

# CENTRAL OKANAGAN

DECEMBER 2024



# INTRODUCTION

Use data as a basis for decision making...

At Knew Realty Research (Knew) we have meticulously and methodically taken the time to comb through statistics provided by real estate boards to create this report. Gone are the days of just numbers on a page, through visual analytics allows us to help you identify general market trends in your area and benchmark it to the performance of other regions.

By utilizing our maps and intuitive charting techniques, you will be able to quickly and easily understand your market.

We hope you enjoy our creative approach to monitoring activity in your region.



Let us do the data collection and analysis for you

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MARKET RESEARCH TOOL

**KNEW**  
HOME DATA

# TABLE OF CONTENTS

Click on a housing type below to get  
started...

**SINGLE FAMILY**

**TOWNHOME**

**CONDOMINIUM**

To get back to this menu at any time click on  
the **KNEW** logo in the top right corner of  
each page. Please enjoy.

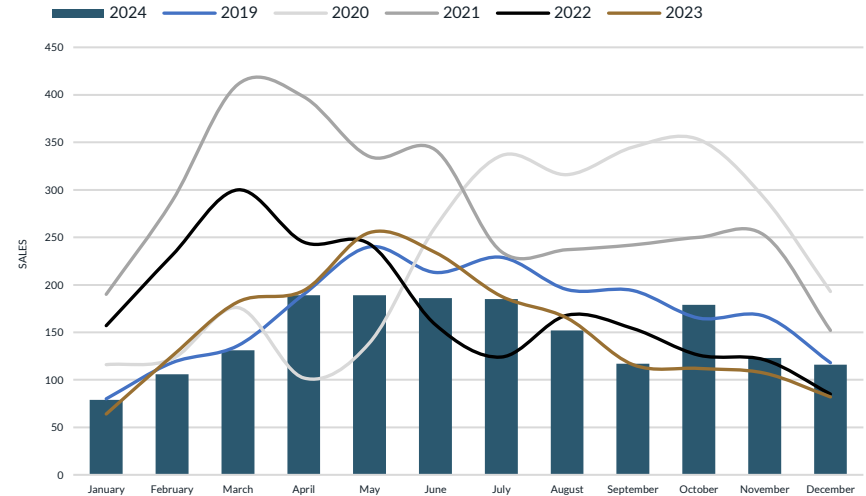
# SINGLE FAMILY

CURRENTLY IN THE CENTRAL OKANAGAN IT IS A SELLERS MARKET FOR SINGLE FAMILY STYLE HOMES.

116 Single Family style homes sold in the Central Okanagan in December 2024. This represents a decrease of 7 unit sales, or -6% when compared to the 123 sales observed last month. When comparing the current month's sales (116 sales) to the 82 sales observed in December of 2023, sales have increased by 34 units, or 41%.

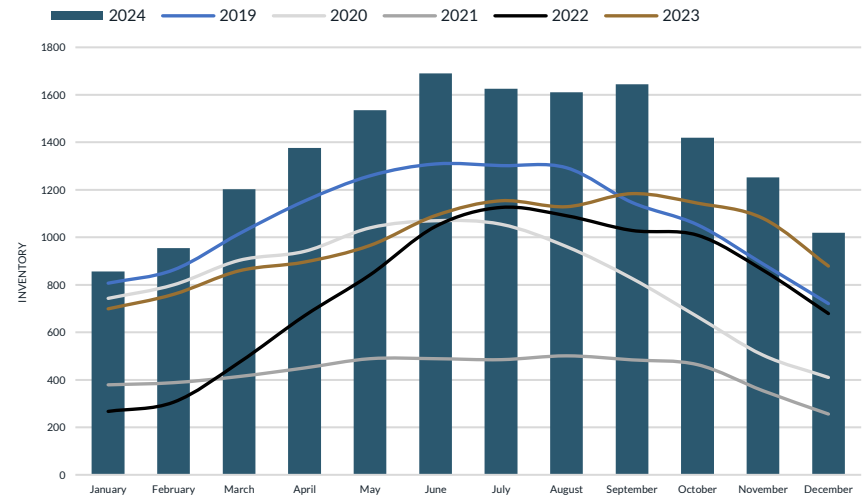
1019 Single Family style homes were available for purchase in the Central Okanagan in December 2024; this represents a decrease of 233 units, or -19% when compared to the 1252 units observed in inventory last month. When comparing this month's inventory (1019 units) to the 879 units of available inventory observed in December of 2023, inventory has increased by 140 units, or 16%.

