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**RE/MAX**  
Orchard Country

## 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, battled and 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 consider 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 was also slower in August than usually with only 34 new listings put for sale in Summerland which is down 17% from the 41 that were listed last August. Year to date we have had 462 properties listed on the MLS System which is up 14% from last years numbers of 404. 24 properties changed hands in the month

of August which is up 9% over August sales numbers last year. Year to date unit sales came in at 191 just off 2% from the 195 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 in 2023 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 Summerland also held its own at \$908,448 just off 1% from last year's Average Sale Price of \$918,734. The Average Days on Market for all types of real estate in the South Okanagan increased by over 26% to 72 days from 57 as our Seller client's 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**  
ORCHARD COUNTRY

### 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](http://www.homesandgardens.com/interior-design/fall-trends)

## 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.**



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

# JUST THE *Stats Please*

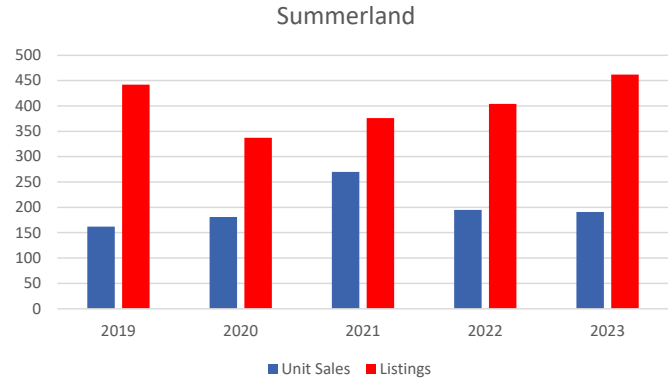
as of Sept. 11, 2023

## Active Inventory

## Property Types Purchased Summerland, August 2023

## 5 Year Comparison of YTD Unit Sales & Listings

	TYPE	UNITS SOLD	% OF UNITS	AVERAGE SALE PRICES
88	SINGLE FAMILY	10	41.67%	\$827,025
29	TOWNHOUSE	5	20.83%	\$616,280
27	LOT/ACREAGE	3	12.50%	\$566,333
13	APARTMENT	2	8.33%	\$306,250
13	I. C. & I.	1	4.17%	\$1,550



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

## Average Days on Market in Summerland

### ALL TYPES

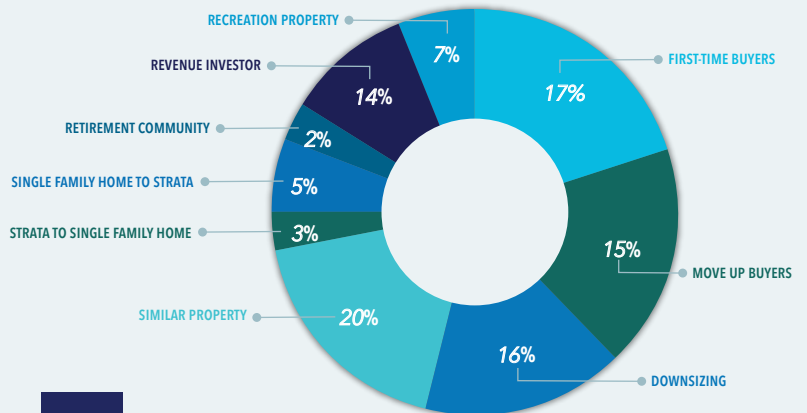


### SINGLE FAMILY



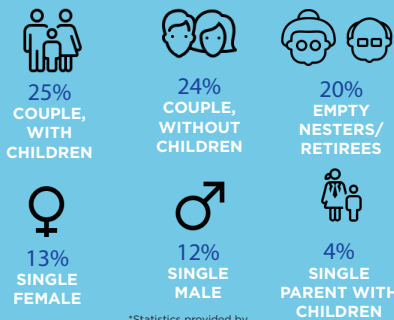
## What are They Buying in the Okanagan?

