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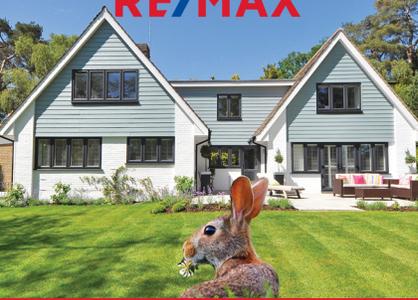


**RE/MAX**  
Orchard Country

APRIL 2022

**NO BUNNY KNOWS**  
Real Estate **LIKE WE DO.**

**RE/MAX**



**MARKET SHARE**  
IN THE SOUTH  
OKANAGAN

<b>Summerland</b>	<b>37%</b>
<b>Penticton</b>	<b>33%</b>
<b>Osoyoos</b>	<b>69%</b>
<b>Oliver</b>	<b>66%</b>

*Did you know...*  
**RE/MAX sells more than  
1 in 3 homes  
in the South Okanagan!**

\*Based on a comparison of Brokerages in each City, 2021 Unit Sales as reported by AIOR for the South Okanagan.

## MARKET UPDATE

We hope that you and your family are looking forward to the upcoming Easter Break and are ready for the warmer weather that is finally upon us. RE/MAX Sales Professionals, Property & Strata Managers are in the thralls of the very active Spring Market!

We are also working with many buyers who are engaging in multiple offer scenarios on a regular basis with inventory levels still much lower than desired. Like you, we are busy arranging spring clean-ups, renewing maintenance contracts and scheduling the opening of irrigation systems for the upcoming season.

As we all start to spend more time outside, it is a popular time to clean up your landscaping beds, fertilize your lawn and give the whole property a good spring cleaning.

You might find yourself considering planning a new outdoor project to tackle this year, check out our DIY Home Exterior Spring Ideas in this newsletter for some inspiration.

Let's take a look at what the market is doing right now. 414 properties were listed for sale in the South Okanagan in

March, which is down 16% from the 493 properties listed in March of last year. 156 of these properties put on the market for sale were located in Penticton.

We currently have 1.93 months of supply of housing in comparison to last year when we had 3.16 month's of supply which is down more than 39%!

250 properties traded hands in the South Okanagan in March with 113 of these sales occurring here in Penticton.

Year to Date in Penticton we have reported 265 unit sales, which is down 31.88% from this same time last year. The Average Sale Price for a Single Family Home in Penticton is \$871,298 and there are currently 768 properties for sale in the South Okanagan.

Now more than ever it is important to receive sound advice from an experienced professional.

I invite you to reach out should you have questions about the market.

Happy Easter,  
from our Home to Yours!

**RE/MAX**

The Right Agent's For Today's Market!



# JUST THE *Stats Please*

## Active Inventory

## Property Types Purchased- Penticton, March 2022

## Average Days on Market

## Who is the Okanagan Buyer?

MARCH 2022

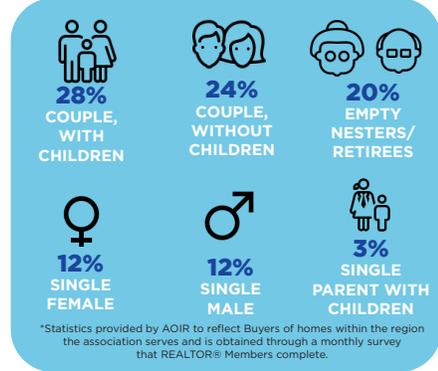
	TYPE	UNITS SOLD	% OF UNITS	AVERAGE SALE PRICES
69	SINGLE FAMILY	31	27.43%	\$871,298
42	APARTMENT	36	31.86%	\$380,607
13	LOTS/ACREAGE	5	4.42%	\$528,580
19	TOWNHOUSE	13	11.50%	\$644,954
3	AGRICULTURAL	-	-	-
-	I.C & I.	2	1.77%	\$1,200,000

