

For Immediate Release

Local Residential Real Estate Activity Steady Despite Seasonal Dip

KELOWNA, B.C. – September 4th, 2025. Residential real estate sales held steady in August despite the typical seasonal dip in activity, reports the Association of Interior REALTORS® (the Association).

A total of 1,319 residential unit sales were recorded across the Association region in August, coming in below July's 1,534 units, yet up 8.8% compared to units sold in August last year.

New residential listings saw a 4.2% decrease compared to August 2024 with 2,511 new listings recorded last month. The total number of active listings saw a 0.3% decrease in inventory compared to August 2024 with 10,163 recorded across the Association region. The highest percentage increase in active listings across the Association region for a second consecutive month was in North Okanagan with a total increase of 4.5% compared to the same month last year.

"Real estate activity softened toward the end of the month, which is not uncommon, when seasonal patterns and summer activities often play a role in moderating market activity. However, sales still outperformed last year's pace, underscoring a positive trend of the last few months despite lingering economic uncertainty," says Association of Interior REALTORS® President Kadin Rainville, adding that "it's encouraging to see the market continuing to build momentum and signaling recovery, particularly when compared to some of the other markets across the province."

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 highest percentage increase of 3.2% seen in the Central Okanagan region, coming in at \$1,050,900. The townhome housing category saw benchmark price decreases in the Central and South Okanagan, while the North Okanagan and Shuswap/Revelstoke regions saw increases of 3.0% and 1.7% compared to August 2024, coming in at \$609,200 and \$568,000 respectively. The benchmark pricing in the condominium housing category recorded South Okanagan being the only region that saw an increase of 1.7% compared to the same time last year, coming in at \$422,900.

"Minimal fluctuations in year-over-year pricing suggests a stabilizing market, reinforcing broader recovery trends. This relative steadiness is a healthy development, as it creates a more predictable environment for both buyers and sellers," notes Rainville.

Given the high stakes on such a significant financial transaction, home sellers and buyers can benefit from the knowledge and skills of a practiced REALTOR®. Contact your local REALTOR® to find out more about the real estate market and how they can help you achieve your real estate goals.

The Association of Interior REALTORS® is a member-based professional organization serving approximately 2,600 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®

For more information, please contact:

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About HPI

The MLS® Home Price Index (HPI) is the most advanced and accurate tool to gauge home price levels and trends by using benchmark pricing rather than median or average. It consists of software tools configured to provide time-related indices on residential markets of participating real estate boards in Canada.

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