\$1,076,544 is the average price for a Single Family style home sold in December 2024. This represents an increase of \$11,988 in the average sales price, or 1.1% when compared to the average price of sales observed last month (\$1,064,556). When comparing the current month's average sale price (\$1,076,544) to the average sale price \$1,005,010 observed in December of 2023, the sale price has increased by \$71,534, or 7%.



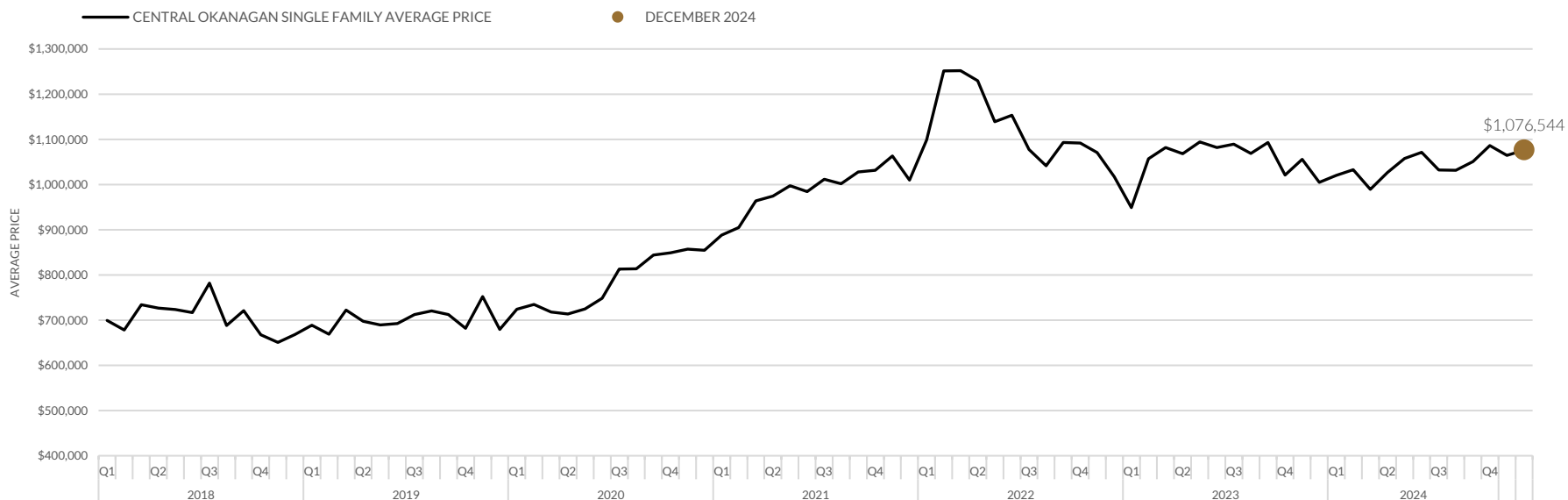
**Chart 1: Central Okanagan Single Family Sales**