### IN PENTICTON



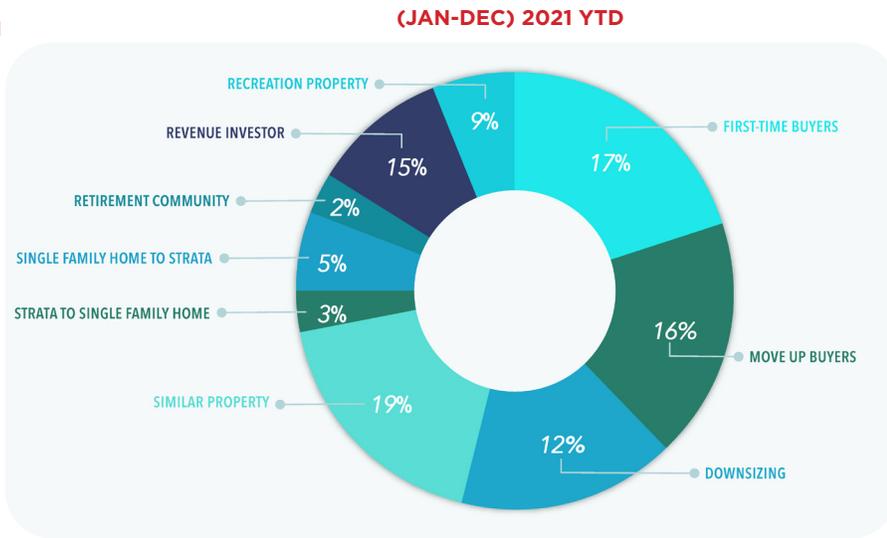
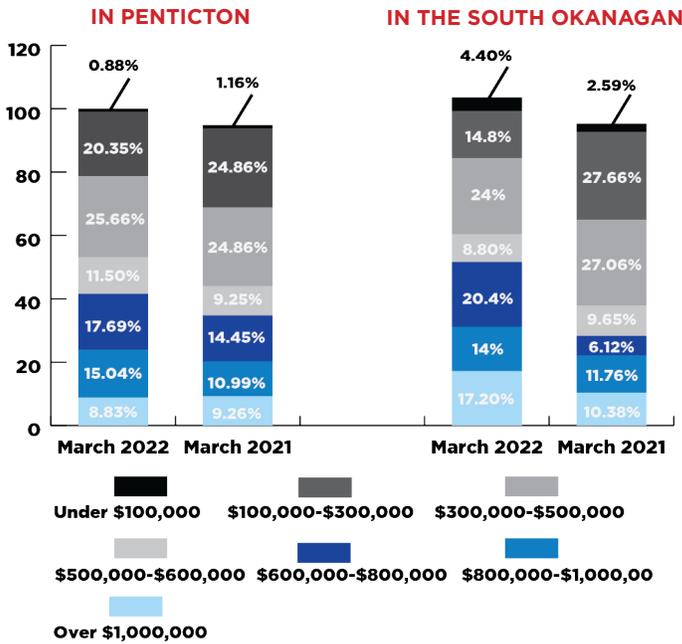
**DOWN 52.98%  
FROM 97 DAYS  
IN MARCH 2021**

### (JAN-DEC) 2021 YTD

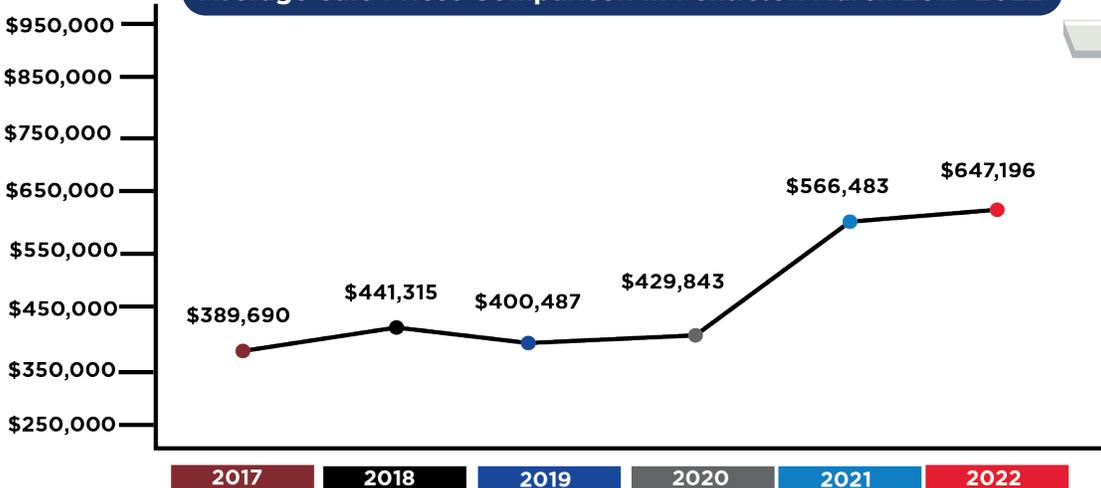


## Unit Sales By Price Point March 2022 vs. 2021

## What are They Buying in the Okanagan?



## Average Sale Prices Comparison In Penticton March 2017-2022



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

## IN THE *Blog*

# DIY HOME EXTERIOR SPRING IDEAS

If you have called anyone for a home renovation or home service repair lately you no doubt were personally introduced to the extreme labour shortages B.C. businesses have been lamenting about for the last few years.

