

JUNE 2025

THE STILHAVN REPORT

A BRIEF UPDATE ON THE LATEST SALES,
LISTINGS, AND SALE PRICE ACTIVITY

OKANAGAN

stilhavn
REAL ESTATE SERVICES

OKANAGAN | VANCOUVER | NORTH SHORE | SQUAMISH | WHISTLER

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INTRO

Unlike most brokerages, Stilhavn's agents are selected based on a strict performance and ethics criterion. We're not striving to be the biggest, just the best.

We continue our relentless pursuit of excellence because it's our intrinsic belief that our clients deserve better than the status quo. When you become a client with Stilhavn you become a client for life, and it's our privilege to serve not only our local Okanagan market, but further corners within the Lower Mainland and along the Sea to Sky corridor.

We keep our fingers on the pulse, we collaborate extensively across our teams, and we are committed to providing an elevated experience when it comes to your next buying or selling journey.

Together, we're here to help you **#FindYourHavn**.

THE JUNE MARKET

June marks a pivotal point in the seasonal calendar for the Okanagan, as the region moves into the early height of summer. Outdoor activity becomes more consistent, supported by increased tourism, a fuller calendar of events, and the expansion of seasonal business operations. The month reinforces the Okanagan's role as a key summer destination while setting the tone for peak seasonal and economic activity in the weeks ahead.

“June brought a welcome rebound in residential real estate sales, suggesting that the market is regaining its footing after a sluggish spring. While we're not yet back to historic levels, the positive momentum is notable given the lingering economic uncertainty from unresolved trade policies, which have weighed more heavily on other markets in the province,” said Kadin Rainville, the Association of Interior REALTORS®* president.

RESIDENTIAL HOME SALES

A total of 1,494 residential unit sales were recorded across the Association region in June, coming in slightly above May's 1,482 units and up 8.5% compared to units sold in June last year.

INVENTORY

New residential listings saw a 0.5% increase compared to June 2024 with 3,275 new listings recorded last month. The total number of active listings saw a 5.6% increase in inventory compared to June 2024 with 10,543 recorded across the Association region.

Except for the South Peace River region that saw a decrease in active listings, all other Association regions saw an increase in overall inventory compared to the same time last year.

HOME SALES BY PROPERTY TYPE

In the Okanagan and Shuswap/Revelstoke regions, the benchmark price for single-family homes saw increases last month in all sub-regions in year-over-year comparisons with the exception of the Shuswap/Revelstoke region, which saw a 2.4% decrease, coming in at \$735,000.

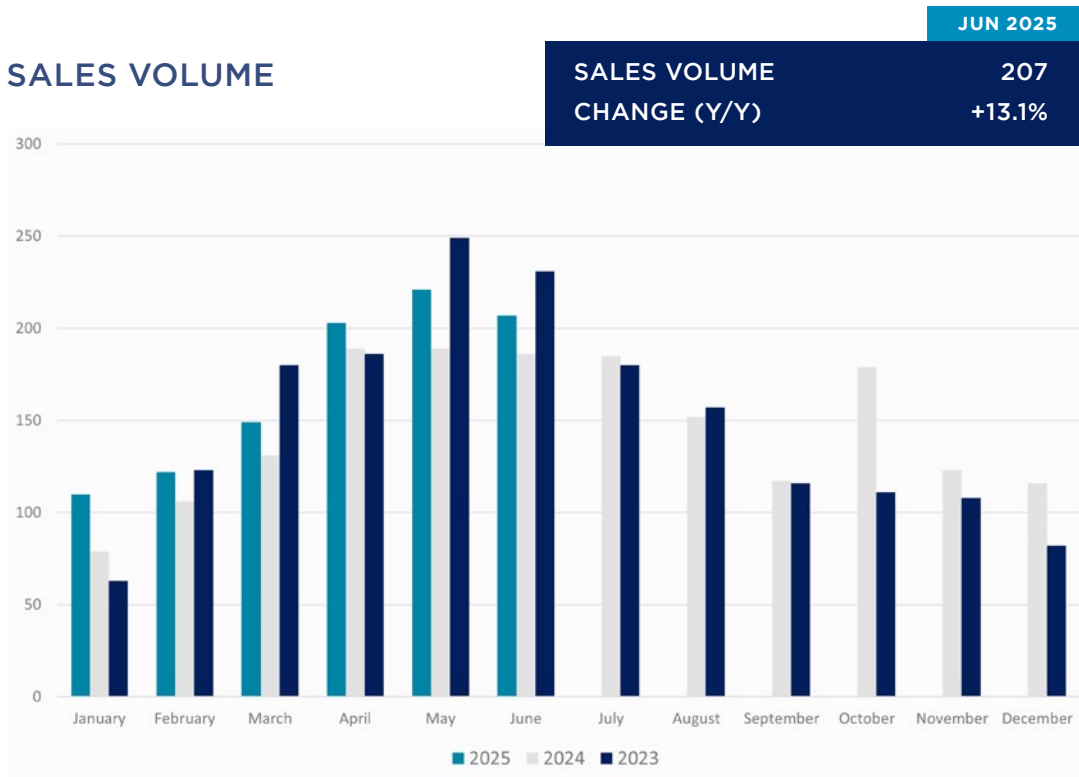
The townhome housing category saw benchmark price increases in the Shuswap/Revelstoke, Central and North Okanagan, while the South Okanagan saw a slight decrease of 0.8% compared to June 2024, coming in at \$522,900. The benchmark pricing in the condominium housing category recorded the South Okanagan being the only region that saw a decrease of 3.0% compared to the same time last year, coming in at \$435,800.

