



JULY 2023

*Happy
BC Day!*
August 7



REMINDER!
Be FireSmart

**REMOVE FUEL FROM
YOUR PROPERTY!**

For more fire safety tips & resources visit our website, yoursouthokanaganhome.com



MARKET UPDATE

Summer is here and it is here to stay with this hot dry okanagan weather! We hope you are enjoying your time making new memories in this beautiful valley we get to call home. Our Agents are busy working with their seller clients to list their properties NOW.

Summer is the most popular time for moving with the kids out of school and vacation time can be taken to settle into that new home or vacation property before the school year starts up again and the weather changes to fall. .

Let's take a look at what has been happening in the market so far this summer. 530 properties were listed in the month of June in the South Okanagan which is up 12.53% from last June.

Unit Sales across the South Okanagan are on par with last year, with 193 unit sales which is down 6.31% from the 206 unit sales reported in June of last year.

The average days to sell a Single Family Home in Osoyoos for YTD in 2023 has increased to 78 days from last year's 44 days.

In Osoyoos, 85 properties were listed for sale in June which is up 8.97% from the 78 homes listed June of last year.

Unit sales in Osoyoos, like most of the South Okanagan and BC were down 36.90% YTD, with 118 units sold in so far in 2023.

We continue to assist our Buyer clients in acquiring property on their journey of new home ownership. Our Seller clients continue to realize valuable returns on their investment when they sell and are also often choosing to port their existing, low rate mortgages to new properties when they move.

As always, we are here to provide you with timely information and assist you in making smart investment decisions.

We are YOUR trusted advisors, with world connections!

Enjoy your summer holidays from our HOME to yours.

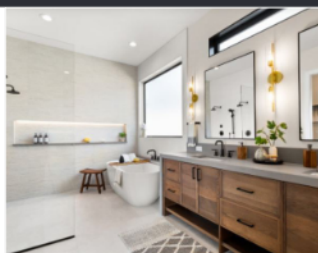
RE/MAX
Realty Solutions

The Right Agent's For Today's Market!

HOME DESIGN TRENDS EMERGING NOW



UP ON THE ROOF



BATHROOM ACCESSIBILITY



SPANISH COLONIAL STYLE

Article courtesy of Houzz.com
for the full list of trends see QR Code or visit <https://rem.ax/emergingtrends>



RE/MAX:
the #1 name
in real estate.

Unstoppable Starts Here

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JUST THE *Stats Please*

Active Inventory

Property Types Purchased Osoyoos, June 2023

5 Year Comparison of YTD Unit Sales & Listings

as of July 11, 2023

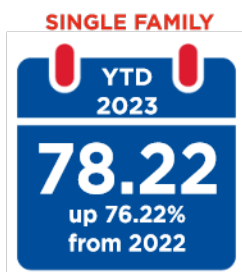
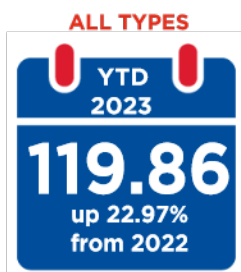
	TYPE	UNITS SOLD	% OF UNITS	AVERAGE SALE PRICES
102	SINGLE FAMILY	9	45%	\$873,667
40	APARTMENT	4	20%	\$413,000
89	RECREATIONAL	2	10%	\$356,250
37	TOWNHOUSE	3	15%	\$768,300
24	I.C. & I	1	5%	\$1,060,000



