



O K A N A G A N  
DIAMOND GIRLS

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The  
**HOMEFRONT**

REAL ESTATE  
NEWSLETTER

OKANAGANDIAMONDGIRLS.COM

July 2023

Happy  
BC Day!  
August 7



**REMINDER!**  
**Be FireSmart**

**REMOVE FUEL FROM  
YOUR PROPERTY!**

For more fire safety tips & resources visit our website.  
[yoursouthokanaganhome.com](http://yoursouthokanaganhome.com)



## MARKET UPDATE

Summer is here and it is here to stay with this hot dry okanagan weather! We hope you are enjoying your time making new memories in this beautiful valley we get to call home. Our Agents are busy working with their seller clients to list their properties NOW. Summer is the most popular time for moving with the kids out of school and vacation time can be taken to settle into that new home or vacation property before the school year starts up again and the weather changes to fall. .

Let's take a look at what has been happening in the market so far this summer. 530 properties were listed in the month of June in the South Okanagan which is up 12.53% from last June.

Unit Sales across the South Okanagan are on par with last year, with 193 unit sales which is down 6.31% from the 206 unit sales reported in June of last year.

The average days to sell a Single Family Home in Penticton for YTD in 2023 has increased to 56 days from last year's 36 days. In Penticton, 184 properties were listed for sale in June which is

slightly more than June 2022 by 6.36%.

Unit sales in June in Penticton are down 9.28%, with 88 units sold in June 2023. YTD Sales were down 24.77% in Penticton, similarly across the South Okanagan, with 410 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!

Enjoy your summer holidays from our HOME to yours.

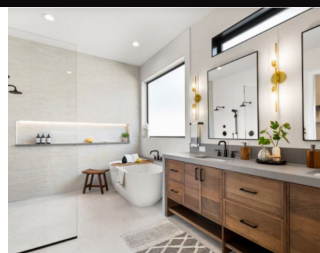
**RE/MAX**  
**PENTICTON REALTY**

The Right Agent's For Today's Market!

## HOME DESIGN TRENDS EMERGING NOW



UP ON THE ROOF



BATHROOM ACCESSIBILITY



SPANISH COLONIAL STYLE



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

Unstoppable Starts Here

Article courtesy of Houzz.com  
for the full list of trends see QR Code or visit <https://rem.ax/emergingtrends>



# JUST THE *Stats Please*

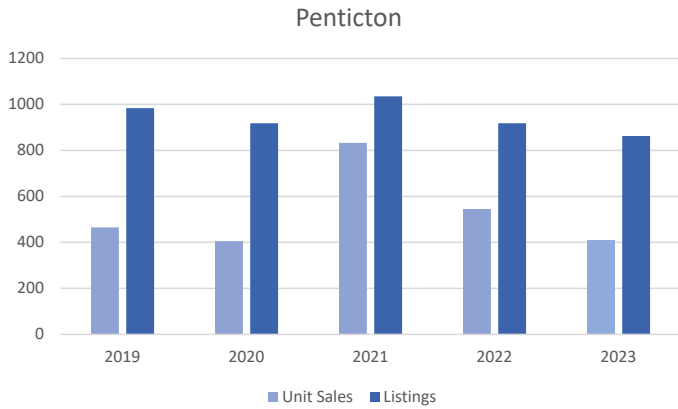
## Active Inventory

## Property Types Purchased Penticton, June 2023

## 5 Year Comparison of YTD Unit Sales & Listings

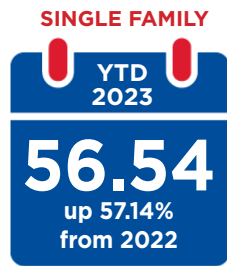
as of July 11, 2023

	TYPE	UNITS SOLD	% OF UNITS	AVERAGE SALE PRICES
162	SINGLE FAMILY	36	40.91%	\$887,418
132	APARTMENT	28	31.82%	\$483,964
22	HALF DUPLEX	7	7.95%	\$692,500
49	TOWNHOUSE	12	13.64%	\$494,831
62	I. C. & I	1	1.14%	\$1,950,000
14	MOBILE	3	3.41%	\$121,300



