

OCTOBER 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 OCTOBER MARKET

October in the Okanagan brings a noticeable shift into the fall season, as cooler temperatures and established routines shape the pace of daily life. With the busy summer months behind us, households are turning their attention toward year-end priorities and plans for the months ahead. In the housing market, activity slowed compared to the same period last year, reflecting a more cautious environment for buyers and sellers. While sales and new listings have declined, the region continues to maintain a relatively steady course amid broader economic challenges.

Residential real estate activity across the Interior in October continues to demonstrate relative stability despite ongoing economic uncertainty, reports the Association of Interior REALTORS® (the Association).

RESIDENTIAL MARKET OVERVIEW

The Association region recorded 1,079 residential sales in October, down from 1,141 units sold in September and down 15.2% compared to the same time last year.

Ryan Mayne, President of the Association, notes that *"while no real estate market is immune to the natural ebbs and flows of economic conditions, the Interior continues to demonstrate a level of stability that is encouraging when compared to some other markets across the province. We're certainly not back to normalized activity levels, and things are moving more slowly than they were earlier in the year, but given the broader economic challenges, the market is holding a fairly steady course."*

INVENTORY

Single-family home inventory in the Central Okanagan totaled 1,109 in October 2026, down 8.95% from last month and down 16% versus last year. At 409, inventory within the townhome housing category was down 8.1% versus last month and down 4.9% over last year. Inventory of condominium homes in the Central Okanagan was 754 in October 2026, down 2.58% over last month and down by 4.9% versus last year.

BENCHMARK PRICE BY PROPERTY TYPE

In the Central Okanagan, the benchmark price for single-family homes decreased by 5.1% over last month, and down by 3.82% over last year, coming in at $ 1,003,100.

In the townhome housing category, the benchmark price increased by 4.4% over last month and 4.3% over last year, coming in at $727,400.

The benchmark price in the condominium housing category saw a decrease of 6.4% over last month, and a decrease of 4.98% from October 2025, coming in at $465,100.

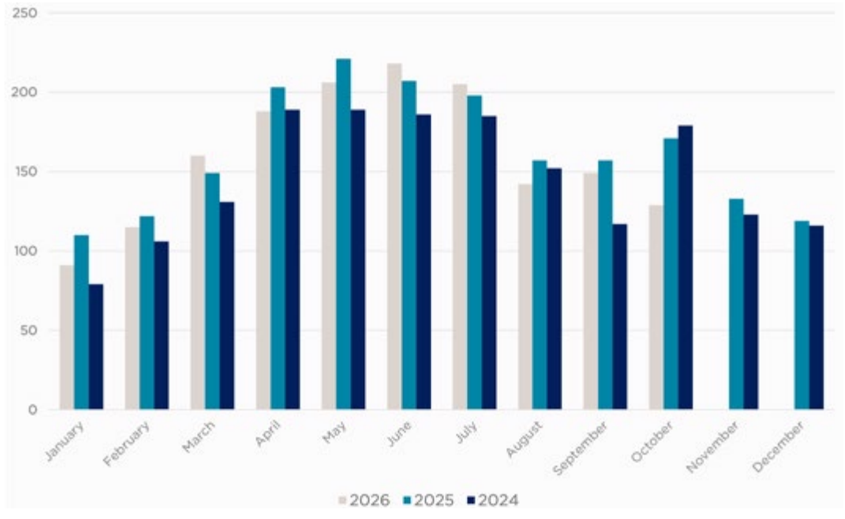
*All statistics are courtesy of The Association of Interior REALTORS®.
^The Association of Interior REALTORS® is a member-based professional organization serving approximately 2,500 REALTORS® who live and work in communities across the interior of British Columbia including the Okanagan Valley, Kamloops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

