



O K A N A G A N
DIAMOND GIRLS

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The
HOMEFRONT

REAL ESTATE
NEWSLETTER

OKANAGANDIAMONDGIRLS.COM

FEBRUARY 2024

Spread the love!

Happy Valentine's & Family Day
from our home to yours.



WE love
OUR CLIENTS

**REASONS TO
FALL IN LOVE**
with your home

It provides shelter
and comfort

It helps
generate equity

It allows room
for personalization

It's the backdrop for
lifelong memories



MARKET UPDATE

We hope you have been enjoying the milder winter we have been having as of late. Our offices are buzzing with new properties being prepped to hit the market before spring.

Let's take a look at our local real estate market so far this year. In the South Okanagan, 220 properties were listed in the month of January, which is down 22.26% from January of last year. However, 2023 finished with listing inventory is up 5.10% over the previous year.

48 properties traded hands in our region last month, which is down 32.39% compared to January of last year. YTD 2023 finished off with 1670 unit sales reported which is down 17.45% from the same time period last year. Many would-be buyers and sellers have put their plans on hold this year waiting for the Spring of 2024. The average sale price for all types of real estate has decreased by 4.54% in 2023 to \$647,326 and the average sale price for single-family homes decreased by 2.54% in 2023 to \$806,680.

In city of Penticton, there was 106 properties listed last month, which is up 21.84% from January of last

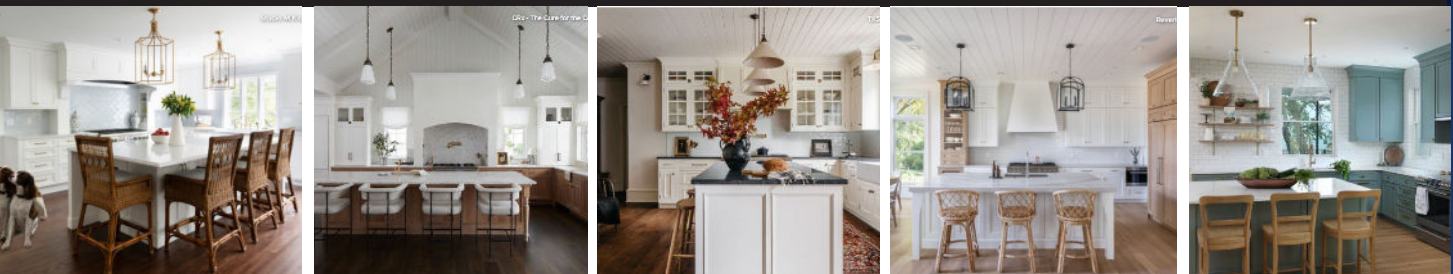
year. In 2023 there was 1671 new listings hit the system in Penticton which is up 1.89% from 2022. It was quiet as far as real estate sales activity in Penticton, with only 22 sales reported which is down from the 34 reported last January. In 2023 there was 756 properties trade hands which is down 14.96% from the 889 sales that were reported the previous year. The average sale price for all types of real estate has decreased only by 0.69% YTD 2023 to \$654,660 compared to 2022 while the average sale price for single family decreased by 2.93% in 2023 to \$853,674 from previous year.

If you are thinking about moving this year, reach out and let us assist you by putting a plan in place to make it happen! To the benefit of our Buyer clients, we know when our new listings are coming online and they often are sold to our clients working with their RE/MAX Agent. Our Seller clients benefit from the MAXIMUM exposure of their property by RE/MAX.

It's good to have a friend
in the real estate business!

RE/MAX
PENTICTON REALTY

KITCHENS WE love



For the full list of Kitchen Trends from Houzz.com see <https://rem.ax/KITCHENSWELOVE>