*All statistics are courtesy of The Association of Interior REALTORS®.

†The Association of Interior REALTORS® is a member-based professional organization serving approximately 2,500 REALTORS® who live and work in communities across the interior of British Columbia including the Okanagan Valley, Kamloops and Kootenay regions, as well as the South Peace River region. The Association of Interior REALTORS® was formed on January 1, 2021 through the amalgamation of the Okanagan Mainline Real Estate Board and the South Okanagan Real Estate Board. The Association has since also amalgamated with the Kamloops & District Real Estate Association and the Kootenay Association of REALTORS®.



SINGLE FAMILY HOMES

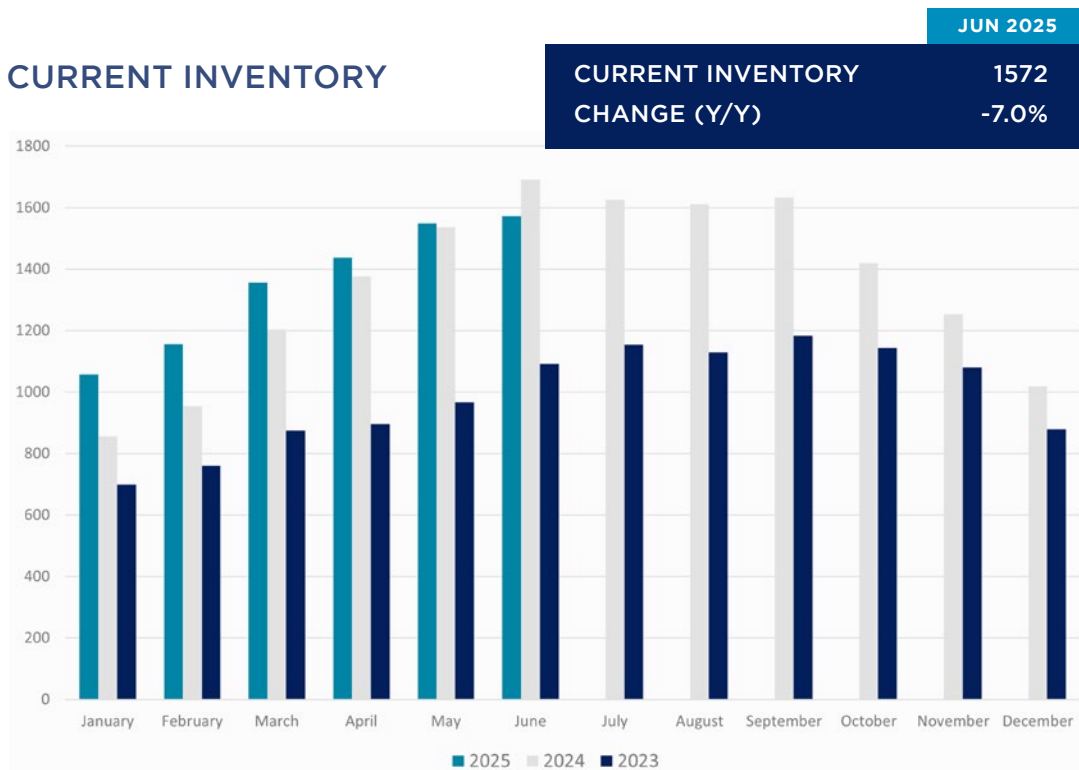
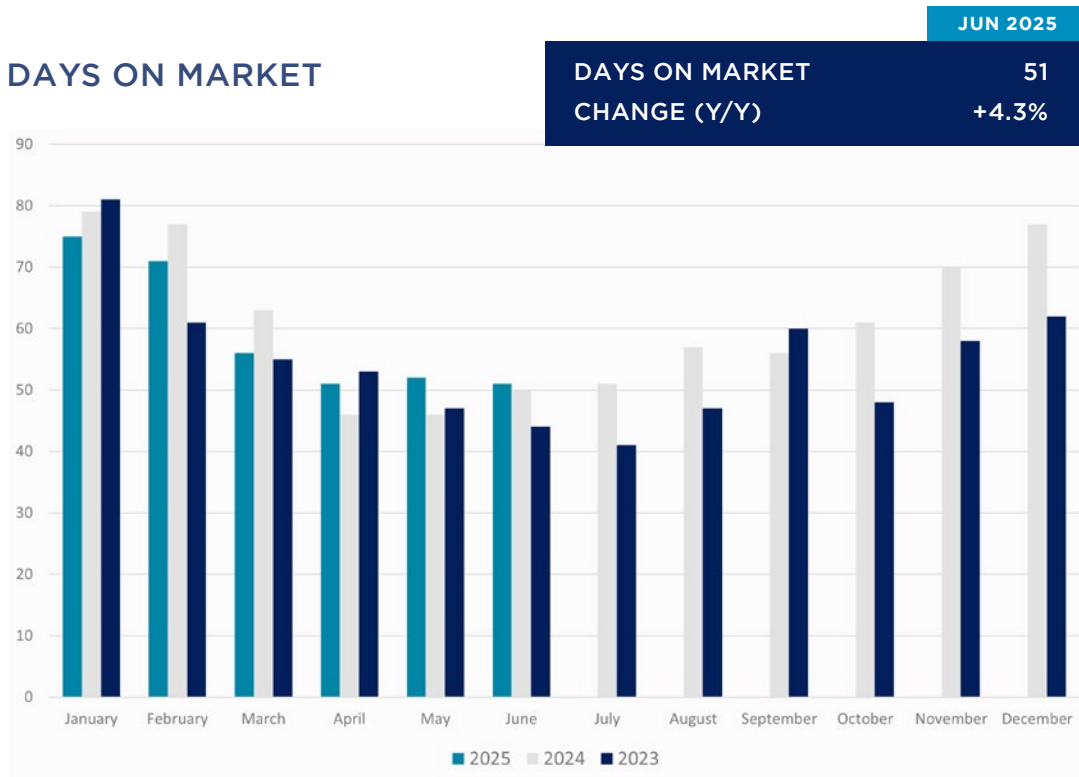


