



# Penticton

AUGUST 2022

## MARKET UPDATE



OKANAGAN  
DIAMOND GIRLS

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**RE/MAX** Penticton Realty

Mark Your Calendar!



THURSDAY, AUGUST 11

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.

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!

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.

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.

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 Penticton there were 137 new listings in the month of July which is on par with July of last year. 76 properties traded hands last month which is down 32% from July of 2021.

However, looking at the sales numbers for the previous 4 years and excluding 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!

## 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.

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



Alterra Landscap



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**



The HOME FRONT REAL ESTATE NEWS LETTER OKANAGANDIAMONDGIRLS.COM

# JUST THE *Stats Please*

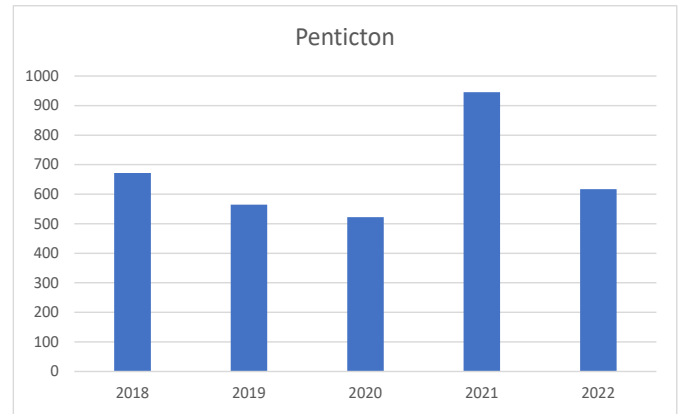
## Active Inventory

## Property Types Purchased Penticton, July 2022

July 2022

	TYPE	UNITS SOLD	% OF UNITS	AVERAGE SALE PRICES
128	SINGLE FAMILY	26	33.77%	\$786,860
61	APARTMENT	21	27.27%	\$475,990
40	LOTS/ACREAGE	1	18.18%	\$440,000
48	TOWNHOUSE	14	9.09%	\$491,439
7	AGRICULTURAL	0		
38	I.C & I.	2	2.60%	\$837,507

## 5 Year YTD Unit Sales Comparison



## Average Days on Market

IN PENTICTON

IN SOUTH OKANAGAN



DOWN 41%  
FROM 83 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

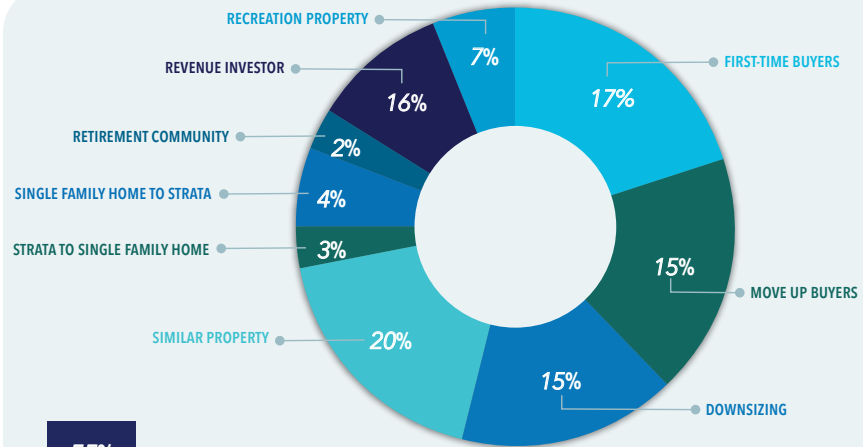


3%  
SINGLE  
PARENT WITH  
CHILDREN

\*Statistics provided by AIOR 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 JULY 2022)



## Where Are They Moving From?



## Average Sale Price Single Family YTD Comparison In Penticton



\*Based on MLS® Statistics as reported by AIOR 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.yoursouthokanaganhome.com](http://www.yoursouthokanaganhome.com)

Additionally, visit [www.firesmartbc.ca](http://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. <ul style="list-style-type: none"> <li>Visit <a href="http://www.getprepared.gc.ca">www.getprepared.gc.ca</a> for helpful tips and evacuation plan templates.</li> </ul>
	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. <ul style="list-style-type: none"> <li>Visit <a href="http://www.getprepared.gc.ca">www.getprepared.gc.ca</a> for a more complete list of emergency supplies.</li> </ul>
	<b>Before evacuating:</b> <ul style="list-style-type: none"> <li>Turn off air conditioning.</li> <li>Turn off your home water and electricity</li> <li>Close all doors, garage doors and windows. If weather seal or doors have gaps, seal with duct tape.</li> </ul>



#### 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: <ul style="list-style-type: none"> <li>Propane tanks should be moved to 10 metres away from structures.</li> <li>Remove weeds and other debris from area around large stationary propane tanks so there is no combustible material near tank.</li> </ul>
	If you have a combustible fence that attaches to your home: <ul style="list-style-type: none"> <li>Secure gate in an open position.</li> <li>Clear vegetation and debris along both sides of combustible fence lines.</li> </ul>



#### 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). <ul style="list-style-type: none"> <li>Another option is to place tape over vent(s) at these locations. Be sure to remove tape when you return home.</li> </ul>
	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](http://www.firesmartcanada.ca) for additional resources and information.

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

@remaxinthesouthokanagan @RemaxSouthOkanagan



# IN OUR Community

## LOCAL EVENTS

**August 11th 9:30PM-11:30PM**

### OUTDOOR MOVIE NIGHT AT A BARLEY MILL BREW PUB

Enjoy Summer Movie Nights on the Barley Mill Patio! August titles are TBA! Minimum \$10 Donation to the BGC Okanagan. Full Menu, Beverages and Popcorn available.

**Where: 2460 Skaha Lake Rd**

**August 13th at 2PM**

### APEX SUMMER DAZE

Step right up and enjoy Apex in all of its summer glory with an afternoon and evening of fun and games! The Fun also includes: Artisans Market, Face Paint & Airbrush Tattoos, Bouncy Castle and Inflatable Slide - Adult Friendly! Timber the Firetruck powered Splash Park, Kids Games and Activities, BBQ, Live Bands, Stroll-In Movie.

**August 15th-19th 9:00AM-2:00PM**

### CREATIVITY CAMP- DISNEY WEEK

Okanagan School of the Arts presents Disney Week! This week is packed with dances, music, arts, crafts, and interactive activities. Get ready to be amazed by this fantastic exploration of your favorite Disney characters and movies. Creativity Camps offer a mix of visual art, activities, and summertime fun.

**Where: Penticton Community Center**

**Saturdays August 13th-Oct 29th**

**8:30AM - 1:00PM**

### PENTICTON FARMERS MARKET

See what's in season at Penticton Farmers' Market. Farm fresh veggies & fruits, eggs, honey, baking, preserves and handmade crafts - all grown or produced in the South Okanagan and Similkameen Valley

**Where: 100 Main St, Penticton**

**August 28th**

### SUBARU IRON MAN TRIATHALON

Penticton, British Columbia is known as one of the world's premier triathlon host communities, and a bucket list destination for IRONMAN athletes all over the world. The iconic course, stunning landscapes, and the welcoming host community of Penticton, British Columbia will return. After 10 years this legendary race makes the return home.

**Where: Penticton**

*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
- Century 21
- Royal LePage
- EXP

SEARCH INTEREST OVER TIME  
AS REPORTED BY GOOGLE SEARCH TRENDS