JUST THE *Stats Please*

Active Inventory

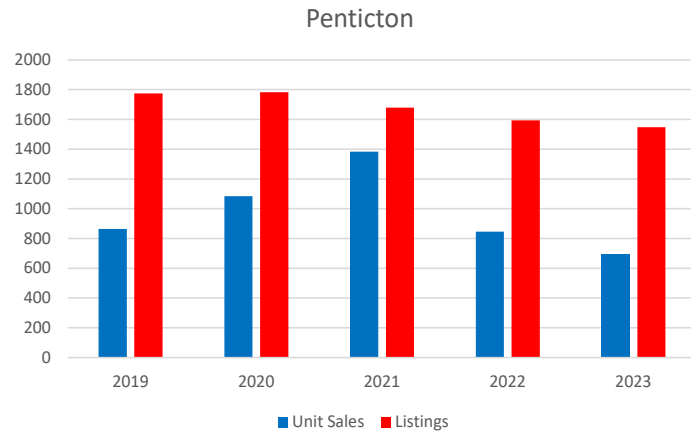
Property Types Purchased Penticton, Jan - Dec 2023

as of February 9, 2024

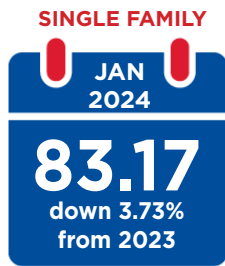
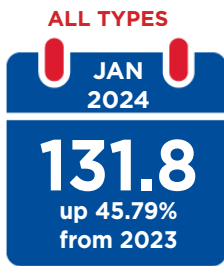
	TYPE	UNITS SOLD	% OF UNITS	AVERAGE SALE PRICES
136	SINGLE FAMILY	280	37.03%	\$853,674
133	APARTMENT	215	28.44%	\$451,585
57	TOWNHOUSE	102	13.49%	\$525,475
45	DUPLEX	49	6.48%	\$694,413
31	INDUSTRIAL	25	3.31%	\$1,282,775
22	RESIDENTIAL LOT	13	1.72%	\$423,754

Statistics as reported by AIOR for Penticton Active Inventory as of February 9, 2024.

5 Year Comparison of Unit Sales & Listings

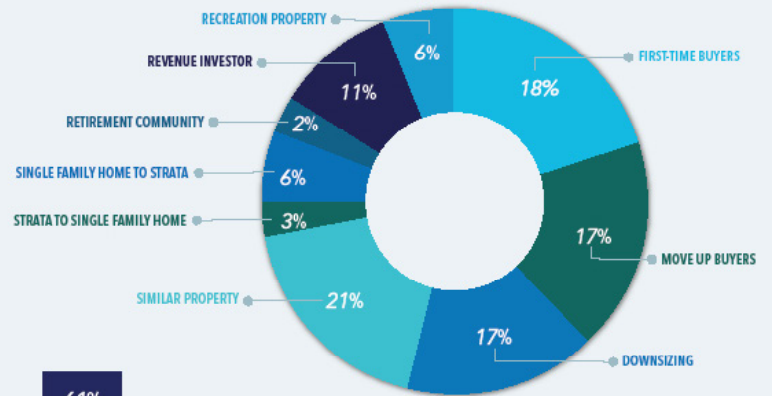


Average Days on Market in Penticton



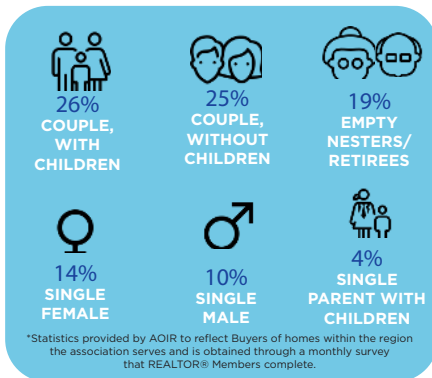
What are They Buying in the Okanagan?

Q3 2023 YTD

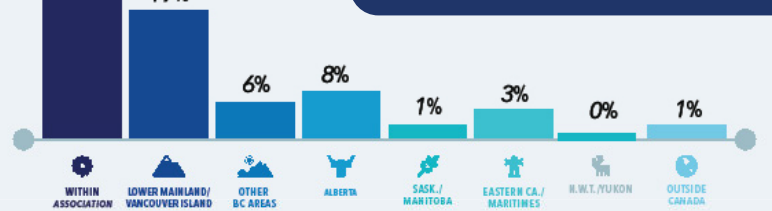


Who is the Okanagan Buyer?