*Benchmark Price: Estimated sale price of a benchmark property, representing a typical property within each market.

Market Statistics: Courtesy of the Association of Interior Realtors® (interiorrealtors.ca). % Change: Over the same period the year prior. Area Covered: Central Okanagan.

*Year to year stats may be affected by recent consolidation of the Association of Interior Realtor's database and adjustments to area borders.

SINGLE FAMILY HOMES

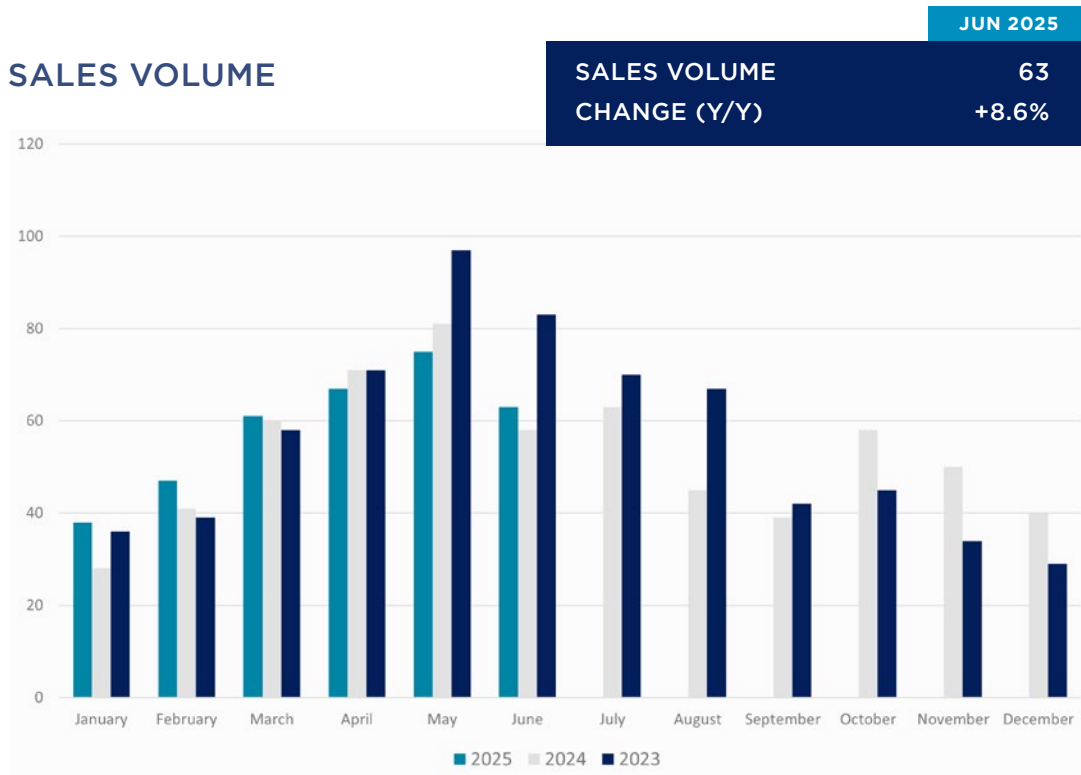


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TOWNHOMES

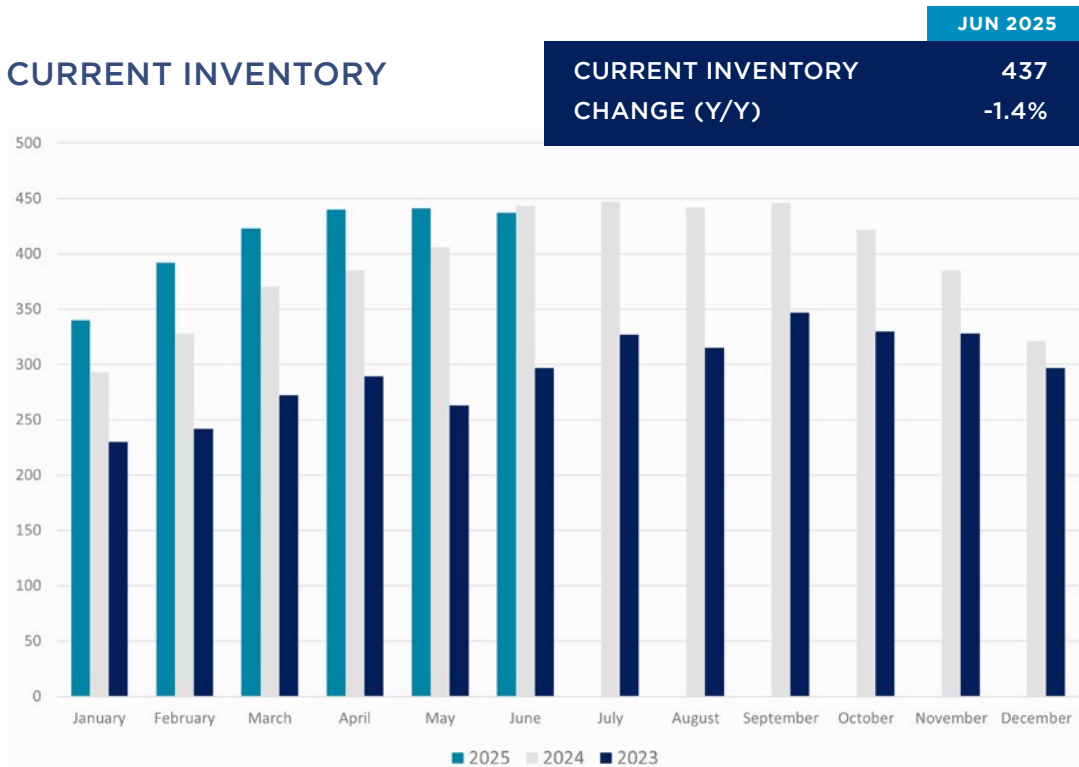
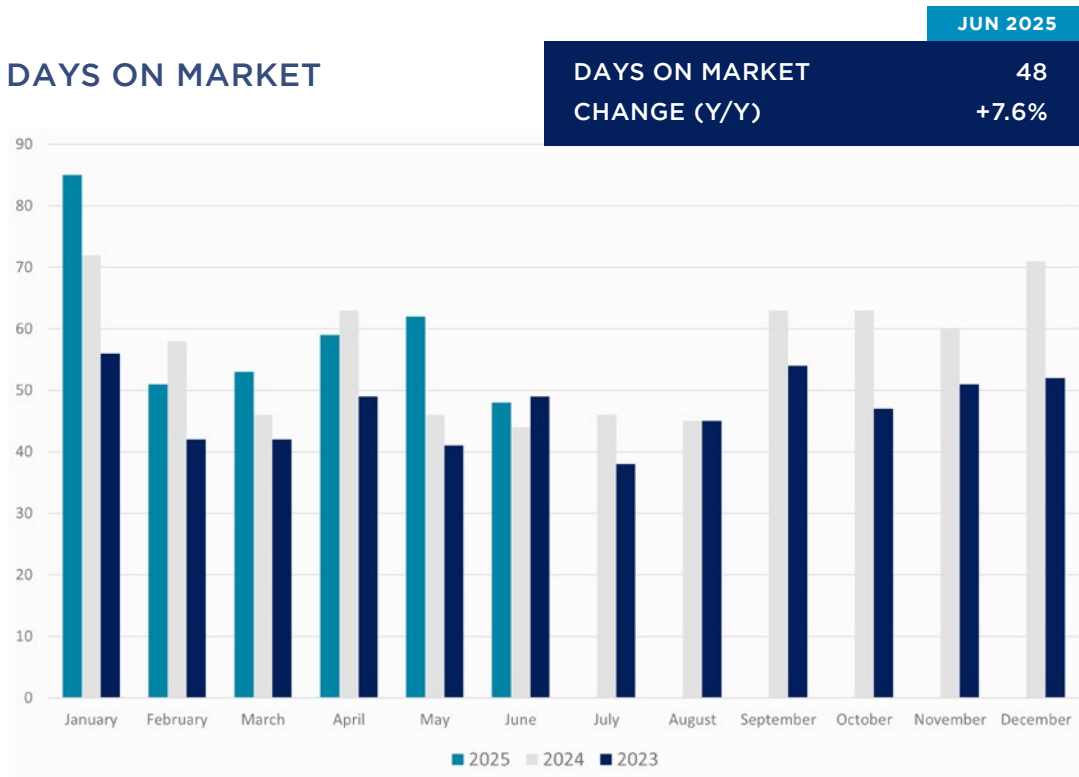


