



# Paul's

# Lakeside Review

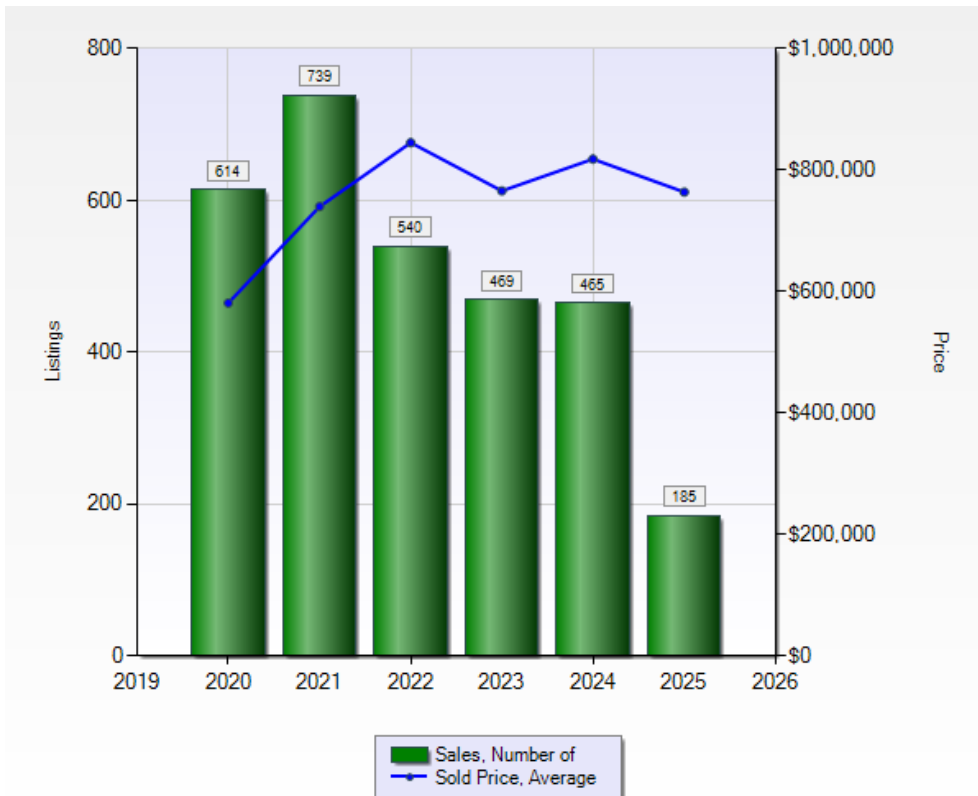
## Your Shuswap Real Estate Market-Update

June, 2025

## Market Uncertainty Continues to Slow Sales

The British Columbia Real Estate Association (BCREA) released the real estate market sales statistics for May which showed year-to-date total residential unit sales of 28,692 units for all of BC, which is down 9% from YTD May 2024. Average residential prices YTD May across BC have also declined by 4.2% as compared to the same period last year.

Closer to home single family detached home unit sales in the Shuswap area in the first 5 months of 2025 totalled 185 units as compared to 191 units in 2024. The average selling price year-to-date May 2025 is \$763,943 while 2024 YTD May selling price averaged at \$813,302, a decline of 9.1%. The decline in average selling price needs to be interpreted with caution as this number also reflects the mix of housing units sold, but it does suggest that we are seeing a bit of a price correction occurring in this Buyer's market.



