

NEWSLETTER

AUGUST 2025

Wildfire Season Reminders

SIMPLE TIPS TO STAY PREPARED

01 TAKE A QUICK HOME VIDEO

Walk through each room, open closets and cupboards, and save it somewhere safe like cloud storage or a private email to yourself.

02 KEEP AN ESSENTIALS LIST HANDY

Include medications, documents, chargers, and a few personal items you would want to grab.

03 HAVE A PET KIT READY

Include food, bowls, leash, ID tags, and any medications they need.

04 CLEAR AROUND THE HOUSE

Sweep away dry leaves, pine needles, and move stacked firewood away from walls or fences.

05 REVIEW YOUR INSURANCE

Make sure coverage reflects your home's current value and belongings.

For timely and reliable updates, download the **BC Wildfire Service app** and sign up for the **Central Okanagan Emergency email list**.



AUGUST Maintenance Tips

- Clean the BBQ grease tray and burners to help prevent flare-ups.
- Pick up fallen fruit regularly to help keep wasps and other pests away.
- Clear debris from outdoor drains to prevent pooling during sudden rainstorms.
- Check irrigation timer settings to confirm they match current watering restrictions.



*"Enjoy the little things, for one day
you may look back and realize
they were the big things"*
— Robert Brault



MARKET UPDATE

Single Family Homes

Central Okanagan - July 2025



198	\$1,053,775	8
HOMES SOLD	AVG. SALE PRICE	MONTHS OF INVENTORY
55	97%	1,209
AVG. DAYS ON MARKET	SALE PRICE TO LIST PRICE RATIO	TOTAL # OF SALES 2025

Stats: July 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.

The Second Showing Effect

A home can feel surprisingly different the second time you see it. That first visit is all about first impressions- the light, the layout, the excitement of imagining yourself there.

On a second showing, your focus naturally shifts. You might notice how the rooms flow, where the afternoon sun hits, or small details you missed before. Sometimes you realize a feature you thought was essential isn't quite as important, or you spot something you absolutely love that you didn't see the first time.

This happens because the first visit is more emotional, while the second is often more practical. You start to think about furniture placement, storage, and how the home fits into your routines. You might picture where the coffee maker will go, how easy it is to bring in groceries, or whether there's enough space for weekend guests.

This change in perspective is a normal part of the decision making process. Seeing a property again with fresh eyes allows you to compare it more clearly with other homes you have viewed, spot potential changes you might make, and better picture your daily routines in the space.



Around Town

- **August 6-10** | 78th Annual Peachfest, Penticton
- **Every Saturday** | Westbank Farmers' Market, City Hall West Kelowna
- **August 23rd** | Kelowna Hockey Fest, Prospera Place Kelowna
- **August 28th** | Magic in the Vineyard, Grizzli Winery West Kelowna

LOCAL GEM

Bernie's Supper Club & Cinema

353 Bernard Ave
Kelowna



In the heart of downtown Kelowna, Bernie's is one of my favourite spots for a date night. The downstairs supper club is stylish with food that's always delicious, and upstairs, a boutique cinema shows films with cocktails and fresh popcorn.



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