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**RE/MAX**  
Orchard Country



**JUNE 2023**



**MARKET UPDATE**

Wow how spring has flown by! We hope you and your family are getting a chance to enjoy time outside doing one of the many activities we are so fortunate to have right outside our doors. With the warmer weather, the spring market is also in full swing! Our Agents are working with their clients to get their properties listed for sale now that all the yard maintenance and landscaping is done, everyone's property really shines at this time of year with a green lawn and flowers in full bloom.

Let's take a look at what has been happening in the market this last month. 463 properties were listed in the month of May in the South Okanagan which is slightly down just over 13% from last May.

Unit Sales across the South Okanagan are on par with last year, with 205 unit sales which is down 1.91% from the 209 unit sales reported in May of last year.

The average days to sell a Single Family Home in Summerland for YTD in 2023 has increased to 46 days from last year's 37.53 days. In Summerland, 70 properties were listed for sale in May which

is slightly more than May 2022 by 4.48%.

Unit sales in Summerland are up 3.57% in May compared to the same time last year. Like most of the South Okanagan and BC YTD Sales were down 14% in Summerland, with 116 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! Happy Father's Day!

**RE/MAX**  
**ORCHARD COUNTRY**

The Right Agent's For Today's Market!

**HOME DESIGN TIP**  
**25 FUN BACKYARD IDEAS**



**PUTTING GREEN**



**SMALL POOL**



**OUTDOOR GYM**

**RE/MAX:**  
the #1 name  
in real estate.

Unstoppable Starts Here

Article courtesy of Houzz.com. For the full list <https://rem.ax/funbackyarddesignideas>

Source: NAR Strategic Group study of unlisted members. ©2023 RE/MAX, LLC. Each Office Independently Owned and Operated. 23\_279

# JUST THE *Stats Please*

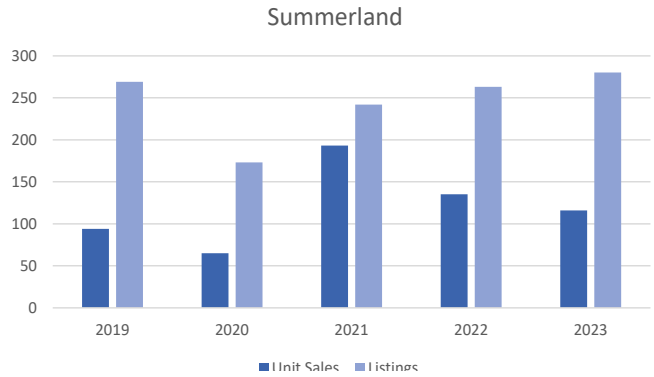
## Active Inventory

as of June 7, 2023

	TYPE	UNITS SOLD	% OF UNITS	AVERAGE SALE PRICES
84	SINGLE FAMILY	16	55.17%	\$950,375
8	TOWNHOUSE	7	24.14%	\$475,143
11	APARTMENT	2	6.90%	\$419,450
25	LOTS/ACREAGE	2	6.90%	\$405,000
16	I. C. & I.	1	3.45%	\$450,000

## Property Types Purchased Summerland, May 2023

## 5 Year Comparison of YTD Unit Sales & Listings

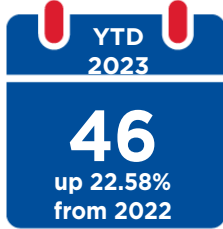
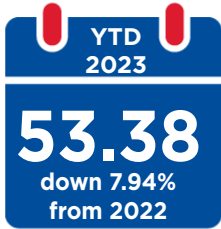


Statistics as reported by AIOR for Summerland Active Inventory as of June 7, 2023.