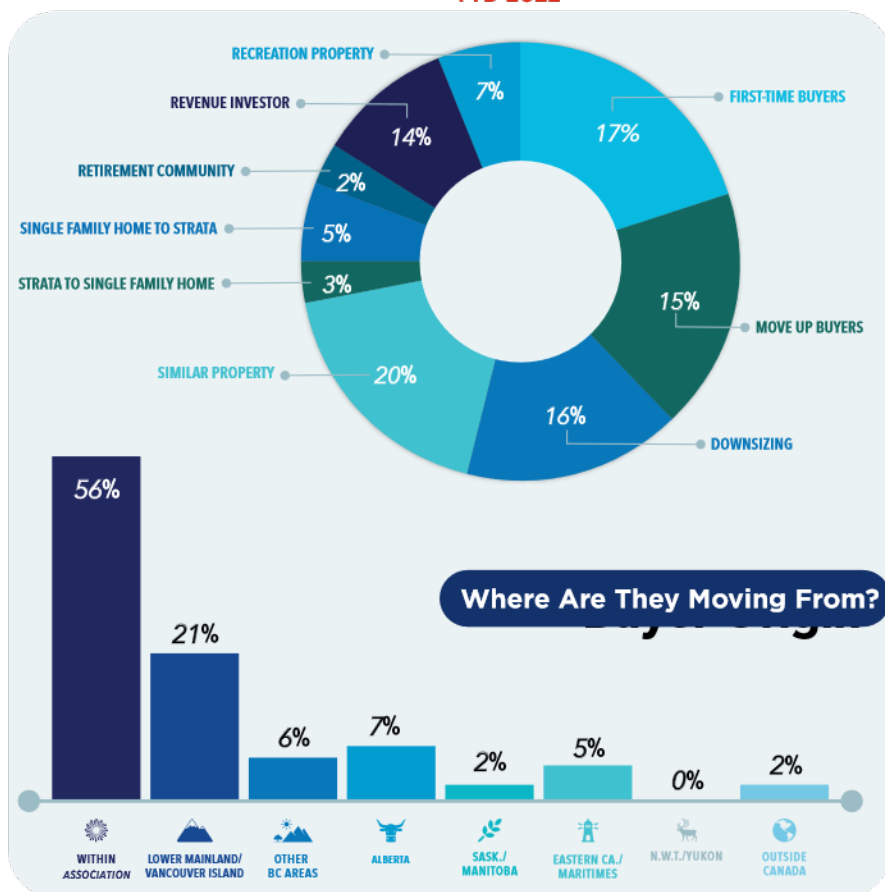
Statistics as reported by AIOR for Osoyoos Active Inventory as of July 11, 2023

Average Days on Market in Osoyoos

What are They Buying in the Okanagan?

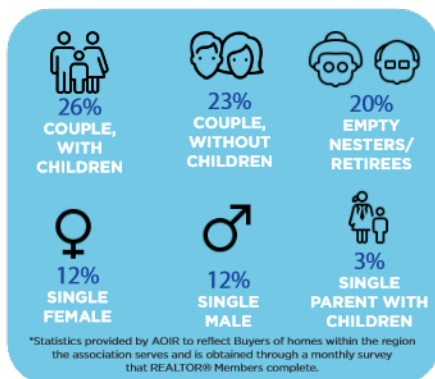


YTD 2022

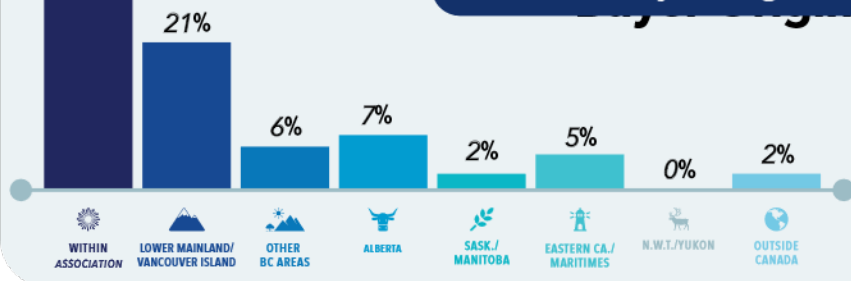


Who is the Okanagan Buyer?

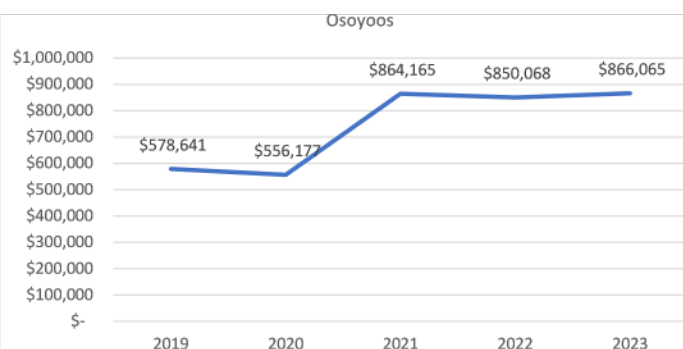
YTD 2022



Where Are They Moving From?



Average Sale Price Single Family YTD Comparison In Osoyoos



*Based on MLS® Statistics as reported by AIOR for the South Okanagan for 2017-2023.

IN THE *Blog* 10 Outdoor Home Projects to Modernize Your Exterior



1. INSTALL NEW EXTERIOR CLADDING

If your current exterior is worn consider replacing it. There are so many wonderful, easy to install finishings available on the market today. Consider using a combination of stucco, board and batten and wood grain or metal siding accents.

2. REPLACE YOUR WINDOWS

Utilize this opportunity to enlarge your windows to add more light in, create ambiance and maximize views.

3. GIVE IT A COAT OF PAINT

Don't forget that contrast is what makes things pop! Consider beige siding with beige trim VS beige siding with white trim.

4. PUT A NEW ROOF ON IT

Today's homeowner has an abundant of choices beyond the standard asphalt shingles. To give your home that wow factor consider white or cool roofing, slate, solar or metal/fire-resistant roofing.

