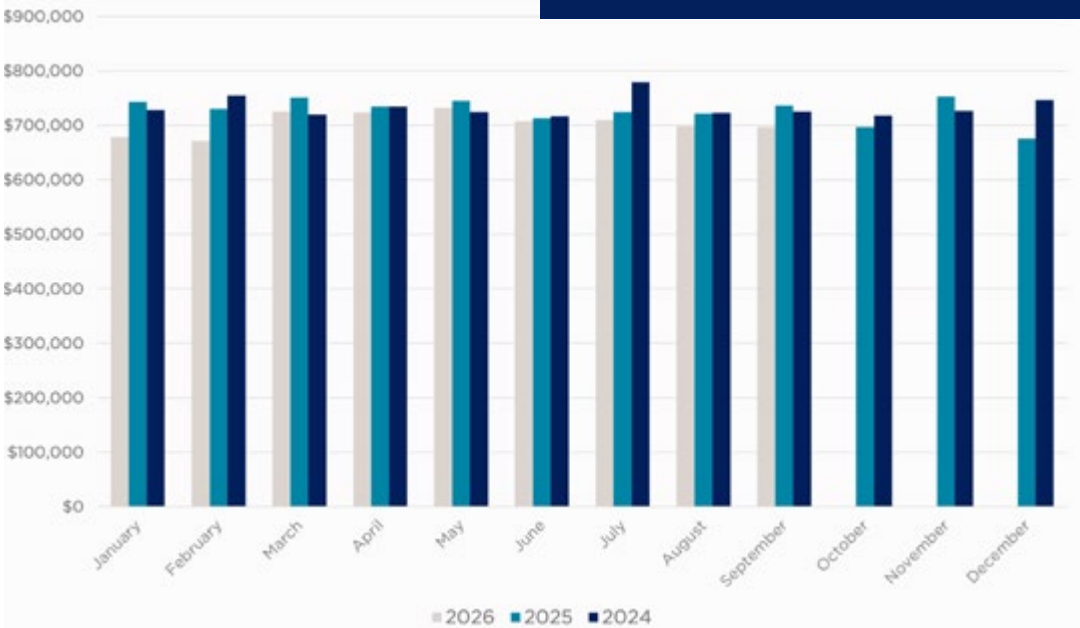
SALES VOLUME

SALES VOLUME	46
CHANGE (Y/Y)	-14.8%