## Average Days on Market in Summerland

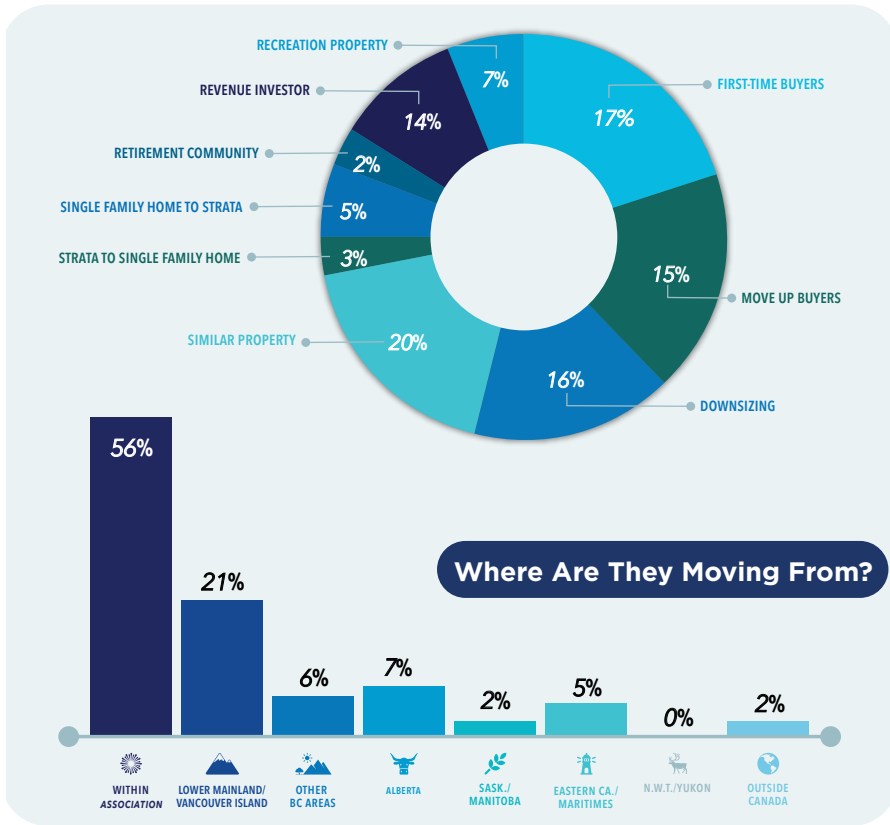
ALL TYPES

SINGLE FAMILY



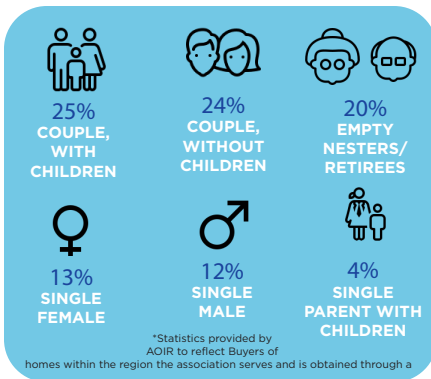
## What are They Buying in the Okanagan?

YTD 2022

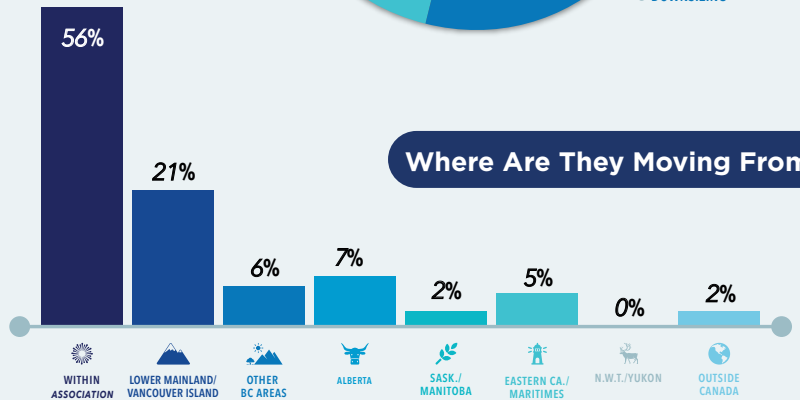


## Who is the Okanagan Buyer?

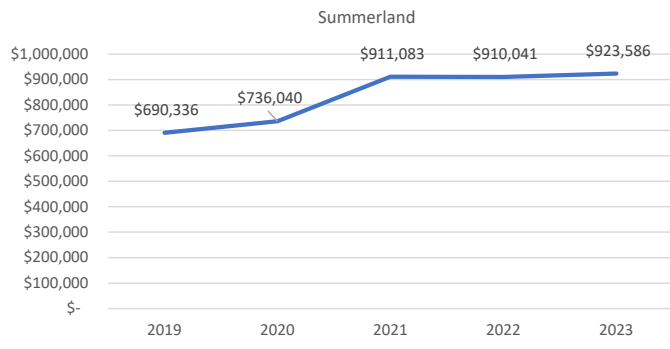
YTD 2022



## 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 THE *Blog*

### Home is Where It's At - Staycation Ideas to Vacation at Home This Summer!



With the cost of almost everything on the rise and the arrival of the beautiful weather, why not consider a Staycation this Summer?

Full disclosure...

We at RE/MAX are biased about our domiciles and tend to favour them over all other things.

Remember the last time you vacationed with the family?

Everyone had a wonderful time but the last few days...were you ready to go home?

Upon entering your home, did you joyfully sigh and say "it's great to be home!"

So why leave? Or Why Go Far Away?

Consider these fun staycation ideas to help your family make the most of this Summer.

**1. Camping** - Nothing matches the experience of spending most of our days outside in the fresh air. Remember, you do not have to go far or for very long, even a weekend will feel like a relaxing getaway. For short trips, consider keeping it simple, plan meals and activities in advance to ensure that you have what you need and alternatively don't pack what you don't need.

**2. Back Yard Movie Night** - Everyone loves a tricked-out backyard movie night! Comfort is the name of the game. If you do not have outdoor couches or an outdoor seating area, consider bringing those cozy couches outside for the night. String lighting, blankets, intermission featuring - popcorn with flavoured topping station and personalized bowls or make your own sundaes.

**3. Picnic For Lunch or Dinner** - What's so wonderful about a picnic is the way being outdoors stimulates your appetite. Picnic musts - Blanket/pillow, delicious cheeses, wine, meats, breads/crackers, fruit and a refreshment. Don't forget to pack a deck of cards, book/magazine, Frisbee/Kite and to surprise the crew with some delicious sweet treat such as their favourite pastry or cake.

