



**ROB
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COMMON SENSE HAS FOUND A HOME



DECEMBER 2025

RESIDENTIAL SALES BY PRICE (YEAR TO DATE)

PRICE RANGE	2025	2024
\$200,000 to \$499,000	32	24
\$500,000 to \$599,000	49	54
\$600,000 to \$699,000	137	101
\$700,000 to \$799,000	241	216
\$800,000 to \$899,000	308	302
\$900,000 to \$999,000	237	243
\$1,000,000 to \$1,199,000	318	292
\$1,200,000 to \$1,399,000	188	181
\$1,400,000 to \$1,599,000	117	68
\$1,600,000 to \$1,799,000	68	54
\$1,800,000 to \$1,999,000	46	33
\$2,000,000+	108	78

REAL ESTATE STATS LAST MONTH

	2025	2024
Avg. House Price	\$1,078,116	\$1,051,151
Median House Price	\$917,000	\$939,500
Avg. Condo price	\$479,439	\$502,373
Avg. Townhouse price	\$705,022	\$667,860
Avg. Mobile Home price	\$294,821	\$264,950
Houses listed	232	242

RESIDENTIAL SALES (YEAR TO DATE)

TYPE	2025	2024
Acreage/House	72	60
Townhouse	604	594
Condo	1,000	1,001
Lots	91	79
Mobile Homes	232	198
Residential	1,826	1,610
Residential (Waterfront)	58	53
TOTAL	3883	3595

ACTIVE LISTINGS

RES	MOBILE	STRATA	LOTS
1,157	132	1,146	232

Stats: Nov 2025 vs Nov 2024

Source: Association of Interior REALTORS® – Central Okanagan

NOTE: this representation is based in whole or in part on data generated by the Association of Interior REALTORS®, which assume no responsibility for its accuracy.

THE REAL ESTATE REPORT



12 DAYS OF HOME TIPS: AN OKANAGAN HOMEOWNER'S HOLIDAY COUNTDOWN

Follow this list to keep your home in good shape and your holiday spirit soaring!

The holiday season in the Okanagan brings snow-dusted rooftops, warm lights glowing through windows, and a wonderful sense of community. These 12 tips offer simple daily micro-actions that help keep your home cozy, efficient, and secure through the holidays and into 2026.

Day 1: Check Your Heating System

Make sure your furnace or heat pump is running smoothly. A quick filter check can improve efficiency and air quality.

Day 2: Test Smoke & Carbon Monoxide Detectors

Holiday cooking and fireplaces increase risk. Ensure detectors have fresh batteries and alarms are functioning.

Day 3: Add Door Draft Stoppers

Keep warm air in and cold gusts out. This small step can noticeably reduce heating costs.

Day 4: Refresh Entryway Safety

Clear snow, add salt or sand, and improve lighting to prevent slips for guests and delivery drivers.

Day 5: Update Outdoor Lighting Timers

Shorter winter days mean adjusting timers so walkways and driveways remain well-lit after dark.

Day 6: Non-Cluttering Holiday Décor

Choose décor that highlights your home's architecture and keeps pathways open and safe.

Day 7: Secure Your Wi-Fi & Smart Devices

If you've added smart lights or connected new gifts, update passwords to keep your home network secure.

Day 8: Clean Chimney Areas

Before lighting your first cozy fire, ensure vents and chimneys are clear to avoid smoke issues.

Day 9: Inspect Windows for Condensation

Reduce humidity levels to protect sills, frames, and maintain indoor comfort.

Day 10: Prepare for Holiday Travel

Set smart lights to a schedule, lock windows, and ask a neighbour to keep an eye on things while you're away.

Day 11: Organize Mudrooms

Snowy boots, gear, and jackets pile up fast. Create space now to prevent clutter.

Day 12: Celebrate With Energy-Efficient Light Displays

LED lights offer festive charm for the holidays without the big energy bill.

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