



SEPTEMBER 2023



THIS DAY HONOURS THE CHILDREN WHO NEVER RETURNED HOME AND SURVIVORS OF RESIDENTIAL SCHOOLS, AS WELL AS THEIR FAMILIES AND COMMUNITIES. PUBLIC COMMEMORATION OF THE TRAGIC AND PAINFUL HISTORY AND ONGOING IMPACTS OF RESIDENTIAL SCHOOLS IS A VITAL COMPONENT OF THE RECONCILIATION PROCESS.

SEPTEMBER 30TH

NATIONAL DAY FOR TRUTH AND RECONCILIATION



WE TAKE THIS DAY TO ACKNOWLEDGE THE IMPACT THIS HAS ON OUR SYILX NEIGHBOURS FROM THE OSOYOOS INDIAN BAND.

MARKET UPDATE

We hope that this communication finds you well and enjoying the clear sunny skies that we are now experiencing. The smoke has cleared, and we are all left to reflect on another fire season in the South Okanagan that left thousands evacuated, and resulted in hundreds of properties lost. We were not alone in our fire season challenges as many communities around the world, continue to combat fires and new weather systems resulting from climate change.

Adding to this stress and inconvenience is the Hwy97 road closure in Summerland which disconnects the South Okanagan from the rest of the province. The detour service roads are roughly graded and slow going with most trips taking almost 2 hours to travel to Kelowna.

The combination of the travel ban, fires and road closure have had an extremely negative effect on local small businesses, especially those who derive the bulk of their income from tourism during peak summer month's. We invite you to help by considering patronizing a local business that you might not have otherwise during this time. We all have a roll to play to ensure the viability of these local businesses as we all rely on their products and services.

Our local real estate market in Osoyoos saw 59 new listings put for sale which is up 7.27% from the 55 that were listed last August. Year to date we have had 513 properties listed on the MLS System which is up 1.38% from last years listing numbers of 506. 15 properties changed hands in the month of August in Osoyoos which is down 28.57% from August sales numbers last year. Year to date unit sales came in at 154 which is down over 31% from the 225

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 \$639,722 vs \$689,721 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 \$840,498 just a 3.47% decline from last years Average Sale Price of \$870,707. The Average Sale Price for a Single Family Home in Osoyoos declined to \$840,548 from \$908,932 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 26% to 72 days from 57 as our Seller clients patiently wait for the right buyer at the right price.

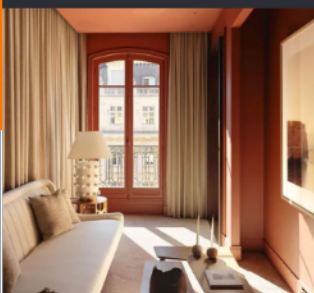
If you are contemplating a move now or in the spring, reach out and let us assist you by putting a plan in place to make it happen!

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!

RE/MAX
Realty Solutions

FALL TRENDS – ELEGANT, WARM LOOKS FOR YOUR HOME IN FALL



WALL TO CEILING COLOUR



WARM TONED COLOURS



FALL FLORALS

For the full list of trends see www.homesandgardens.com/interior-design/fall-trends

