



OCTOBER 2023

MARKET UPDATE

We hope that you and your family are enjoying the warmer weather we have had this week. It is a perfect time to get out for a drive in the South Okanagan to take in the beautiful landscapes and collect the bounty of our local harvest.

Our local real estate market in Osoyoos saw 45 new listings put for sale which is down 19.64% from the 56 that were listed last September.

Year to date we have had 557 properties listed on the MLS System which is just of from last years listing numbers of 562. 13 properties changed hands in the month of September in Osoyoos which is 8.33% higher than September sales numbers last year. Year to date unit sales came in at 167 which is down over 29.54% from the 237 unit sales reported same time last year.

The average sale price for all types of real estate in the South Okanagan fell by 7% year to date with the average sale price this year coming in at \$640,060 vs \$688,302 last year. The Average Sale Price for a Single Family home in the South Okanagan held it's ground against economic pressures coming in at \$841,459 just a 3.95% decline from last years Average Sale Price of \$876,090. The Average Sale Price for a Single Family Home in Osoyoos declined to \$830,704 from

\$922,906 of last year as families adjust their budgets to fund higher interest rates and other inflationary costs.

The Average Days on Market for all types of real estate in the South Okanagan has increased by over 25.76% to 71.88 days from 57 days as our Seller clients patiently wait for the right buyer at the right price.

If you are contemplating a move now or in the spring, reach out and let us assist you by putting a plan in place to make it happen!

To the benefit of our Buyer clients, we know when our new listings are coming online and they often are sold to our clients working with their RE/MAX Agent. Our Seller clients benefit from the MAXIMUM exposure of their property by RE/MAX.

It's good to have a friend in the real estate business!

Happy Thanksgiving from our HOME to yours!
Cheers,

RE/MAX
Realty Solutions



Drop off your gently used or new coats & snow pants at a RE/MAX® office in Summerland, Penticton or Osoyoos!

Months of October & November!

DROP OFF DONATIONS AT OUR RE/MAX OFFICES IN Summerland, Penticton or Osoyoos.

Collecting new or gently used kids coats, snowpants, hats, gloves.

OR DROP OFF DONATIONS on November 29th at the Penticton Vees Game at the South Okanagan Events Center.

When donations are made you are entered for a chance to win a signed Vees Jersey.

PROUDLY SPONSORED BY:
RE/MAX

TRICK OR TREAT SAFELY AT RE/MAX

TUESDAY, OCTOBER 31ST 9:00PM - 5:00PM

Stop by one of our offices in Summerland, Penticton or Osoyoos with your little ghost & goblin to safely trick or treat before dark.

RE/MAX Orchard Country - 10114 Main Street, Summerland, BC

RE/MAX Penticton Realty - 101-3115 Skaha Lake Rd, Penticton, BC

RE/MAX Realty Solutions - 8507A Main Street, Osoyoos, BC

HALLOWEEN DECOR TRENDS TO ADD SEASONAL SPOOKINESS



MESSAGING PUMPKINS



FARMHOUSE PORCH



GIANT SPIDER HOUSE

For the full list of trends see <https://rem.ax/outdoorhalloweendecor>

JUST THE *Stats Please*

Active Inventory

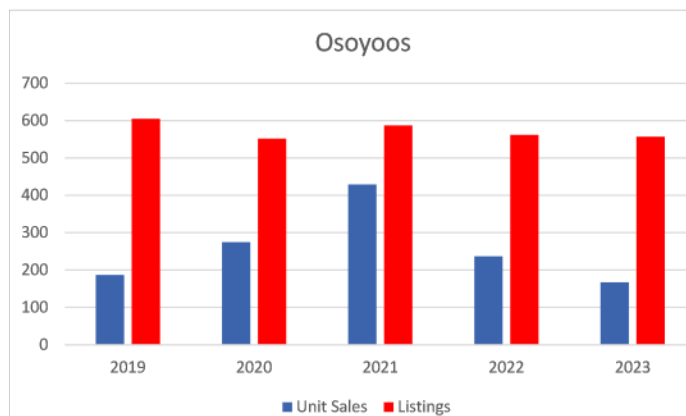
Property Types Purchased Osoyoos, September 2023