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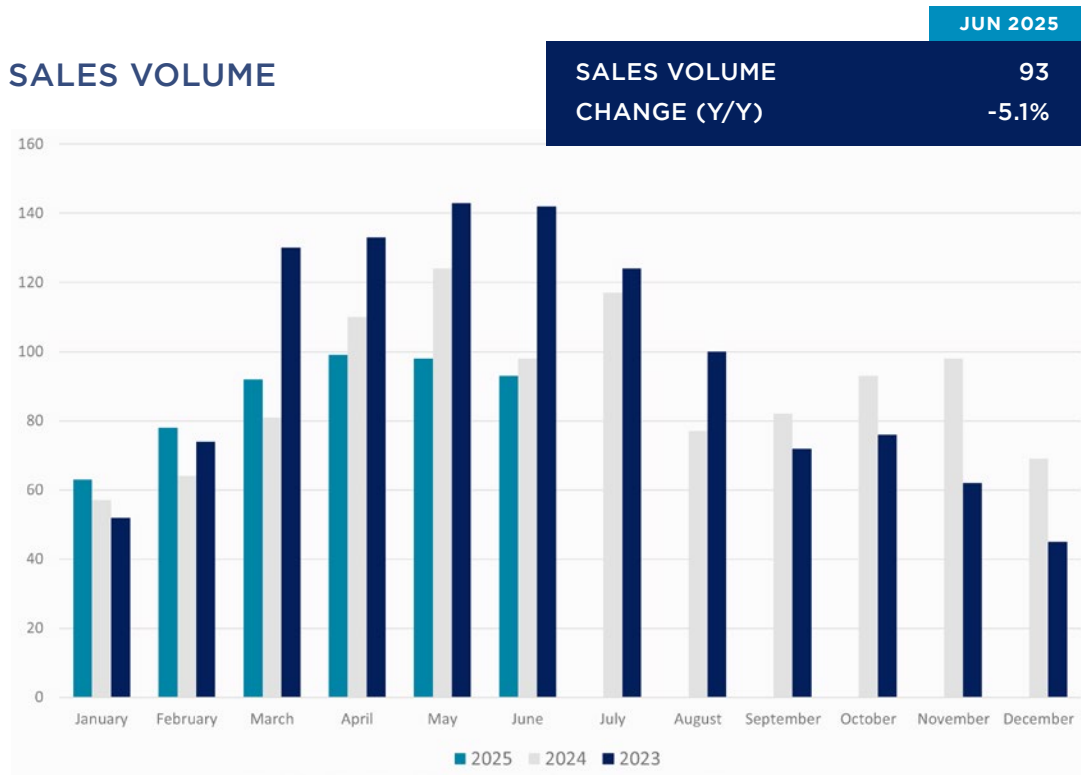


