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What a glorious Fall season we have had! The colours are magnificent and the sunsets have been stunning! Great seeing golfers still on the greens and walkers and bikers on the trails but we know skiers were super excited to hear Silver Star had a skiff of snow last week! Either way, hope you have an appointment to put your winter tires on!

OKANAGAN REAL ESTATE STATS :

BCREA (British Columbia Real Estate Association) REALLY DRY AND DETAILED MONTHLY REPORT

BC PROVINCIAL ELECTION

VISIT ONE OF OUR JUST LISTED HOMES BELOW OR JUST BROWSE OUR WEBSITE https://okanaganhomes.com/real-estate/

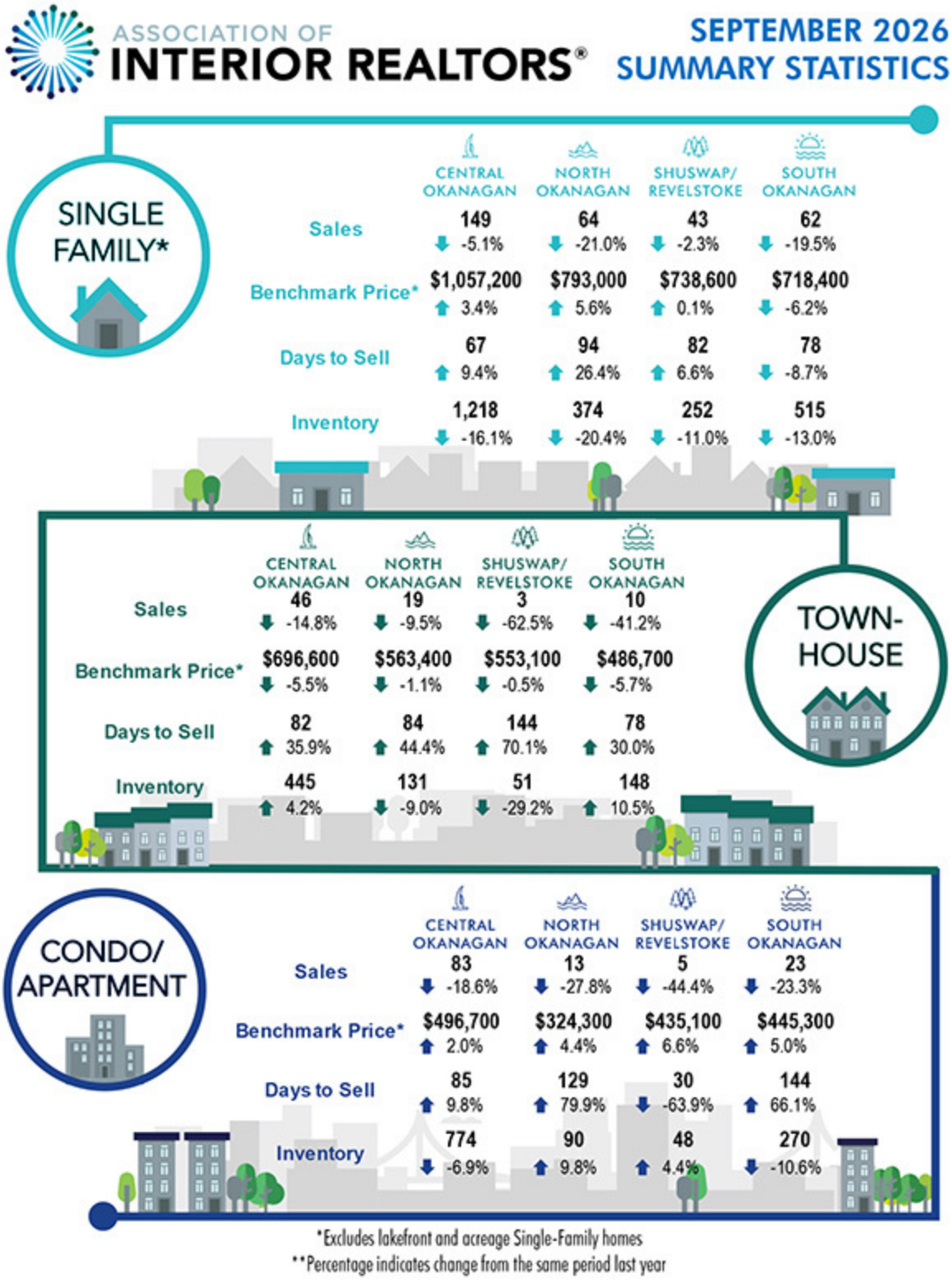
HAPPY HALLOWEEN!

Thanks for checking out this month's newsletter. Please get in touch if you have any questions or comments – it'd be great to hear from you!

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Regards,
Priscilla

Okanagan Real Estate Update



The Okanagan real estate market is constantly changing, so please reach

out for stats that are specific to your neighbourhood – or even if you're just curious about what the house down the street sold for!

