



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 Summerland for YTD in 2023 has increased to 46.8 days from last year's 37.72 days. In Summerland, 72 properties were listed for sale in June which is more than June 2022 by 12.5%.

Unit sales in Summerland are up 27.27% in June compared to the same time last year. Like most of the South Okanagan and BC YTD Sales are down however, only by 8.28% in Summerland, with 144 units sold 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.

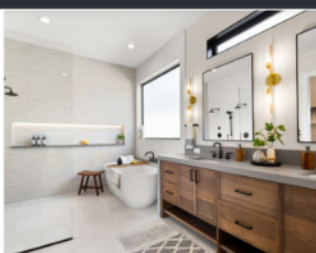
RE/MAX
ORCHARD COUNTRY

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>



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Unstoppable Starts Here

Source: NREI's Strategic Services is a leader in real estate research.
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JUST THE *Stats Please*

Active Inventory

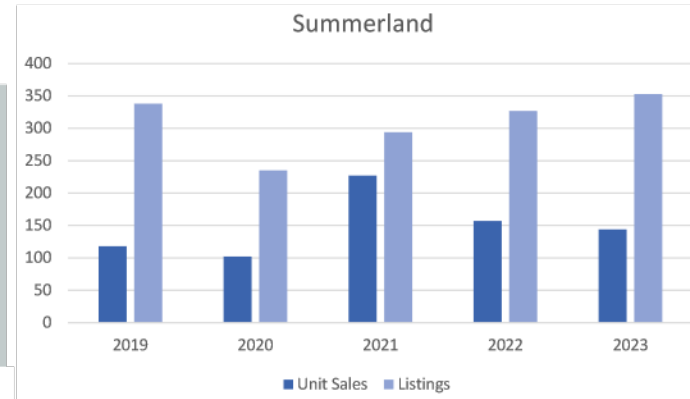
Property Types Purchased Summerland, June 2023

as of July 11, 2023

	TYPE	UNITS SOLD	% OF UNITS	AVERAGE SALE PRICES
92	SINGLE FAMILY	16	57.14%	\$769,181
12	TOWNHOUSE	3	10.71%	\$447,667
13	APARTMENT	8	28.57%	\$598,425
31	LOTS/ACREAGE	1	3.57%	\$450,000
18	I. C. & I.	-	-	-

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

5 Year Comparison of YTD Unit Sales & Listings



Average Days on Market in Summerland

ALL TYPES

YTD
2023

54

down 2.24%
from 2022

SINGLE FAMILY

YTD
2023

46.8

up 24.07%
from 2022

Who is the Okanagan Buyer?

YTD 2022



25%
COUPLE,
WITH
CHILDREN



24%
COUPLE,
WITHOUT
CHILDREN



20%
EMPTY
NESTERS/
RETIREES



13%
SINGLE
FEMALE



12%
SINGLE
MALE

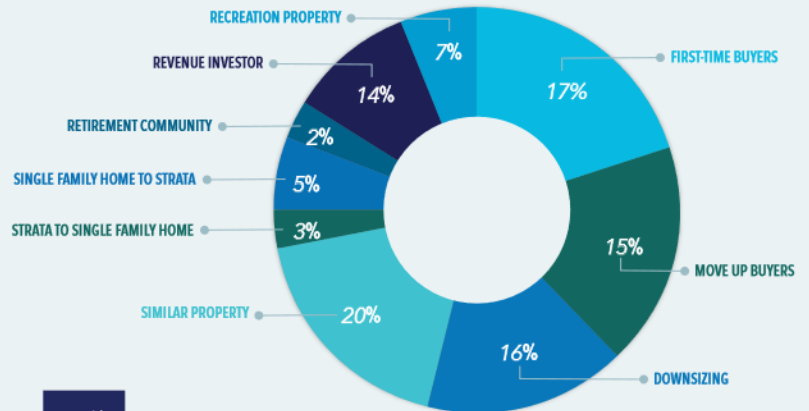


4%
SINGLE
PARENT WITH
CHILDREN

*Statistics provided by AIOR to reflect Buyers of homes within the region the association serves and is obtained through a

What are They Buying in the Okanagan?