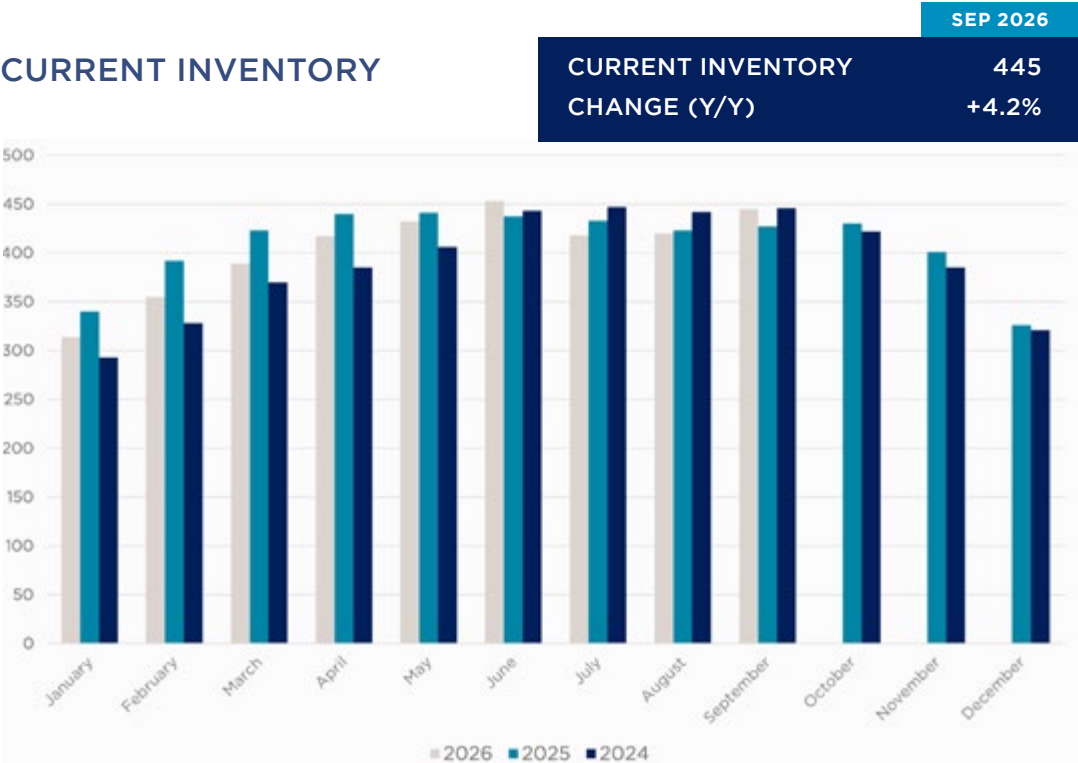
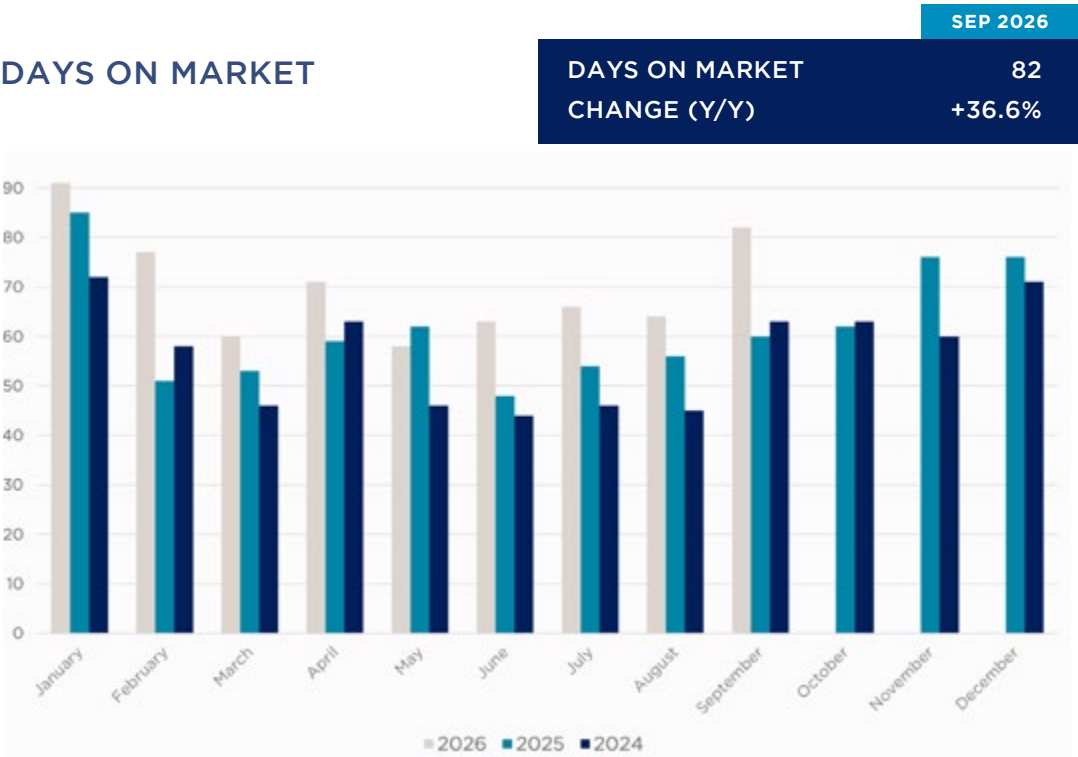
BENCHMARK PRICE