In the Property & Strata Management Departments of our Brokerages our staff spend innumerable hours attempting to secure services for our clients, quotes and invoices from short-staffed businesses, over-whelmed businesses, and we are not alone. Even in restaurants, Owners and Managers are in the kitchens and serving tables, everyone is working overtime to fill in the gaps and keep their respective business open.

Here are a few Spring Outdoor DIY Home Improvement Ideas to help you make the most of your home and still achieve your goals during these challenging times.

YouTube is a great source for instructional videos, which you can stop when you need to as well as watch over and over again. The Internet is an invaluable resource to DIT You-Selfers, which just goes to show that you are not alone!

### Repair or Install Your Own Irrigation System

Installing your own irrigation system not only saves you money and time but it is also an Eco-friendly approach that aids in water conservation. Before doing so you should check with your local municipal office to confirm the following:

- Are there existing regulations regarding installation of an irrigation system?
- Do you require a permit?
- Is there a recommended backflow preventer?
- Are you required to hire a professional?

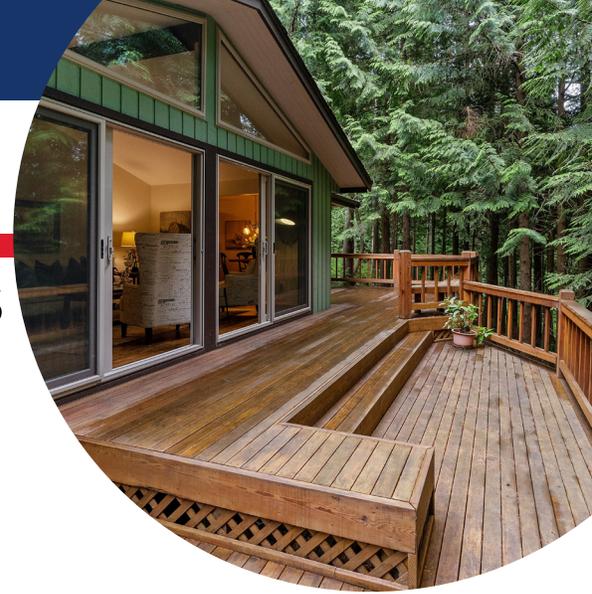
You should also consider contacting your local utility companies to find out if your property has any existing wires or cables buried. Go to [rem.ax/irrigationsteps](http://rem.ax/irrigationsteps) to see a step by step guide, courtesy of RONA and go to [rem.ax/planningguide](http://rem.ax/planningguide) to see their Irrigation Planning Guide.

**Materials You May Need:** pipes, elbows and connectors, pre-assembled valve, sprinkler heads, valve boxes, adjustable clamp, PVC primer, PVC cement, PTFE Thread, sealant tape, marking paint, stake flags.

### Build or Replace Your Deck

Having a space where you can relax and host social gatherings is thrilling, especially when you've designed the area yourself! Get creative and build your dream backyard. Make your plan and consider how spacious it should be. Where is it logical to build? what materials will serve you best? Go to [rem.ax/decking](http://rem.ax/decking) view this DIY guide courtesy of Lowes.

**Materials You May Need:** lumber, deck screws, structural wood screws, railing post anchors/deck ties, carriage bolts, washers rated for pressure-treated lumber, nuts rated for pressure-treated lumber, deck hardware nails rated for pressure-treated lumber.



### Xeroscape Your Yard: Design, Build & Install Landscaping Beds Or Raised Planters

Beautify your yard with a colorful landscaping bed that adds variety and depth to your space. Start by mapping out what you're envisioning and utilize existing features surrounding the area. Do you want it along the entry way? Along the front of your house? Go to [rem.ax/landscapeing](http://rem.ax/landscapeing) to check out this easy DIY from *Plant For Success*.

**Materials You May Need:** string, garden hose, shovel, compost, rocks or stones, landscaping fabric, plants (Shrubs, Trees, Flowers), mulch, garden gloves, water.

