

NEWSLETTER

OCTOBER 2024

Elevate Your Outdoor Space with Fall & Halloween Decor

Illuminate Key Features

Use outdoor lights like lanterns or string lights to highlight walkways, porches, and architectural details, creating a warm, welcoming glow for the season.

Add Natural Decor for Warmth

Incorporate pumpkins, mums, and fall leaves to give your entryway a cozy, seasonal touch that enhances your home's charm.

Focus on the Front Door

Add a fall-themed doormat, festive wreath, and potted plants to create an inviting and stylish entryway.

Upgrade to LED Lights

Switch to LED string lights for Halloween decor. They're energy-efficient, cost-effective, and last longer.

Keep Pathways Clear

Ensure walkways are clean, well-lit, and safe for guests and trick-or-treaters by removing leaves and adding lighting where needed.



OCTOBER Maintenance Tips

- Replace furnace filters
- Clean gutters and downspouts
- Rake leaves and clean garden debris
- Inspect and clean window wells
- Inspect garage door seals



"I'm so glad I live in a world where there are Octobers."

*– L. M. Montgomery,
Anne of Green Gables*



MARKET UPDATE

Residential – September 2024

286 HOMES SOLD	\$1,050,830 AVG. SALE PRICE	13 MONTHS OF INVENTORY
56 AVG. DAYS ON MARKET	95.95% SALE PRICE TO LIST PRICE RATIO	3,232 TOTAL # OF SALES 2024

Stats: September 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.

How to Stand Out in an Oversaturated Market

TIPS FOR OKANAGAN HOME SELLERS

Price Your Home Strategically: In a crowded market, pricing can make or break your sale. Listing your home competitively from the start helps attract more buyers and avoid price reductions down the road.

Stage Your Home to Shine: Staging makes a home look its best, helping buyers imagine themselves living there. A well-staged home feels inviting, which can make it stand out from other listings.

Use Professional Photos and Virtual Tours: High-quality photos and virtual tours grab attention online. Since most buyers start their search on the internet, great visuals are key to making a strong first impression.

Highlight Unique Features: Every home has something special, whether it's a stunning view, a custom kitchen, or a backyard oasis. Make sure to emphasize these features to set your home apart from the competition.



Around Town

- **October 5** | Nut Harvest Celebration, Gellatly Nut Farm, West Kelowna
- **October 18-19 & 26-27** | Fall Okanagan Wine Festival, Various Wineries, Okanagan
- **October 27** | Halloweenie, Grizzli Winery, West Kelowna Family & Pet Friendly
- **October 29** | Halloween DJ Skate, Jim Lind Arena, West Kelowna



Kara Stephens
REALTOR®

Phone 250.859.4891
 Email kara@karastephens.ca
 Web karastephens.ca

100-1553 Harvey Ave
 Kelowna, BC, V1Y6G1