BENCHMARK PRICE	\$696,600
CHANGE (Y/Y)	-5.4%
LIST \$ VS SALE \$	96.57%



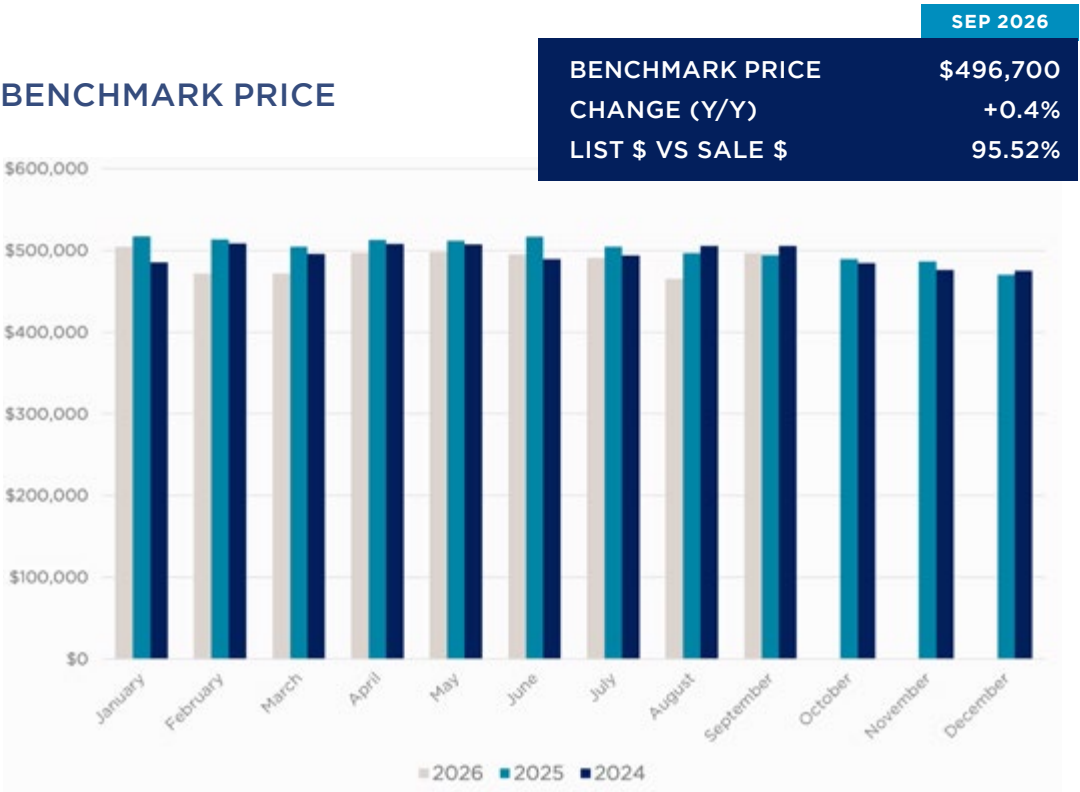
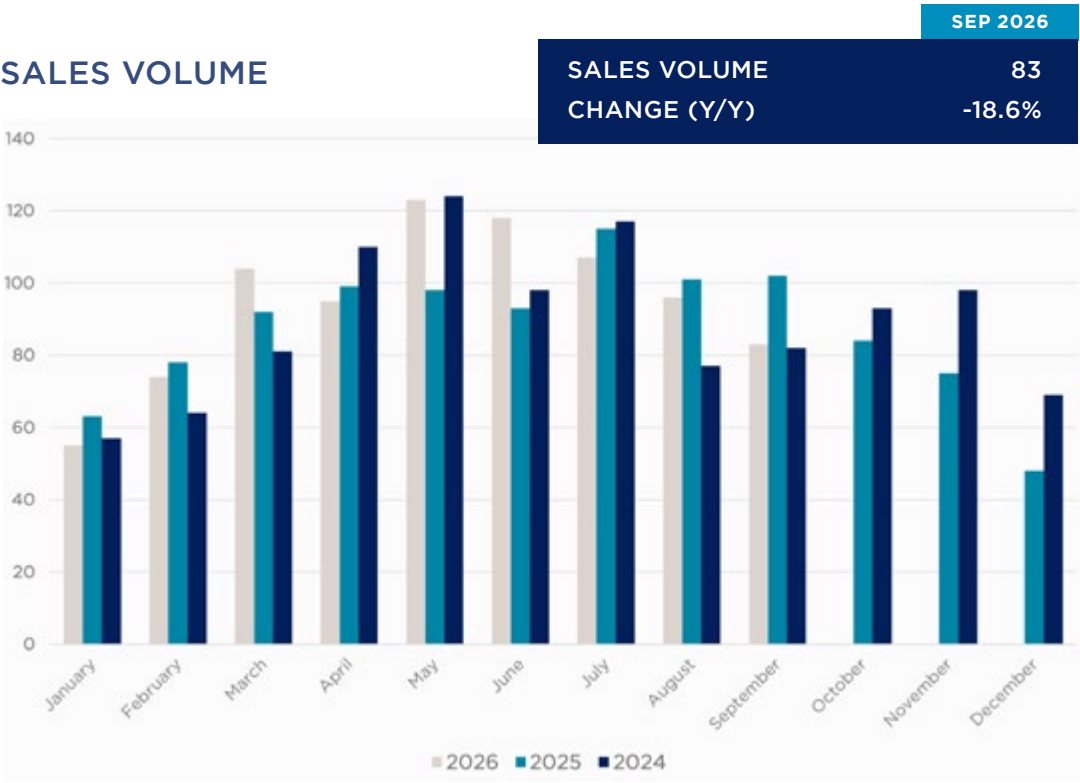
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TOWNHOMES