Source: Association of Interior REALTORS®



**Chart 2: Central Okanagan Single Family Inventory**

Source: Association of Interior REALTORS®

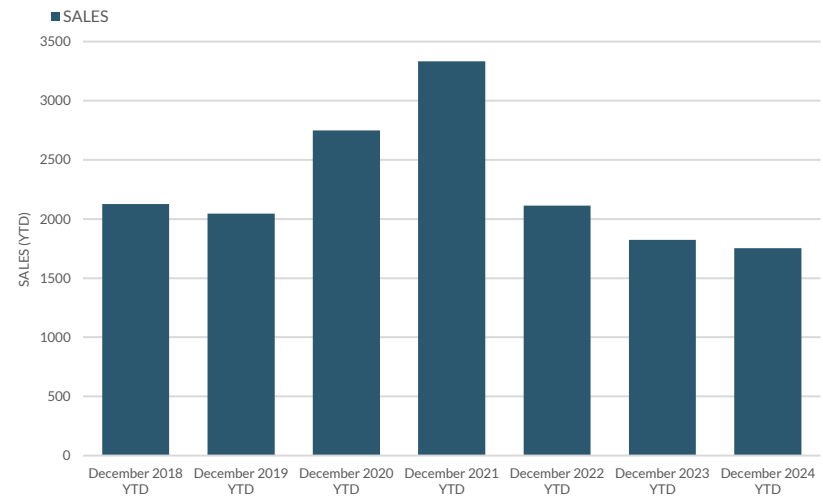


**Chart 3: Historical Single Family Average Sales Price**

Source: Association of Interior REALTORS®

77 Days is the Average time it takes to sell a Single Family style home in the Central Okanagan based on observed sales in December of 2024. This represents an increase of 7 days, or 10% when compared to the average of 70 days to sell a single family home observed last month. When comparing the current months average days on market (77 days) to the average of 62 days on market observed in December of 2023, the average days to sell a home have increased by 15 days, or 24%.

When looking at December YTD Single Family sales for each respective year since 2015, 2024 sales currently rank 7th.



**Chart 4: Central Okanagan Single Family Sales YTD Comparison**  
Source: Association of Interior REALTORS®





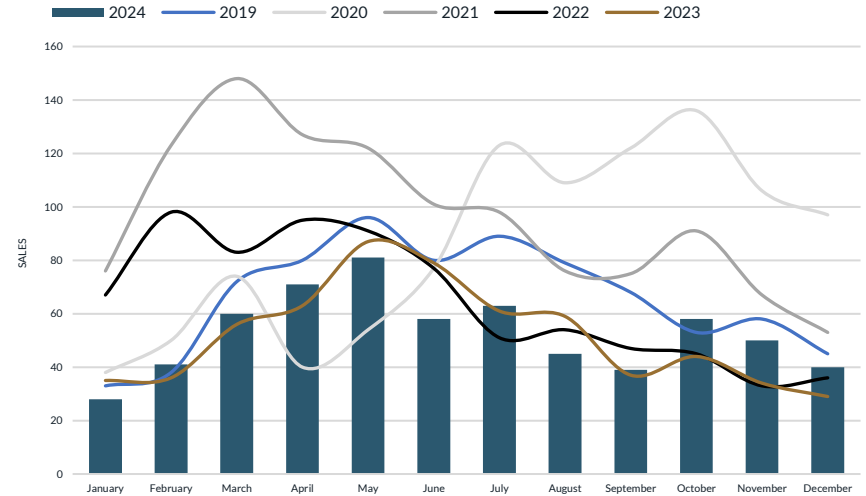
# TOWNHOME

CURRENTLY IN THE CENTRAL OKANAGAN IT IS A SELLERS MARKET FOR TOWNHOME STYLE HOMES.

40 Townhome style homes sold in the Central Okanagan in December 2024. This represents a decrease of 10 unit sales, or -20% when compared to the 50 sales observed last month. When comparing the current months sales (40 sales) to the 29 sales observed in December of 2023, sales have increased by 11 units, or 38%.