OCT 2026	
SALES VOLUME	129
CHANGE (Y/Y)	-24.6%



BENCHMARK PRICE

OCT 2026	
BENCHMARK PRICE	$1,003,100
CHANGE (Y/Y)	-3.82%
LIST $ VS SALE $	96.65%

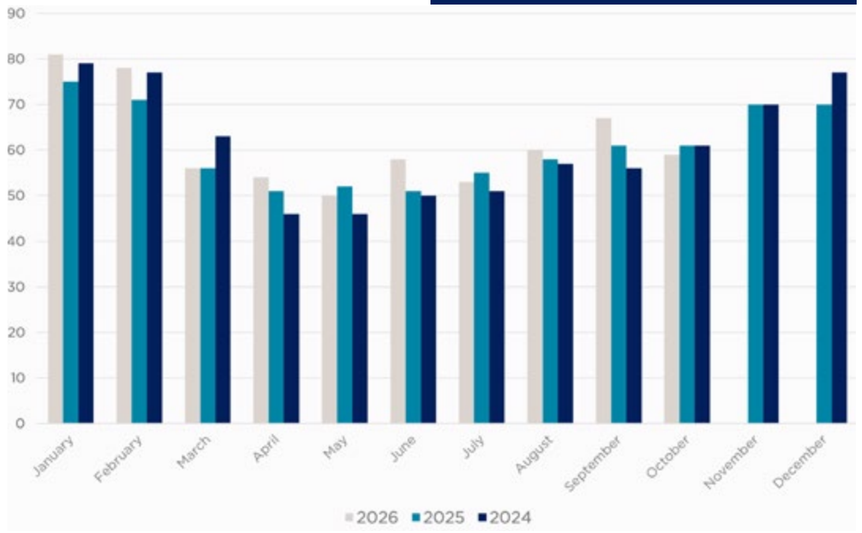


*Benchmark Price: Estimated sale price of a benchmark property, representing a typical property within each market.
Market Statistics: Courtesy of the Association of Interior Realtors® (interiorrealtors.ca). **% Change:** Over the same period the year prior. **Area Covered:** Central Okanagan.
*Year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