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CONDOS / APARTMENTS

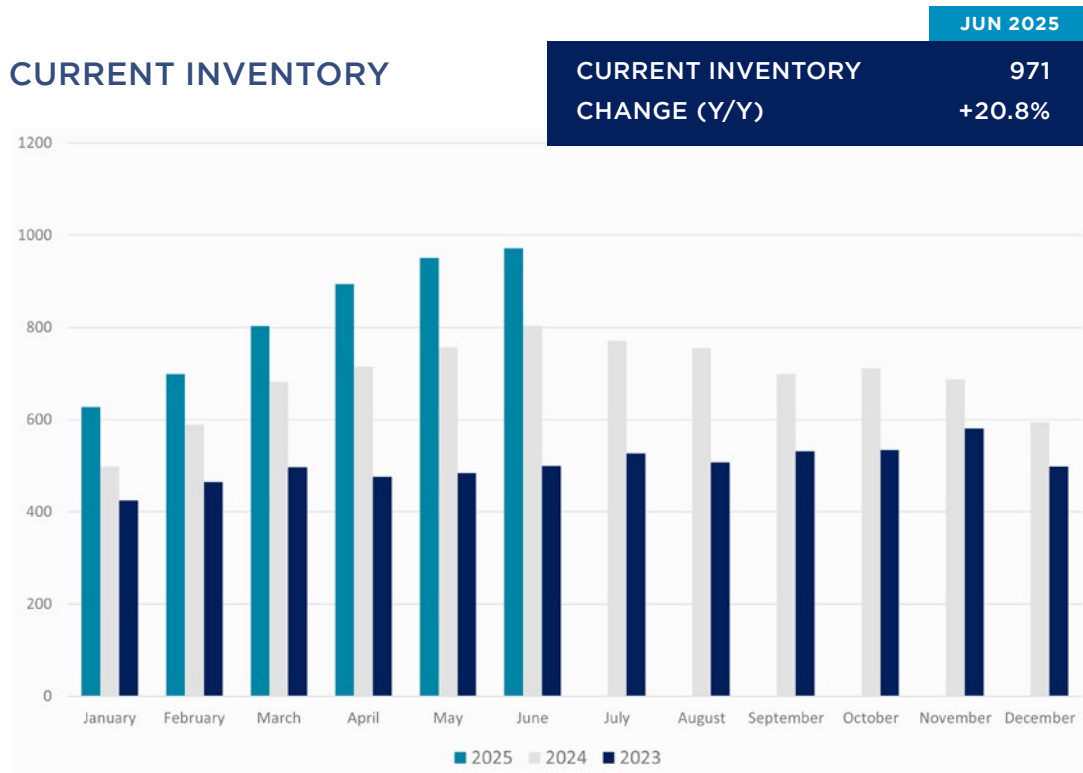
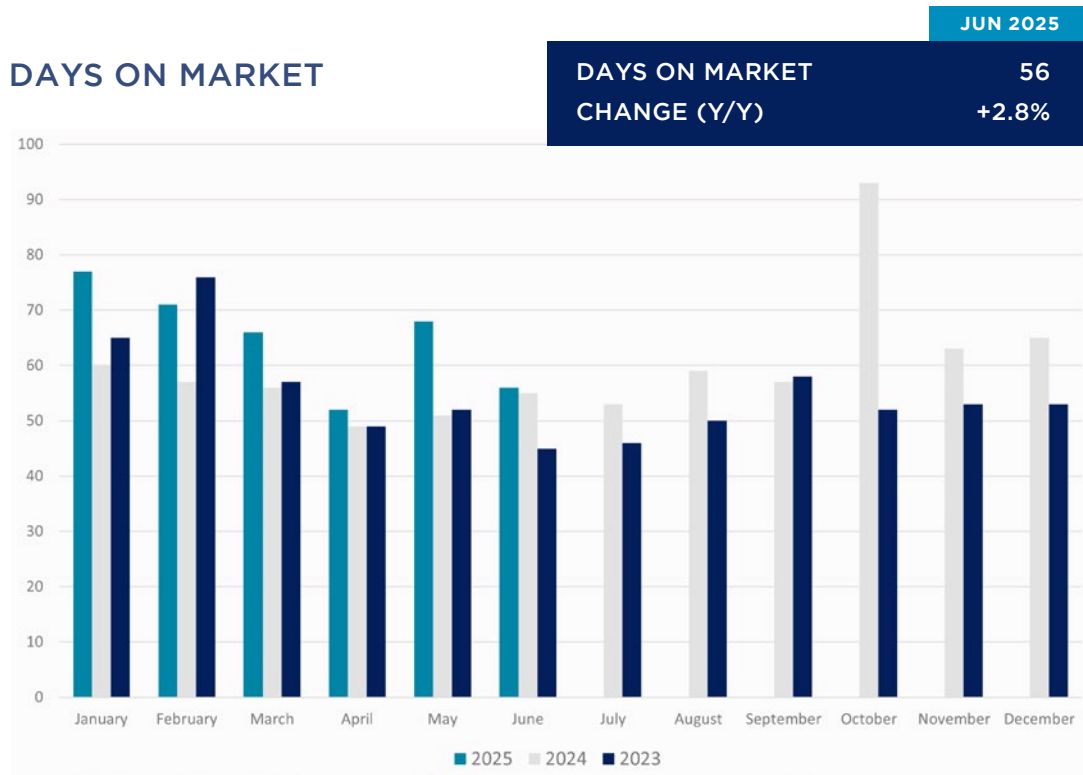


