

CENTRAL OKANAGAN

FEBRUARY 2025



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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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 BUYERS MARKET FOR SINGLE FAMILY STYLE HOMES.

122 Single Family style homes sold in the Central Okanagan in February 2025. This represents an increase of 12 unit sales, or 11% when compared to the 110 sales observed last month. When comparing the current month's sales (122 sales) to the 105 sales observed in February of 2024, sales have increased by 17 units, or 16%.

1156 Single Family style homes were available for purchase in the Central Okanagan in February 2025; this represents an increase of 99 units, or 9%, when compared to the 1057 units observed in inventory last month. When comparing this month's inventory (1156 units) to the 954 units of available inventory observed in February of 2024, inventory has increased by 202 units, or 21%.

\$1,144,973 is the average price for a Single Family style home sold in February 2025. This represents an increase of \$116,963 in the average sales price, or 11.4% when compared to the average price of sales observed last month (\$1,028,010). When comparing the current month's average sale price (\$1,144,973) to the average sale price \$1,035,940 observed in February of 2024, the sale price has increased by \$109,033, or 11%.

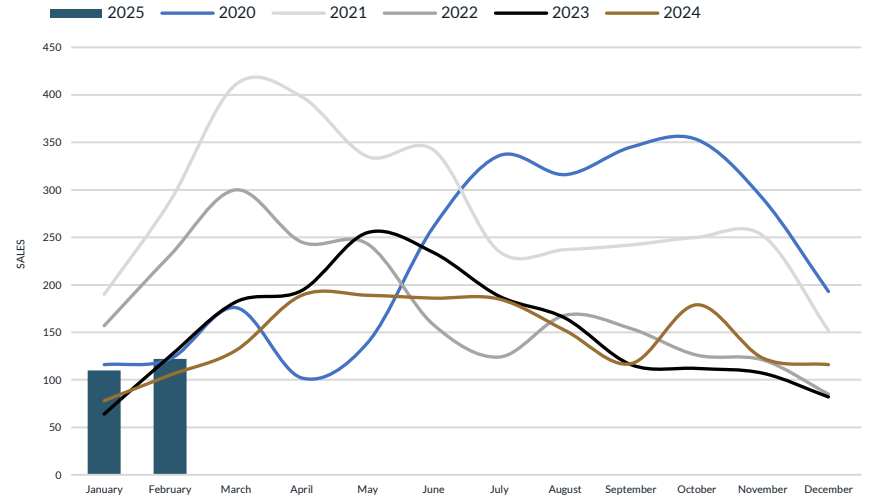


Chart 1: Central Okanagan Single Family Sales