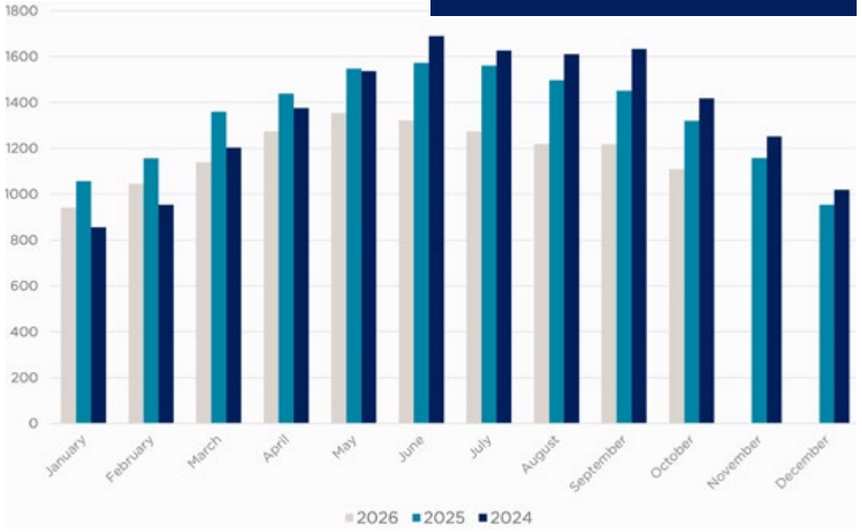
DAYS ON MARKET

OCT 2026	
DAYS ON MARKET	59
CHANGE (Y/Y)	-3.28%



CURRENT INVENTORY

OCT 2026	
CURRENT INVENTORY	1,109
CHANGE (Y/Y)	-16.0%

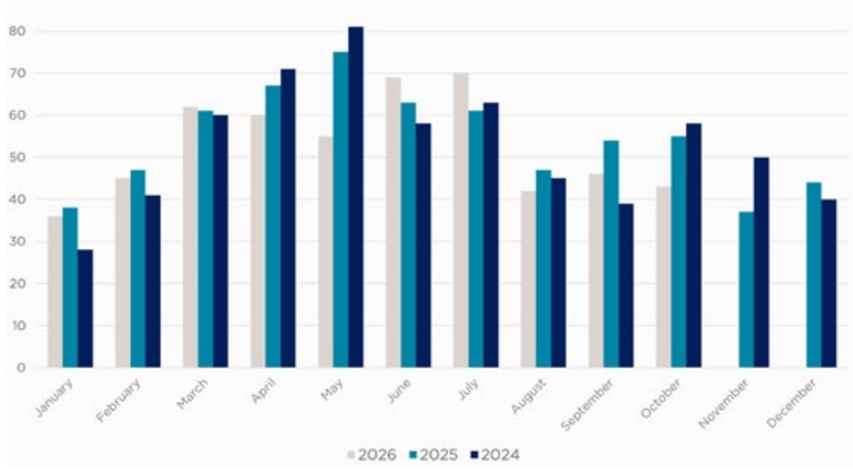


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TOWNHOMES

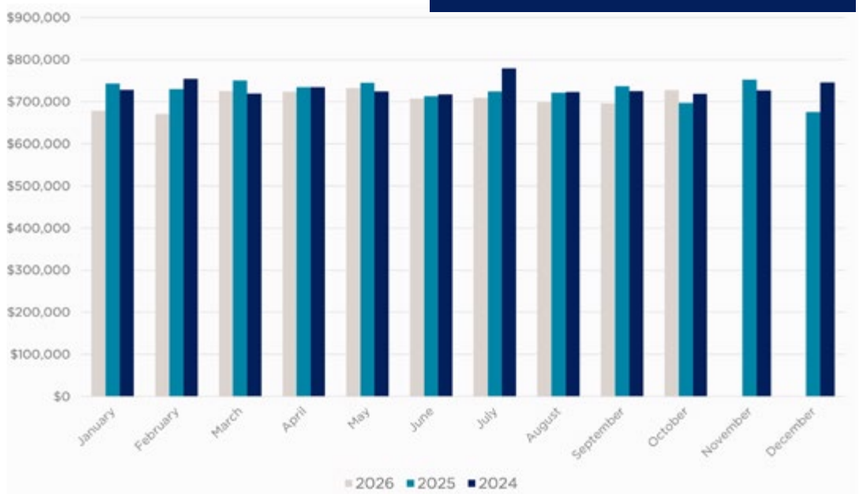
SALES VOLUME

OCT 2026	
SALES VOLUME	43
CHANGE (Y/Y)	-21.8%



