

RE/MAX® NEWSLETTER

JULY

2025

YOUR REAL ESTATE NEIGHBOURHOOD NEWS



MARKET UPDATE

497 properties were listed in the month of June in the South Okanagan which is down 4% compared to new listings in June of last year. Year-to-date 2948 properties have been listed on the MLS® which is up almost 5% from new listing inventory of 2024.

175 properties were reported sold in June in the South Okanagan which is down 8% over last June. Year-to-date unit sales are up 10% over last year with 950 sales reported vs the 863 last year. In Penticton, 170 properties were listed for sale in June which is down 24% from June of last year. Year-to-date, 1,082 new properties have been put on the MLS® System which is up 2.56% from the 1,055 listed last year.

76 properties traded hands in Penticton which is down 20% in comparison to sales activity tracked in June of last year. Year-to-date unit sales are up 4.77% with 417 sales reported this year versus the 398 reported in 2024.

Overall, the local real estate markets in the South Okanagan—including Summerland, Penticton, and Osoyoos—continue to perform well as we move through the summer season. Buyer activity remains steady, and listings are gradually increasing, giving both buyers and sellers more room to move.

AVERAGE SALES PRICE
FOR SINGLE FAMILY
YTD PENTICTON
\$866,486

AVERAGE DAYS
ON MARKET
YTD
77.56

NUMBER OF
HOMES SOLD
YTD
417

All eyes are now on the Bank of Canada's next interest rate announcement, scheduled for July 30th. While some economists are calling for a rate cut, others believe the central bank will hold steady once again. In June, the Bank of Canada cited an unpredictable economic outlook as the key reason for maintaining its overnight lending rate.

Most experts expect the same approach in July, with potential modest rate decreases likely coming in late fall 2025 or early spring 2026. Whether you're considering a move, a refinance, or simply watching the market, now is a great time to stay informed and connected.

Reach out to us at RE/MAX for local insights on how these market trends could impact your buying or selling plans!

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OKANAGAN
DIAMOND GIRLS

RE/MAX
Penticton Realty

Hot Homes & Cool Living



Active
InventoryProperty Types Purchased in Penticton
YTD as of June 30th 2025

as of July 3rd, 2025

219
152
79
34
22
43

Type	Unit Sold	% of Units	Average Sale Prices	Median Sale Prices
Single Family Detached	158	37.89%	\$866,486	\$776,000
Apartment	106	25.42%	\$439,581	\$372,000
Townhouse	69	16.55%	\$525,721	\$514,000
Half Duplex	30	7.19%	\$620,743	\$577,976
Manufactured Home in Park	21	5.04%	\$222,888	\$140,000
Residential Lot	7	1.68%	\$328,357	\$305,000

Statistics as reported by AOIR for Penticton Active Inventory as of July 3rd, 2025

Average Days on
Market in Penticton

ALL TYPES

JUNE 2025

69

down 12.90%
from 2024

SINGLE FAMILY

JUNE 2025

79

up 17.94%
from 2024What are they buying in
the Okanagan?

Who is the Okanagan Buyer?

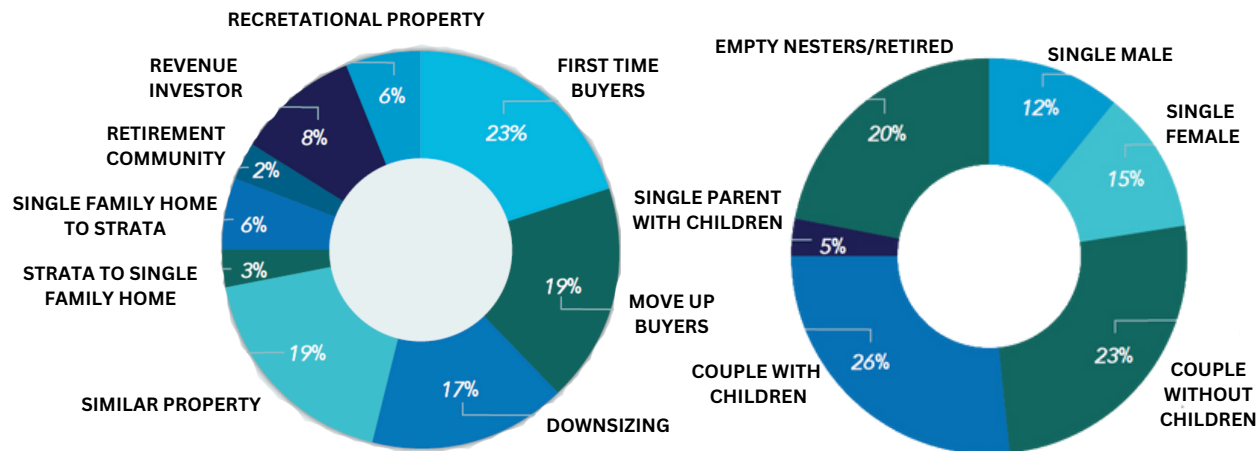
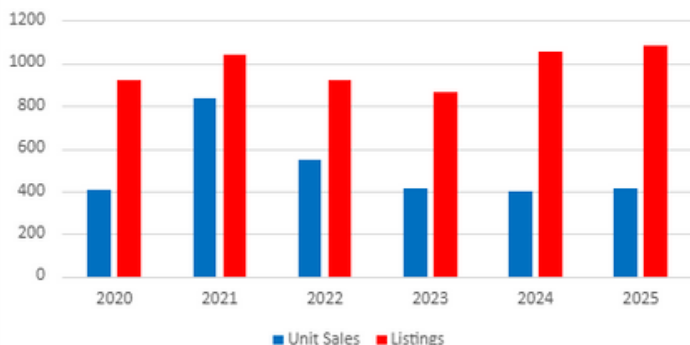
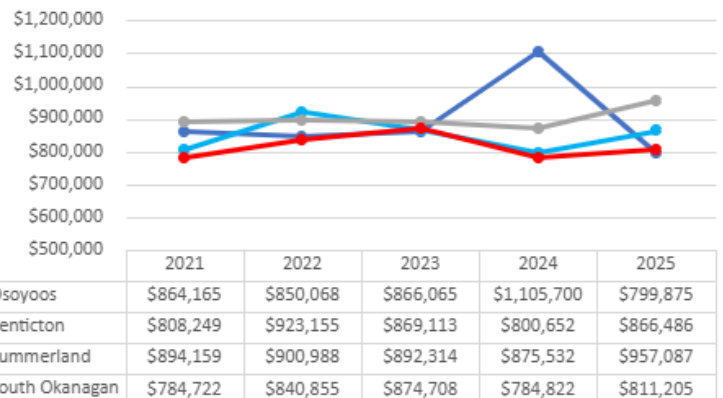
Comparison YTD
of Unit Sales & Listings