Source: Association of Interior REALTORS®

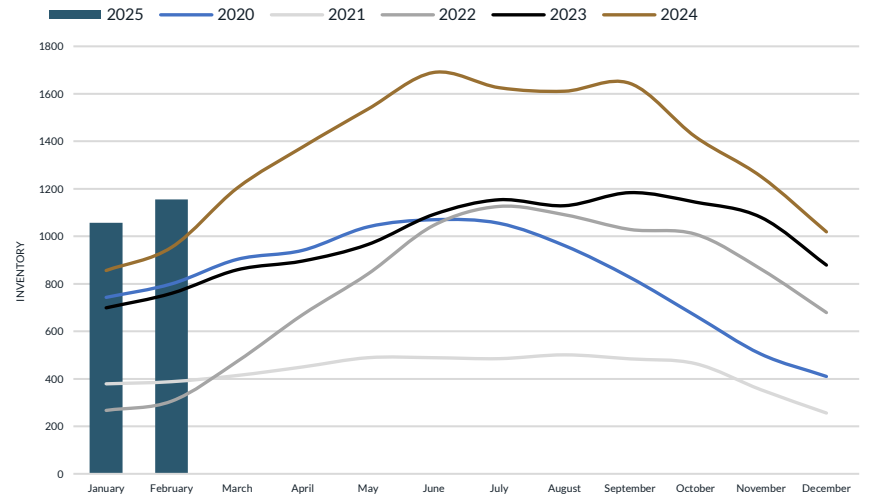


Chart 2: Central Okanagan Single Family Inventory

Source: Association of Interior REALTORS®

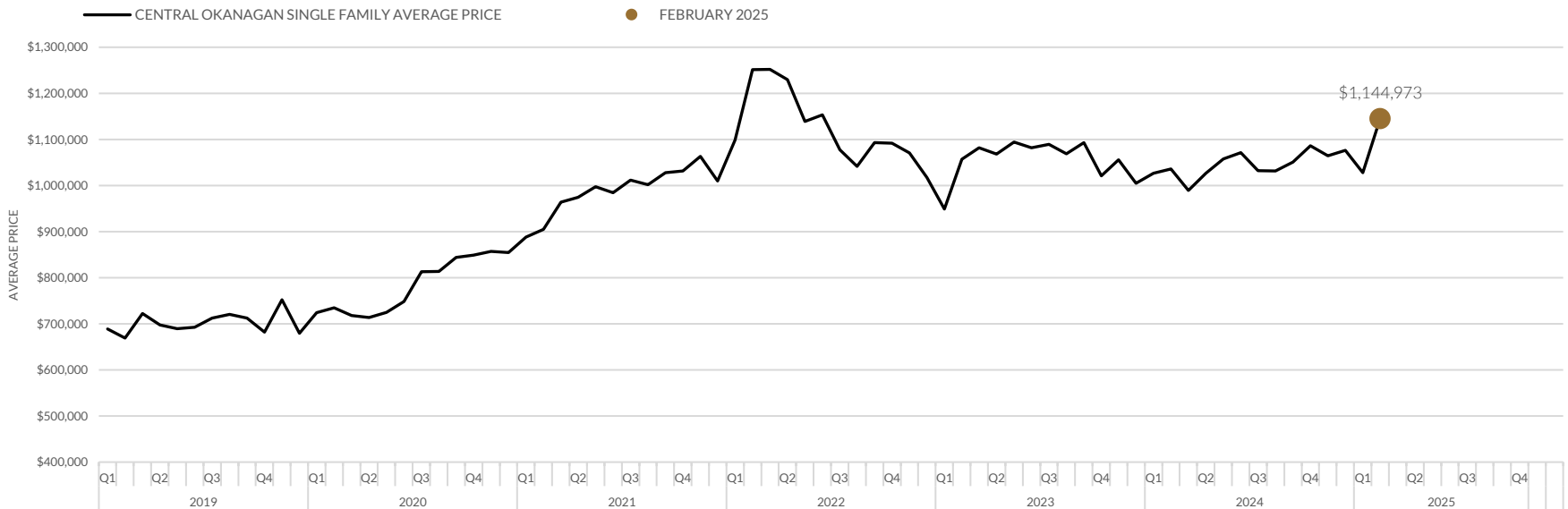


Chart 3: Historical Single Family Average Sales Price

Source: Association of Interior REALTORS®

71 Days is the Average time it takes to sell a Single Family style home in the Central Okanagan based on observed sales in February of 2025. This represents a decrease of 4 days, or -5% when compared to the average of 75 days to sell a single family home observed last month. When comparing the current months average days on market (71 days) to the average of 75 days on market observed in February of 2024, the average days to sell a home have decreased by 4 days , or -5%.

When looking at February YTD Single Family sales for each respective year since 2015, 2025 sales currently rank 4th.

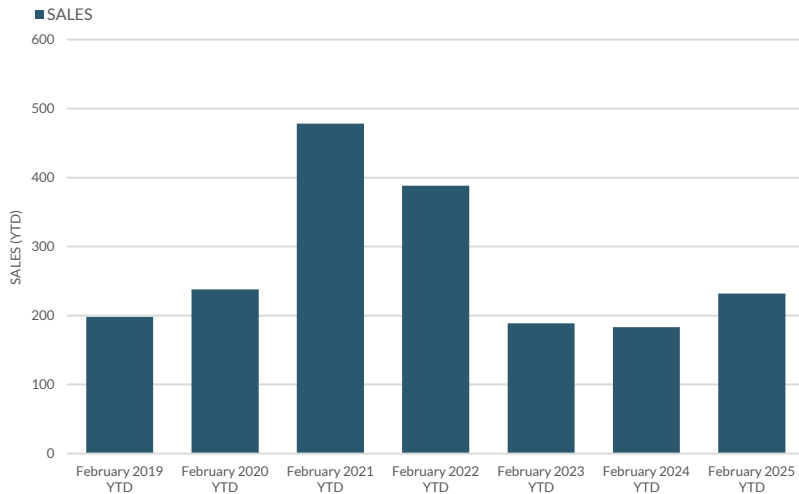


Chart 4: Central Okanagan Single Family Sales YTD Comparison

Source: Association of Interior REALTORS®



TOWNHOME

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

47 Townhome style homes sold in the Central Okanagan in February 2025. This represents an increase of 9 unit sales, or 24% when compared to the 38 sales observed last month. When comparing the current months sales (47 sales) to the 41 sales observed in February of 2024, sales have increased by 6 units, or 15%.