JUST THE *Stats Please*

Active Inventory

Property Types Purchased Osoyoos, August 2023

5 Year Comparison of YTD Unit Sales & Listings

as of Sept. 11, 2023

118

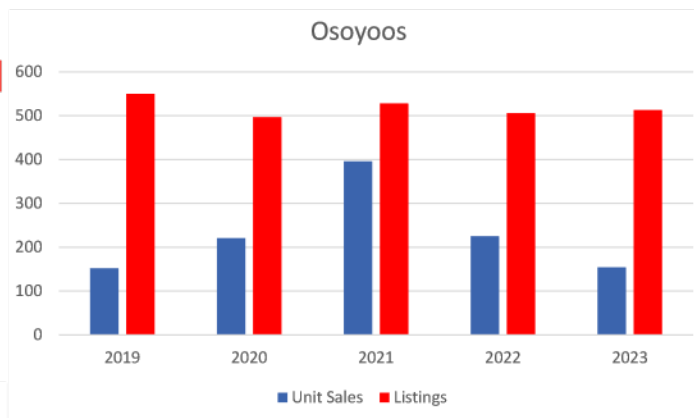
36

40

65

77

TYPE	UNITS SOLD	% OF UNITS	AVERAGE SALE PRICES
SINGLE FAMILY	6	40%	\$925,400
APARTMENT	6	40%	\$351,438
TOWNHOUSE	2	13.33%	\$513,500
LOTS/ACREAGE	1	6.67%	\$500,000
RECREATIONAL	-	-	-



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

Average Days on Market in Osoyoos

What are They Buying in the Okanagan?

ALL TYPES

YTD
2023

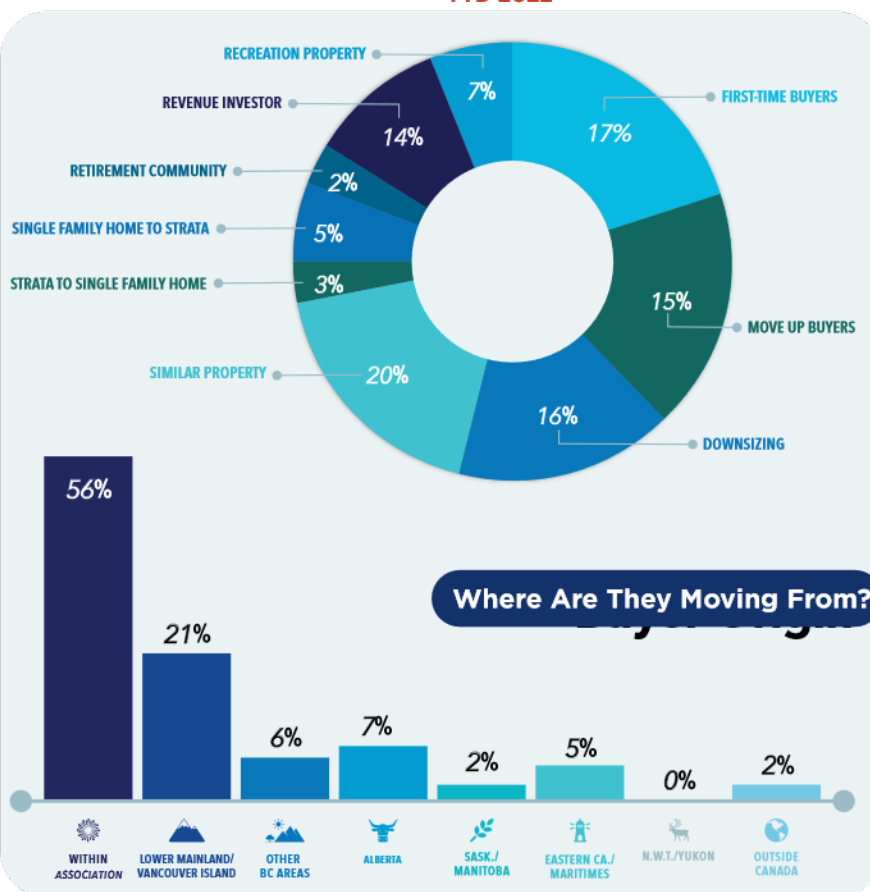
124
up 33%
from 2022

SINGLE FAMILY

YTD
2023

89
up 83%
from 2022

YTD 2022



Who is the Okanagan Buyer?