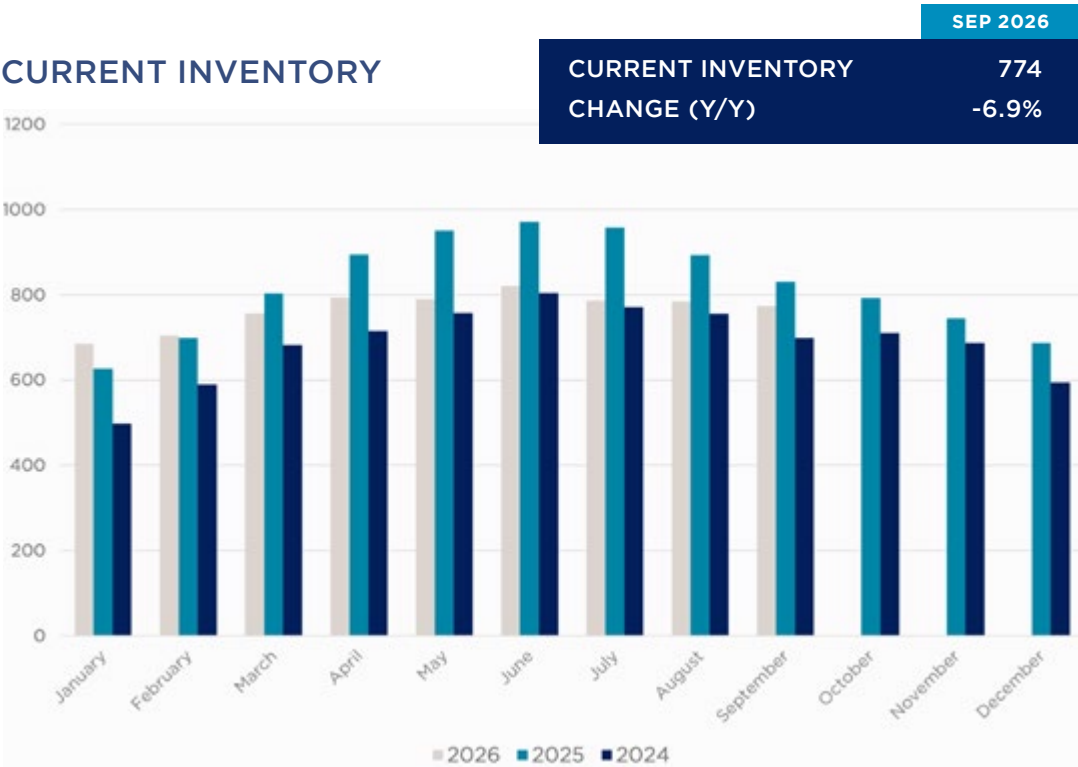
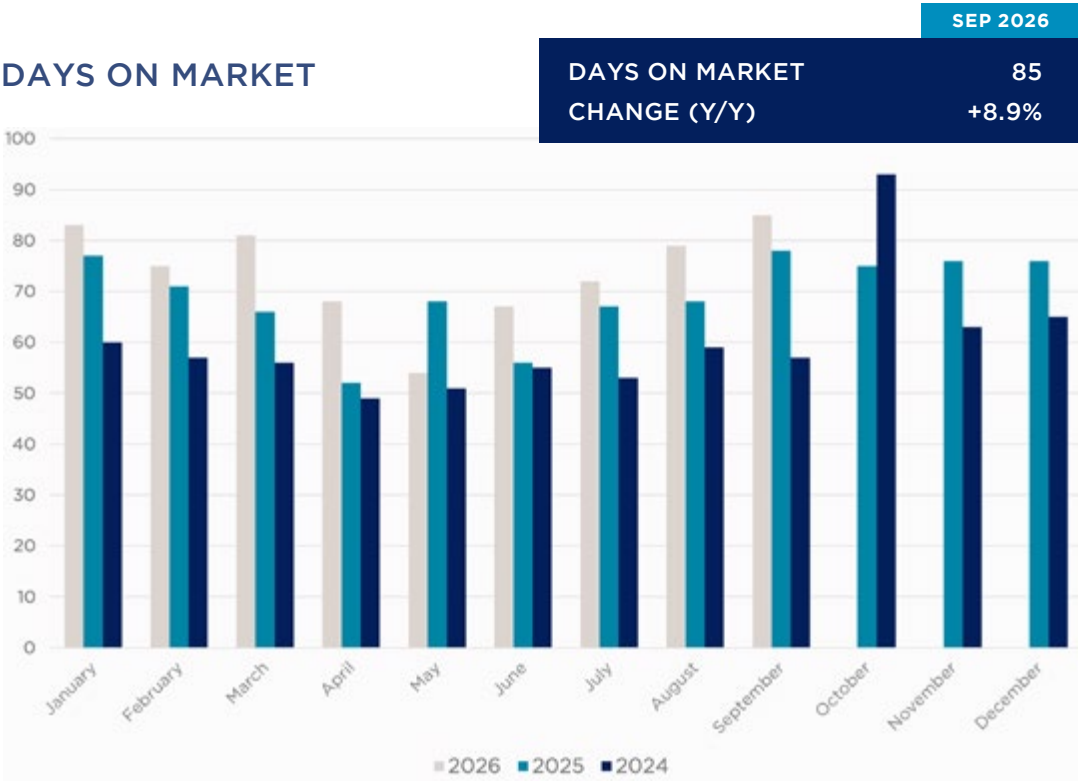
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CONDOS / APARTMENTS