392 Townhome style homes were available for purchase in the Central Okanagan in February 2025; this represents an increase of 52 units, or 15%, when compared to the 340 units observed in inventory last month. When comparing this months inventory (392 units) to the 328 units of available inventory observed in February of 2024, inventory has increased by 64 units, or 20%.

\$752,338 is the average price for a Townhome style home sold in February 2025; this represents a decrease of \$10,870 in the average sales price, or -1.4% when compared to the average price of sales observed last month (\$763,208). When comparing the current months average sale price (\$752,338) to the average sale price \$673,241 observed in February of 2024, the sale price has increased by \$79,097, or 12%.

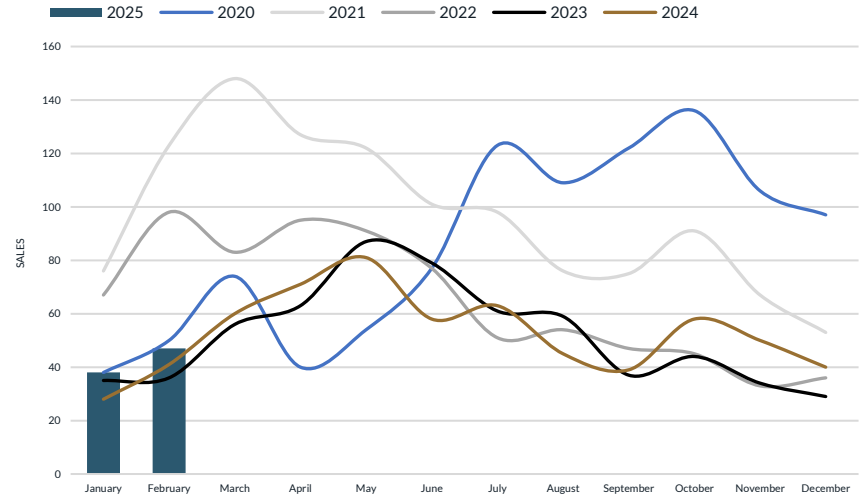


Chart 5: Central Okanagan Townhome Sales

Source: Association of Interior REALTORS®

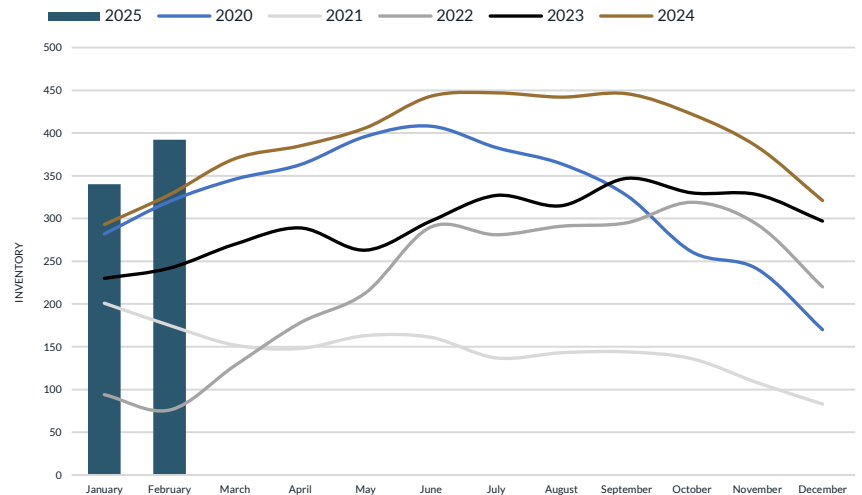


Chart 6: Central Okanagan Townhome Inventory

Source: Association of Interior REALTORS®

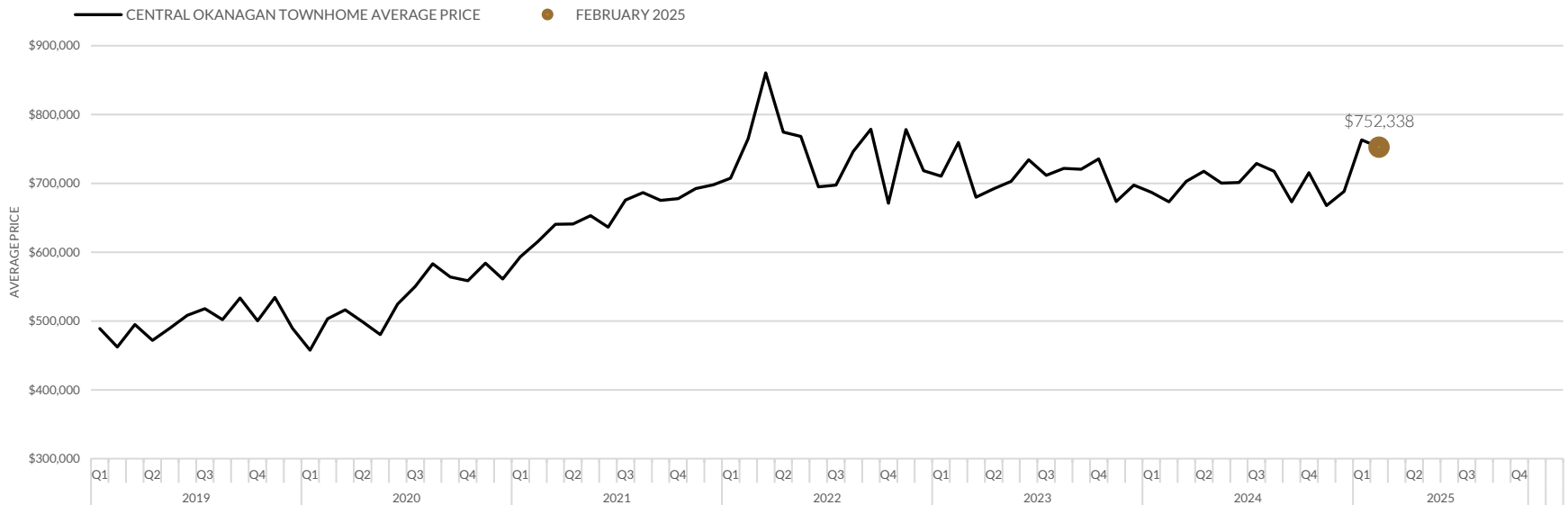


Chart 7: Historical Townhome Average Sales Price