YTD 2022

26%
COUPLE,
WITH
CHILDREN

23%
COUPLE,
WITHOUT
CHILDREN

20%
EMPTY
NESTERS/
RETIRES

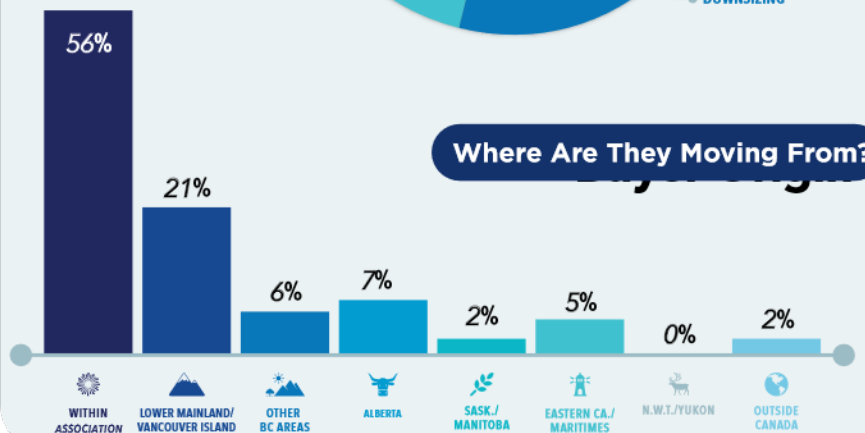
12%
SINGLE
FEMALE

12%
SINGLE
MALE

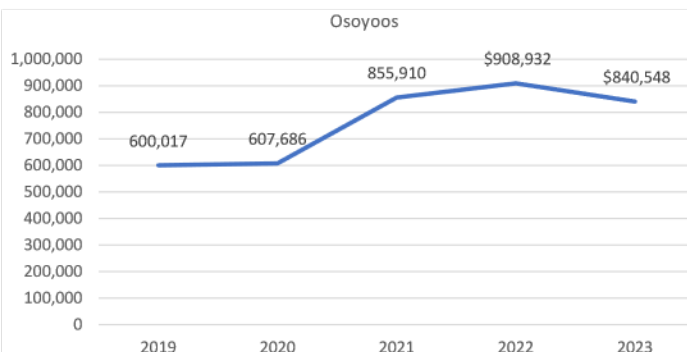
3%
SINGLE
PARENT WITH
CHILDREN

*Statistics provided by AIOR to reflect Buyers of homes within the region the association serves and is obtained through a monthly survey that REALTOR® Members complete.

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*

RE/MAX HOME FALL DESIGN & FUNCTION TRENDS

The fall is a perfect time to switch things up at home. The seasons are changing as is our families needs for function in our home interiors. RE/MAX knows that you want your home's interior to look beautiful, but our clients need it to function above all else. Consider these home function and design trends to assist you and your crew in flipping the season, and getting ready to cozy in because there is after all...no place like home!

Let us start at the beginning shall we, of course we are talking about your entry way. For many of our clients this is off the garage and sometimes doubles as a laundry area. This is where they endeavour to create a planned storage centre with seating. Everyone needs an area, and everything needs a place.

Kitchen areas often double as after school study areas and must be set-up with storage and convenience in mind. Set aside a drawer or cupboard to store regularly used study items such as pencils, pens, paper, erasers, markers, and craft items. It is handy to assemble all of your items in a pile and then search for the appropriate size containers to hold all and smaller containers to hold smaller items separately.

Home storage is vital to keeping a semblance of order for many of our client's families. Consider these 5 often over-looked areas.

Under the stairs can be utilized to hide dog beds, store holiday décor and much more. Consider filling in the empty space underneath a staircase with a guest bath, coat closet or seasonal storage closet. Can you say hide the full-size xmas tree!

Under the bed is perfect place for a pull out drawer to store extra shoes, sports equipment or off-season clothes. We love hiding useful items behind doors such as children's books, spices in kitchen and ready to go gift-wrapping station – genius!

Display your wine stash on a wall and use that cabinet for something else. Build an open concept closet with shelf in a room without one.

Your back splash can be used to hang commonly used items.