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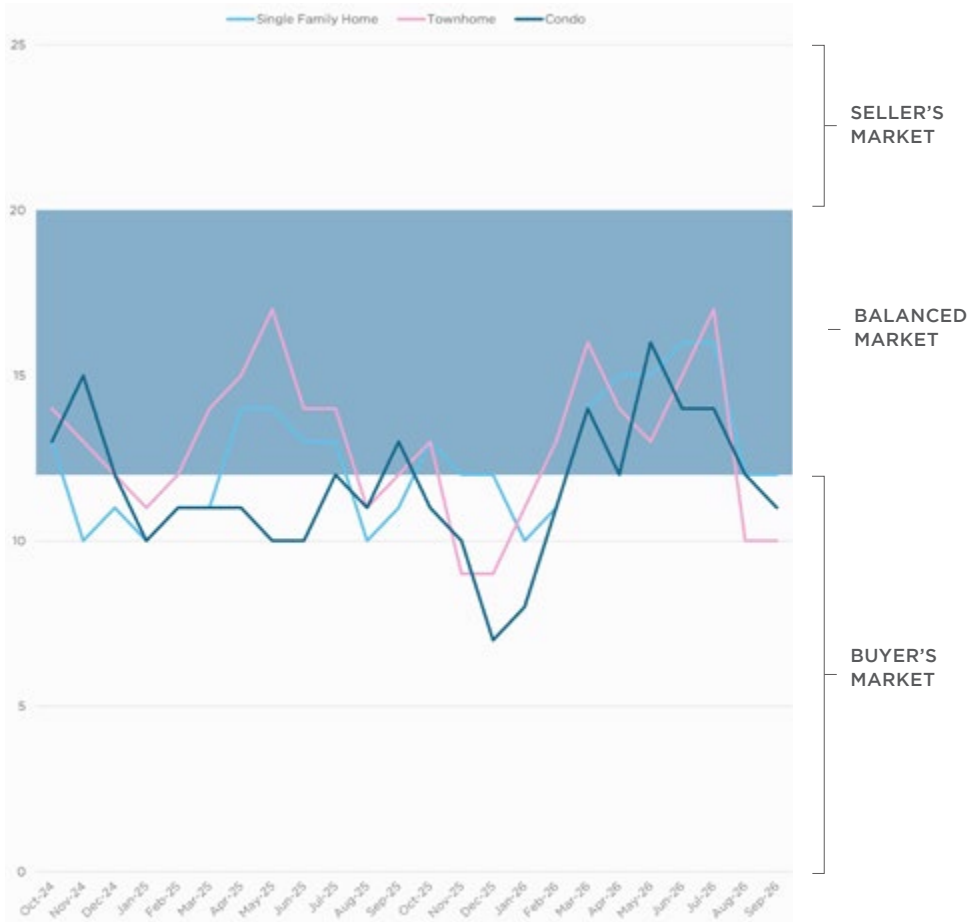
CONDOS / APARTMENTS