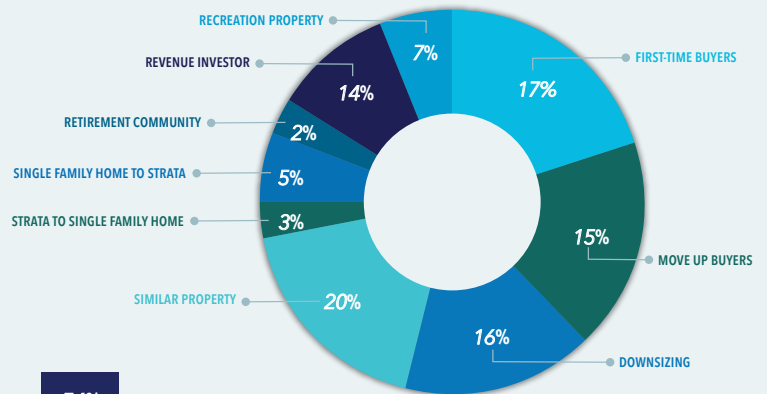
Statistics as reported by AIOR for Penticton Active Inventory as of July 11, 2023.

## Average Days on Market in Penticton



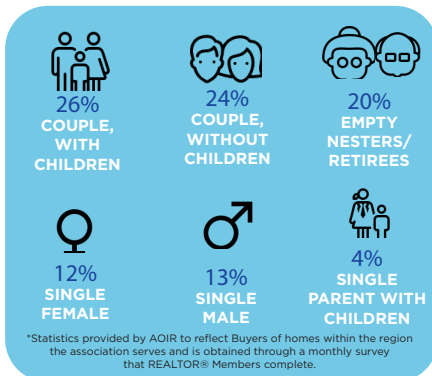
## What are They Buying in the Okanagan?

2022 YTD

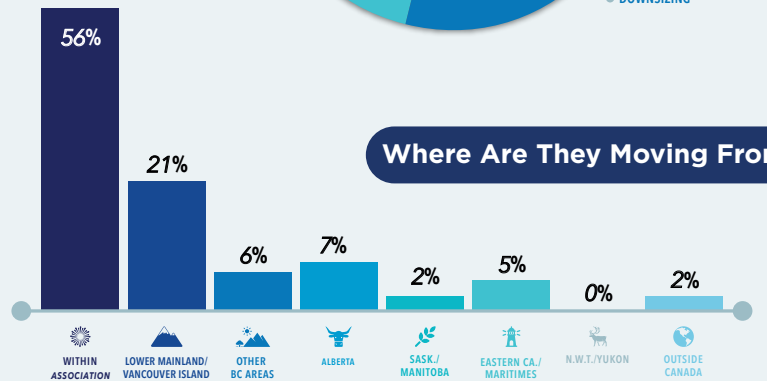


## Who is the Okanagan Buyer?

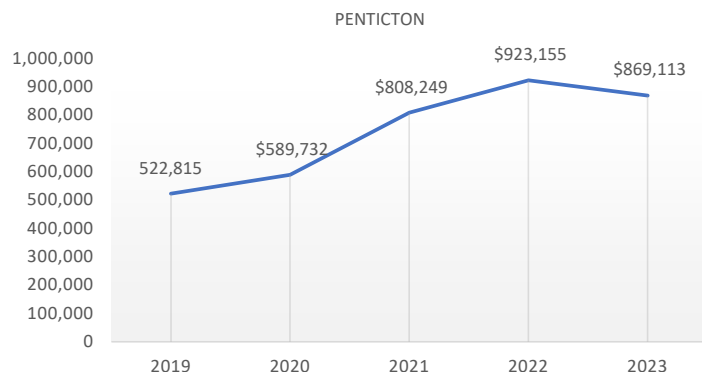
YTD 2022



## 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 2017-2023.

## IN THE *Blog* 10 Outdoor Home Projects to Modernize Your Exterior



### 1. INSTALL NEW EXTERIOR CLADDING

If your current exterior is worn consider replacing it. There are so many wonderful, easy to install finishings available on the market today. Consider using a combination of stucco, board and batten and wood grain or metal siding accents.

### 2. REPLACE YOUR WINDOWS

Utilize this opportunity to enlarge your windows to add more light in, create ambiance and maximize views.

### 3. GIVE IT A COAT OF PAINT

Don't forget that contrast is what makes things pop! Consider beige siding with beige trim VS beige siding with white trim.

### 4. PUT A NEW ROOF ON IT

Today's homeowner has an abundant of choices beyond the standard asphalt shingles. To give your home that wow factor consider white or cool roofing, slate, solar or metal/fire-resistant roofing.

### 5. GIVE IT A POP OF COLOUR

Some of Better Homes & Gardens Top 2023 Exterior Home Trends include - Earthy neutrals, warm whites, dark blues, all-black exterior.