BENCHMARK PRICE

OCT 2026	
BENCHMARK PRICE	$727,400
CHANGE (Y/Y)	+4.3%
LIST $ VS SALE $	97.37%

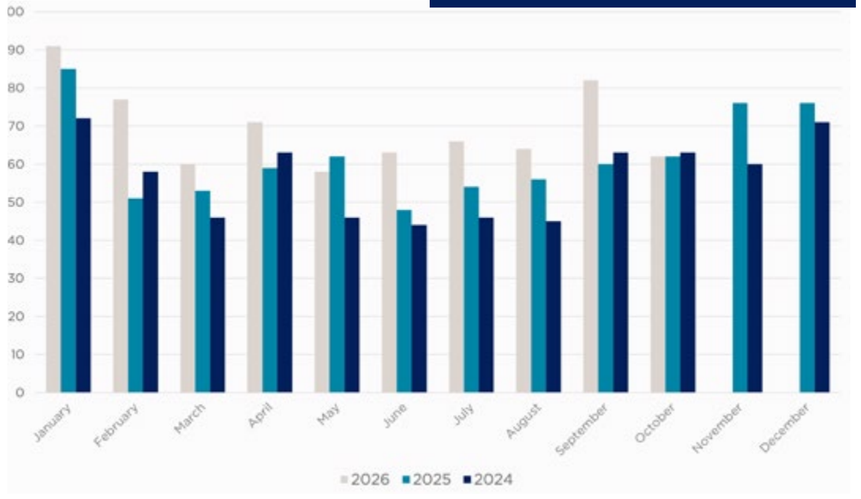


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TOWNHOMES

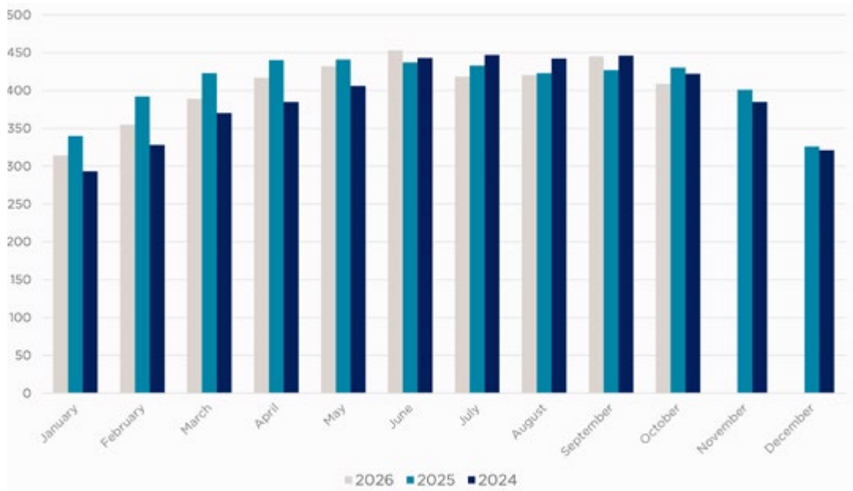
DAYS ON MARKET

OCT 2026	
DAYS ON MARKET	62
CHANGE (Y/Y)	0.0%



CURRENT INVENTORY

OCT 2026	
CURRENT INVENTORY	409
CHANGE (Y/Y)	-4.9%

