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RE/MAX
Orchard Country

SEPTEMBER 2022

Mark Your Calendar!

**NATIONAL
COFFEE DAY**



SEPTEMBER 29TH

7 TIPS FOR A STREAMLINED MOVE

- 1 CHOOSE THE RIGHT DATE**
Movers and rental trucks increase prices on weekends
- 2 COMPARE MOVING COMPANIES**
Get quotes from 3 organizations to choose best price and scope of services
- 3 DECLUTTER BEFORE PACKING**
- 4 DON'T MAKE ANY ONE BOX TOO HEAVY**
- 5 CAREFULLY PACK FRAGILE ITEMS**
- 6 CLEARLY LABEL BOXES**
- 7 SEPARATE HAZARDOUS MATERIALS**
Such as paints and cleaning chemicals



Your guide for all things home.
Connect with us today!
@remaxsouthokanagan or visit
yoursouthokanaganhome.com

**MORE BUYERS
AND SELLERS**

THINK OF RE/MAX®

**THAN ANY OTHER
REAL ESTATE BRAND**



MARKET UPDATE

We hope that this message finds you well and you're enjoying what is promising to be an extended summer! While unit sales have slowed to a normal market pace, don't let anyone tell you any different, the real estate market is always desirable in the South Okanagan which is evidenced by the continued price appreciation we are experiencing across the region.

399 properties were listed on the MLS® in the month of August in the South Okanagan which is up 2.84% over August of last year. YTD 3179 properties have been listed which is down 3.58% over the same time in 2021.

Out of these 399 properties, 42 of them were listed in Summerland which is down 19% in comparison to August of last year. YTD our listing level in Summerland is up 9% with a total of 410 properties being offered for sale in 2022. There are currently 146 properties available for sale in Summerland.

142 properties traded hands in the South Okanagan in the month of August which is down 43% from August of last year. YTD 1566 properties have been reported as sold through the MLS® which is down 36% from the same time in 2021. This IS a normal real estate market in comparison to sales reported in previous years.

In Summerland 22 properties traded hands in August and 195 YTD which is down 27% from 2021. You will notice that Summerland and the entire South Okanagan are still experiencing price appreciation with the average sale price for a single-family home appreciating 3.58% over last year in Summerland and 15.76% for all types of real estate in the South Okanagan. The Average Sale Price YTD for a Single-Family Home in Summerland is \$918,734.

If you are a Buyer, this IS the real estate market Buyers have been waiting for, less competition, ample selection and more time to decide. While interest rates are rising with 3 more announcement dates still ahead of us this year, interest rates are still very affordable. If you are contemplating a purchase, you may wish to take advantage of the fall/winter months and beat the crowded spring market of 2023.

If you are a Seller, don't worry, we've got you covered! RE/MAX Sales Professionals are skilled at assisting you in selecting an accurate asking and subsequent sale price that helps you MAXIMIZE the return on one of your biggest assets. For all things home.

RE/MAX

The Right Agent's For Today's Market!

HOME DESIGN TREND

Earth Tones & Tonal Color Palettes

Warm earth tones are making a comeback this fall instead of the cold greys we saw last year. Warm greens, greys, and beiges are favourable.

Focusing on three colors of the same tone is even more on-trend. Minimalist but still warm and cozy is the perfect way to settle into fall.