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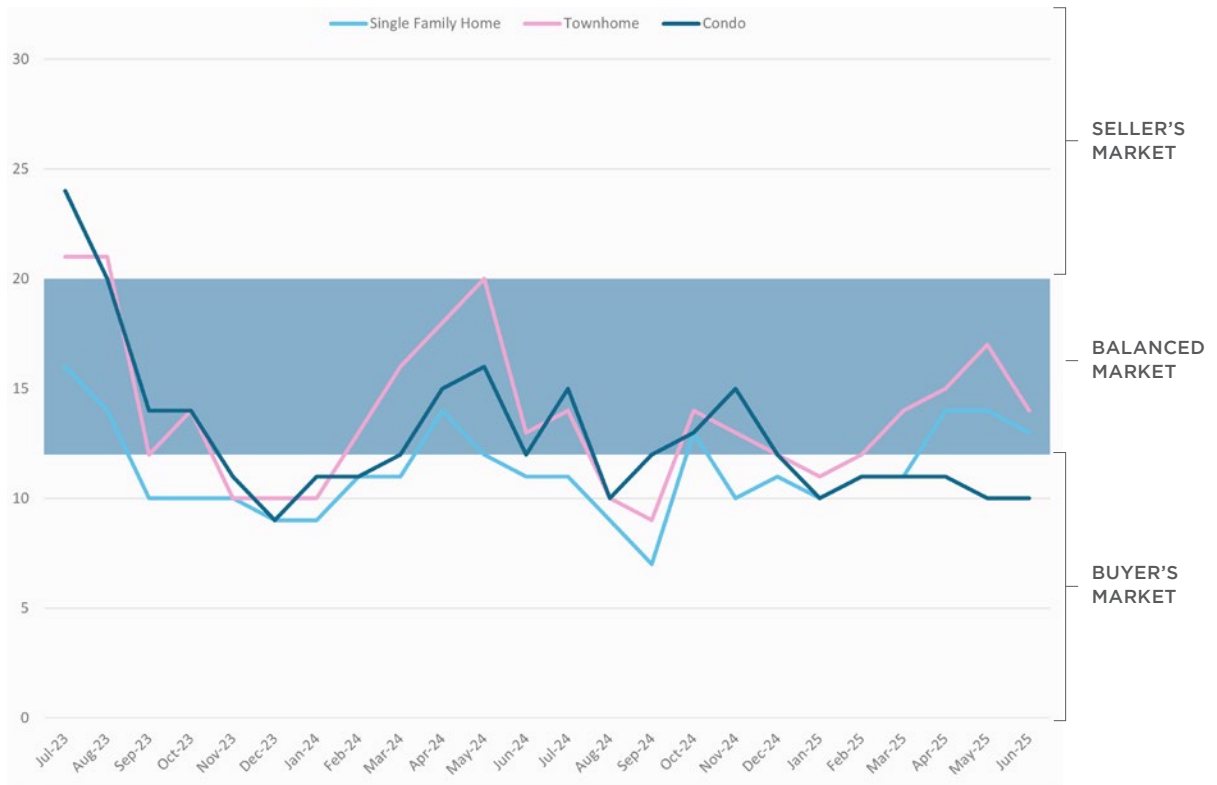
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SALES TO ACTIVE RATIO (%)



WHERE BUYERS ARE MOVING FROM

2nd Quarter | 2025

| PERCENTAGE OF BUYERS | % |
|--|-----|
| From within Association area (Eastgate Manning Park to Revelstoke + South Peace River) | 62% |
| From the Lower Mainland or Vancouver Island | 13% |
| From other areas of BC | 8% |
| From Alberta | 10% |
| From Saskatchewan / Manitoba | 2% |
| From Eastern Canada / Maritimes | 2% |
| From the NWT / Yukon | 0% |
| From outside of Canada | 1% |

NEIGHBOURHOOD SALES

June 2025

| | SINGLE FAMILY | | TOWNHOME | | CONDO/ APARTMENT | |
|-------------------------------------|---------------|-----------------------|----------------|-----------------------|---------------------|---------------------|
| | Sales | Benchmark Price | Sales | Benchmark Price | Sales | Benchmark Price |
| Adventure Bay | 2 ↑ 100.0% | \$1,151,500 ↑ 6.3% | 0 | \$974,200 ↑ 1.6% | 0 | |
| Alexis Park | 1 | \$653,900 ↑ 9.1% | 2 | \$282,700 ↑ 0.1% | 5 ↑ 66.7% | \$247,000 ↑ 8.0% |
| Armstrong | 6 ↓ -45.5% | \$750,600 ↓ -1.9% | 2 0.0% | \$536,100 ↑ 2.8% | 0 | \$276,000 ↑ 8.9% |
| Bella Vista | 2 ↓ -33.3% | \$930,500 ↑ 10.9% | 1 0.0% | \$641,500 ↑ 1.9% | 0 | |
| Cherryville | 0 | \$518,300 ↓ -3.6% | 0 | | 0 | |
| City of Vernon | 5 ↑ 66.7% | \$541,200 ↑ 4.0% | 2 ↓ -60.0% | \$450,700 ↑ 1.9% | 11 ↑ 10.0% | \$308,100 ↑ 6.2% |
| Coldstream | 10 ↑ 11.1% | \$1,037,800 ↑ 7.9% | 2 ↑ 100.0% | \$835,900 ↑ 6.2% | 2 | |
| East Hill | 16 ↑ 33.3% | \$695,300 ↑ 7.4% | 1 ↓ -50.0% | \$562,200 ↑ 3.0% | 0 | |
| Enderby / Grindrod | 4 0.0% | \$597,300 ↓ -3.8% | 3 ↑ 50.0% | \$468,600 ↑ 2.1% | 0 ↓ -100.0% | \$342,600 ↑ 5.4% |
| Foothills | 3 ↑ 50.0% | \$1,011,300 ↑ 4.0% | 0 ↓ -100.0% | \$1,020,700 ↑ 7.1% | 0 | |
| Harwood | 3 ↑ 200.0% | \$588,800 ↑ 7.6% | 4 ↑ 33.3% | \$467,600 ↑ 1.2% | 0 | |
| Lavington | 0 | \$970,800 ↑ 2.5% | 0 | | 0 | |
| Lumby Valley | 6 ↑ 50.0% | \$605,500 ↑ 3.7% | 0 | \$425,300 ↑ 1.1% | 0 | |
| Middleton Mtn Coldstream | 2 | \$1,078,200 ↑ 7.6% | 0 | | 0 | |
| Middleton Mtn Vernon | 3 ↓ -25.0% | \$894,000 ↑ 6.1% | 2 ↓ -50.0% | \$629,500 ↑ 3.0% | 0 | |
| Mission Hill | 2 0.0% | \$650,900 ↑ 8.9% | 1 0.0% | \$503,300 ↑ 3.1% | 0 | \$298,700 ↑ 5.3% |
| North BX | 3 | \$1,039,800 ↑ 5.1% | 0 | \$589,100 ↑ 4.1% | 0 | |