As things tend to be cooler in the mornings and evenings don't forget to have a wicker basket filled with cozy throws stored beside your couch. Velour is all the rage so perk up your place by acquiring a velour piece in a vibrant colour to add some texture and style to your digs.

Love where you live!

Deborah Moore
Broker Owner
RE/MAX Realty Solutions



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IN OUR *Community*

LOCAL EVENTS IN

September

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.

OSOYOOS MUSIC IN THE PARK 2023: FIREFIGHTER & 1ST RESPONDER COMMUNITY APPRECIATION

SEPTEMBER 13TH 4:00-8:00PM

Have a hot dog, hug a hero! Eagle Eyes will perform at 6:00PM at Osoyoos Gyro Park for the final concert of the 2023 season!

OSOYOOS DRAGON BOAT FLAG RACE

SEPTEMBER 16TH 9:00AM

Osoyoos Lake Paddling Club will host the 4th Annual Osoyoos Dragon Boat Flag Race at Legion Beach and Safari Beach Resort. This is the only dragon boat race in Canada where you not only have to cross the finish line, but you must be the first to draw the flag. This is a fabulous spectator sport. Two teams at a time race in heats for fast paced action, with team members paddling all out, in unison, in a race to the finish line and the flag.

TERRY FOX RUN

SEPTEMBER 17TH 9:00AM

Registration 8:15AM, Run starts at 9:00AM
Register and fundraise for cancer research at terryfox.org
Where: The Sonora Community Centre

RUN AROUND BARREL RACING SERIES

@ DESERT PARK EQUINE FACILITY

TUESDAY SEPTEMBER 19TH

5:00PM - 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/>

TRIVIA NIGHT

SEPTEMBER 21ST 7:00PM

Join us for Trivia Night at the Osoyoos Seniors Centre Association on Thursday September 21st at 7pm. \$10.00 per person, everyone is welcome! Snacks, Beer, Wine \$5.00. Bring a team or come solo. 50/50 tickets are \$5

HARVEST FESTIVAL @ HESTER CREEK

SEPTEMBER 22ND & 23RD

Join us for great wine, delicious food, local Okanagan vendors and live music from 1:00-4:00PM with Josh Smith and Mandy Cole. Lawn chairs & blankets welcome! Complimentary Wine Tastings.

PRIDE ARTS FESTIVAL @ GYRO PARK

SEPTEMBER 23RD 11:00AM-7:00PM

Pride Arts is a free event open to all ages showcasing live performances on the bandshell stage from a variety of performers including dancer, bands, singer/songwriters, poets, comedians and more. The day begins at 11:00am with a Pride March at Gyro Park and continues along the Osoyoos Lake boardwalk. The first performances of the day will be a beautiful series of Indigenous artists honoring the local Sylix/Okanagan territory followed by a full day of incredible artists representing diverse identities.

Five Money Saving Tips FOR BACK TO SCHOOL SHOPPING

1. Do you really need it?

Have you taken a hard look throughout your home? Check out your draws, closets, storage bins and the kid's rooms. You probably already have a bunch of school supplies sitting at home. Explain to your children how reusing and taking care of our belongings allows us to save money to use towards things that we actually need as well as the added benefit of helping the environment by producing less waste. Now may be the time to introduce the concept of frugality to your children.

2. Hit the Dollar Store!

Your local dollar store is chalk-full of school supplies at often discounted prices. You will even find the new lunch containers that they need.

3. Reach Out To Family & Friends!

Think of all the times that you threw out unwanted junk in your junk drawer. Tell your friends and family what is needed and ask them to see what they have. Everyone likes to help out especially when we are working hard to teach our children the value of money.

4. Go Online & Get Cash Back & Price Shop

Rakuten gives you 30% cash back when you shop online from brands. Many other stores price match so shop around for the best deal.

5. Does it have to be New?

Many gently used items can be found at thrift stores, garage sales or consignment shops. Don't forget to drop off your families clean, gently used items to keep the recycle chain going.