Full article courtesy of
<https://remax.ca/2022homedesigntrends>



JUST THE Stats Please

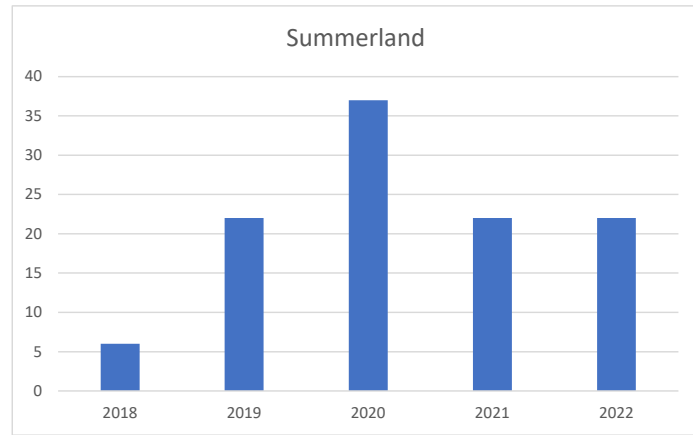
Active Inventory

Property Types Purchased Summerland, August 2022

5 Year YTD Unit Sales Comparison

August 2022

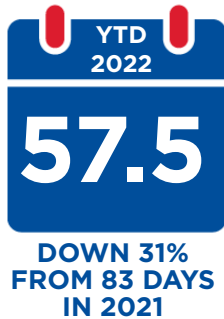
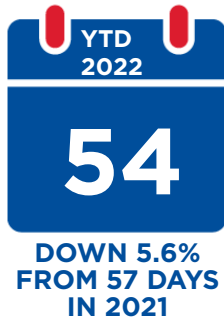
	TYPE	UNITS SOLD	% OF UNITS	AVERAGE SALE PRICES
75	SINGLE FAMILY	13	59.09%	\$909,462
13	APARTMENT	3	13.64%	\$382,967,
19	LOTS/ACREAGE	2	9.09%	\$795,000
10	TOWNHOUSE	1	4.55%	\$695,000
8	AGRICULTURAL	0		
17	I.C & I.	1	4.55%	\$540,000



Average Days on Market

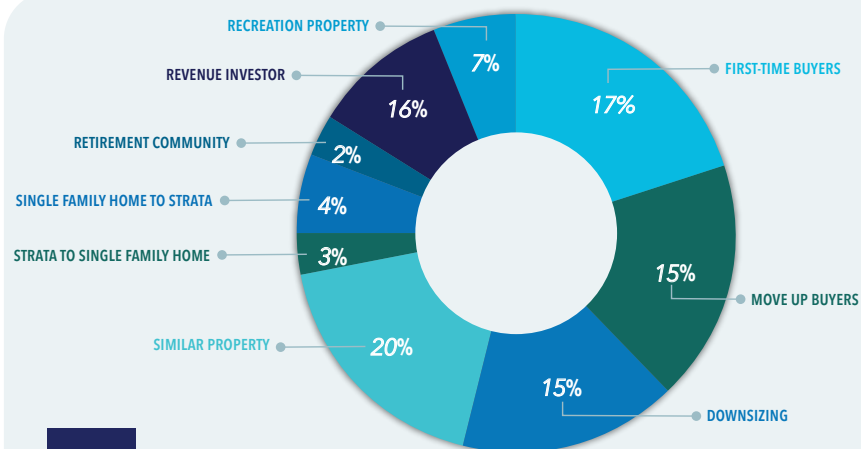
IN SUMMERLAND

IN SOUTH OKANAGAN



What are They Buying in the Okanagan?

(JANUARY to JULY 2022)



Who is the Okanagan Buyer?

(JANUARY to JULY 2022)



26%
COUPLE,
WITH
CHILDREN



23%
COUPLE,
WITHOUT
CHILDREN



20%
EMPTY
NESTERS/
RETIRES



12%
SINGLE
FEMALE



12%
SINGLE
MALE



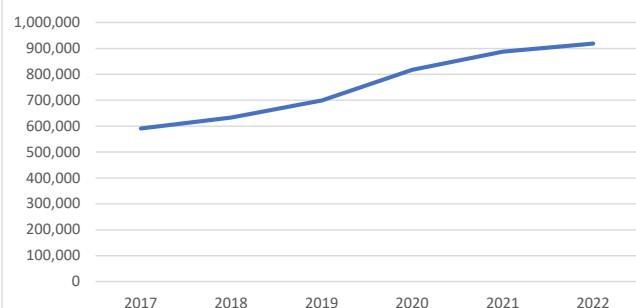
3%
SINGLE
PARENT WITH
CHILDREN

*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?