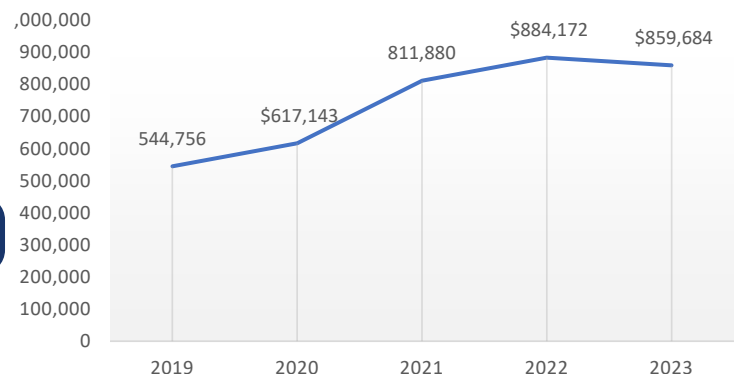
Q3 2023 YTD



Where Are They Moving From?



PENTICTON



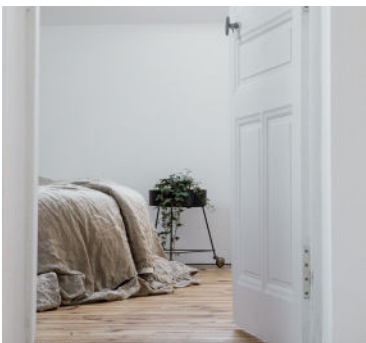
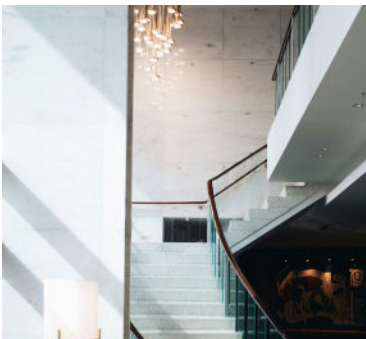
*Based on MLS® Statistics as reported by AIOR for the South Okanagan for 2017-2023.



Average Sale Price Single Family Comparison In Penticton

IN OUR *Blog*

HOW TO SHOW YOUR HOME SOME LOVE



Home is where the heart is, and what better way to nurture that special place than by showering it with love? In the hustle and bustle of our daily life, our homes often become the backdrop to our routines, but it's essential to pause and appreciate the haven that provides comfort and shelter. This post will take you through some ideas on how you can show your home some love, transforming it into a space that radiates warmth, tranquility & joy.

Flowers & Plants

House plants can boost your mood and reduce stress levels. Studies have even found that they increase productivity and combat fatigue. So how can you include more in your home? Garden centers have an abundance of ready grown, low maintenance choices, such as Yucca plants or Cacti. Don't forget, there are some amazing faux varieties available now, which will still give you many of the benefits.

Growing plants from seed have to be the ultimate expression of love within a home. Carefully planting them, tending to them & watching them grow, then blossom. There's something special about that process.

Clean As You Go

No one gets excited at the idea of cleaning the entire house. Cleaning is a simple and effective way to instantly show your home some love. Clean in short bursts throughout the week, it can be quite meditative, think of it as a break from your thoughts when you focus on something simple and mundane.

Make it Meaningful

De-cluttering your spaces should focus less on what you are deciding to part with but more about learning to cherish what you already have. Keep your most meaningful possessions with intention and display them prominently. This might mean spending time framing photos or ordering canvases of you and your loved ones.

Light & Lighting

Consider the direction your home is facing so you make the most of the natural light throughout the day. Simple ways to bring it the light can be swapping curtains for blinds or shutters, paint the walls a lighter colour or have lighter flooring to better reflect what light there is. Add mirrors to reflect light and make a room feel larger. Lamps and sconces can give a dark corner or hallway new life!

Touch it Up

While you might not be ready to tackle a larger renovation project, take a different angle and fit up the little things that can brighten up your whole space with little effort.

- Touch up scuffs on walls or skirting boards with paint you already have on hand, it will make it look like you've redecorated the whole room.
- Consider wallpapering one wall for a completely different look
- Re-paint a cupboard, a desk, a picture frame or your front door for a whole new look!
- Re-upholster a chair or get a cover for the sofa.
- Get some new cushions for the sofa or buy a fresh lampshade!

Showing your home some love is not just a one-time effort; it's an ongoing journey that involves mindfulness, gratitude, and a commitment to creating a space that reflects who you are and what you value. By taking the time to declutter, touch-up, and upgrade your home, you can transform it into a sanctuary that nurtures your well-being and becomes a true reflection of the love you have for yourself and your family.