### Paint The Exterior of Your Home

Give your home a lift with a fresh coat of paint! Here are a few steps to help you prepare your home before you paint:

- Pressure-wash your walls
- Repair any damages
- Get rid of tearing paint
- Prime stains
- Cover your doors, windows, and lights

Follow this simple guide courtesy of HGTV at [rem.ax/exteriorpainting](http://rem.ax/exteriorpainting)

**Materials You May Need:** exterior flat or eggshell paint, exterior semigloss, paint, pressure washer, paint sprayer, paintbrush, painter's tape, drop cloths, ladder, paint scraper, stain-blocking primer, epoxy filler, medium-grit sanding block, spackle knife, exterior caulk, caulk gun, plastic sheeting

### Build an Outdoor Kitchen

Thinking about bonfires and BBQ season? Why not get started on building your own outdoor kitchen. Follow this easy DIY courtesy of *This Old House* at [rem.ax/outdoorbbq](http://rem.ax/outdoorbbq)

**Materials You May Need:** circular saw, drill/driver, tin snips, hammer, staple gun, mortar tub, masonry hoe, notched trowel, pointing trowel, finishing trowel, miter saw, power grinder, drywall hawk, bar clamps.

For more blog posts, visit: [yoursouthokanaganhome.com/blog](http://yoursouthokanaganhome.com/blog)

Instagram: @remaxinthesouthokanagan Facebook: @RemaxSouthOkanagan



# IN OUR Community



## RE/MAX ECO-TIPS

Turn your home into an eco-conscious space.

### Install a programmable Thermostat

Installing a "Smart" Thermostat ensures consistent temperature control that saves your home on energy consumption.

### Repair Leaky Faucets

Did you know a faucet that leaks can waste more than 3,000 gallons per year, which is enough to take more than 180 showers.

### Switch to LED Light Bulbs

LED bulbs last up to 3.5 times longer than other bulbs!

### Invest in Energy Saving Appliances

Energy Star appliances will save you 20% off your home's total electric bill. FORTIS B.C also offers rebates as part of their goal to provide customers with renewable gas options.

### Install a Low-Flow Toilet

Energy-efficient toilets only use about 1.28 GPF (gallons per flush) in comparison to older toilets that can use between 1.6 and 7 GPF.

### Use Solar Panels

Solar Panels are growing in popularity within the South Okanagan since they are a perfect match for our great sun exposure. They are also pollution-free! No greenhouse gases are released after an installation.

### Check Your Windows

Are your windows double glazed? Avoid windows that use UPVC, which releases toxins. Opt for wooden or metal window frames.

## LOCAL EVENTS

**April 8th- 8:00 PM to 10:30 PM**  
**HILDA'S YARD BY NORM FOSTER**

A heartwarming comedy about separation, togetherness and why family matters!! The perfect story for post-pandemic times!

**Where: The Cannery Trade Centre**  
**Visit [manyhatstheatre.com](http://manyhatstheatre.com) for more information.**

**April 15th & 16th**  
**7:30 PM to 12:30 AM**  
**ALICE COOPER W/BUCKCHERRY**

**Where: South Okanagan Events Centre**  
**Visit [soec.ca/events-tickets](http://soec.ca/events-tickets) for more information.**

**April 24th**  
**7:00 PM - 11:00 PM**  
**ZZ TOP W/ CHEAP TRICK**

**Where: South Okanagan Events Center**  
**Visit [soec.ca/events-tickets](http://soec.ca/events-tickets)**

**April 30th- 6:30 PM - 9:30 PM**  
**GALA CONCERT- PENTICTON KIWANIS MUSIC FESTIVAL**

Encourage our youth as we showcase the highlights of the Penticton Kiwanis Music Festival. Students will perform in Classical Voice, Pianoforte, Speech and Dramatic Arts, Music Theatre, Strings/Instruments, Modern, Stage and Contemporary Dance.

**Where: Cleland Community Theatre**  
**Visit [pkmf.org](http://pkmf.org) for more information.**

**April 30th**  
**THE BIGHORN BUSHWHACK ADVENTURE RACE**

Are you looking for a goal to train for this winter? Are you new to Adventure racing and want to give it a go? Register for the Bushwhack Adventure Race.

**Where: Hoodo Adventures, 131 Ellis St**  
**Visit [hoodoadventures.ca](http://hoodoadventures.ca) for more information.**



## HOME DESIGN TREND

### Outdoor Living Spaces

As homeowners increasingly expand their available living space to the outdoors, many are hiring landscape pros on for screens, fences, plantings and other strategies that help create intimate spaces and separation from neighbors or block an undesirable view.

These might take the form of a vine-covered pergola, an outdoor screen around a private dining spot, or fencing for an outdoor shower or hot tub.

Full article courtesy of <https://rem.ax/2022homedesigntrends>



## 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
- Royal LePage
- Century 21
- EXP