YTD 2022



Where Are They Moving From?

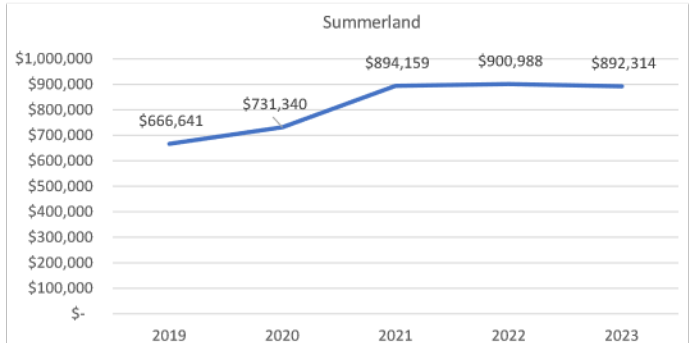


SOLD

RE/MAX

REMAX.CA

Average Sale Price Single Family YTD Comparison In Summerland



*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

SUMMERLAND ROTARY SUNDAY MARKET

SUNDAYS 9:00AM - 1:00PM

Great food Shopping Artisans Boutique vendors
Entertainment, and more!

Where: Main Street, Summerland

FRIES AT SUMMERGATE WINERY

FRIDAY, JULY 14TH 3:00-6:00PM

Join us for Fries (and other food) at SummerGate, for a family-friendly outdoor food and wine experience! We will be offering our classic fries and poutine along with loaded burgers and kid's items too! Try our new releases, enjoy a poutine and fries, and visit family and friends on the SummerGate patio and picnic area! No reservations necessary, walk ups welcome!

PENTICTON SPEEDWAY - THE SUMMER CLASSIC

SATURDAY, JULY 15TH 4:00-10PM

The first event of July comes rolling in with a lot of excitement! Featuring Hornets, Legends, Street Stocks, and Hit-to-pass. Event and ticket info available at <https://www.pentictonspeedway.com/event-details/the-summer-classic>

FLYING LEGENDS OF VICTORY TOUR

JULY 18TH - 23RD

The Flying Legends of Victory Tour is coming to Penticton July 18-23, offering rides and ground tours of the iconic Second World War planes, the B-17 and B-25 Bombers. To book a flight or ground tour, visit The Flying Legends of Victory Tour website at www.azcaf.org/tour

SUMMERLAND MUSIC IN THE PARK

JULY 19TH 6:30-8:30PM

This lively outdoor concert by the Blueshounds showcases a diverse range of talented musicians, blending blues, rock, and soulful tunes against the picturesque backdrop of the Okanagan, inviting attendees to immerse themselves in a soul-stirring musical journey under the open sky.

Where: Memorial Park

5TH ANNUAL 97 SOUTH SONG SESSIONS

JULY 20-22ND

97 South Song Sessions Presented by Stingray brings world-class hit Songwriters to Penticton, BC this summer. It is sure to be an unforgettable weekend of intimate musical performances. A live music event featuring Award-winning Songwriters performing and sharing the stories behind their #1 hit songs. 3 days, 4 incredible events! Artists such as Paul Brandt, Lee Thomas Miller, Jamie O'Neal, Teigen Gayse, Wendell Mobley, Skamore, Cole Bradley & more!

<http://www.97southsongsessions.com/>

Where: Penticton Trade & Convention Centre

ART & MUSI IN THE GARDENS

SUNDAY, JULY 23RD 11:00AM

Summerland Ornamental Gardens present Art and Music in the Gardens. Meet local artisans, explore the gardens, enjoy the music of the Okanagan Big Band. Bring a picnic lunch.

Where: Summerland Ornamental Gardens

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!*