

NEWSLETTER

MAY 2025

The Quiet Luxury of Living Somewhere You Love

AS SPRING UNFOLDS IN THE OKANAGAN,
SO DOES OUR CONNECTION TO HOME.

Not every home needs to be perfect to feel meaningful. It doesn't have to be newly renovated or perfectly put together. Often, it's the quiet, ordinary moments like stepping outside with your morning coffee, planting something new in the garden, or hearing laughter from a neighbour's yard that remind you you're right where you need to be.

As the Okanagan shifts into full bloom, it's a good time to pause and notice how your home supports your everyday life, not just your belongings. Whether it's lilacs by the fence, sunlight through the kitchen window, or a weekend visit to the farmers' market, these simple details help us feel grounded in place.

Spring is also a natural time to reflect on how your space is working for you. Is there a room that feels underused? A small task you've been meaning to tackle? Simple updates like refreshing your entryway, potting a few flowers, or reorganizing a closet can change how a space feels and how connected you feel to it.

If your home has felt a little off lately, consider one small change that brings ease. Sometimes the simplest shifts can deepen your sense of comfort and help your home feel more like your own.



MAY Maintenance Tips

- Clean out planters and pots from last season and prep for summer blooms.
- Give the barbecue a good clean and check propane levels.
- Walk your yard and fence line to spot any wear or needed repairs.
- Tidy up patios and seating areas so they're ready for warm evenings ahead.



Did You Know?

The average temperature of Okanagan Lake in May is around 12°C- still chilly, but paddle season is officially on for the brave and bundled.



MARKET UPDATE

Single Family Homes

Central Okanagan - April 2025

203	\$1,035,599	7
HOMES SOLD	AVG. SALE PRICE	MONTHS OF INVENTORY
51	97%	584
AVG. DAYS ON MARKET	SALE PRICE TO LIST PRICE RATIO	TOTAL # OF SALES 2025

Stats: April 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.



Around Town

- **May 11** | Mother's Day Market, Rustic Reel Brewing Company 9:00am-2:00pm Kelowna
- **May 18** | Peachland Classic Car Show, Beach Avenue 11:00am-4:00pm Peachland
- **May 24** | FireSmart Family Day, Firehall #31 11:00am-2:00pm West Kelowna
- **May 31** | Rock The Ridge 12:00pm-8:00pm Kelowna



BC Property Assessments vs. Market Value

Each January, BC Assessment releases updated property values across the province. While these figures can serve as a helpful benchmark, they aren't meant to reflect what your home would sell for in today's market.

Assessments are calculated using a mass appraisal system for property taxation and don't factor in current market activity, recent renovations, or the unique features of your home.

Market value, on the other hand, reflects what a qualified buyer would likely pay today. It shifts with interest rates, inventory levels, neighbourhood trends, and how your home compares to others that are currently listed or recently sold.

If you've been wondering what your home might be worth in today's market, a Comparative Market Analysis (CMA) can give you a much clearer picture. It's a detailed report based on local sales data, current conditions, and your home's specific characteristics.

If a move is on your mind, I'd be happy to provide a CMA to help you understand your home's current value.

*"How we spend our days is
how we spend our lives."
— Annie Dillard*



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