

RE/MAX® NEWSLETTER

AUGUST

2025

YOUR REAL ESTATE NEIGHBOURHOOD NEWS



MARKET UPDATE

The South Okanagan summer market is in full swing! Our RE/MAX offices in Summerland, Penticton, and Osoyoos are seeing steady listing activity and strong sales numbers across many communities. The Bank of Canada's recent decision to hold its key lending rate means borrowing costs remain stable a welcome sign for both buyers and sellers. With sunny skies, an influx of visitors, and our agents working tirelessly, this is truly prime buying and selling season in the South Okanagan.

430 properties were listed in the South Okanagan in the month of July which is down 1.83% from July of last year. Year-to-date there have been 3385 properties put on the MLS® System for sale which is up 4% from 2024. 210 properties were reported sold in the South Okanagan in the month of July which is up almost 7% from July of last year. Year-to-date 1,173 properties have been reported as sold which is up 10.66% in comparison to 2024.

In Penticton, 183 properties were listed in the month of July which is up 1% from July of last year. Year-to-date, 1266 properties were put on the MLS® System for sale which is up 2.43% from 2024. 85 properties were reported sold in Penticton in July which is down 7.61% from July of last year. Year-to-date 509 properties have been reported as sold which is up 3.88% in comparison to 2024.

AVERAGE SALES PRICE FOR SINGLE FAMILY YTD PENTICTON	AVERAGE DAYS ON MARKET YTD	NUMBER OF HOMES SOLD YTD
\$851,698	78.97	509

The Average Sale Price for Single Family Homes has increased by 4.36% in Penticton Year-to-date to \$851,698 from \$816,102. Marketing times are extended with the Average Days on Market increasing by 11% to 67.5 Days from 61 Days.

Whether you're thinking about selling and want to know what your property could be worth, or you're ready to start your search for the perfect home, there's no better time than now. The summer market is active, buyers are motivated, and opportunities are everywhere. Call me at your local RE/MAX office in **Penticton** today – I am ready to help you make your next move!

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OKANAGAN
DIAMOND GIRLS

RE/MAX
Penticton Realty

Happy

BC DAY LONG WEEKEND



Active
InventoryProperty Types Purchased in Penticton
YTD as of July 31st 2025

as of August 2nd, 2025

224
156
77
32
20
35

Type	Unit Sold	% of Units	Average Sale Prices	Median Sale Prices
Single Family Detached	190	37.33%	\$851,698	\$770,000
Apartment	129	25.34%	\$443,326	\$385,000
Townhouse	84	16.50%	\$517,936	\$508,500
Half Duplex	35	6.88%	\$612,249	\$571,428
Manufactured Home in Park	27	5.30%	\$223,209	\$190,000
Residential Lot	13	2.55%	\$329,808	\$305,000

Statistics as reported by AOIR for Penticton Active Inventory as of August 2nd, 2025

Average Days on
Market in Penticton

ALL TYPES

JULY 2025

88

up 30.55%
from 2024

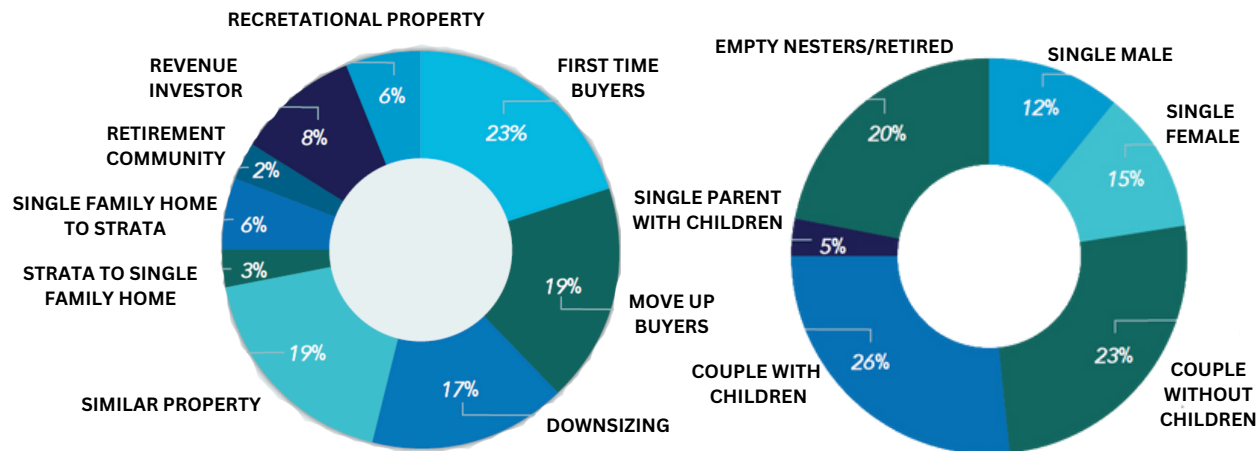
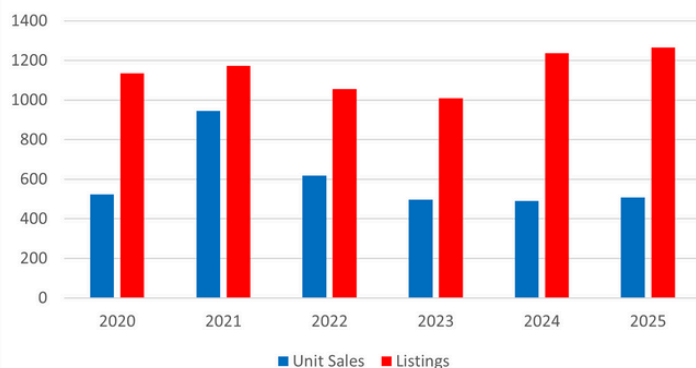
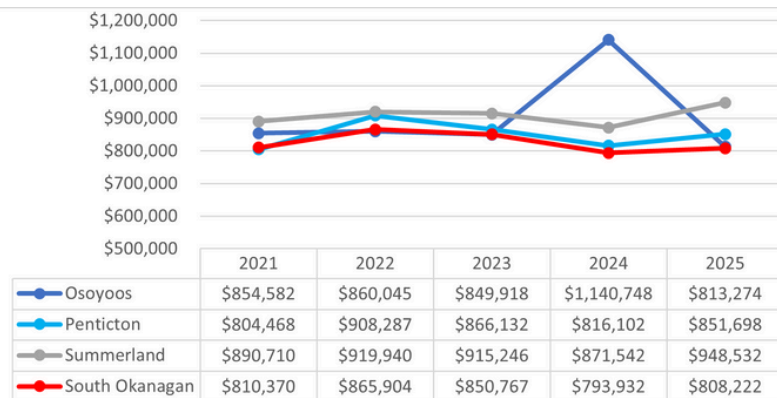
SINGLE FAMILY

