

NEWSLETTER

DECEMBER 2024

Tips for selling your home

DURING THE HOLIDAYS

Stage it with the season in mind

A touch of festive décor can create a warm, inviting atmosphere for buyers—but less is more. Neutral, tasteful decorations can highlight your home's features without overwhelming the space.

Price it right from the start

The holidays are a busy time for buyers, and a well-priced home is more likely to attract attention. Working with a professional to set a competitive price can help your home stand out.

Stay flexible with showings

The holiday season can be a busy time, but being reasonably available for showings can help ensure potential buyers have the chance to see your home. A little flexibility can go a long way!

Boost your curb appeal

With bare trees and winter weather, your home's exterior plays a crucial role in creating a strong first impression. Clear snow from walkways, add lighting to pathways, and tidy up your yard to enhance curb appeal.

Work with a dedicated real estate agent

A proactive, reliable agent can make a big difference when selling your home during the holidays. Look for someone who will market your home effectively, stay engaged throughout the process, and help you navigate the unique challenges of the season.

Considering selling your home this holiday season? Let's chat about how to make your home shine in the market. Reach out anytime—I'm here to help!



DECEMBER Maintenance Tips

- Check outdoor lighting and replace any burnt-out bulbs
- Seal any gaps or cracks in your home's exterior
- Clean oven prior to holiday cooking
- Stock up on winter supplies such as de-icer salt and snow shovels



Festive Home Fragrance

Fill your home with the warm and cozy scents of the holiday season with this simple DIY recipe:

- 2-3 Cinnamon Sticks
- 4-5 Whole Cloves
- Peels from 1-2 Oranges
- 4 Cups of Water

Bring to a gentle boil, then reduce the heat and let simmer. Add water as needed to prevent it from drying out. Enjoy the aroma that fills your home!



MARKET UPDATE

Residential – November 2024

333 HOMES SOLD	\$940,000 MEDIAN SALE PRICE	9 MONTHS OF INVENTORY
70 AVG. DAYS ON MARKET	94.13% SALE PRICE TO LIST PRICE RATIO	3,974 TOTAL # OF SALES 2024

Stats: November 2024 - Central Okanagan Source: Association of Interior REALTORS®
 Note: this representation is based in whole or in part on data generated by the Association of Interior REALTORS®, which assumes no responsibility for its accuracy.



Spread Joy This Season

Looking for meaningful ways to make a difference? Here are some local organizations that could use your support through donations, time, or kindness.

- 01 [Central Okanagan Food Bank](#)
- 02 [YMCA Young Parent Program](#)
- 03 [JoeAnna's House](#)
- 04 [The Shoebox Project](#)



Around Town

- **December-February** | Public Skating, Stuart Park *Kelowna*
- **December 6** | Light Up! on Brown Rd 5:00pm-7:30pm *West Kelowna*
- **December 7-8** | Festive Christmas Market, Grizzli Winery 11:00am-3:30pm *West Kelowna*
- **December 15** | JoeAnna's House Winter Wonderland, MNP Place 1:00pm-5:00pm *Kelowna*



Holiday Movie Checklist

- Home Alone
- Elf
- How the Grinch Stole Christmas!
- Frosty the Snowman
- The Santa Clause
- Jingle All The Way

LOCAL GEM

CAFE BELLA BEAN

West Kelowna has a new spot to grab your morning coffee!

Cafe Bella Bean serves up delicious coffee, along with baked goods, ice cream, wraps, and other light bites.

With a cozy seating area, it's the perfect place to relax or catch up with friends. Let's show some love to this new local gem!

101 — 2081 McDougall Rd West Kelowna (Across from Mar Jok Elementary School)



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