

NEWSLETTER

NOVEMBER 2024

Preparing for a Move in 2025

THINKING OF MOVING IN THE NEW YEAR?
HERE'S HOW TO START PREPARING NOW.

Assess Your Financial Readiness: Before making any major decisions, review your finances. Get pre-approved for a mortgage, assess your savings for a down payment, and estimate closing costs. Understanding your financial situation now gives you time to make adjustments if needed.

Home Improvements: If you're planning to sell in 2025, now is the perfect time to tackle any home improvement projects that will add value. Focus on high-impact areas like kitchens, bathrooms, or improving curb appeal.

Research Neighbourhoods: Take this time to explore potential neighbourhoods. If you're staying local or looking at new areas, consider factors like school districts, commute times, and proximity to amenities that suit your lifestyle.

Declutter Early: Start decluttering before the holidays. Not only will it make your home feel more spacious and organized, but it will also make the packing process easier if you decide to sell.

Consult with a REALTOR®: Reach out for a market evaluation and advice tailored to your goals. Whether you're selling or buying, early planning leads to a smoother process when the time comes.



NOVEMBER Maintenance Tips

- Clean range hood filters
- Reverse ceiling fans
- Clean dryer vent and hoses
- Inspect weatherstripping on doors and windows
- Prepare snow removal equipment



Did you know?

November is the perfect time to plant garlic in the Okanagan!

Garlic needs a cold period to develop properly, and planting in late fall ensures it thrives by next summer. Just be sure to mulch it well to protect it through the winter.



MARKET UPDATE

Residential – October 2024

409 HOMES SOLD	\$930,000 MEDIAN SALE PRICE	8 MONTHS OF INVENTORY
61 AVG. DAYS ON MARKET	95.56% SALE PRICE TO LIST PRICE RATIO	3,641 TOTAL # OF SALES 2024

Stats: October 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.



Embrace Hygge: 10 Ways to Add Cozy Comfort to Your Home this November

As the colder months approach, it's the perfect time to embrace hygge, the Danish art of creating cozy comfort and contentment. Here are 10 simple principles to bring warmth into your home this November:

- 1. Atmosphere** – Create a warm glow with candles and soft lighting.
- 2. Presence** – Be fully in the moment, without distractions.
- 3. Pleasure** – Indulge in small comforts like hot drinks or a favourite treat.
- 4. Equality** – Share the experience, where everyone is valued and included.
- 5. Gratitude** – Appreciate the simple joys around you.
- 6. Harmony** – Embrace a spirit of warmth and ease, helping everyone feel at home.
- 7. Comfort** – Make your home a sanctuary with comforting touches like soft blankets and pillows.
- 8. Truce** – Keep the mood light and gentle, inviting rest and connection.
- 9. Togetherness** – Enjoy quality time with friends and family.
- 10. Shelter** – Embrace your home as a comforting retreat, providing peace and warmth.



Around Town

- **November 10** | Delta Grand Holiday Market, Delta Grand Okanagan Resort, Kelowna
- **November 16-17** | A Kewl West K Christmas Market, Westbank Lions Community Centre, West Kelowna
- **November 22** | Festival of Trees Celebration, Mission Hill Family Estate, West Kelowna
- **November 23** | South Okanagan Fire & Ice Gala, Spirit Ridge Resort, Osoyoos

"The most important work you will ever do will be within the walls of your own home." – Harold B. Lee



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