JULY 2025

54

down 1.18%
from 2024What are they buying in
the Okanagan?

Who is the Okanagan Buyer?

Comparison YTD
of Unit Sales & ListingsAverage Sale Price Single
Family 5 Year Comparison

*Based on MLS® Statistics as reported by AOIR for the South Okanagan for 2020-2025.



TOP 5 REASONS TO SELL YOUR HOME IN THE SOUTH OKANAGAN THIS SUMMER

Thinking of selling your home?

There's no better time than summer in the South Okanagan. With sunshine, stunning scenery, and high buyer demand, summer offers the ideal conditions to showcase your property—and maximize your sale price.

Here are the top 5 reasons to list your home with RE/MAX in the South Okanagan this summer:

1. Curb Appeal is at Its Peak

South Okanagan summers are stunning—blooming gardens, green lawns, and glowing sunsets. Your home looks its best in photos and showings.

Quick tip: Freshen up landscaping and add colourful planters!

2. Out-of-Town Buyers Are Shopping

Vacationers fall in love with the lifestyle and start house hunting. Many buy second homes or relocate from the Lower Mainland or Alberta—often after just one visit. Summerland, Penticton, and Osoyoos are hot spots!

3. Homes Shine in Natural Light

Long, bright days show off your home's best features—inside and out. Pools, patios, and lake views really sparkle during summer showings.

4. Families Want to Move Before School Starts

Many buyers are on a tight timeline. If you're in a great school zone, summer listings create urgency and competition.

5. It's a Strong Seller's Market

Summer brings serious buyers and limited inventory. With RE/MAX, you'll get expert pricing, standout marketing, and coast-to-coast reach.

Let's talk strategy, value, and next steps.

Contact RE/MAX today for your free home evaluation.

Serving Summerland • Penticton • Osoyoos

The Name You Know. The Agents You Trust.

Penticton
PEACH FEST



RE/MAX

IS THRILLED TO BE THE GOLD
SPONSOR OF TRIBUTE NIGHT
EAGLE EYES | AUGUST 8, 2025.

Bank of Canada
**INTEREST RATE
ANNOUNCEMENT**

July 30th, 2025

Holds steady at 2.75%



NAVIGATE

Real Estate

WITH CONFIDENCE

Change Kids' Health.
Change the Future.



Proud to be a Miracle Agent



Children's
Miracle Network

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Independently Owned And Operated. 23_820

AUGUST IS

*The Month of
Miracles!*

**Our RE/MAX Agents donate a
portion of their sales to the
B.C. Children's hospital.**

For more information or to donate visit
<https://childrensmiraclenetwork.ca/>

LOCAL EVENTS

**AUG
4**

Penticton Run Club
5km on KVR Trail 5:30pm

**AUG
6-10**

Penticton Peach Festival
2025 | Lakeshore Drive |

**AUG
15**

Music in the Park | Gyro Park
6pm - 8pm

JOIN IN ON THE LOCAL FUN!

**AUG
23**

Voting Day: 2025 Local Govt By
Election 8am - 8pm

**EVERY
SAT**

Downtown Community Market |
Penticton Main Street |
8.30am - 1.30 pm

**SEP
4**

Penticton Vees Home Game
Inaugural | South Okanagan
Events Centre | 6:35pm - 8:35pm

Clients Testimonial



OKANAGAN DIAMOND GIRLS
PERSONAL REAL ESTATE CORPORATION

250.486.1119
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"Pamela helped me with
two of my homes
before, and this time
she helped me as I
helped my parents sell
their property. I trust
Pamela completely."

- K, F, G SK



"Heather was knowledgeable,
encouraging and made this
process very easy for me. She
eased my anxiety with her
kindness, generosity and
expertise. I highly recommend
her and Pamela and would
them again in a heartbeat."

- Shirley Haesch

