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COMMON SENSE HAS FOUND A HOME



## JANUARY 2026

### RESIDENTIAL SALES BY PRICE (YEAR TO DATE)

PRICE RANGE	2025	2024
\$200,000 to \$499,000	33	24
\$500,000 to \$599,000	51	58
\$600,000 to \$699,000	152	105
\$700,000 to \$799,000	262	233
\$800,000 to \$899,000	329	327
\$900,000 to \$999,000	251	259
\$1,000,000 to \$1,199,000	333	307
\$1,200,000 to \$1,399,000	196	197
\$1,400,000 to \$1,599,000	127	77
\$1,600,000 to \$1,799,000	72	58
\$1,800,000 to \$1,999,000	46	38
\$2,000,000+	120	82

### REAL ESTATE STATS LAST MONTH

	2025	2024
Avg. House Price	\$1,094,256	\$1,052,063
Median House Price	\$895,000	\$943,900
Avg. Condo price	\$470,671	\$457,519
Avg. Townhouse price	\$641,177	\$688,309
Avg. Mobile Home price	\$336,800	\$259,364
Houses listed	365	334

### RESIDENTIAL SALES (YEAR TO DATE)

TYPE	2025	2024
Acreage/House	76	68
Townhouse	648	634
Condo	1,047	1,070
Lots	123	98
Mobile Homes	242	209
Residential	1,945	1,722
Residential (Waterfront)	63	57
<b>TOTAL</b>	<b>4144</b>	<b>3858</b>

### ACTIVE LISTINGS

RES	MOBILE	STRATA	LOTS
2,333	141	1,013	220

Stats: Dec 2025 vs Dec 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



## HOW TO TELL IF YOUR OKANAGAN HOME IS TRULY WINTER-PROOF

*Make sure you thrive, not just survive this winter*

Winter in the Okanagan has a split personality. One week it feels mild and forgiving, the next it delivers freezing nights, icy roads, and snow that refuses to melt. That swing is exactly why knowing whether your home is truly winter-proof matters. It protects your investment, lowers energy costs, and brings peace of mind when Okanagan winter shows its teeth.

### Outside In

Start outside. Take a slow walk around your home and look for obvious warning signs. Cracked siding, peeling caulk, or gaps around windows and doors are invitations for cold air and moisture. In the Okanagan, freeze-thaw cycles can quietly widen small cracks into costly problems by spring.

### Look Up

Next, pay attention to your roof and gutters. Snow buildup and ice dams are common here, especially in shaded areas. Check that shingles are secure and gutters are clear so melting snow has somewhere to

go. Blocked gutters often lead to ice backing up under shingles, which can cause leaks you will not notice until damage is done.

### Look Out

Inside, windows and doors tell a story. If you feel drafts, notice condensation between panes, or struggle to keep rooms evenly warm, your insulation or seals may be falling short. Older homes in particular can lose a surprising amount of heat this way, driving up energy bills all winter long.

### Warm Up

Your heating system is the heart of winter comfort. If it is noisy, inconsistent, or overdue for servicing, now is the time. A well-maintained furnace or heat pump is essential when temperatures dip below freezing, which they regularly do overnight in the valley. Finally, do not forget plumbing. Exposed pipes in crawl spaces, garages, or exterior walls should be insulated to prevent freezing. A burst pipe in January is never a small inconvenience.

