

NEWSLETTER

JULY 2025

What Summer Teaches You About a Home

DETAILS THAT SHOW UP BEST WHEN THE SUN'S OUT

SUN EXPOSURE

Which rooms get morning or afternoon light? Bright spaces can feel more welcoming, but too much sun might mean added heat or glare. Light can shape how a home feels throughout the day.

COOLING AND AIRFLOW

Does the air feel heavy or well-ventilated? Hot days can show whether a home holds heat or allows it to move through easily.

OUTDOOR LIVABILITY

Can you picture yourself sitting on the porch in the evening? Are there usable spaces, or just landscaping?

NEIGHBOURHOOD PATTERNS

Are the streets quiet or lined with parked cars? Do people walk their dogs after dinner, or is it the kind of place that slows right down in the evening?

EVERYDAY BACKGROUND NOISE

With windows open and more time spent outside, you'll notice things like road traffic, yardwork, music, or barking dogs. These details can shape how a home feels day to day.

JULY Maintenance Tips

- Wipe down solar lights and lanterns
- Remove overgrowth near your outdoor A/C unit
- Secure umbrellas and shade sails
- Sweep and inspect outdoor stairs
- Clean and oil exterior door hinges



Did You Know?

The full moon in July is called the Buck Moon, named for the time of year when male deer begin growing new antlers.

This year, it will rise over the Okanagan on the evening of July 10th.





MARKET UPDATE

Single Family Homes

Central Okanagan — June 2025

207	\$1,104,528	8
HOMES SOLD	AVG. SALE PRICE	MONTHS OF INVENTORY
51	97%	1,011
AVG. DAYS ON MARKET	SALE PRICE TO LIST PRICE RATIO	TOTAL # OF SALES 2025

Stats: June 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

- **July 10-13** | Westside Daze, Memorial Park
West Kelowna
- **Every Thursday in July** | Peachland Summer Series
Live Music, Heritage Park,
Peachland 6:30pm-7:30pm
- **July 11-13** | Rock the Lake Festival, Prospera Place, Kelowna
- **July 19** | World of Wheels Car Show, Kinsmen Park, West Kelowna



Okanagan Staycations

(That still feel like a getaway)

If you're staying close to home this summer, these nearby stays make it easy to relax, recharge, and enjoy a change of scenery.

Bear Creek Campground

Just across the bridge from West Kelowna, this lakeside campground offers forested sites, beach access, and hiking trails with scenic views. A perfect weekend reset without leaving town. *West Kelowna*

Spirit Ridge Resort

Head south to Osoyoos for a stay at this desert resort on the traditional territory of the Osoyoos Indian Band. With pools, vineyard views, and spa treatments inspired by the land, it feels like a true vacation, just two hours away. *Osoyoos*

Chute Lake Lodge

Nestled above Naramata, this off-the-grid lodge has cozy cabins, glamping tents, and campsites. Great for unplugging, relaxing, or enjoying the Kettle Valley Rail Trail. *Naramata*

Sparkling Hill Resort

For a luxury wellness escape, book a night (or a day pass) at Sparkling Hill. With saunas, steam rooms, and panoramic lake views, it's a relaxing spot to unwind close to home. *Vernon*

The Cove Lakeside Resort

Right here in West Kelowna, The Cove offers a resort-style stay with pools, lakefront access, paddleboard rentals, and a spa. It's ideal for a low-effort, full-comfort weekend. *West Kelowna*

Gardener's Mantra



Morning to survive, evening to thrive.

A simple watering practice to help your garden stay strong through the summer heat.



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