### 6. NEW GARAGE DOORS

New design trends include Hampton style, wood finish and for that really wow factor go for a custom design.

### 7. REJUVENATE YOUR LANDSCAPING

New landscaping trends include artificial grass for easy maintenance, adding a water element such as a pond or waterfall to attract wildlife and using drought resistant plants only,

### 8. UPDATE YOUR DRIVEWAY

Whether your driveway is asphalt, cobbled, paved or stamped, consider it's condition and jazz it up by adding stone edging or making a splashy entrance.

### 9. ADD EXTERIOR LIGHTING

Consider adding strategically places up-lighting, hardscape lighting, smart-garden lighting or artistic outdoor lighting as statement pieces.

<https://archipro.com.au/article/the-best-outdoor-lighting-trends>.

### 10. INSTALL NEW FENCING OR PRIVACY BLIND

Our favourite fence trends are those that mix two materials such as wood and gabian (wire filled with stones) walls or wrought iron with wood posts or vice versa should privacy be desired.

Deborah Moore  
Broker Owner  
RE/MAX Orchard Country  
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For more blog posts, visit: [yoursouthokanaganhome.com/blog](https://yoursouthokanaganhome.com/blog)

 @remaxinthesouthokanagan  @RemaxSouthOkanagan





# IN OUR *Community*

## LOCAL EVENTS IN

# July

### **PENTICTON SPEEDWAY - THE SUMMER CLASSIC** **SATURDAY, JULY 15TH 4:00-10PM**

The first event of July comes rolling in with a lot of excitement! Featuring Hornets, Legends, Street Stocks, and Hit-to-pass. Event and ticket info available at <https://www.pentictonspeedway.com/event-details/the-summer-classic>

### **SIP, SAVOUR & SUPPORT CHARITY EVENT** **SATURDAY, JULY 15TH 2:00-4:00PM**

An afternoon in the vineyard to support inclusive access to nature for all! Join Agur Lake Camp & Winston Estate Vineyard for an afternoon in the vineyard. Local wine, elevated appetizers, live music & welcome bubbles. Food pairings by: FoodieLicious Kitchen | Wines donated by local Okanagan wineries | Live Music: Will Schlack! Tickets available online [agurlakecamp.ca](http://agurlakecamp.ca)  
Where: Naramata Beach

### **FLYING LEGENDS OF VICTORY TOUR** **JULY 18TH - 23RD**

The Flying Legends of Victory Tour is coming to Penticton July 18-23, offering rides and ground tours of the iconic Second World War planes, the B-17 and B-25 Bombers. To book a flight or ground tour, visit The Flying Legends of Victory Tour website at [www.azcaf.org/tour](http://www.azcaf.org/tour)

### **SLACK ALLEY BY GROOVEYARD** **JULY 23RD**

Get ready for the exciting return of Slack Alley, a family-friendly event you don't want to miss! Join us in the from 2:00 pm to 6:00 pm on July 23, 2023, for the second of three separate occasions. The second Slack Alley event of the year will feature the middle section of the alleyway project, inspired by Grooveyard. Celebrating 33 years of

groovy culture on Main Street! This event will feature live music by local musicians and DJs, a mini market, children's activities, beverage stations, delicious food, and much more!

Where: In the laneway between 200 Main and Martin St.

### **MUSIC IN THE PARK @ GYRO PARK**

Music in the Park is a place where one can enjoy the exceptional talent of Okanagan artists as they perform on stage at Gyro Park Fridays during summer!

**FRIDAY, July 14th - Ari Neufeld**

**FRIDAY, July 21st - Brent Tyler**

**FRIDAY, July 28th - Mandy Cole**

### **PENTICTON FARMERS MARKET IS BACK!**

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

The Penticton Farmers' Market is a true "make it, bake it, grow it" market and is a member of the BC Association of Farmers' Markets. The Market has been in downtown Penticton since 1991.

Where: 100 Block of Main Street

### **NARAMATA COMMUNITY MARKET**

**WEDNESDAYS 4:00PM - 7:00PM**

The market features 30 vendors selling fresh produce, food products, wine & beer - plus handmade products like pottery, jewelry and more. This family-friendly event is a great spot to enjoy a meal from one of the vendors on-site or pack a picnic.

Where: Manitou Park, Naramata

## WHY WE *love* CALLING THE OKANAGAN HOME



*the people*



*the landscape*



*the memories*

*Wherever it is you call home, we hope you are enjoying your summer and making lots of memories with those in your life!*