5. GIVE IT A POP OF COLOUR

Some of Better Homes & Gardens Top 2023 Exterior Home Trends include – Earthy neutrals, warm whites, dark blues, all-black exterior.

6. NEW GARAGE DOORS

New design trends include Hampton style, wood finish and for that really wow factor go for a custom design.

7. REJUVENATE YOUR LANDSCAPING

New landscaping trends include artificial grass for easy maintenance, adding a water element such as a pond or waterfall to attract wildlife and using drought resistant plants only,

8. UPDATE YOUR DRIVEWAY

Whether your driveway is asphalt, cobbled, paved or stamped, consider it's condition and jazz it up by adding stone edging or making a splashy entrance.

9. ADD EXTERIOR LIGHTING

Consider adding strategically places up-lighting, hardscape lighting, smart-garden lighting or artistic outdoor lighting as statement pieces.

<https://archipro.com.au/article/the-best-outdoor-lighting-trends>.

10. INSTALL NEW FENCING OR PRIVACY BLIND

Our favourite fence trends are those that mix two materials such as wood and gabian (wire filled with stones) walls or wrought iron with wood posts or vice versa should privacy be desired.

Deborah Moore
Broker Owner
RE/MAX Orchard Country
RE/MAX Penticton Realty
RE/MAX Realty Solutions

For more blog posts, visit: yoursouthokanaganhome.com/blog

 @remaxinthesouthokanagan  @RemaxSouthOkanagan





IN OUR *Community*

LOCAL EVENTS IN

July

OSOYOOS FARMER'S MARKET AT TOWN HALL SQUARE

SATURDAYS 9:00AM - 1:00PM

We are a volunteer society, and all products sold by our vendors are made local and grown local, so you can buy local. This includes a variety of artisan crafts, local fruits and vegetables, baked goods and wine/cider/beer/spirits.

FOOD TRUCK FRIDAYS @ NOSTALGIA WINES

FRIDAYS 11:30AM - 5:00PM

Friday, July 14: Bo Betty's – burgers, wraps, salads, and the best poutine in the South Okanagan

Friday, July 21: Pit Stop Smokery – Let's BBQ! Pulled pork, brisket, ribs ... come for the aromas, stay for lunch

Friday, July 28: Pit Stop Smokery – Back to back BBQ weekends, sounds about right for summer in the Okanagan!

Nostalgia is pleased to welcome a variety of food truck partners for "Food Truck Fridays" during the 2023 summer season. We invite you to join us for a glass, bottle, or flight of Nostalgia Wines in our scenic, grassy picnic area while you munch and lunch on the mouthwatering offers from our talented partners.

MUSIC IN THE PARK @ GYRO BANDSHELL

FRIDAYS Starting JUNE 30TH 6:30PM - 8:30PM

JULY 14 - COD GONE WILD

JULY 21 - JACK JACKSON

JULY 28 - FLASHBACK

AUGUST 4 - ROB ROWAN BAND

Full lineup available at osoyoosmusicinthepark.com

2023 STREET DANCE @ GYRO PARK

SATURDAY, JULY 15TH 7:00-10:00PM

BURGER & BLUES AT BARTIER BROS WINERY

SATURDAY, JULY 15TH 6:00-8:30PM

\$60 per person | \$55 Club Members (2 per membership)

Join us for an evening of Blues with Rick "Poppa Dawg" Halisheff who has been a mainstay on the Western Canadian blues scene for over 25 years, making a name for himself based on his strong vocal and guitar abilities as well as being a seasoned songwriter.

This evening includes your welcome glass of wine, a delicious burger and trimmings followed by a light dessert. Vegetarian and gluten-free option available.

Wine by the bottle available for purchase. Seating is for those 19+ years of age.

2023 SAGELANDS TRIATHLON

SUNDAY, JULY 16TH 6:30AM

The inaugural Sagelands triathlon will offer a number of challenges for the multi-sport athlete with distance options from Sprint to Long Course (1/2 Iron).

For more info visit

<https://www.dynamicraceevents.com/sagelands-triathlon/>

Where: Legion Beach Park

RUN AROUND BUCKLE SERIES - BARREL RACE

@ DESERT PARK EQUINE FACILITY

TUESDAY - JULY 25TH 5:00-9:00PM

The Run Around Barrel Racing Series is back for 2023 every second Tuesday night. Admission by donation. Gates open at 5 pm, racing starts at 6 pm.

Beverage garden and burgers/hot dogs courtesy of A&W. 50/50 draw and great competitor prizes.

<https://desertpark.ca/>

WHY WE *love* CALLING THE OKANAGAN HOME



the people



the landscape



the memories

Wherever it is you call home, we hope you are enjoying your summer and making lots of memories with those in your life!