



RE/MAX®

NEWSLETTER

SEPTEMBER

2025

YOUR REAL ESTATE NEIGHBOURHOOD NEWS



MARKET UPDATE

The South Okanagan summer market is in full swing! Our RE/MAX offices in Summerland, Penticton, and Osoyoos are seeing steady listing activity and strong sales numbers across many communities. The Bank of Canada's recent decision to hold its key lending rate means borrowing costs remain stable a welcome sign for both buyers and sellers. With sunny skies, an influx of visitors, and our agents working tirelessly, this is truly prime buying and selling season in the South Okanagan.

349 properties were listed in the South Okanagan in the month of August which is down 7.92% from August of last year. Year-to-date there have been 3739 properties put on the MLS® System for sale which is up 3.06% from 2024. 165 properties were reported sold in the South Okanagan in the month of August which is up almost 1.85% from August of last year. Year-to-date 1,347 properties have been reported as sold which is up 10.23% in comparison to 2024.

In Penticton, 129 properties were listed in the month of August which is down 11.64% from August of last year. Year-to-date numbers are up 1.09% however with 1397 properties listed this year vs 1382 in 2024. 78 properties were reported sold in Penticton in August which is up 9.86% from last year. Year-to-date 590 properties have been reported sold which is up 5.17% in comparison to 2024.

AVERAGE SALES PRICE
FOR SINGLE FAMILY
YTD PENTICTON
\$827,786

AVERAGE DAYS
ON MARKET
YTD
80.62

NUMBER OF
HOMES SOLD
YTD
590

The Average Sale Price for Single Family Home has increased by 3.36% in Penticton. In 2025 Year-to-date the Average price for a Single Family Home is \$827,786 vs \$800,874 in 2024. Marketing times continue to be extended with the Average Days on Market increasing by 14.52% to 70 Days.

Whether you're thinking about selling and want to know what your property could be worth, or you're ready to start your search for the perfect home, there's no better time than now. The summer market is active, buyers are motivated, and opportunities are everywhere. Call me at your local RE/MAX office in **Penticton** today – I am ready to help you make your next move!

RE/MAX
Penticton Realty

NAVIGATE

Real Estate

WITH CONFIDENCE

#1 NOBODY IN THE
WORLD
SELLS MORE
REAL ESTATE THAN
RE/MAX

Active
InventoryProperty Types Purchased in Penticton
YTD as of August 31st 2025

as of Sept. 2nd, 2025

201
142
67
29
17
34

Type	Unit Sold	% of Units	Average Sale Prices	Median Sale Prices
Single Family Detached	232	39.12%	\$827,199	\$754,500
Apartment	146	24.62%	\$446,462	\$397,000
Townhouse	100	16.86%	\$509,987	\$494,950
Half Duplex	39	6.58%	\$615,775	\$575,000
Manufactured Home in Park	31	5.23%	\$224,050	\$191,900
Residential Lot	14	2.36%	\$330,179	\$305,000

Statistics as reported by AOIR for Penticton Active Inventory as of Sept. 2nd, 2025

Average Days on
Market in Penticton

ALL TYPES

August 2025

91.96

up 15.83%
from 2024

SINGLE FAMILY

August 2025

85

up 27.51%
from 2024What are they buying in
the Okanagan?

Who is the Okanagan Buyer?

