

For Immediate Release

Local Residential Real Estate Market Sees Modest Bounce-Back in Sales

KELOWNA, B.C. – March 4th, 2026. Residential real estate activity in February experienced a modest rebound following a slower-than-expected January, reports the Association of Interior REALTORS® (the Association).

A total of 838 residential unit sales were recorded across the Association region in February, up from January's 623 units, and down 8.0% compared to units sold in February 2025.

New residential listings saw a 3% decrease compared to February 2025 with 2,235 new listings recorded last month. The total number of active listings saw a 1.9% decrease in inventory compared to February 2025 with 7,206 recorded across the Association region. The highest percentage increase in active listings across the Association region was recorded for another consecutive month in the North Okanagan with a total increase of 4.2% compared to February last year.

“After a sluggish start to the year in January, sales seemed to return to a more normal pace last month. Although we’re still sitting just below average levels, momentum is building and heading in the right direction,” says Association of Interior REALTORS® President Kadin Rainville, adding that “demand hasn’t disappeared, and with more listings coming online, we may just be seeing a natural lag between renewed interest and finalized sales.”

In the Okanagan and Shuswap/Revelstoke regions, the benchmark price for single-family homes saw decreases last month in the Central and South Okanagan in year-over-year comparisons of 0.9% and 5.7% respectively, coming in at \$1,056,600 and 691,900. The townhome housing category recorded the Central and South Okanagan as the only sub-regions that saw a decrease of 8.1% and 6.0% compared to the same time the previous year, coming in at \$671,300 and \$483,200 respectively. The benchmark price in the condominium housing category saw decreases in all regions compared to February 2025 with the exception of the South Okanagan that saw an increase of 1.4%, coming in at \$410,400.

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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