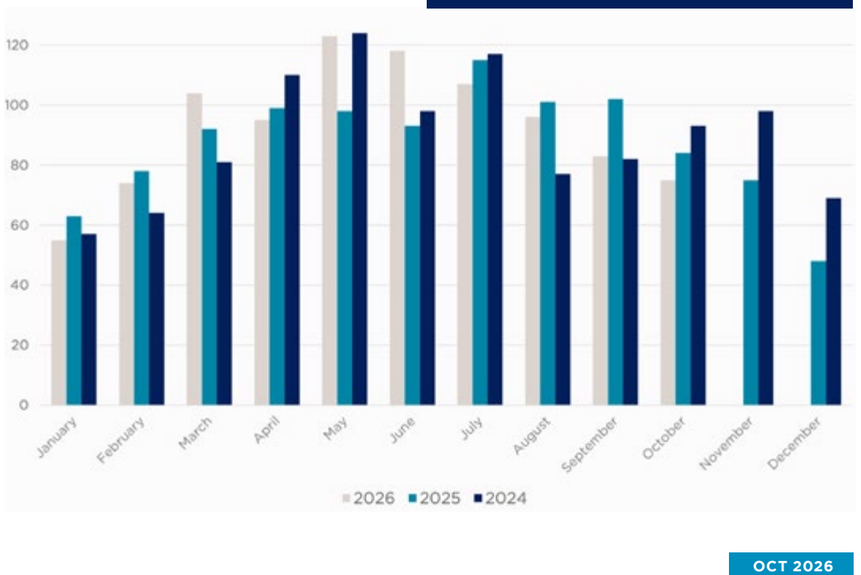


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CONDOS / APARTMENTS

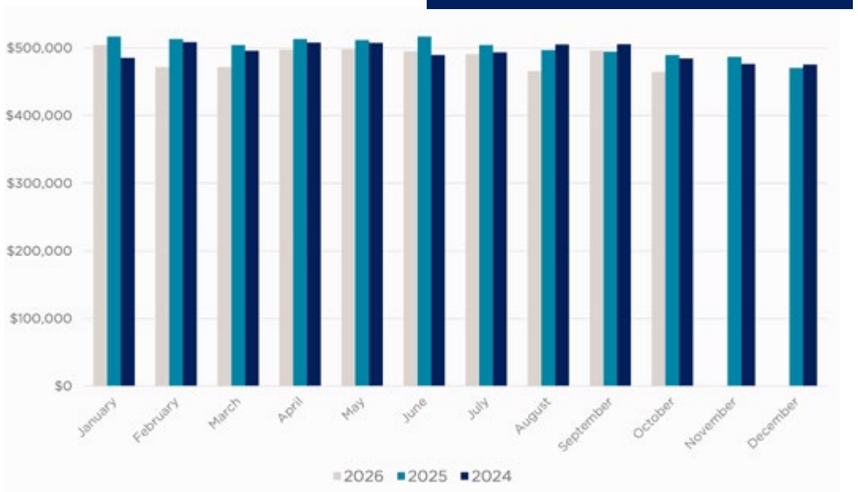
SALES VOLUME

OCT 2026	
SALES VOLUME	75
CHANGE (Y/Y)	-10.7%



BENCHMARK PRICE

OCT 2026	
BENCHMARK PRICE	$465,100
CHANGE (Y/Y)	-4.98%
LIST $ VS SALE $	96.02%

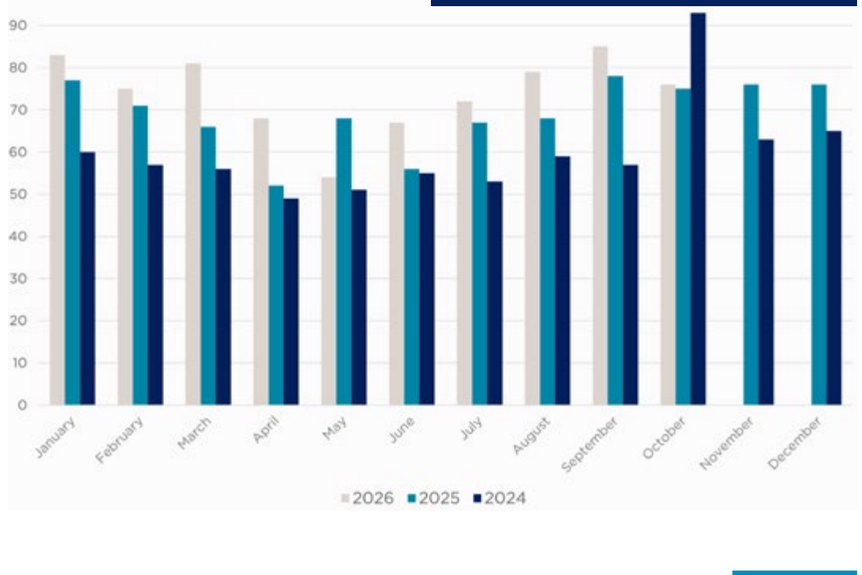