Summerland



**Average Sale Price Single Family
YTD Comparison In Summerland**

*Based on MLS® Statistics as reported by AIOR for the South Okanagan for 2017-2022.

IN THE *Blog*

HOME FUNCTIONALITY

The fall is a perfect time to reflect on your homes functionality as our families prepare to return back to school and back to work for those who have been enjoying lazy summer days. Does your home perform as needed?

Is there a place for everything and everything in it's place?

Is your home easy to maintain?



Vacuum cleaning system all around the house



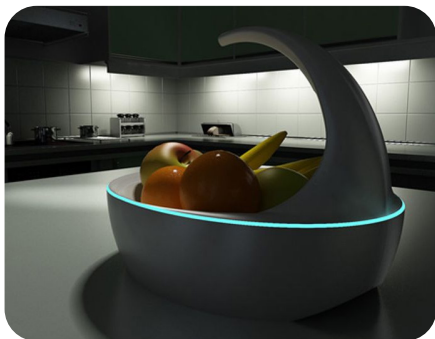
Cutting board that hangs over the counter for scraps



Outlets at arms reach whenever you need to charge your electronics

Modern Touches

The advancement of technology proves itself extremely useful when it comes to the functionality of your home. Not only is it functional, smart home products can also improve your home's health and safety.



Fruitbowl the 'blue wavelength' kills bacteria to prolong the life of fruit



Retracting doorknob to prevent breakins



Dishwasher projecting remaining time

Perhaps this fall is the time for you to explore one of these modern touches for your home.

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

@remaxinthesouthokanagan @RemaxSouthOkanagan

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



IN OUR Community

LOCAL EVENTS IN

September

Saturday September 10th 10:00AM - 4:00PM

SUMMERLAND FALL FAIR

Great local vendors, potato sack & zucchini races, live music and a mini agricultural exhibition.

Where: Museum & Arts Centre Park

Friday September 16th 7:00PM - 9:00PM

COSMIC THROAT SINGER MATTHEW KOCEL

Matthew Kocel is an internationally renowned throat singer/sonic alchemist with over 30 years in career as a performer, recording artist and multi-disciplinary healing arts practitioner. He is a committee member of the Global Wellness Institute Sound Healing Initiative, and his vision-inducing music is changing lives around the world. Tickets are \$35.

Where: Heartspace Yoga Boutique - Summerland Yoga

Saturday September 10th

7:30AM - 3:30PM

2022 ENDLESS SUMMER SHOW AND SHINE

Car show in Memorial Park in downtown Summerland, BC. All years, makes and models of cars and motorcycles are welcome.

Where: Summerland Memorial Park

Wednesdays September 7th - 28th 9:00AM - 3:00PM

SUMMERLAND ART CLUB

Join others in discovering your creative talent. Please contact Greta Loepky at dgloepky4954@gmail.com for more information.

Where: George Ryga Arts & Cultural Centre

In Penticton September 22nd

BC BIKE RACE

A multi-day mountain bike stage race that stretches over 248km and reaches heights up to 9,411m. The course is filled with the most singletrack of any bike race in the world.



RE/MAX 2023 Quest for Excellence® Bursary Program

The Quest for Excellence scholarship program is a cash scholarship that recognizes students for their ongoing community contributions and pursuit of leadership. New in 2023, RE/MAX Canada is pleased to expand its existing Quest for Excellence scholarship program starting this year, now offering 40 scholarships of \$1,000 each to students across Canada (except for Quebec). Essays should be submitted online from September 12, 2022 until March 13, 2023. For more info go to blog.remax.ca/quest-for-excellence/.



Did You Know...

When you list your home with RE/MAX it's seen by thousands of potential Buyers giving you

MAXIMUM EXPOSURE!

- RE/MAX
- Century 21
- Royal LePage
- EXP

SEARCH INTEREST OVER TIME
AS REPORTED BY GOOGLE SEARCH TRENDS