5 Year Comparison of YTD Unit Sales & Listings

as of October 6, 2023

	TYPE	UNITS SOLD	% OF UNITS	AVERAGE SALE PRICES
109	SINGLE FAMILY	8	57.14%	\$756,875
40	APARTMENT	3	21.43%	\$344,967
30	TOWNHOUSE	2	14.29%	\$552,500
60	LOTS/ACREAGE	-	-	-
76	RECREATIONAL	1	7.14	\$43,000

Statistics as reported by AIOR for Osoyoos Active Inventory as of October 6, 2023

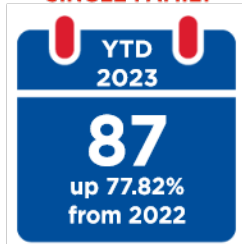


Average Days on Market in Osoyoos

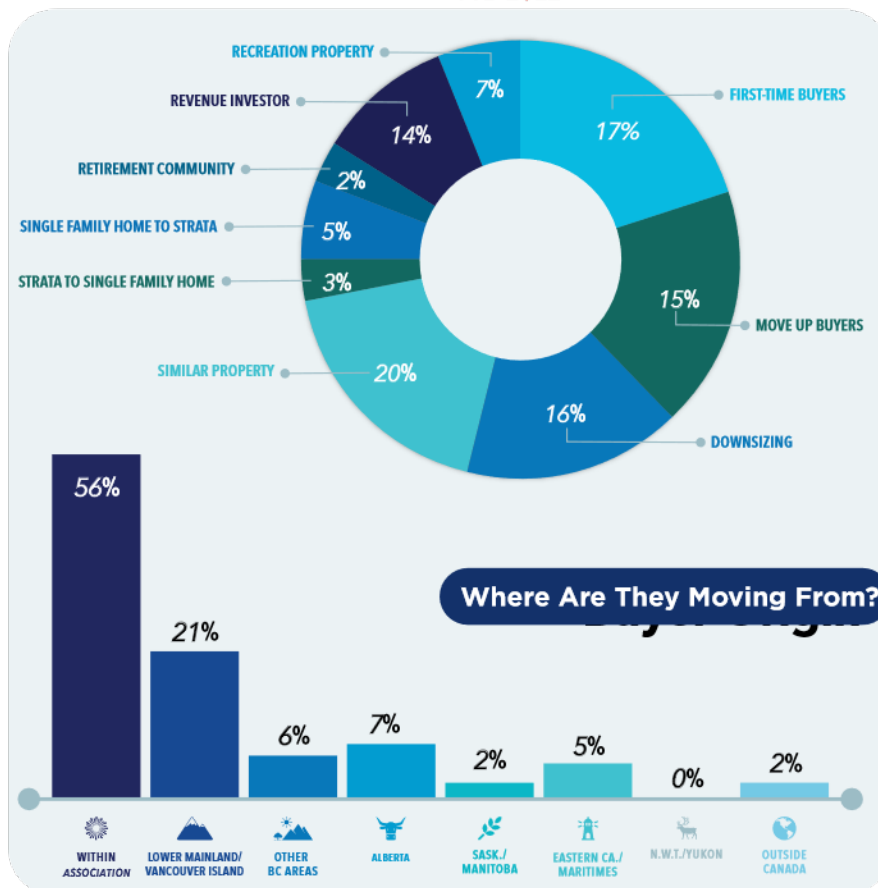
What are They Buying in the Okanagan?

ALL TYPES

SINGLE FAMILY

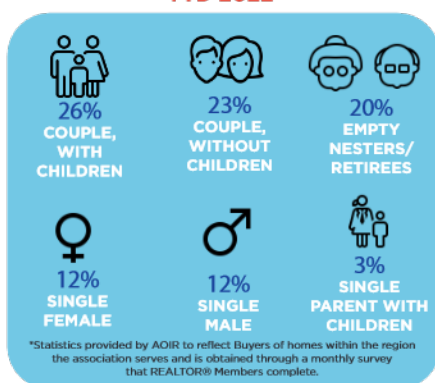


YTD 2022

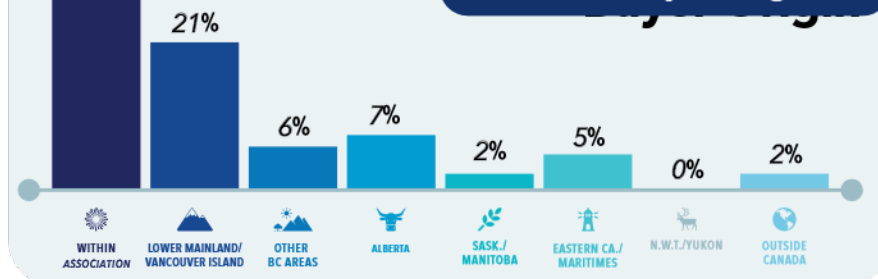


Who is the Okanagan Buyer?