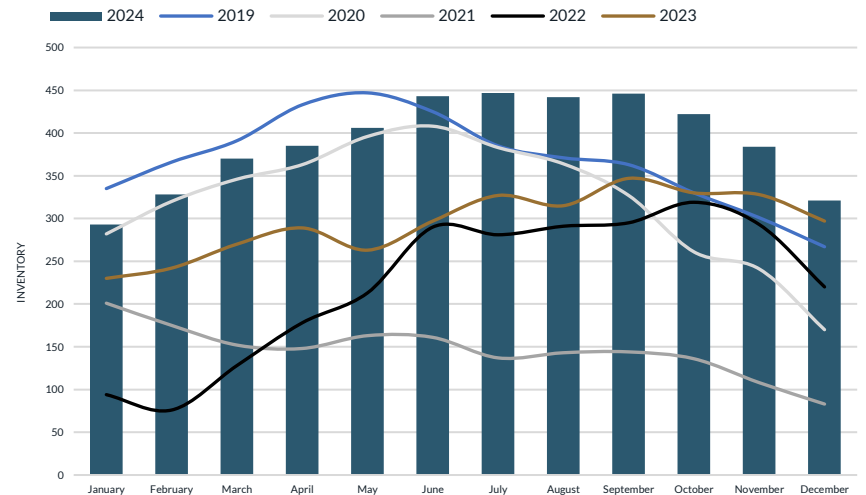
321 Townhome style homes were available for purchase in the Central Okanagan in December 2024; this represents a decrease of 63 units, or -16% when compared to the 384 units observed in inventory last month. When comparing this months inventory (321 units) to the 297 units of available inventory observed in December of 2023, inventory has increased by 24 units, or 8%.

\$688,309 is the average price for a Townhome style home sold in December 2024; this represents an increase of \$20,449 in the average sales price, or 3.1% when compared to the average price of sales observed last month (\$667,860). When comparing the current months average sale price (\$688,309) to the average sale price \$697,324 observed in December of 2023, the sale price has decreased by \$9,015, or -1%.



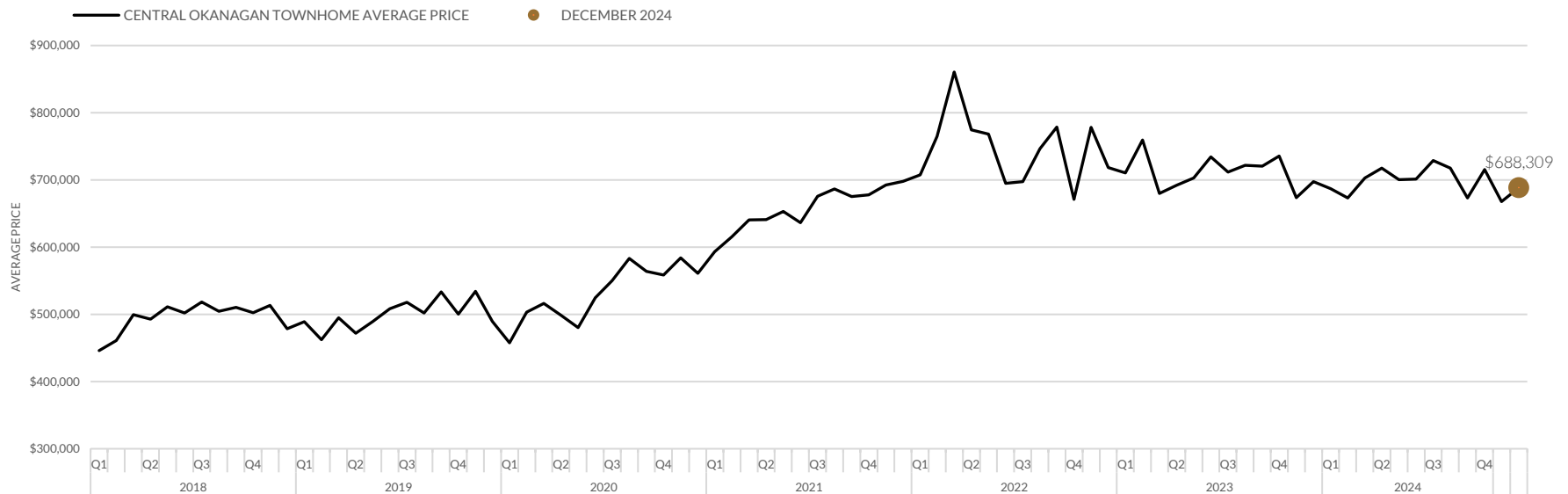
**Chart 5: Central Okanagan Townhome Sales**

