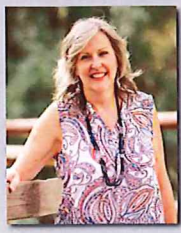




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RE/MAX
 Orchard Country

AUGUST 2022

MARKET UPDATE

Mark Your Calendar!

We hope this message finds you and yours enjoying this amazing weather we are experiencing in the South Okanagan!

Many of our clients are busy keeping the kids entertained, or are relaxing and catching up with family and friends while hitting our beautiful beaches, vistas, restaurants, and wineries, soaking up this long-awaited sunshine and warm weather.

We are pleased to report that the local real estate market and that of Canada is much more balanced, in comparison to last year. Our Buyer clients win as they have more selection because of less competition, and hence have less pressure. Our Seller clients still win as sales keep humming along as our team works hard to assist them in their next life steps and achieving their goals.

RE/MAX was pleased to bring you Family Movie Night in the Park in Summerland and Osoyoos last month and we look forward to seeing you down at our 75th Peach Festival in Penticton where we are proud to continue our Annual Sponsorship of the Main Stage! We love where we live, and we have been told that it shows!

335 properties were listed in the South Okanagan in the month of July which is up 3.4% in comparison to July of last year.

In Summerland there were 37 new listings in the month of July which is up 23% from July of last year. 16 properties traded hands last month which is down 23.8% from July of 2021.

While the market has slowed considerably since last year, it is still quite active and in line with a normal real estate market as evidenced in our 5-year comparison numbers found herein.

However, if you look at the sales numbers for the previous 4 years and exclude the frenzied Buyers Market of 2021 you will see that sales are at a normal pace which benefits everyone!

RE/MAX

The Right Agent's For Today's Market!

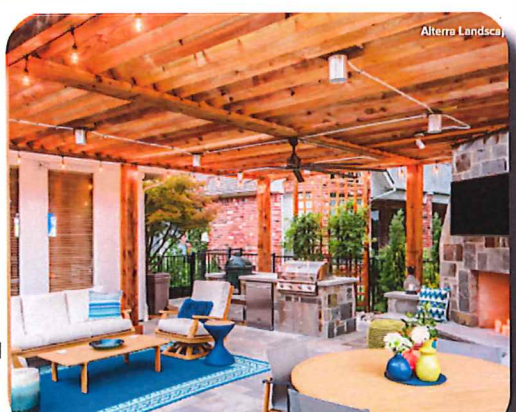
Your guide for all things home. Connect with us today! @remaxsouthokanagan or visit yoursouthokanaganhome.com

HOME DESIGN TREND

Outdoor Living Rooms that Look Like Indoor Rooms

Houzz search data has shown that people want their backyards to be relaxing extensions of their interior living spaces. And one of the best ways to achieve that is by mimicking interior space outdoors.

There have been major advances in outdoor materials in recent years, allowing manufacturers to create stylish and durable outdoor sofas, tables, rugs, chairs and decor. Add an outdoor fireplace, maybe a TV, and the line between indoors and out all but disappears.



MORE BUYERS AND SELLERS
 THINK OF RE/MAX
THAN ANY OTHER REAL ESTATE BRAND



Full article courtesy of

JUST THE *Stats Please*

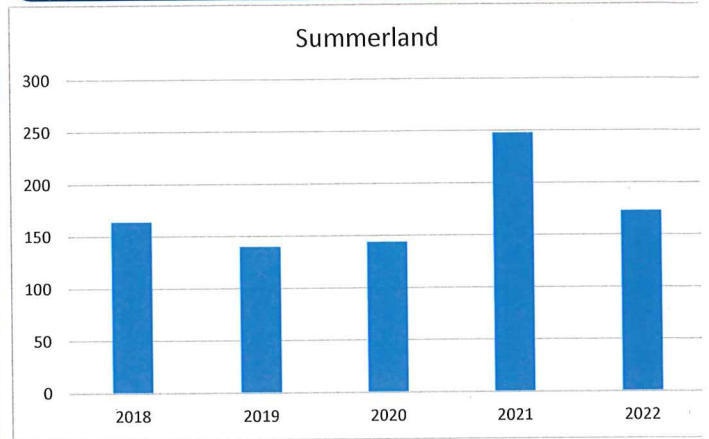
Active Inventory

Property Types Purchased Summerland, July 2022

JULY 2022

	TYPE	UNITS SOLD	% OF UNITS	AVERAGE SALE PRICES
86	SINGLE FAMILY	11	68.75%	\$1,073,273
14	APARTMENT	0		
17	LOTS/ACREAGE	2	12.50%	\$1,890,000
6	TOWNHOUSE	1	6.25%	\$385,000
9	AGRICULTURAL	0		
8	I.C & I.	0		