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CONDOS / APARTMENTS

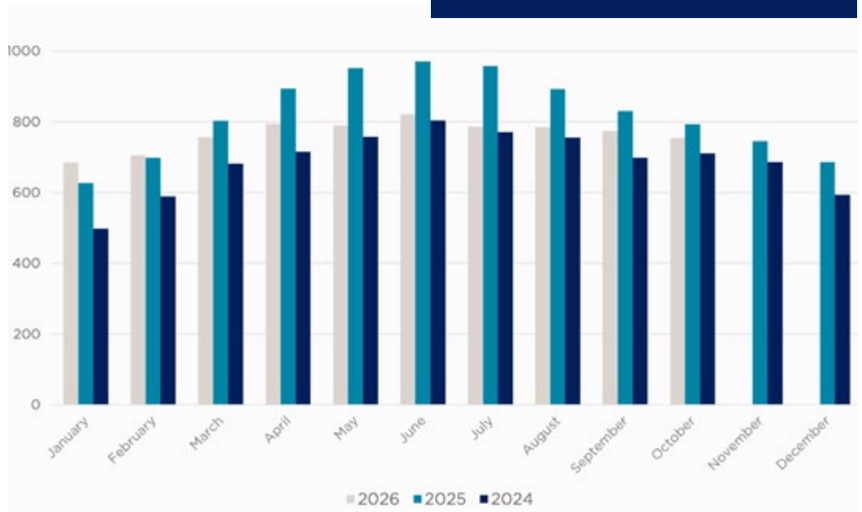
DAYS ON MARKET

OCT 2026	
DAYS ON MARKET	76
CHANGE (Y/Y)	+1.3%



CURRENT INVENTORY

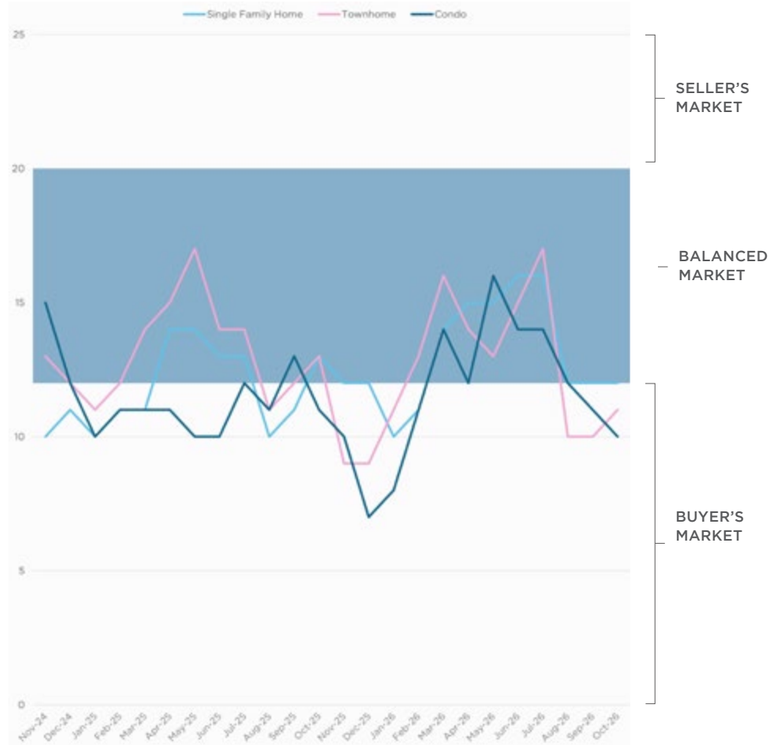
OCT 2026	
CURRENT INVENTORY	754
CHANGE (Y/Y)	-4.9%



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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