Source: Association of Interior REALTORS®



**Chart 6: Central Okanagan Townhome Inventory**

Source: Association of Interior REALTORS®



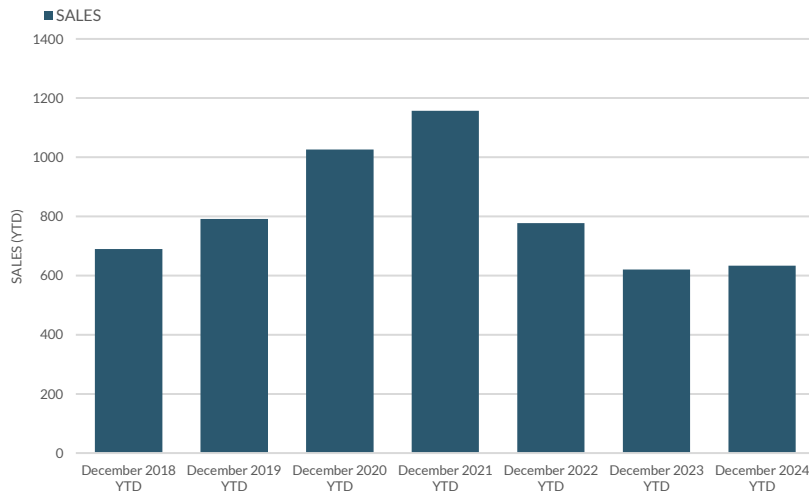
**Chart 7: Historical Townhome Average Sales Price**

Source: Association of Interior REALTORS®



71 Days is the Average time it takes to sell a Townhome style home in the Central Okanagan based on observed sales in December of 2024. This represents an increase of 11 days, or 18% when compared to the average of 60 days to sell a townhome observed last month. When comparing the current months average days on market (71 days) to the average of 52 days on market observed in December of 2023, the average days to sell a home have increased by 19 days, or 37%.

When looking at December YTD Townhome sales for each respective year since 2015, 2024 sales currently rank 6th.



**Chart 8: Central Okanagan Townhome Sales YTD Comparison**

Source: Association of Interior REALTORS®



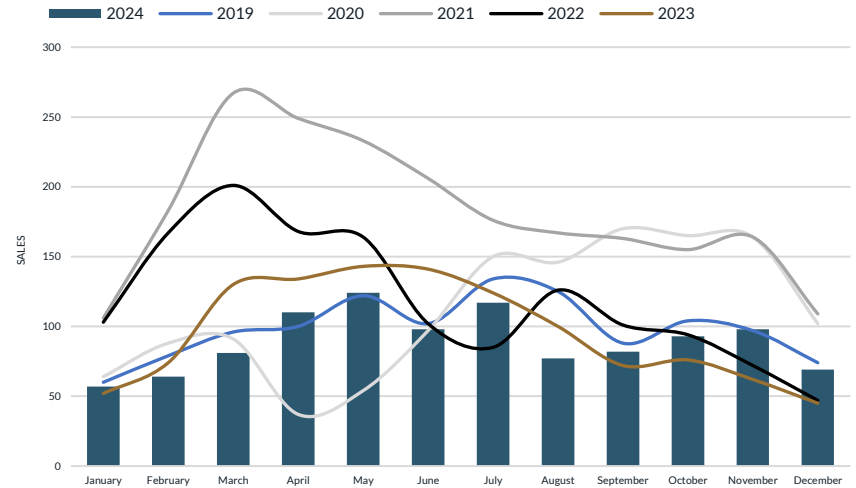
# CONDOMINIUM

**CURRENTLY IN THE CENTRAL OKANAGAN IT IS A SELLERS MARKET FOR CONDOMINIUM STYLE HOMES.**

69 Condominium style homes sold in the Central Okanagan in December 2024. This represents a decrease of 29 unit sales, or -30% when compared to the 98 sales observed last month. When comparing the current months sales (69 sales) to the 45 sales observed in December of 2023, sales have increased by 24 units, or 53%.