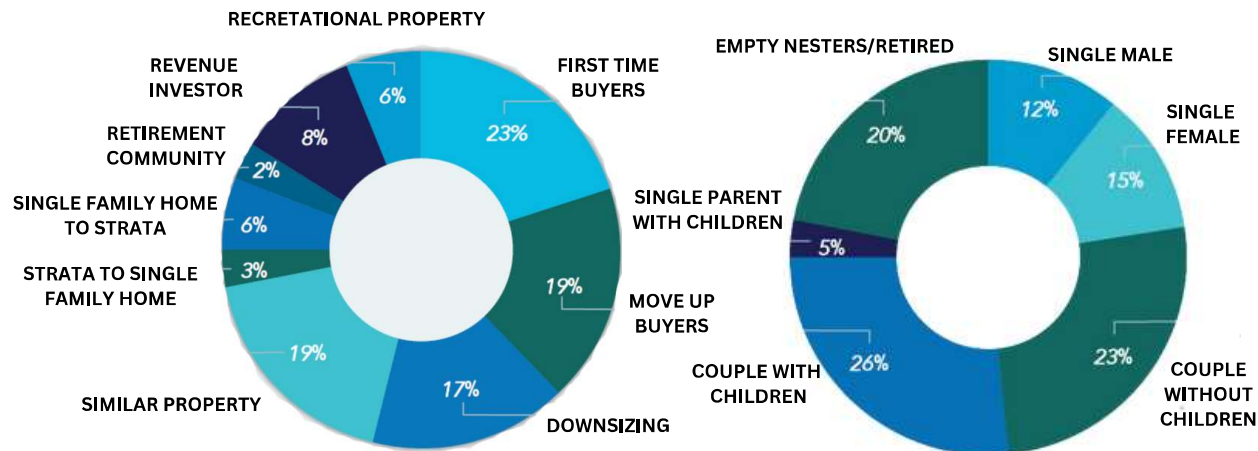
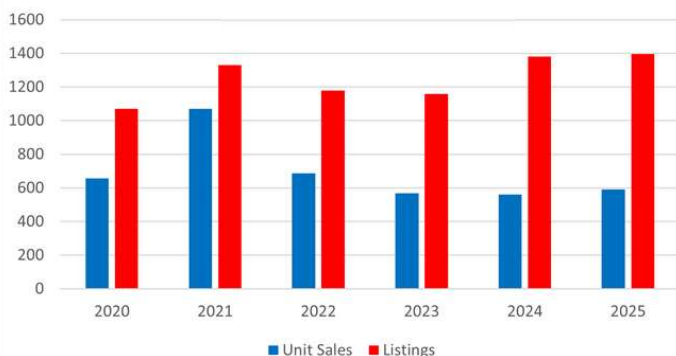
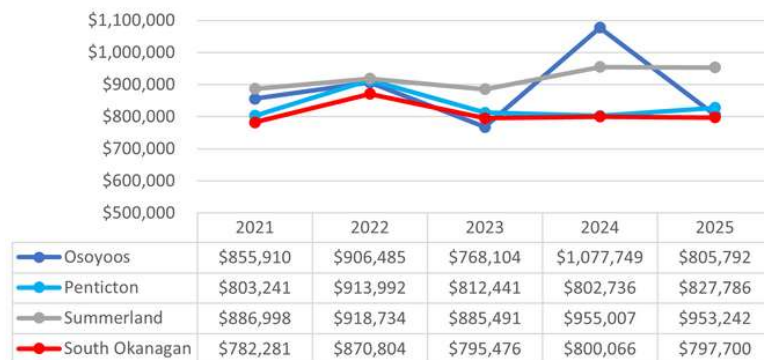
Comparison YTD
of Unit Sales & Listings

Chart Title

Average Sale Price Single
Family 5 Year Comparison

*Based on MLS®Statistics as reported by AOIR for the South Okanagan for 2020-2025.



WHAT PENTICTON'S NEW HOUSING TARGETS MEAN FOR HOMEOWNERS AND INVESTORS

Penticton DRAGON BOAT FESTIVAL



REMAX

**PROUD SPONSOR
OF DRAGON BOAT FESTIVAL
AT SKAHA LAKE PARK
SEPT. 6TH & 7TH, 2025.**

REMAX COATS FOR KIDS



September 1st-30th

**DROP OFF YOUR DONATIONS AT
RE/MAX OFFICES IN SUMMERLAND,
PENTICTON OR OSOYOOS!**

The B.C. government has announced a new wave of housing targets, and Penticton is one of the communities included. Beginning September 1, 2025, Penticton is expected to add 908 new homes over the next five years! These housing targets fall under the Housing Supply Act, which gives the Province authority to set and monitor housing goals in municipalities with the greatest need and fastest growth. Other communities in this wave include Vernon, Richmond, Squamish, Burnaby, Coquitlam, Langford, and more.