OCTOBER 2026

	SINGLE FAMILY		TOWNHOME		CONDO/ APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
Big White	1 0.0%		2 -60.0%	$738,400 6.8%	4 -66.7%	$433,800 -4.0%
Black Mountain	7 -12.5%	$1,110,200 -3.6%	2 100.0%	$810,400 4.4%		
Crawford Estates	2 0.0%	$1,286,300 -3.4%				
Dilworth Mountain	3 0.0%	$1,089,400 -6.3%	1 0.0%	$957,600 5.3%	1 0.0%	$433,300 -3.9%
Ellison	2 100.0%	$799,500 -7.2%		$689,700 2.2%		
Fintry	1 -87.5%	$880,700 4.3%		$626,100 -4.7%		$256,000 -3.0%
Glenmore	9 -30.8%	$913,000 -4.7%	1 -87.5%	$705,000 4.3%	7 250.0%	$489,100 -5.9%
Glenrosa	5 25.0%	$790,700 4.1%		$693,100 -6.6%		
Joe Rich	0 -100.0%					
Kelowna North	1 -66.7%	$860,500 -8.7%	2 100.0%	$762,700 0.7%	17 13.3%	$570,600 -4.6%
Kelowna South	5 -16.7%	$911,100 -4.7%	4 100.0%	$721,000 4.9%	9 28.6%	$447,100 -6.2%
Kettle Valley	5 25.0%	$1,219,500 -3.8%		$799,400 5.5%		
Lake Country East / Oyama	4 -20.0%	$1,004,000 -5.1%	1 -66.7%	$691,200 5.1%	1 0.0%	$416,300 -3.1%
Lake Country North West	4 -20.0%	$1,276,400 -6.0%	2 -60.0%	$804,700 4.3%	2 100.0%	
Lake Country South West	2 -60.0%	$997,500 -4.7%	0 -100.0%	$957,400 4.8%		
Lakeview Heights	4 -66.7%	$1,128,500 3.3%		$884,000 -7.6%		$629,700 -3.5%
Lower Mission	11 -42.1%	$1,214,200 -0.1%	5 -37.5%	$811,900 5.9%	7 -61.1%	$464,700 -2.9%

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NEIGHBOURHOOD SALES

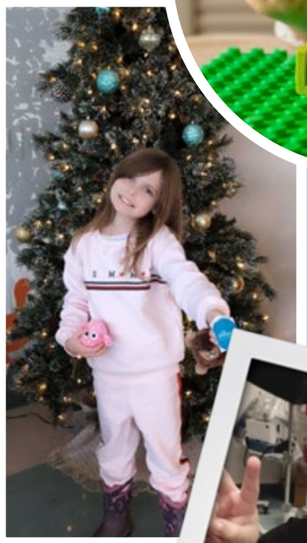
OCTOBER 2026

	SINGLE FAMILY		TOWNHOME		CONDO/ APARTMENT	
	Sales	Benchmark Price	Sales	Benchmark Price	Sales	Benchmark Price
McKinley Landing	0 -100.0%	$1,232,800 -6.4%	1	$786,700 4.8%	0 -100.0%	
North Glenmore	5 -16.7%	$907,600 -4.1%	0 -100.0%	$698,200 6.0%	4 300.0%	$418,500 -5.2%
Peachland	4 0.0%	$937,700 3.9%	0 -100.0%	$722,500 -6.2%	1	$539,600 -3.8%
Rutland North	12 20.0%	$797,600 -3.7%	3 -25.0%	$561,500 4.1%	5 -16.7%	$347,300 -3.3%
Rutland South	5 -16.7%	$746,200 -6.1%	2 0.0%	$535,000 5.4%	4	$363,300 -4.7%
Shannon Lake	1 -88.9%	$979,700 4.4%	1 0.0%	$788,700 -2.2%	1 0.0%	$504,200 -2.6%
Smith Creek	3 50.0%	$915,700 2.4%		$690,900 -2.6%		
South East Kelowna	7 75.0%	$1,129,500 -4.1%		$970,700 6.9%		
Springfield/Spall	4 -55.6%	$624,700 -16.8%	5 400.0%	$586,800 3.9%	3 -66.7%	$474,300 -2.8%
University District	2	$1,004,700 -6.8%	0 -100.0%	$822,600 3.7%	1 -66.7%	$403,700 -5.9%
Upper Mission	10 66.7%	$1,241,100 -5.2%	1	$1,106,100 5.4%	1 0.0%	
West Kelowna Estates	4 -20.0%	$962,700 2.0%	0 -100.0%	$855,800 -4.0%		
Westbank Centre	1 -83.3%	$702,000 2.1%	4 300.0%	$625,700 -3.5%	7 40.0%	$412,000 -4.3%
Wilden	5 66.7%	$1,284,800 -2.4%	6 500.0%	$1,014,500 6.2%		

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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

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

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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 xʷməθkʷəy̓əm, səlilwətaɬ, Lil'wat, Sḵwxwú7mesh and Syilx/Okanagan People.

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