



PERSONAL REAL ESTATE CORPORATION

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COMMON SENSE HAS FOUND A HOME



MAY 2025

RESIDENTIAL SALES BY PRICE (YEAR TO DATE)

PRICE RANGE	2025	2024
\$200,000 to \$499,000	9	7
\$500,000 to \$599,000	17	12
\$600,000 to \$699,000	47	38
\$700,000 to \$799,000	67	70
\$800,000 to \$899,000	96	103
\$900,000 to \$999,000	76	72
\$1,000,000 to \$1,199,000	102	92
\$1,200,000 to \$1,399,000	63	49
\$1,400,000 to \$1,599,000	35	22
\$1,600,000 to \$1,799,000	28	10
\$1,800,000 to \$1,999,000	16	11
\$2,000,000+	31	22

REAL ESTATE STATS LAST MONTH

	2025	2024
Avg. House Price	\$1,035,599	\$1,025,308
Median House Price	\$945,000	\$950,000
Avg. Condo price	\$492,517	\$511,379
Avg. Townhouse price	\$691,894	\$717,629
Avg. Mobile Home price	\$279,120	\$266,725
Houses listed	539	542

RESIDENTIAL SALES (YEAR TO DATE)

TYPE	2025	2024
Acreage/House	17	24
Townhouse	213	200
Condo	332	312
Lots	29	27
Mobile Homes	70	60
Residential	584	498
Residential (Waterfront)	13	11
TOTAL	1258	1132

ACTIVE LISTINGS

RES	MOBILE	STRATA	LOTS
1,438	178	1,334	296

Stats: Apr 2025 vs Apr 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



SUMMER REAL ESTATE IN THE OKANAGAN (2025 OUTLOOK)

Get the inside scoop on what summer buyers and sellers can expect

As temperatures climb, the Okanagan real estate market is holding steady. Prices aren't skyrocketing, but they remain strong—especially for properties with outdoor appeal and updated features. Think: low-maintenance landscaping, shaded patios, and homes designed for long, leisurely evenings.

Cooler Competition

The frantic bidding wars of past years have mellowed. An increase in inventory means buyers aren't sweating it out as much. While desirable areas like Lower Mission and Naramata still move fast, the overall pace has relaxed, giving buyers more time to make thoughtful decisions.

Patio Power

Outdoor living is more than a perk—it's a priority. Homes with modern decks, garden lounges, or even well-placed hammocks are catching eyes (and offers). Sellers, take note: staging your exterior may be just as valuable as cleaning your kitchen.

Rates & Realities

Interest rates have ticked upward,

trimming some buyers' budgets. But instead of freezing the market, it's fueled a shift. Buyers are increasingly local – people upsizing, downsizing, or moving closer to family. Remote work still fuels demand, but more modest ambitions mean areas like West Kelowna, Peachland, and Lake Country are on the radar.

Timing Is Everything

If you're selling, May and early June are golden. The weather is gorgeous, gardens are blooming, and families want to move before school starts. A little power washing, window cleaning, and seasonal staging can go a long way toward a faster, higher offer.

Okanagan Still Steals Hearts

Despite economic shifts, the Okanagan dream is alive and well. From lake views to vineyard strolls, the lifestyle continues to draw buyers from across B.C. and beyond. Whether you're listing or looking, summer 2025 is shaping up to be a season of opportunity—for those ready to move smart.



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Not intended to solicit properties already listed for sale.