What Do Housing Targets Mean?

- **More housing choice:** The targets outline a balance of ownership and rental housing, with a portion dedicated to below-market rentals and supportive housing.
- **Municipal accountability:** Penticton must report annually on progress toward these targets.
- **Policy changes:** To meet demand, municipalities may need to update zoning bylaws, streamline approvals, or refine local housing strategies.

Why It Matters to Homeowners & Investors

For homeowners, these initiatives can influence neighborhood planning, property values, and community amenities. For investors, they signal opportunity: as more housing supply is created, the demand for land, development projects, and rental housing is expected to rise. Penticton has already been recognized as a leader in proactive housing policy, which puts our city in a strong position to balance growth with livability.

Local Update: Infrastructure Levy Info Session

In addition to housing targets, the City of Penticton is exploring a proposed infrastructure levy. A public information session will take place on: Sept. 4 at 5 p.m. City Hall Council Chambers. The session will include a presentation and Q&A, followed by a public survey running Aug. 27 to Sept. 8. Feedback will be presented to council on Sept. 16.

This is an opportunity for residents to learn more about the city's growth strategies and share their perspectives.

At RE/MAX Penticton Realty, with offices in Summerland, Penticton, and Osoyoos, we continue to monitor these changes closely to help our clients navigate the evolving South Okanagan real estate market. Whether you're a homeowner, buyer, or investor, understanding how these housing targets and policies shape our communities is key to making informed real estate decisions.

Ready to talk about what these changes mean for you?
Connect with one of our experienced agents today.

Drought Level 0

Wildfire Risk High!

Due to the ongoing extreme drought conditions in the South Okanagan (Drought Level 0), the risk of wildfire is very high.

As a community, we all have a role to play in keeping our city safe. All residents should take extra care during this time and follow important fire prevention practices.

Most Common Causes of Human Fires:

- Careless disposal of cigarettes or smoking materials
- Unattended cooking, indoors or outdoors
- Use of fire pits, candles, or open flames
- Misuse of BBQs or propane appliances
- Overloaded or damaged electrical cords and power bars
- Running power tools or machinery near dry vegetation
- Children playing with fire or ignition sources

Back To School

Back to Routine!



Kids are back in class, Please slow down, stay alert, and drive with extra care. Let's keep our community safe!

LOCAL EVENTS

**SEPT
6**

RE/MAX Career Info Session
RE/MAX Penticton Realty
2.00pm

**SEPT
6-7**

Penticton Dragon Boat Festival
Skaha Lake Park | 12:00am

**SEPT
20**

Penticton Oktoberfest
The Senior Centre, Main Street
5.00pm - 6.00pm

JOIN IN ON THE LOCAL FUN!

**EVERY
SAT**

Downtown Community Market |
Penticton Main Street |
8.30am - 1.30 pm

**SEPT
26**

Penticton Vees vs Kelowna
SOEC 2025 | 7.00pm

**SEPT
30**

National Day for Truth and
Reconciliation

Clients Testimonial

"We wanted to buy and sell asap! Chad Mielke assisted us in a most amazing way. He showed us five condominium units on the same day in the area we were interested in, and we purchased one immediately. Also, he helped us get our home ready to list and did an excellent job negotiating an acceptable sale price and was able to close the sale in a few days! Thank you, Chad." - Richard Karpiuk

"I was a first time homebuyer and it was a very great experience. Would recommend to friends and family anytime." - Caitlin Cavalier