Chart Title

Average Sale Price Single
Family 5 Year Comparison

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



WE ARE STAYING HOME – YOUR SOUTH OKANAGAN STAYCATION BUCKET LIST

NAVIGATE
Real Estate

WITH CONFIDENCE



This summer, more families are choosing to stay close to home—and in the South Okanagan, that's a win. Staycations are not only budget-friendly, they remind us why millions of visitors come to British Columbia each year.

With stunning scenery, warm lakes, world-class wineries, and endless outdoor fun, there's no need to book a flight or hotel. So pack your cooler, round up the family, and get ready to play tourist in your own backyard.

Whether you're in Summerland, Penticton, or Osoyoos, here's your South Okanagan Staycation Bucket List to explore a new spot each week:

Top South Okanagan Staycation Ideas

- Take a local wine tour—by car, bike, or even electric scooter
- Try paddleboarding on Skaha Lake, Okanagan Lake or Osoyoos Lake
- Head out on a sunset hike at Giant's Head or Munson Mountain
- Go fruit stand hopping and enjoy a farm-to-table lunch
- Plan a beach day—don't forget the sunscreen and sand toys!
- Ride the Kettle Valley Steam Train in Summerland
- Float down the Penticton Channel—a summer rite of passage
- Treat the kids to LocoLanding Adventure Park
- Stroll the Penticton Farmers' Market on a Saturday morning
- Stop for gelato or local ice cream
- Book a patio dinner or take a picnic with a view
- Bike the Kettle Valley Rail Trail—scenic and family-friendly

Bonus: You the day at home!

One of the best parts about a staycation? After a full day of fun, you get to sleep in your own bed. No packing, no airport, and no stress.

Whether you're a long-time local or new to the South Okanagan, there's no better time to rediscover why we call this place home.

5 Creative Ways to Cool Off

at home naturally

- ✓ Use blackout curtains during peak sun hours.
- ✓ Create cross-breezes with strategic window openings.
- ✓ Plant shade trees & set up mist fan for patios.
- ✓ Add an iced water bowl in front of a fan.
- ✓ Make a refreshing DIY drink or popsicle recipe.



Our Top 5 Fire Smart Tips for South Okanagan Homeowners

1. Clear Flammable Debris Around Your Home

Create a 1.5-metre "ember-resistant zone" by removing dry leaves, pine needles, twigs, and dead vegetation from:

- Roofs and gutters
- Decks and patios
- Under shrubs and stairways
- Move woodpiles, propane tanks, and other flammable items at least 10 metres away from your home.

2. Maintain Your Yard & Landscaping

- Trim trees so branches are at least 2 metres off the ground.
- Remove dead or dying plants, especially close to your home.
- Use fire-resistant plants and non-combustible mulch (like gravel) near structures.
- Keep lawns mowed and well-watered.

3. Propane Storage Safety

- Store propane tanks outside, upright, and away from heat or ignition sources.
- Never store them in enclosed spaces like garages or sheds.
- Use soapy water to test for leaks on connections (bubbling = a leak!).

4. BBQ Safety Checks

- Inspect all gas lines and hoses for cracks or leaks.
- Clean grease traps and burners regularly.
- Always BBQ at least 10 feet from your house or any flammable surface.
- Keep a fire extinguisher or baking soda nearby (never use water on grease fires!).

5. Prepare a Grab-and-Go Kit

In case of a sudden evacuation, keep a small emergency kit ready with:

- Copies of important documents
- Medications
- Flashlight, phone charger, water, snacks
- Extra keys and pet supplies

Make sure everyone in your household knows your evacuation plan and meeting point!



LOCAL EVENTS

**JULY
4-5** Penticton Scottish Festival
2025 | Kings Park |
6:30pm

**JULY
5-26** Downtown Community Market |
Penticton Main Street |
8.30am - 1.30 pm

**JULY
12** Dancing for Disney Fundraiser
at Gyro Park
1pm - 4pm

JOIN IN ON THE LOCAL FUN!

**JULY
13** Art in the Park at Gyro Park
8:30am - 2pm

**JULY
20** Peach Classic Triathlon 2025
Rotary Park
12:00am

**JULY
25-27** Penticton Ribfest at Okanagan
Lake Park
All Day



OKANAGAN DIAMOND GIRLS
PERSONAL REAL ESTATE CORPORATION

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Clients Testimonial

"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

