



RE/MAX[®]

SEPTEMBER

NEWSLETTER

2025

YOUR REAL ESTATE NEIGHBOURHOOD NEWS



MARKET UPDATE

Even though fall has arrived, the market and the weather still remain hot. Our RE/MAX offices in Summerland, Penticton, and Osoyoos continue to see steady listing and sales activity, along with motivated buyers. We will be watching for the Bank of Canada's next interest rate announcement, scheduled for September 17th, so we can advise you accordingly.

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 Summerland, 48 properties were listed for sale in August which is on par with the 48 listed last year. Year-to-date there have been 518 properties put on the MLS[®] System for sale which is up 11.64% from 2024. 16 properties were reported sold in Summerland in August which is down 40.74% from August of last year. Year-to-date 171 properties have been reported as sold which is up almost 17.93% in comparison to 2024!

AVERAGE SALES PRICE FOR SINGLE FAMILY YTD SUMMERLAND	AVERAGE DAYS ON MARKET YTD	NUMBER OF HOMES SOLD YTD
\$953,242	75.35	171

The Average Sale Price for Single Family Homes is basically the same as last year down only 0.18%. Year-to-date to \$953,242 from \$955,007. Marketing times are slightly reduced with the Average Days on Market decreasing by 7.82% to 62 Days from 67 Days.

As we move into September, the South Okanagan is enjoying unseasonably warm weather, and the housing market remains just as active. With back-to-school routines underway and fall around the corner, now is a great time to think about your next move. Whether you're curious about what your property is worth or ready to find the perfect home, opportunities are everywhere. Call me at your local RE/MAX office in Summerland today – I'm here to help you every step of the way!"

RE/MAX
Orchard Country

NAVIGATE

Real Estate

WITH CONFIDENCE

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

Active
InventoryProperty Types Purchased
2025 YTD as of August 31st

as of Sept. 2nd, 2025

	Type	Unit Sold	% of Units	Average Sale Prices	Median Sale Prices
95	Single Family - Detached	93	54.39%	\$953,242	\$810,000
30	Apartment	24	14.04%	\$465,928	\$351,250
22	Townhouse	22	12.87%	\$497,600	\$490,500
15	Half Duplex	10	5.85%	\$633,540	\$661,000
14	Farm or Ranch with Bldgs	3	1.75%	\$1,583,333	\$1,750,000

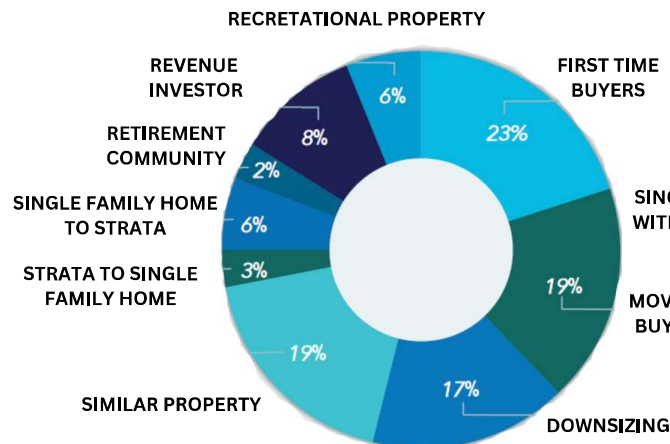
Statistics as reported by AOIR for Summerland Active Inventory as of Sept. 2nd, 2025

Average Days on
Market in Summerland**ALL TYPES**

August 2025

70.75down 32.95%
from 2024**SINGLE FAMILY**

August 2025

62.78down 47.19%
from 2024What are they buying in
the Okanagan?

Who is the Okanagan Buyer?

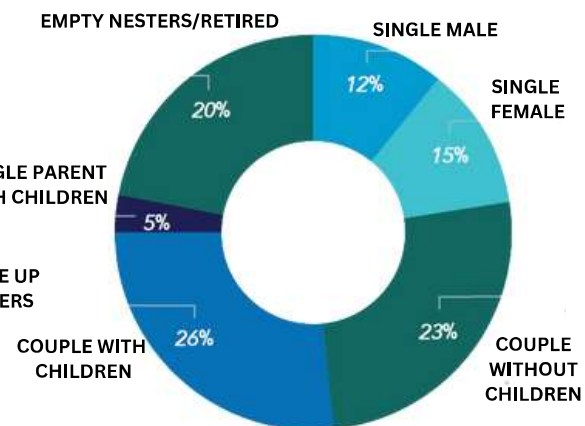
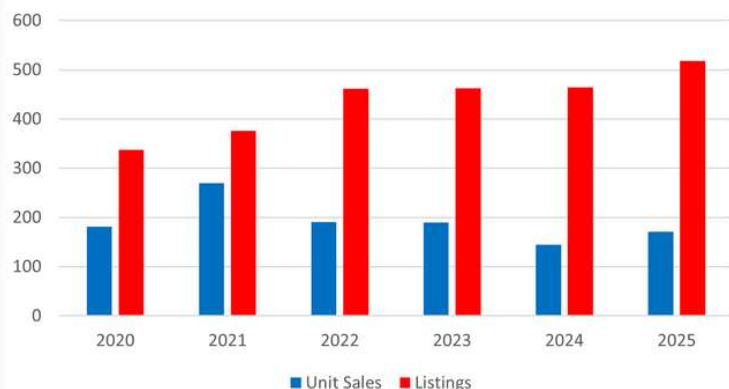
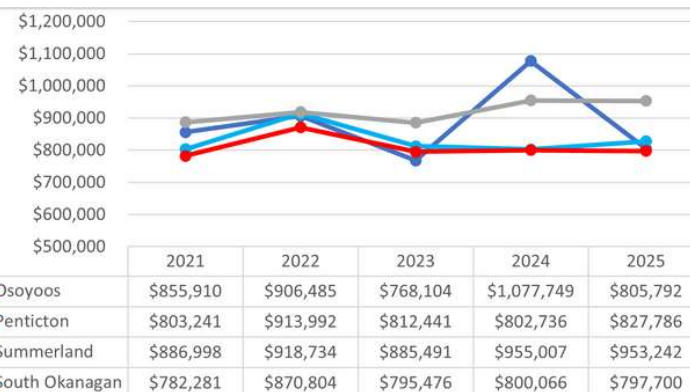
YTD 6 Year Comparison of Unit
Sales & Listings

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 Day
RE/MAX Penticton Realty
2.00pm

**SEPT
6-7**

Penticton Dragon Boat Festival
Skaha Lake | 12:00am

**SEPT
20**

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

JOIN IN ON THE LOCAL FUN!

**EVERY
TUES**

Summerland District Market |
Peach Orchard Beach Park |
9:00am-2:00pm

**SEPT
26**

Penticton Vees vs Kelowna
SOEC 2025 | 7.00pm

**SEPT
30**

National Day for Truth and
Reconciliation

Clients Testimonials

"Brett was amazing, thorough, kind, funny, available, helpful, present. I could keep going! Brett goes above and beyond, making sure all the i's are dotted and the t's are crossed. I wouldn't use anyone else from this experience forward and will be telling everyone I know, use

"Brett is an exceptional realtor. He has excellent communication skills and went way past the call of duty many times." - Ralph Peters