YTD 2022



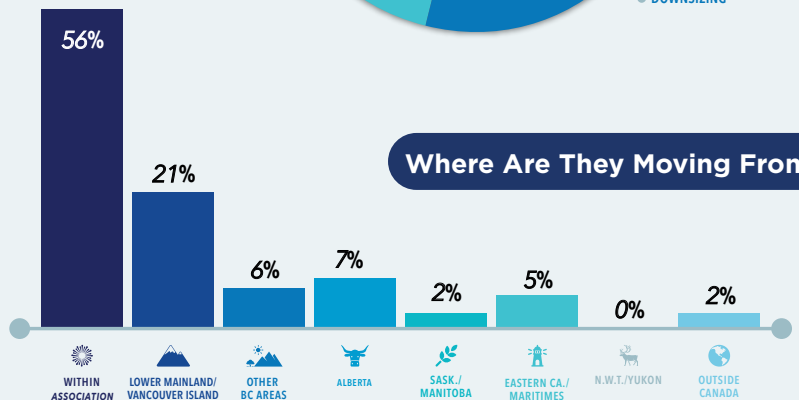
## Who is the Okanagan Buyer?

YTD 2022

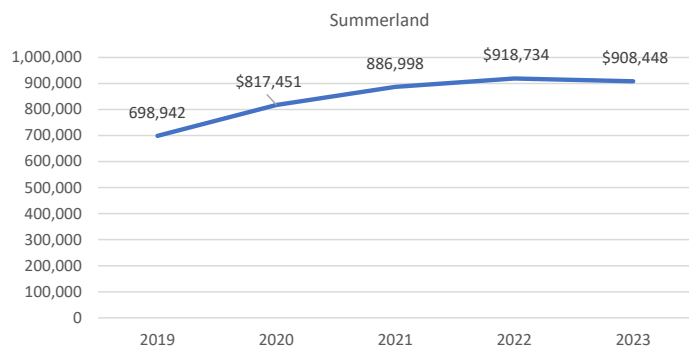


\*Statistics provided by AIOR to reflect Buyers of homes within the region the association serves and is obtained through a

## Where Are They Moving From?



## 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 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 Orchard Country



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## IN OUR Community

### LOCAL EVENTS IN *September*

#### SUMMERLAND ROTARY SUNDAY MARKET

**SUNDAYS 9:00AM - 1:00PM**

Great food Shopping Artisans Boutique vendors Entertainment, and more!

Where: Main Street, Summerland

#### VANCOUVER CANUCKS YOUNG STARS CLASSIC

**SEPTEMBER 15TH - 18TH**

Witness the future of the NHL at the 10th annual Young Stars Classic, hosted by the Vancouver Canucks and the City of Penticton. From Sept. 15-18, 2023, immerse yourself in a thrilling four-team tournament featuring the top prospects from the Vancouver Canucks, Calgary Flames, Edmonton Oilers and Winnipeg Jets organizations. With six action-packed games and a range of community events, this year's rookie tournament promises an unforgettable celebration of hockey in the heart of South Okanagan. Where: South Okanagan Events Centre

#### SUMMERLAND ORNAMENTAL GARDENS

**FALL PLANT SALE**

**SEPTEMBER 16TH- 9:00AM-1:00PM**

Mini Workshop - Winterizing Your Garden

After you Browse & Shop, check out the Learning experience at the summerland research and Development centre's "Field Day" Event from 9:00am to 3:00pm [www.summerlandgardens.org](http://www.summerlandgardens.org)

#### FLOWER ARRANGING WORKSHOP WITH DAWDLING QUAIL FLOWER FARM + WINE TASTING

**SEPTEMBER 16TH 3:00PM - 5:00PM**

Join us for a fun and interactive flower arranging workshop, hosted by Annie from Dawdling Quail Flower Farm in Summerland! Get your creative juices flowing and learn the art of creating stunning floral arrangements. Location: Sleeping Giant Fruit Winery Cost : \$65/ticket

#### RYGA ARTS FESTIVAL

**SEPTEMBER 21ST -24TH**

Summerland's Ryga Arts Festival is a multi-day arts festival featuring live music, play readings and artistic workshops, symposiums, and more, all with a connection to – or inspired by – internationally-performed Canadian playwright, novelist, poet, and Summerland resident George Ryga (1932 - 1987). The Ryga household was always full of music, discussions, poetry and theatre, and the love of language, learning, and expression and the Ryga Festival continues that tradition. For the full schedule visit [www.rygafest.ca](http://www.rygafest.ca)

#### BROADWAY BEGINNERS

**SEPTEMBER 24TH 10:00AM**

10 am - 11 am: "Broadway Beginners" for ages 3 to 6

Price of tickets - \$20

<https://app.arts-people.com/index.php?show=190797>

Where: Summerland Community Centre



WE HAD A BLAST SPONSORING TRIBUTE NIGHT, THANK YOU FOR COMING OUT & SEE YOU NEXT YEAR!

## 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 out 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.