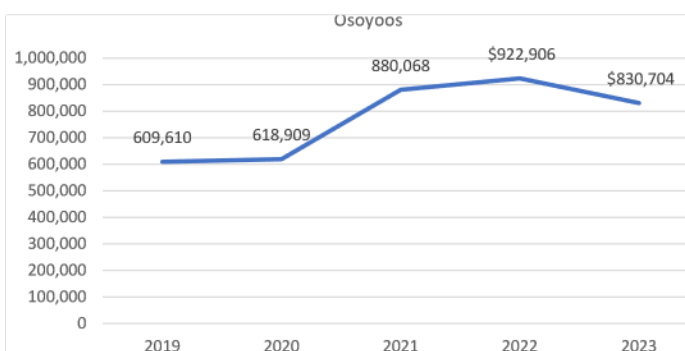
YTD 2022



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 OUR *Blog*

FALL FIRE PROOFING HOME IMPROVEMENT PROJECTS

Fall is a wonderful time to complete many home maintenance projects as the weather is milder, making work outside more comfortable.

As 2023 was the worst fire season on record for Canada, fireproofing our homes makes the top of RE/MAX's list of fall home maintenance projects.

No area of Canada went untouched, and we certainly felt the effects in the Southern Interior of BC as we lost hundreds of properties. It is estimated that more than 15 million hectares burned this fire season which is unparalleled when you consider that the previous record was 7.6 in 1989 and that the 10-year average is 2.5 million hectares.

There are practical things homeowners can do to safeguard their properties, and the fall is a perfect time to tackle some of those projects and make plans for others in the Spring.

Did you know that you could get a FireSmart assessment of your property? The FireSmart Home Partners Program was created to engage homeowners in voluntary, proactive wildfire mitigation efforts by offering a professional home assessment with property-specific recommendation. There are several things that make a home a FireSmart one.

Homeowners should consider;

- * the construction of the home itself,
- * the yard and landscaping,
- * the vegetation and fuels, and
- * access.

Today we are going to recommend that you focus on what we are going to call your safe zone, a 10 metre area directly around your home. We suggest that you think of this area as a moat that protects your property. This area should be free from all combustibles.

FireSmart properties owners have prepared 4 zones.

1. Non-Combustible Zone – 0-1.5 metres this critical, non-combustible surface area should extend around the entire home and any attachments, such as decks, to reduce the chance of wind-blown embers igniting materials near your home.
 2. Zone 1 – 1.5-10 metres this should be a completely fire-resistant zone, free of all materials that could easily ignite from a wildfire.
 3. Zone 2 – 10-30 metres away from your home, your outer yard. In this area trees should be thinned and pruned to reduce hazards. Fallen branches, dry grass and needles should be cleaned up to eliminate potential surface fuels.
 4. Zone 3 – 30-100 metres and is your larger yard or neighborhood.
- Look for opportunities here to create fire breaks by removing potentially flammable vegetation to reduce the intensity of a wildfire.

A 1.5 metre non-combustible surface should extend around the entire home and any attachments, such as decks, to reduce the chance of wind-blown embers igniting materials near your home.

- Use non-combustible materials such as gravel, brick, or concrete in this critical 1.5 metre area adjacent to your home. Woody shrubs, trees or tree branches should be avoided in this area; any that are present should be properly mitigated.
- Plant only a few fire-resistant plants and shrubs within 10 metres of your home.
- Do not use bark or pine needle mulches within 10 metres of your home as they are highly combustible. Gravel mulch and decorative crushed rock mulch significantly reduce the risk of wildfire.
- A mowed lawn is a fire-resistant lawn. Grasses shorter than 10 centimetres in height are less likely to burn intensely.
- Move firewood piles, stored trailers/recreational vehicles, storage sheds, and other combustible materials a minimum of 10 metres from your home.
- Regularly clean up accumulations of fallen branches, dry grass and needles from the ground to eliminate potential surface fuels.
- Remove all branches to a height of 2 metres from the ground on evergreen trees that are within 30 metres.