Deborah Moore
Broker Owner
RE/MAX Penticton Realty

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Visit our website! www.yoursouthokanaganhome.com/blog



LOCAL EVENTS IN *February*

2ND ANNUAL GALENTINE'S MARKET

SATURDAY, FEBRUARY 10TH 11:00AM-4:00PM

Where: Penticton Trade and Convention Centre
We're bringing you an unforgettable day filled with love, laughter, and endless fun with FREE ADMISSION, Capture the memories with the incredible Photo Booth by Oh Snap! traveling Photo Booth, where you can strike a pose and let your inner diva shine! But that's not all! Our Galentine's Market is all about supporting local talent, so get ready to shop till you drop with our amazing lineup of local vendors. From trendy fashion to unique handmade crafts, you'll find something special for yourself or your gal pals. And guess what? But wait, there's more! We haven't forgotten about the little ones. Bring your kids along, and they can enjoy free crafts that will keep their creative spirits soaring.

DINE AROUND SOUTH OKANAGAN

JANUARY 17 - FEBRUARY 11

Sip, Savour & Stay in the South Okanagan! Explore the unlimited tastes of BC. For a list of participating restaurants and their offerings visit <https://dinearound.ca/okanagan/restaurants-okanagan/>

SUNDAY SUPERBOWL PARTY

FEBRUARY 11TH 12:00-7:00PM

Where: Slackwater Brewing, Penticton
We're super excited to pop the doors to the taproom for Sundays again, conveniently starting on Super Bowl Sunday! On Slack Sundays you'll find;
- \$6 16oz Draught Beer!
- \$6 Caesars & \$9 Double Caesars
- B.O.G.O.F on Wings! Yep! That works out to 2lb of our epic wings for only \$17!!
- The best of sports programming of the day... guess what we'll

be playing on Feb 11... Super Bowl with full sound on the BIG SCREEN

- Rad prizes!

- Our amazing Happy Hour and \$5 Snack Features are also available!

So come and hang, and keep your Sundays how they should be... Slack AF.

FAMILY DAY AT SOEC

MONDAY, FEBRUARY 19TH 12:00PM-3:00PM

Where: South Okanagan Events Centre
Join OVG360 and the City of Penticton's Family Day event. This year, it's bigger AND better! Here's what's happening:

- Free family skate at the SOEC
- IGA Penticton BBQ by donation* on the SOEC plaza
- Meet Vees' mascot, HARVEE
- Sensory Space, provided by Recreation Penticton
- Photo Booth, Fun & Games inside the SOEC
- Complimentary hot chocolate, coffee and donuts provided by Tim Hortons Penticton.

CSA-approved helmets or winter helmets are not mandatory but strongly recommended. Helmets and skates will not be available to rent. Kids (12 and under) must be accompanied by an adult/guardian. *All proceeds from the BBQ will go to supporting the Penticton Minor Hockey Association PMHA

11TH ANNUAL ONEWORLD MULTICULTURAL FESTIVAL

SATURDAY, FEBRUARY 24TH at 11:00AM-3:00PM

Where: Penticton Lakeside Resort & Conference Centre
Join South Okanagan Immigrant & Community Services (SOICS) for a FREE, family friendly event to celebrate the diversity of the South Okanagan! Join South Okanagan Immigrant & Community Services (SOICS) for a FREE, family friendly event to celebrate the diversity of the South Okanagan!



QUEST²⁰²⁴

SCHOLARSHIP PROGRAM

FOR EXCELLENCE[®]

The 2024 RE/MAX Quest for Excellence scholarship submission deadline is quickly approaching. Submissions will be accepted online until March 13, 2024. This cash scholarship program recognizes graduating high school students for their ongoing community contributions and pursuit of leadership. RE/MAX Canada will award 40 scholarships of \$1,000 each to students across Canada (except for Quebec).

This scholarship program is a great opportunity to reach out to your clients with Grade 12 students as well as your local high schools to help spread awareness.

Participants must be a Grade 12 student attending high school in Canada in the 2023/2024 academic year. Participants must not have previously participated in a commencement ceremony.

HOW TO APPLY

Eligible students are invited to write and submit an online essay up to 1,250 words in length, answering one of the following questions:

- What does a "bright future" look like for you?
- How have you demonstrated leadership or charity within your community to make it a better place?
- How can we ensure fair and affordable housing for all Canadians?

To apply, students are to submit their essay online before March 13, 2024: <https://rem.ax/2024QuestForExcellence>