BCREA (British Columbia Real Estate Association) DETAILED MONTHLY REPORT



Summary of the Okanagan Real Estate Market taken from the BCREA September 2026 Housing Report released on October 14, 2026

Certainly a bit confusing but the main message is that our Okanagan housing market is experiencing slower sales and lower average prices, but inventory is also declining. This suggests a market that is cooling rather than one in which supply is continuing to build unchecked.

The report provides statistics for the broader Okanagan region, rather than a separate breakdown for Vernon and the North Okanagan so do call us to discuss our more immediate locations .

September 2026: Okanagan market at a glance

Residential sales
658 ↓ 12.7% year over year

Average sale price
$753,392 ↓ 4.0% year over year

Active listings
5,588 ↓ 9.9% year over year

Sales-to-active-listings ratio
11.8% Down from 12.2%

All figures compare September 2026 with September 2025.

What the numbers tell us

Sales are weakening. The Okanagan recorded 658 residential sales in September, compared with 754 a year earlier. That is 96 fewer sales, indicating that buyers remain cautious.

Prices are under pressure. The average residential sale price fell from $784,963 to $753,392. This is a 4% annual decline, although an average price can change simply because the mix of properties sold changes. It does not necessarily mean every home has lost 4% of its value.

Inventory is declining, too. Active listings dropped from 6,202 to 5,588, a reduction of 614 properties. Fewer listings can help prevent prices from falling further, even when demand is weaker.

The market remains relatively balanced. The sales-to-active-listings ratio is 11.8%, down from 12.2% last September. This indicates softer demand relative to available inventory, but the report's overall message is that most BC markets remain balanced despite mounting economic headwinds.

British Columbia Real Estate Association

Year-to-date performance through September

The longer-term figures give a slightly different perspective from the September results alone.

Okanagan metric	**2026 year to date**	**- Change from 2025**
Residential sales	6,366	-5.1%
Total sales dollar volume	$4.90 billion	-4.0%
Average sale price	$770,254	+1.2%

The year-to-date average price remains 1.2% higher than in 2025, even though September's average price is down 4% year over year. This shows why it is important not to draw conclusions from a single month's results.

What is driving the market?

BCREA Chief Economist Brendon Ogmundson identifies several economic headwinds:

- Higher oil prices have prompted concerns about potential Bank of Canada interest-rate increases.
- Economic uncertainty is weighing on buyer confidence.
- Slower sales are reducing overall real estate dollar volume.

- Declining inventory is helping support market balance and may limit further downward pressure on prices .

What this means for Okanagan Buyers and Sellers
For Buyers

Reduced competition and softer prices in some segments may create opportunities to negotiate, particularly on properties that have been listed for an extended period. Buyers should still assess each property's value individually.

For sellers

Pricing realistically from the outset remains important. Although inventory is down, buyers have not returned in sufficient numbers to support aggressive pricing across the board. Presentation, condition and a well-supported asking price matter.

For the market outlook

Falling sales do not automatically mean a major price correction is coming. The combination of slower demand and lower inventory suggests a market in which outcomes will vary by location, property type and price range.

Our key takeaway

The September BCREA report describes an Okanagan market where buyers remain cautious, prices face pressure and transaction volumes are lower. However, declining inventory is an important counterweight that may help keep the market relatively balanced.

Remember these are broader Okanagan figures, not specific to just Vernon, Coldstream or our surrounding communities. Drop by or call to discuss more specifics!
250-549-7050 info@okanaganhomes.com

BC PROVINCIAL ELECTION



In this year of turmoil, two elections in one month is some how not a surprise! We can only hope the outcome brings some stability and moves our province forward! REMEMBER TO VOTE! Will see you on the other side!

CHECK OUT OUR JUST LISTED PROPERTY

#27 - 7760 Okanagan Landing Road
MLS 10403186 $1,149,000.



Retiring or searching for an easier lifestyle, 'The Season in the Okanagan' is waiting for you! Fantastic location in the heart of the Okanagan Landing, with minutes walk to Paddlewheel Park and beach & boat launch, Vernon yacht club and lakefront dining! Schools, playing fields & pickle ball facilities just down the road! Owners have access to the private first-class recreation center with fitness room, outdoor pool, tennis/basketball courts, pickleball & more! Now check out this home – everything you need for everyday comfort is on the level entry main floor! Open great room design welcomes in the inspirational Okanagan Lake views and invites outdoor living on the huge, partially covered deck. The lower level opens to the covered patio and same great view and is perfect for busy family life or lingering guests with two spacious bedrooms, bath, family room and amazing theatre room with huge screen, projector and elevated seating plan. Everything in move-in condition with soft decor, new high end flooring, new appliances, custom window coverings including automated exterior sunscreens. Gas fireplace, built-in vacuum, central air, and loads of storage space. Double garage & level driveway. Quiet no thru-street with walking path to the recreational facility. SEE MORE...https://okanaganhomes.com/real-estate/27-7760-okanagan-landing-road-vernon-bc-v1h-1z4/ .

HAPPY HALLOWEEN - WATCH FOR THE EXCITED TRICKER-TREATERS!



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