Living near forested regions puts all our homes at risk, but it is possible to live safely and resiliently with wildfire. The choices we make about our homes and properties – out to 100 metres from the foundation – can greatly reduce it's vulnerability to wildfire.

Wishing you and yours a fun and safe fall season at home!

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



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IN OUR *Community*

LOCAL EVENTS IN

October

OSOYOOS COYOTES HOME GAMES GO COYOTES GO!

Sat • October 14, 2023 • 7:00 PM
Sat • October 21, 2023 • 7:00 PM
Fri • October 27, 2023 • 7:00 PM
Sat • October 28, 2023 • 7:00 PM
Sat • November 4, 2023 • 7:00 PM

LIVE MUSIC SUNDAY

AT COVERT FARMS FAMILY ESTATE, OLIVER

OCTOBER 15, 22 & 28TH 1:00PM - 4:00PM

Live Music Sundays are in full swing! Stop by the farm every Sunday from 1-4pm to enjoy live musical performances from a roster of BC acts. <https://www.visitpenticton.com/event/>

OKTOBERFEST AT DISTRICT WINE VILLAGE

SAT. OCTOBER 21ST 12:00PM - 6:00PM

Great Beer, live music and all day fun! Here's what's in store for you: Live music by the incredible S-Bahn Band to keep you on your feet all day! A great selection of craft beers from your favorite local breweries and mouthwatering food from Ward's Wine Country Kitchen. Grab your lederhosen and dirndls, and let's toast to the most epic Oktoberfest yet. Prost! Don't miss out - Get your tickets now and share the joy with your friends!

TASTE PASSPORT

- OKANAGAN FALLS, OLIVER AND OSOYOOS

OCTOBER 28 & 29TH 12:00PM-5:00PM

There is no better time to visit BC wine country than the fall. Explore the participating wineries with your TASTE Passport for elevated experiences curated exclusively for Passport holders. Each TASTE Passport provides you with 6 vouchers that can be redeemed at participating winery partners. (VALUE OF \$10.00 PER EXPERIENCE).
www.thewinefestivals.com/

ALL HALLOW'S FESTIVAL AT GYRO PARK

OCTOBER 28TH 4:00PM - 8:00PM

OCTOBER 29TH - 11:00AM-6:00PM

Taking place at Gyro Park in sw'iw's (Osoyoos) on the unceded land of the Syilx Okanagan people in British Columbia, All Hallows Festival was conceived by Wide Arts National Association (WANA) with the mission to create and deliver a wide array of arts and cultural experiences. All Hallows Festival celebrates the South Okanagan's diverse bounty of local artists in a progressive, family-friendly Halloween harvest-style event. This accessible, by-donation community festival, creates magical opportunities of cultural exchange through exciting, participatory performances by local artists.

This event is for all agents and interests including:

- Dance performances and workshops
- Live music, including performances by Blackberry Wood & Ghostly Hounds
- Fire performances by Ignisia Circus
- Aerial acrobatics shows by Jenn Bruyer and Leslie Rosen
- Beer and wine service and much more!

TRICK OR TREAT MAIN STREET

OCTOBER 31ST 2:30PM-5:00PM

It's that time of year again! Trick or Treat Main Street is BACK! Costume - clad trick or treaters are invited to visit businesses all along main street from 2:30-5:00pm for candy and other prizes!

We hope to see you in your costumes!



Trick or Treat Accessibly THIS HALLOWEEN

Since 2018, RE/MAX Canada has partnered with Treat Accessibly to help drive household awareness to make trick-or-treating accessible and inclusive for children with disabilities by removing barriers that can make getting candy difficult such as staircases, steep or long driveways, strobe lights or loud noises, crowded front entrances, narrow pathways, and more.

Contact one of our locations to pick up your FREE SIGN, post it on your front lawn in the days leading up to Halloween, and help make this a day that everybody can enjoy.

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