**4. Bike The KVR Trail**, which used to be the route of the former Kettle Valley Railway along Okanagan Lake. The railroad was decommissioned and repurposed as a recreational trail which is enjoyed by walkers, cyclists and visitors.

**5. Hiking Challenge** - Let each member of the family select a local hike and be the guide. The Guide should know the difficulty level and length of the hike as well as be in charge of explaining the local flora and fauna along the way.

**6. Weekend Getaway or Road Trip** - Consider exploring your own area from the perspective of a tourist by foot. If your schedule allows, save money by booking during the week!

**7. No one is Bored on Board Game Night** - Jazz Up your families board game night by taking it outside or inviting another family or neighbour. Best Night Tips - ensure that there is enough games for everyone to play, have your space and games set up beforehand, allow participants to customize their game pieces, background music is nice and don't forget the staggered snacks - salty, drink, sweet.

**8. Just Beach It** - The South Okanagan boasts the most beautiful lakes and beaches! Consider day-tipping to a different beach. Click here for RE/MAX's Hot Beach List!

**9. Stargazing Night** - Plan ahead, get a telescope and check the weather forecast. In the South Okanagan you are most likely already away from the city lights. Learn your constellations and asterisms and get help by using a stargazing app.

**10. Wine Touring** - The South Okanagan has amazing, award-winning wineries and wine experiences.

Do your research, find the one that suits your style and budget and enjoy.

Don't forget to sprinkle in some artisan cheeseries along the way!

Wishing you and yours a very warm and wonderful staycation this June.

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

#### RE/MAX Hot Beach List

Summerland  
Powell Beach  
Peach Orchard Beach  
Sun Oka Beach Provincial Park

Penticton  
Skaha Lake Park  
Okanagan Lake Beach  
Three Mile Beach

Oliver  
Rotary Beach

Osoyoos  
Gyro Beach  
Legion Beach Park  
Osoyoos Splash Park  
SWIS Provincial Park - Haynes Point  
Lyons Park  
Goodman Park  
Cottonwood Park

For more blog posts, visit: [yoursouthokanagahome.com/blog](https://yoursouthokanagahome.com/blog)

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# IN OUR *Community*

## LOCAL EVENTS IN *June*

### CHASE THE ACE CHARITY GOLF TOURNAMENT SUNDAY, JUNE 11TH

18 holes, Cash Prizes, \$25 per golfer to enter. Includes Hotdog & Beverage.  
Where: Summerland Golf & Country Club

### COLOUR4KIDS RUN SUNDAY, JUNE 11TH

In partnership with the OSNS Child and Youth Development Centre, Wildstone Construction brings back the Colours4Kids Run on June 11. Participants will run in either the five or 2.5 kilometres route, after having an opportunity to visit the "colour station" to get misted in paint. People of all ages are encouraged to participate in this June's event.

### SUMMERLAND MYSTICAFAIR - THE LITTLE PSYCHIC FAIR SATURDAY, JUNE 17TH 12:00PM-5:00PM

Meet with some of the Okanagan's best Readers and Mystics in Summerland  
Admission \$5, For more info [www.mysticafair.com](http://www.mysticafair.com)  
Where: Heartspace Yoga Boutique

### SBC FATHER'S DAY CLASSIC CAR SHOW SATURDAY, JUNE 18TH 12:30PM-4:00PM

Live Music, Prizes, BBQ & more!  
Where: Summerland Baptist Church

### SUMMERLAND BLUEGRASS FESTIVAL 2023 FRIDAY, JUNE 20TH - SUNDAY, JULY 2ND

Where: Summerland Arts and Culture Centre

### SUMMERLAND ROTARY SUNDAY MARKET SUNDAYS STARTING JUNE 25TH 9:00AM - 1:00PM

Great food Shopping Artisans Boutique vendors Entertainment, and more!  
Where: Main Street, Summerland

### PENTICTON ELVIS FESTIVAL JUNE 24TH & 25TH

JOIN ELVIS FANS FROM FAR AND WIDE And Come Celebrate "THE KING OF ROCK & ROLL" - ELVIS PRESLEY!  
Where: Penticton Trade & Convention Center

### PENTICTON RIBFEST - PUT ON BY THE ROTARY CLUB JUNE 30TH - JULY 2ND

Join us for 3 days of fantastic family fun. Champion barbecue teams from across Canada will compete for best ribs! ADMISSION IS FREE! You'll also find live music on our main stage, entertainment and activities for children and youth, as well as a beverage garden and loads of vendors.

**CELEBRATING**  
*Pride Month*

with our partners at **alliance** LGHTO+ REAL ESTATE

## STAGING YOUR HOME *in the spring*

**DON'T SKIP SPRING CLEANING**  
It is important to keep rooms minimal by eliminating clutter

**START OUTSIDE**  
Initial impressions are based on what is seen outside

**MATCH COLORS WITH THE SEASON**  
Colors associated with spring are often bright and refreshing