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COMMON SENSE HAS FOUND A HOME



FEBRUARY 2026

RESIDENTIAL SALES BY PRICE (YEAR TO DATE)

PRICE RANGE	2026	2025
\$200,000 to \$499,000	2	3
\$500,000 to \$599,000	3	3
\$600,000 to \$699,000	2	7
\$700,000 to \$799,000	15	13
\$800,000 to \$899,000	15	21
\$900,000 to \$999,000	17	19
\$1,000,000 to \$1,199,000	12	15
\$1,200,000 to \$1,399,000	8	9
\$1,400,000 to \$1,599,000	10	9
\$1,600,000 to \$1,799,000	1	3
\$1,800,000 to \$1,999,000	2	2
\$2,000,000+	3	6

REAL ESTATE STATS LAST MONTH

	2026	2025
Avg. House Price	\$1,036,503	\$1,028,010
Median House Price	\$945,000	\$957,500
Avg. Condo price	\$501,550	\$468,633
Avg. Townhouse price	\$730,581	\$763,208
Avg. Mobile Home price	\$258,636	\$264,350
Houses listed	318	390

RESIDENTIAL SALES (YEAR TO DATE)

TYPE	2026	2025
Acreage/House	2	7
Townhouse	36	38
Condo	55	63
Lots	5	6
Mobile Homes	11	12
Residential	91	110
Residential (Waterfront)	2	3
TOTAL	202	239

ACTIVE LISTINGS

RES	MOBILE	STRATA	LOTS
940	138	999	223

Stats: Jan 2026 vs Jan 2025

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



WHICH WAY WILL HOME PRICES GO IN 2026?

What the trending data says about the direction home prices are headed in the Central Okanagan

When people ask, *'What's the current direction of home prices in the Central Okanagan?*" it's helpful to start by acknowledging that the market isn't moving dramatically up or down right now — it's in a more balanced state compared with the rapid growth seen in recent years.

Some things to consider when asking this question would be:

1. Prices are up overall

Looking at the recent trends noted in the Royal LePage Q3 2025 Kelowna House Price Survey, the aggregate price of all homes in Kelowna — which includes houses, condos, and other housing types — rose about 7.1 % compared with the same quarter the previous year, reaching roughly \$850,400. That shows year-over-year price growth is still present.

2. But prices have eased slightly recently

While year-over-year numbers are positive, the same report notes that prices in the third quarter were about 2.1 % lower than in the second quarter of 2025. That quarter-to-quarter dip

suggests the pace of price growth has slowed and the market is levelling off seasonally rather than accelerating.

3. Different types of homes behave differently

Royal LePage also breaks out specific segments:

- The median price of a single-family detached home was up about 9.7 % over the year, showing continued demand for houses.
- The median condo price rose more modestly, up about 2.2 % year-over-year, reflecting slower movement in the condo market.

What this means for the Central Okanagan market now:

Home prices *overall* are still higher than they were a year ago, but recent data shows the market isn't running away with double-digit gains anymore. Instead, conditions are closer to stable — modest gains for houses, gentler movement in condos, and pricing that's reacting to seasonal activity and buyer affordability.

How does this affect you? Drop me a line and I'd be happy to advise you.