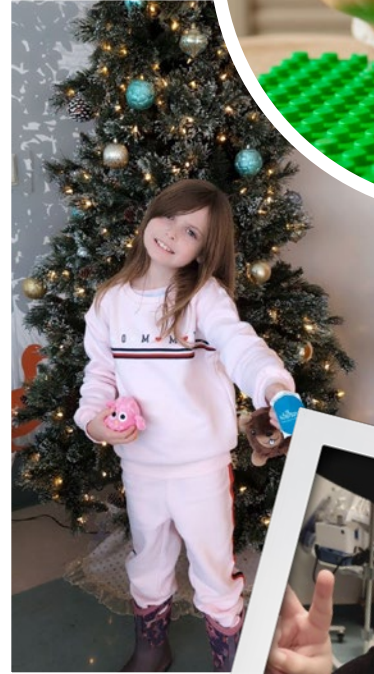
NEIGHBOURHOOD SALES

June 2025

| | SINGLE FAMILY | | TOWNHOME | | CONDO/ APARTMENT | |
|-------------------------|---------------|------------------------|---------------|---------------------|---------------------|---------------------|
| | Sales | Benchmark Price | Sales | Benchmark Price | Sales | Benchmark Price |
| Okanagan Landing | 3 ↓ -50.0% | \$1,027,000 ↑ 10.1% | 3 ↑ 50.0% | \$790,300 ↑ 2.7% | 1 ↓ -75.0% | \$512,800 ↑ 6.3% |
| Okanagan North | 5 ↓ -28.6% | \$535,200 ↑ 8.9% | 0 | \$558,900 ↑ 2.9% | 0 | |
| Predator Ridge | 2 ↑ 100.0% | \$1,205,300 ↑ 9.4% | 1 ↓ -50.0% | \$847,800 ↑ 1.8% | 0 | |
| Salmon Valley | 3 ↑ 50.0% | \$632,000 ↓ -3.8% | 0 | | 0 | |
| Silver Star | 0 | \$1,065,100 ↑ 3.9% | 0 | \$648,400 ↑ 2.5% | 0 ↓ -100.0% | \$381,800 ↑ 9.8% |
| South Vernon | 1 | \$610,400 ↑ 9.6% | 0 | | 0 | |
| Swan Lake West | 3 ↑ 50.0% | \$1,257,600 ↑ 12.0% | 0 | | 0 | |
| Westmount | 2 0.0% | \$660,300 ↑ 13.0% | 0 | \$473,500 ↑ 4.9% | 0 | |
| Whitevale | 1 | \$781,200 ↑ 1.3% | 0 | | 0 | |

*Excludes lakefront and acreage Single-Family homes

**Percentage indicates change from the same period last year





The Kelowna General Hospital Toyhavn is a partnership between Stilhavn Real Estate Services and KGH Foundation funded by our agents. This initiative provides toys, books, crafts and more to help support children and their families during their hospital stay.

If you are interested in helping to make a hospital stay a little brighter for some of KGH's youngest patients, scan the QR code to donate directly to Toyhavn.



KGH FOUNDATION

STILHAVN REAL ESTATE SERVICES:

OKANAGAN | 100-3200 Richter Street, Kelowna, B.C., V1W 5K9

VANCOUVER | 36 East 5th Avenue, Vancouver, B.C., V5T 1G8

NORTH SHORE | 104-2770 Valley Centre Avenue, North Vancouver, B.C., V7J 0C8

NORTH SHORE | 104-3151 Woodbine Drive, North Vancouver, B.C., V7R 2S4

SQUAMISH | 1388 Main Street, Squamish, B.C., V8B 0A4

WHISTLER | 120-4090 Whistler Way, Whistler, B.C., V8E 1J3

#FindYourHavn @ Okanagan.Stilhavn.com



OKANAGAN | VANCOUVER | NORTH SHORE | SQUAMISH | WHISTLER

We would like to acknowledge that we work and live on the traditional, unceded territory of the xʷməθkʷəy̓əm, səllilwataʔ, Lil'wat, Sḵwxwú7mesh and Syilx/Okanagan People.

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