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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

SEPTEMBER 2026

	SINGLE FAMILY		TOWNHOME		CONDO/ APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
Big White			1 ↓ -80.0%	\$688,700 ↓ -4.8%	6 ↑ 50.0%	\$463,200 ↑ 1.7%
Black Mountain	7 ↓ -12.5%	\$1,184,900 ↑ 4.4%		\$758,900 ↓ -6.6%		
Crawford Estates	0 ↓ -100.0%	\$1,329,800 ↑ 2.8%				
Dilworth Mountain	2 ↓ -60.0%	\$1,155,400 ↓ -0.2%	1 ↓ -50.0%	\$899,700 ↓ -5.5%	0 ↓ -100.0%	\$463,000 ↑ 2.0%
Ellison	3 0.0%	\$862,800 ↑ 3.9%		\$664,500 ↓ -5.6%		
Fintry	1 ↓ -50.0%	\$920,300 ↑ 6.8%		\$642,900 ↓ -4.7%		\$270,300 ↑ 1.7%
Glenmore	11 ↓ -8.3%	\$967,800 ↑ 2.4%	4 ↓ -55.6%	\$671,400 ↓ -5.0%	3 ↓ -57.1%	\$528,400 ↑ 0.6%
Glenrosa	5 ↓ -37.5%	\$821,100 ↑ 6.9%		\$717,200 ↓ -6.5%		
Joe Rich	1				0 ↓ -100.0%	
Kelowna North	4 ↓ -20.0%	\$923,200 ↓ -1.0%	3 ↑ 200.0%	\$731,100 ↓ -8.7%	13 ↓ -13.3%	\$610,100 ↑ 0.9%
Kelowna South	4 ↓ -33.3%	\$948,900 ↑ 1.0%	4 ↑ 33.3%	\$673,800 ↓ -6.7%	5 ↓ -58.3%	\$475,100 ↓ -0.7%
Kettle Valley	0 ↓ -100.0%	\$1,280,900 ↓ -0.4%	1 ↓ -4.6%	\$753,000		
Lake Country East / Oyama	2 ↓ -66.7%	\$1,071,700 ↑ 2.9%	2 ↓ -4.6%	\$654,400	1 ↓ -50.0%	\$440,700 ↑ 2.3%
Lake Country North West	4 0.0%	\$1,378,000 ↑ 0.4%	4 ↑ 300.0%	\$758,700 ↓ -6.7%	1 0.0%	
Lake Country South West	3 ↓ -57.1%	\$1,057,600 ↑ 2.7%	1 ↓ -50.0%	\$901,600 ↓ -5.5%		
Lakeview Heights	6 ↓ -50.0%	\$1,166,000 ↑ 5.2%	2 ↓ -7.9%	\$916,600	3 ↑ 200.0%	\$671,600 ↑ 2.7%
Lower Mission	16 ↑ 166.7%	\$1,268,600 ↑ 4.3%	7 ↑ 75.0%	\$761,900 ↓ -5.1%	18 ↑ 12.5%	\$495,300 ↑ 2.7%

