

NEWSLETTER

JUNE 2025

Homeownership Beyond the Sale

CARING FOR THE HOME YOU'RE IN

Whether you bought recently or years ago, the way you care for your home now can shape how it functions, holds value, and feels to live in over time.

Small seasonal upkeep like clearing walkways, keeping gardens manageable, and staying ahead of repairs does more than just maintain appearances. It protects your investment and makes day-to-day life at home more comfortable and less stressful.

Even if selling isn't on your mind, it helps to think like a future seller now and then. Would someone notice the leaning fence or chipped paint? These are small things, but catching them early often makes the home easier to live in today and easier to transition out of when the time comes.

Instead of trying to tackle everything at once, it can help to keep a running list of small things you notice throughout the season- things to watch, repair, or follow up on. Having it all in one place makes it easier to stay on top of what matters without forgetting the details that are easy to overlook.



JUNE Maintenance Tips

- Wipe down patio furniture
- Sweep walkways and patio
- Rinse outdoor garbage bins
- Check for slow leaks at outdoor taps and hose connections
- Tighten any loose deck boards or railings



Did You Know?

The Okanagan Rail Trail spans nearly 50 km from Kelowna to Coldstream, following a former railway line.

It passes through some of the valley's most scenic areas, making it a great spot for a walk, run, or bike ride.



MARKET UPDATE

Single Family Homes

Central Okanagan — May 2025

221	\$1,150,234	7
HOMES SOLD	AVG. SALE PRICE	MONTHS OF INVENTORY
52	97%	804
AVG. DAYS ON MARKET	SALE PRICE TO LIST PRICE RATIO	TOTAL # OF SALES 2025

Stats: May 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.



Rates & Rebates

Interest Rate Hold

On June 4, 2025, the Bank of Canada maintained its overnight lending rate at 2.75%, following several rate cuts earlier this year. While there was no change this time, the Bank indicated it will continue to monitor inflation and economic conditions closely. The next scheduled rate decision is set for July 16, 2025.

New GST Rebate for First-Time Home Buyers

Effective May 27, 2025, the federal government introduced the First-Time Home Buyers' (FTHB) GST Rebate. Eligible first-time buyers purchasing new homes may qualify for:

- A 100% GST rebate on new homes priced up to \$1 million, potentially saving up to \$50,000.
- A phased rebate for homes priced between \$1 million and \$1.5 million.

"The best way out is through"
 — Robert Frost

Around Town

- **June 14** | Go Fish! Shannon Lake Regional Park, West Kelowna
10:00am-3:00pm
- **June 15** | CSN Collision Father's Day Car Show, City Park, Kelowna
10:00am-2:00pm
- **June 28-29** | Kelowna ComiCon MNP Place, Kelowna
10:00am-5:00pm
- **Every Thursday** | Downtown Kelowna Night Market, Kerry Park & Bernard Ave, Kelowna
5:00pm-10:00pm

LOCAL GEM

Lakesider Brewing

835 Anders Road
West Kelowna



Lakesider Brewing Co. in West Kelowna has a casual, community vibe with local beer and cider on tap, weekly events, and a daily happy hour.

Bonus: it's family-friendly, and dogs are welcome on the patio.



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