

NEWSLETTER

FEBRUARY 2025

Maximizing Your Home's Value: Pre-Listing Inspection Benefits

A pre-listing inspection is a step sellers can take to understand the condition of their home before putting it on the market. Here's how it can help streamline the selling process:

1. Identifies Potential Issues

A pre-listing inspection highlights any repairs or maintenance that may be needed. This gives you the opportunity to address these issues before listing.

2. Provides Transparency

Buyers will have a better understanding of the property upfront.

3. Helps with Pricing Decisions

Knowing the condition of your home can assist in setting a realistic and competitive asking price.

4. Reduces Delays

By addressing any issues early, you can avoid delays or renegotiations that might occur after the buyer's inspection.

5. Prepares You for Questions

An inspection report can help you answer questions buyers may have about the home confidently and accurately.

If you're preparing to sell your home and want to learn more about pre-listing inspections or how to get started, feel free to reach out. I'm happy to help!



FEBRUARY Maintenance Tips

- Inspect your fire extinguisher's expiry date. Make sure it's accessible and that everyone in your home knows how to use it.
- Test door locks and handles. Ensure they latch smoothly for security and ease.
- Sanitize remotes, light switches, and door knobs.



Did you know?

February is the perfect time to prune your apple and pear trees in the Okanagan.

Pruning while the trees are dormant helps improve fruit production in the spring and summer.



MARKET UPDATE

Single Family Homes

Central Okanagan - January 2025

110 HOMES SOLD	\$1,028,010 AVG. SALE PRICE	10 MONTHS OF INVENTORY
75 AVG. DAYS ON MARKET	97.21% SALE PRICE TO LIST PRICE RATIO	110 TOTAL # OF SALES 2025

Stats: January 2025 - 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.



Family Day Activities in the Okanagan

Here's what's happening in Kelowna and West Kelowna this Family Day, February 17th:

- 1. Family Day Fun at MNP Place:** Enjoy an afternoon of activities, including a bouncy castle, active games, a sports scavenger hunt, and free skating at MNP Place. Skate rentals available. 1:00-4:00pm
- 2. Public Skate at Jim Lind Arena:** Bring the family for a fun skate session at Jim Lind Arena. 1:30-2:45pm
- 3. Dome Play Day:** Let the little ones burn off energy with play zones designed for different age groups at the Multi-Sport Centre Dome. 10:00am-12:00pm
- 4. Family Obstacle Course:** Challenge each other in a fun obstacle course at Mar Jok Elementary. 10:00am-12:00pm
- 5. Heritage Hobbies at Okanagan Heritage Museum:** Step back in time and try hands-on heritage activities for all ages. 12:00-4:00pm

"As you start to walk on the way, the way appears"
 -Rumi



Around Town

- February 7-16** | Vernon Winter Carnival Balloon Glow, Kal Tire Place *Vernon*
- February 8** | Sip with your Sweetheart, Westside Wine Trail *West Kelowna*
- February 16** | Spread the Love Market, East Kelowna Hall 10:00am-2:30pm *Kelowna*
- February 27** | Kelowna Cultural Food Tour, Laurel Packinghouse 10:00am-5:00pm *Kelowna*

LOCAL GEM

Rose Valley Regional Park West Kelowna



- Distance/Duration: ~6 km round trip
- Elevation Gain: 80 metres
- Difficulty: Moderate to difficult

HIGHLIGHTS

- Panoramic Views
- Volcanic Cliffs
- Goldie's Pond



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