

KAREN TANNOUS

REAL ESTATE

250-575-3827

ktannous@shawcable.com



AUGUST 2024

RESIDENTIAL SALES BY PRICE (YEAR TO DATE)

PRICE RANGE	2024	2023
\$200,000 to \$499,000	16	6
\$500,000 to \$599,000	27	23
\$600,000 to \$699,000	69	87
\$700,000 to \$799,000	135	198
\$800,000 to \$899,000	202	201
\$900,000 to \$999,000	167	186
\$1,000,000 to \$1,199,000	199	187
\$1,200,000 to \$1,399,000	116	155
\$1,400,000 to \$1,599,000	46	78
\$1,600,000 to \$1,799,000	32	36
\$1,800,000 to \$1,999,000	19	23
\$2,000,000+	33	55

REAL ESTATE STATS LAST MONTH

	2024	2023
Avg. House Price	\$1,032,064	\$1,089,120
Median House Price	\$949,900	\$945,000
Avg. Condo price	\$476,224	\$502,793
Avg. Townhouse price	\$729,059	\$711,728
Avg. Mobile Home price	\$266,578	\$274,590
Houses listed	490	458

RESIDENTIAL SALES (YEAR TO DATE)

TYPE	2024	2023
Acreage/House	41	42
Townhouse	402	417
Condo	651	798
Lots	50	49
Mobile Homes	135	130
Residential	1,061	1,235
Residential (Waterfront)	23	30
TOTAL	2363	2701

ACTIVE LISTINGS

RES	MOBILE	STRATA	LOTS
1,626	146	1,218	313

Stats: July 2024 vs July 2023

Source: Association of Interior REALTORS® – Central Okanagan

NOTE: this representation is based in whole or in part on data generated by the Association of Interior REALTORS®, which assume no responsibility for its accuracy.

THE REAL ESTATE REPORT



GET YOUR YARD READY FOR AUTUMN

Prepare now for cooler weather to keep your yard healthy all year round

It may seem too soon to start thinking about autumn while still enjoying the Okanagan summer. However, we wanted to give you lots of time to tick off the chores on your list and get a jump on preparing your yard for the changing season. Follow these steps to ensure your yard will not only look well-maintained but also be well-prepared to endure the cooler weather and flourish when spring arrives:

Green Scene

Aerate your lawn to improve air circulation and nutrient absorption. This process helps roots grow deeply and produces a robust lawn. After aeration, overseed your lawn to fill in bare patches and encourage a dense turf. Applying a fall fertilizer rich in potassium strengthens roots and prepares the grass for winter dormancy. Make sure you rake up fallen leaves and debris. Leaves can suffocate your grass if left unchecked, leading to bare spots. Compost the leaves or use them as mulch to enrich your soil.

Out with the old

Prune dead or diseased branches from trees and shrubs to prevent them from falling during winter storms. Remove spent annuals and vegetables from your garden beds. This reduces the risk of pests and diseases overwintering in your garden. Add compost to enrich the soil for the next growing season.

In with the new

Apply a layer of mulch around trees, shrubs, and garden beds. Mulch helps retain moisture, regulate soil temperature, and protect plant roots from freezing. Autumn will be an excellent time to plant trees, shrubs, and perennials. The cooler temperatures and moist soil provide an ideal environment for root establishment. Plan in advance to ensure your garden centre will have what you need. Consider planting bulbs like tulips and daffodils for a burst of colour in spring.