5 Year YTD Unit Sales Comparison



Average Days on Market

IN SUMMERLAND

IN SOUTH OKANAGAN



DOWN 45%
FROM 86 DAYS
IN 2021

DOWN 34%
FROM 87 DAYS
IN 2021

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

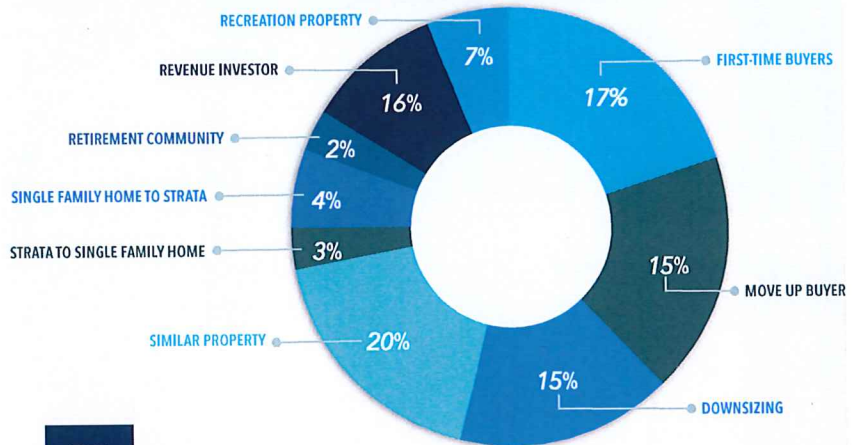


3%
SINGLE
PARENT WITH
CHILDREN

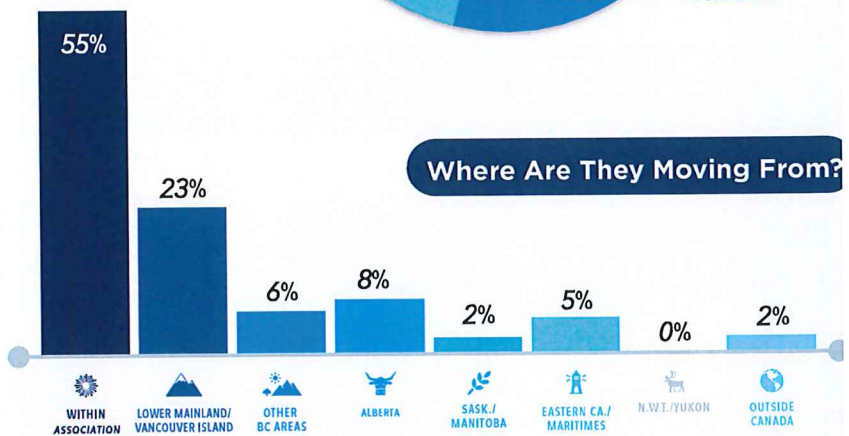
*Statistics provided by AOR to reflect Buyers of homes within the region the association serves and is obtained through a monthly survey that REALTOR® Members complete.

What are They Buying in the Okanagan?

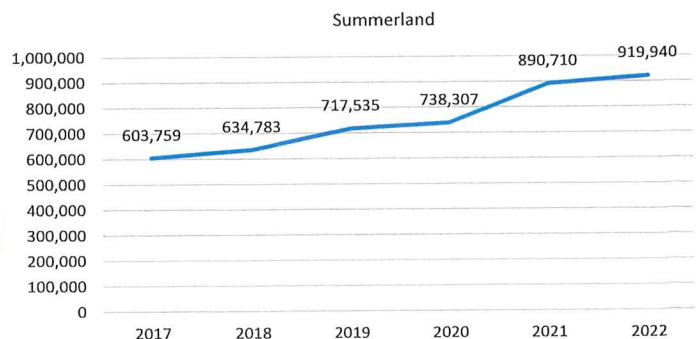
(JANUARY to JUNE 2022)



Where Are They Moving From?



Average Sale Price Single Family YTD Comparison In Summerland



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



IN THE *Blog*

FIRE SAFETY

While the summertime is filled with fun and beautiful vistas, locals know that we live in a forest, and that it is fire season.

Unusually high precipitation this spring thankfully delayed or prevented a big fire year so far but we still have weeks of fire season ahead.

As of today, BC has had just over 500 active fires this year which while down considerably from last year, yet is no small comfort with active fires burning in the South Okanagan.

As always, we want the best for you and yours so remember to **PLAN, PREPARE AND STAY INFORMED!**

Visit – the government of BC’s interactive fire map a link to which can be found on our website – www.yoursouthokanagahome.com




Additionally, visit www.firesmartbc.ca for tips on ways that you can firesafe your property! You will also find their Fire Smart Canada Evacuation Checklist on our website for your reference, see it below.