NEIGHBOURHOOD SALES

SEPTEMBER 2026

	SINGLE FAMILY		TOWNHOME		CONDO/ APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
McKinley Landing	3 ↓ -25.0%	\$1,350,100 ↑ 5.5%	0 ↓ -100.0%	\$740,000 ↓ -5.6%	1	
North Glenmore	9 0.0%	\$955,100 ↑ 1.7%	1 ↓ -83.3%	\$662,200 ↓ -2.9%	2 ↓ -66.7%	\$446,700 ↑ 0.4%
Peachland	6 ↑ 50.0%	\$971,900 ↑ 5.6%	3 ↑ 200.0%	\$739,000 ↓ -9.6%	1 ↑ 2.4%	\$578,500
Rutland North	11 ↑ 37.5%	\$840,900 ↑ 3.4%	1 ↓ -50.0%	\$530,300 ↓ -6.0%	3 ↓ -50.0%	\$369,400 ↑ 2.6%
Rutland South	7 ↑ 16.7%	\$805,300 ↑ 3.9%		\$515,500 ↓ -2.8%	2 ↑ 100.0%	\$386,300 ↑ 0.4%
Shannon Lake	6 ↓ -14.3%	\$1,009,800 ↑ 6.4%	1 ↓ -5.2%	\$797,100	4 ↑ 300.0%	\$537,500 ↑ 3.0%
Smith Creek	2 ↑ 100.0%	\$961,700 ↑ 6.9%		\$698,100 ↓ -6.0%		
South East Kelowna	4 ↑ 33.3%	\$1,198,600 ↑ 0.5%	2 0.0%	\$916,800 ↓ -4.8%		
Springfield/Spall	6 ↑ 20.0%	\$686,600 ↓ -5.0%	5 0.0%	\$554,900 ↓ -6.7%	9 ↓ -30.8%	\$505,200 ↑ 2.7%
University District	1 ↓ -80.0%	\$1,091,400 ↑ 2.6%	0 ↓ -100.0%	\$779,000 ↓ -5.6%	1 ↓ -80.0%	\$432,000 ↑ 0.0%
Upper Mission	11 ↑ 37.5%	\$1,325,900 ↑ 1.5%	0 ↓ -100.0%	\$1,037,600 ↓ -6.2%	0 ↓ -100.0%	
West Kelowna Estates	3 ↑ 50.0%	\$1,005,700 ↑ 5.7%	0 ↓ -100.0%	\$865,900 ↓ -6.3%	0 ↓ -100.0%	
Westbank Centre	6 ↑ 50.0%	\$733,700 ↑ 4.3%	0 ↓ -100.0%	\$638,100 ↓ -5.5%	10 ↑ 42.9%	\$442,600 ↑ 2.5%
Wilden	3 0.0%	\$1,346,900 ↑ 2.3%	2 ↓ -5.1%	\$950,700		





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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REAL ESTATE SERVICES

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We would like to acknowledge that we work and live on the traditional, unceded territory of the x'məθk'əyəm, səliłwətał, Lil'wat, Sḱwxwú7mesh and Syilx/Okanagan People.

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