Source: Association of Interior REALTORS®

51 Days is the Average time it takes to sell a Townhome style home in the Central Okanagan based on observed sales in February of 2025. This represents a decrease of 34 days, or -40% when compared to the average of 85 days to sell a townhome home observed last month. When comparing the current months average days on market (51 days) to the average of 58 days on market observed in February of 2024, the average days to sell a home have decreased by 7 days, or -12%.

When looking at February YTD Townhome sales for each respective year since 2015, 2025 sales currently rank 4th.

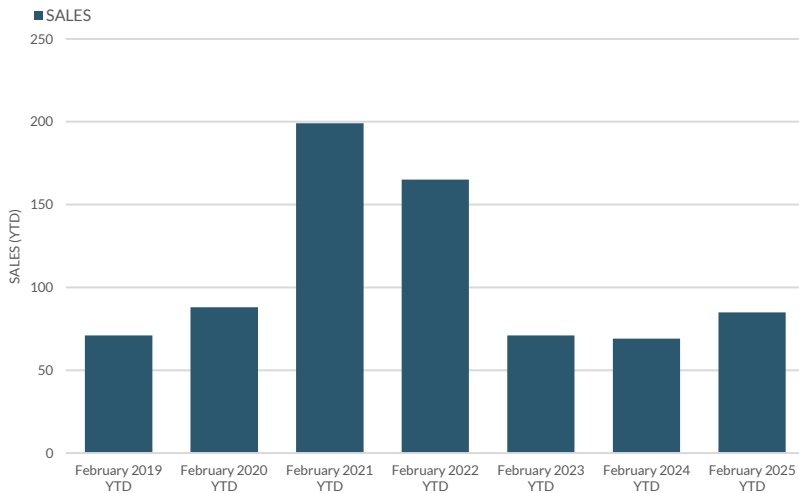


Chart 8: Central Okanagan Townhome Sales YTD Comparison

Source: Association of Interior REALTORS®



CONDOMINIUM

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

78 Condominium style homes sold in the Central Okanagan in February 2025. This represents an increase of 15 unit sales, or 24% when compared to the 63 sales observed last month. When comparing the current months sales (78 sales) to the 64 sales observed in February of 2024, sales have increased by 14 units, or 22%.