✓ Last-Minute Checklist for Protecting Your Home and Property from Wildfire









Evacuation Tips

Monitor conditions and follow the advice of local authorities.
If ordered to evacuate, do so immediately.

-  Review your evacuation plan for your family and pets.
 - Visit www.getprepared.gc.ca for helpful tips and evacuation plan templates.
-  Have your “ready to go kit” (emergency kit) ready and stocked with cash, portable radio, prescription medications, eye glasses, change of clothes, pet food, flashlights and batteries, etc. Make sure your phone numbers, insurance information and other important documents for your go bag are current.
 - Visit www.getprepared.gc.ca for a more complete list of emergency supplies.
-  Before evacuating:
 - Turn off air conditioning.
 - Turn off your home water and electricity
 - Close all doors, garage doors and windows. If weather seal or doors have gaps, seal with duct tape.




Quickly address outside surroundings

Complete a scan around your home and property and take steps to remove combustibles.

-  Remove leaves, pine needles and other debris from your roof and gutters.
-  Mow grass and weeds within 10 metres of the house to 10 centimetres in length, or less.
-  Clear all dead plants, leaves, and weeds within 10 metres of your home. Maintain a 1.5 metre non-combustible zone around your home and deck by sweeping or raking down to mineral soil, rock or concrete.
-  Move combustible items such as toys, patio furniture, cushions, decorative items, firewood, and potted plants, that are on and under your deck and within 10 metres of your home. Move all combustible items into your home or garage.
-  If you have a propane tank located on your property:
 - Propane tanks should be moved to 10 metres away from structures.
 - Remove weeds and other debris from area around large stationary propane tanks so there is no combustible material near tank.
-  If you have a combustible fence that attaches to your home:
 - Secure gate in an open position.
 - Clear vegetation and debris along both sides of combustible fence lines.

Check around the house

Check vents on roof, foundation and exterior walls to prevent embers from entering your home.

-  Check your attic and foundation (crawl space) vents to see if they are screened and in good repair. Use duct or metal tape to temporarily cover damaged vents and those with 3 millimetres mesh screening.
-  If you store cardboard boxes and other easily ignited materials near a vent in your attic or crawl space, move them as far away as possible from vent(s).
 - Another option is to place tape over vent(s) at these locations. Be sure to remove tape when you return home.
-  Cover dryer vents and wall-mounted make-up air openings for furnaces with a plywood cover, metal tape or duct tape.



Visit www.firesmartcanada.ca for additional resources and information.

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

 @remaxinthesouthokanagan  @RemaxSouthOkanagan



IN OUR Community

LOCAL EVENTS

August 14th, 21st, 28th & Sept 4th, 11th, 18th & 25th
9:00AM - 1:00PM

SUMMERLAND ROTARY MARKET

Great food, shopping, artisans, boutique vendors, entertainment, and more!

Where: 9536 Main St, Summerland

August 13th-21st
10:00AM - 6:30PM

RYGA ARTS FESTIVAL

The RYGA ARTS FESTIVAL is a vibrant celebration of the arts in the spectacular Okanagan valley of BC. Inspired by George Ryga, it takes place in Summerland throughout the week of August 13th - 21st and features events such as workshops, live music, spoken word, poetry and more!

Where: Bead Trails, 13207 Victoria Road N, Summerland

August 7th, 12th, 14th, 29th, 26th & 28th
7:30AM - 3:30PM

FRIES AT SUMMERGATE

An enhanced family-friendly outdoor food and wine experience offering our classic fries and poutine along with loaded burgers and kid's items too!

Where: 11612 Morrow Avenue, Summerland

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

September 23rd
THE ART OF TEA BLENDING

Join Sarah Willard Smiths, Summerland herbalist and owner of 13 Moons Herbal Apothecary, as she discusses the finer points of herbal tea blending. Discover which herbs blend well with lavender, the importance of steep-time and temperature, and how to get the most 'medicine' out of your brew. Learn unique ways to use your tisane—a tasty beverage hot or iced, a hair rinse, a facial or body spritzer, a foliar spray for household plants and/or a relaxing bath ingredient.

Where: Oasis Lavenders Cooperative,
26405 Garnet Valley Rd, Summerland

August is the

Month of Miracles

We support the kids of
Children's Miracle Network Hospitals



\$185 million
donated by
RE/MAX
Affiliates
since 1992.

19k RE/MAX
Associates
donated to
Children's Miracle
Network Hospitals
in 2021.

73k
Honor Cards
sent to
RE/MAX
clients in
2021.

Every minute
62
children
are treated
by members of
Children's Miracle
Network Hospitals.



Members of
Children's Miracle
Network Hospitals
provide
32M
patient visits for
10M
kids every year.

Member hospitals use
the funds however they
need them most.



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
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- EXP

SEARCH INTEREST OVER TIME
AS REPORTED BY GOOGLE SEARCH TRENDS