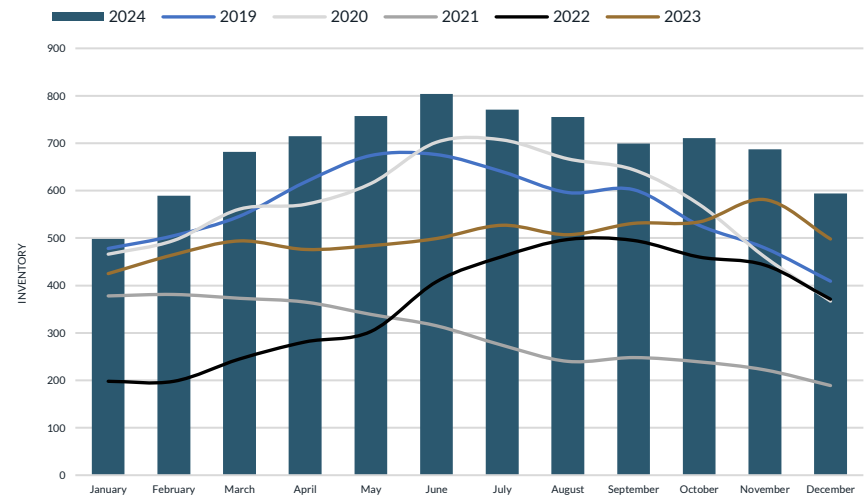
594 Condominium style homes were available for purchase in the Central Okanagan in December 2024; this represents a decrease of 93 units, or -14%, when compared to the 687 units observed in inventory last month. When comparing this months inventory (594 units) to the 498 units of available inventory observed in December of 2023, inventory has increased by 96 units, or 19%.

\$457,519 is the average price for a Condominium style home sold in December 2024; this represents a decrease of \$44,854 in the average sales price, or -8.9% when compared to the average price of sales observed last month (\$502,373). When comparing the current months average sale price (\$457,519) to the average sale price \$484,254 observed in December of 2023, the sale price has decreased by \$26,735, or -6%.



**Chart 9: Central Okanagan Condominium Sales**

Source: Association of Interior REALTORS®



**Chart 10: Central Okanagan Condominium Inventory**

Source: Association of Interior REALTORS®



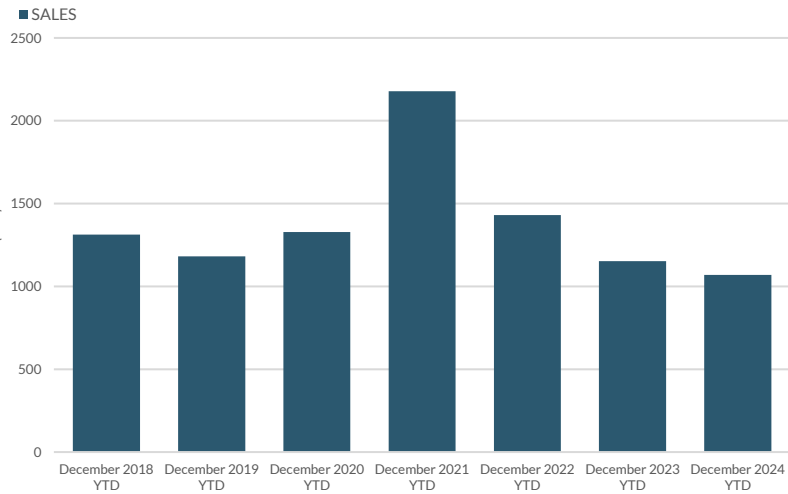
**Chart 11: Historical Condominium Average Sales Price**

Source: Association of Interior REALTORS®



65 Days is the Average time it takes to sell a Condominium style home in the Central Okanagan based on observed sales in December of 2024. This represents an increase of 2 days, or 3% when compared to the average of 63 days to sell a condominium observed last month. When comparing the current months average days on market (65 days) to the average of 53 days on market observed in December of 2023, the average days to sell a home have increased by 12 days, or 23%.

When looking at December YTD Condominium sales for each respective year since 2015, 2024 sales currently rank 7th.



**Chart 12: Central Okanagan Condominium Sales YTD Comparison**

Source: Association of Interior REALTORS®





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