699 Condominium style homes were available for purchase in the Central Okanagan in February 2025; this represents an increase of 72 units, or 11%, when compared to the 627 units observed in inventory last month. When comparing this months inventory (699 units) to the 589 units of available inventory observed in February of 2024, inventory has increased by 110 units, or 19%.

\$506,243 is the average price for a Condominium style home sold in February 2025; this represents an increase of \$37,610 in the average sales price, or 8% when compared to the average price of sales observed last month (\$468,633). When comparing the current months average sale price (\$506,243) to the average sale price \$467,664 observed in February of 2024, the sale price has increased by \$38,579, or 8%.

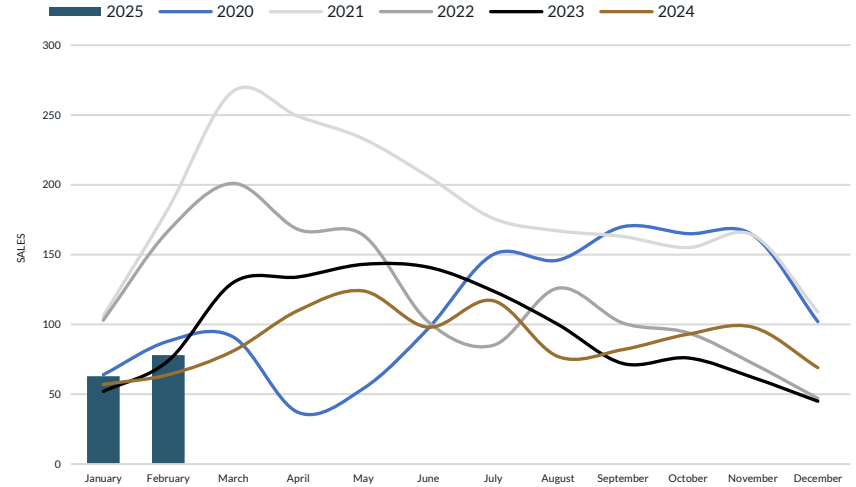


Chart 9: Central Okanagan Condominium Sales

Source: Association of Interior REALTORS®

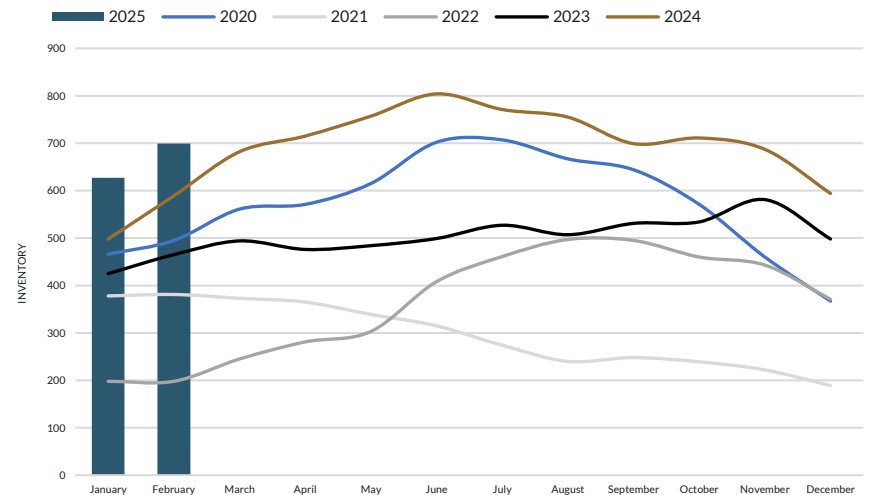


Chart 10: Central Okanagan Condominium Inventory

Source: Association of Interior REALTORS®

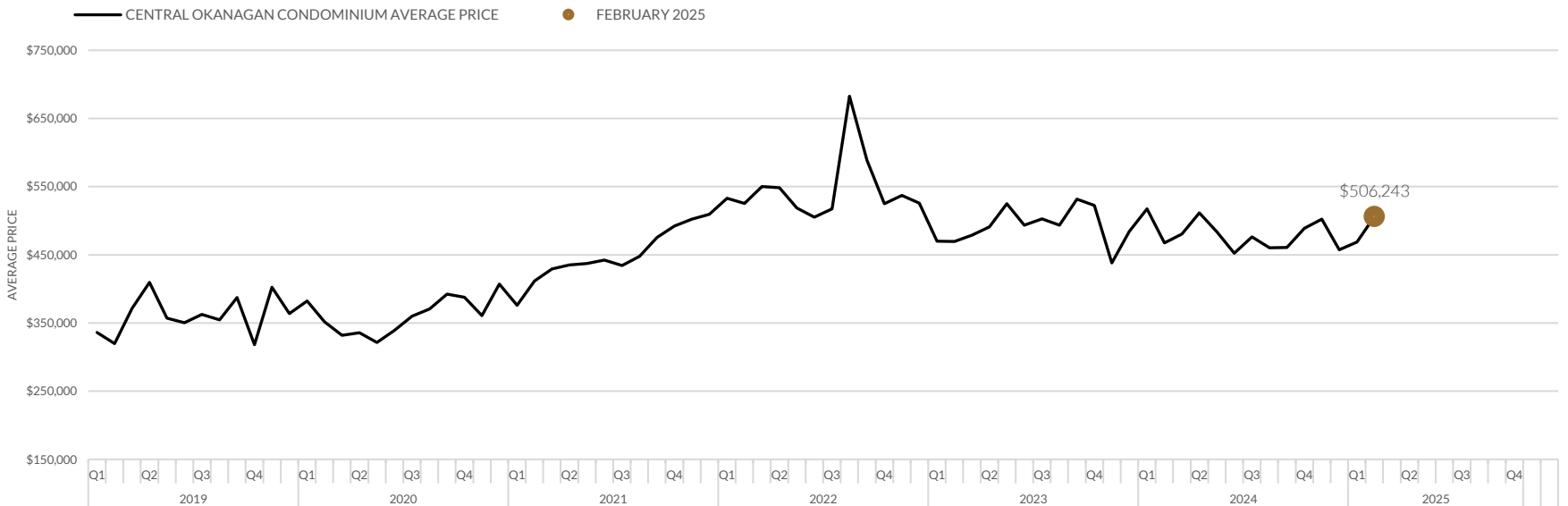


Chart 11: Historical Condominium Average Sales Price

Source: Association of Interior REALTORS®

71 Days is the Average time it takes to sell a Condominium style home in the Central Okanagan based on observed sales in February of 2025. This represents a decrease of 6 days, or -8% when compared to the average of 77 days to sell a condominium observed last month. When comparing the current months average days on market (71 days) to the average of 57 days on market observed in February of 2024, the average days to sell a home have increased by 14 days, or 25%.

When looking at February YTD Condominium sales for each respective year since 2015, 2025 sales currently rank 4th.

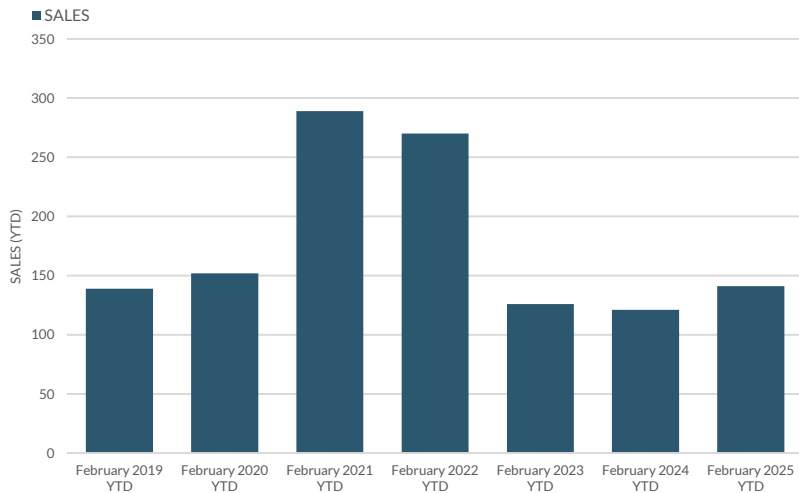
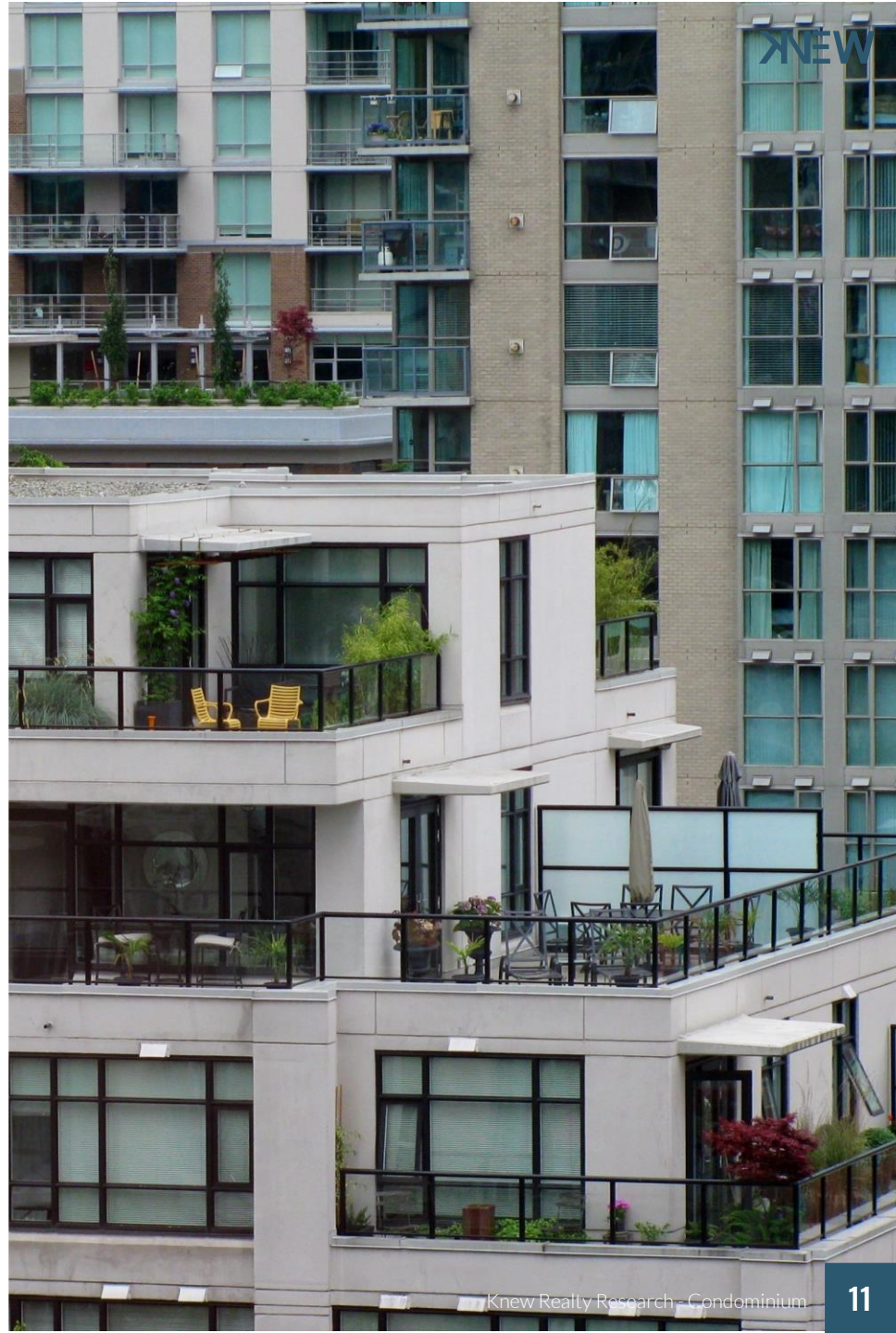


Chart 12: Central Okanagan Condominium Sales YTD Comparison

Source: Association of Interior REALTORS®





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