**Unit Sales vs Average Selling Price-Last 5 Years**

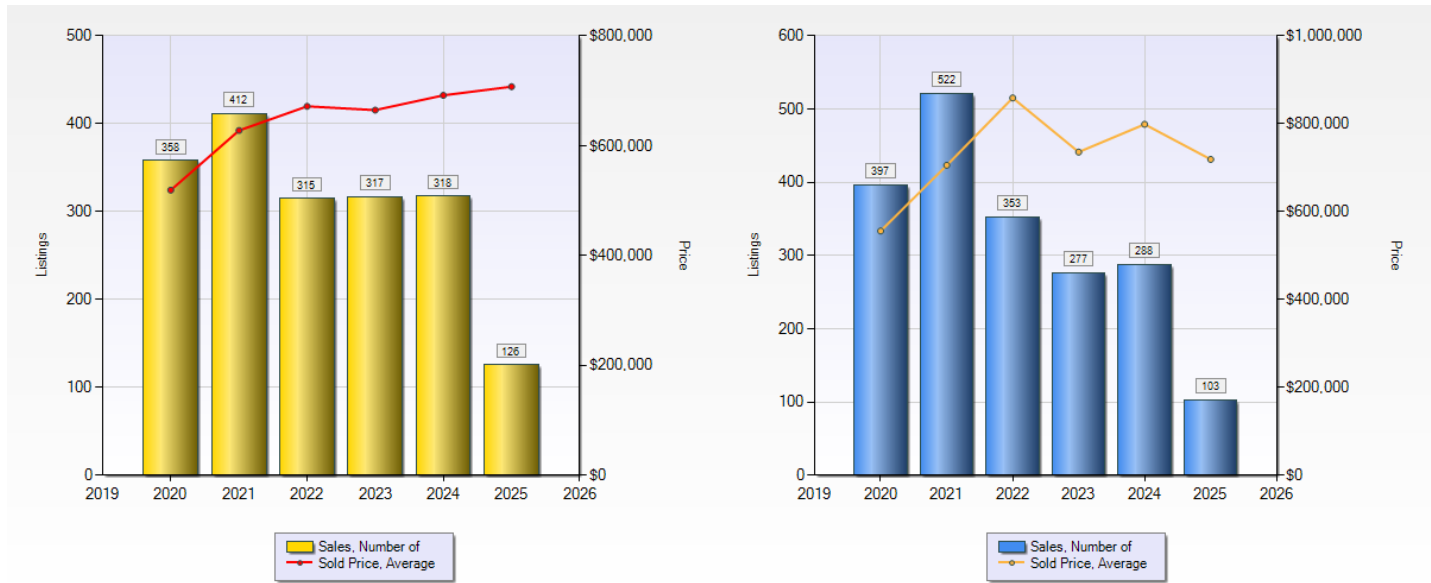
**Single Family Detached + SFD with Acreage**

**Shuswap/Revelstoke Region Less Revelstoke**

**Source-MLS-Matrix statistics-June, 2025**  
**Calculated from approx. 3000 listings**

# What's Happening with Local Real Estate Sales?

The graphs below show continuing differences in real estate markets in Salmon Arm as compared to Rural Shuswap.



**Salmon Arm-Last 5 Years  
Units Sold vs Average Sold Prices  
Single-family, Townhomes, Apartments**

**Rural Shuswap-Last 5 Years  
Units Sold vs Average Sold Prices  
Single-family, Townhomes, Apartments**

June 2025-Matrix MLS Statistics Year-to-date May 31, 2025

Year-to-date May unit sales and average selling prices in Salmon Arm are 132 and \$707,676, down 4.6% and 5.4% respectively vs. YTD May 2024. In Rural Shuswap (Blind Bay, Sorrento, Sicamous, Salmon Valley, Tappen/Sunnybrae, Shuswap/Anstey/Seymour, North Shuswap) YTD May unit sales and prices are 103 and \$719,047, down 12% and 1.5% respectively vs. YTD May 2024. So, while prices have now held firmer in Rural Shuswap, unit sales are down significantly more than in Salmon Arm; could it be that these data illustrate the explanation? Perhaps the reason why unit sales are down more in Rural Shuswap than Salmon Arm might be because prices have not declined to the same degree in response to the current market.

## What Can I Do to Help Sell My Home?

You need **The Home Audit**. It's a customized room-by-room report using the latest AI technology to provide you with cost-effective options to improve the saleability and market value of your home.

The **Home Audit** service is offered free-of-charge to homeowners wishing to sell their property for top dollar. It can be combined with a Comparative Market Analysis to provide your property's current market value. Call me today to arrange your appointment.



*Better Call Paul!*



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# Area Events Calendar-June 2025

Date	Event	Time	Place
Every Saturday	Downtown Farmer's Market	10 am – 1 pm	Ross St Plaza
Every Saturday	Sorrento Farmer's Market	8 am – 12 noon	Sorrento Plaza
Wednesdays	Wednesday Walkabouts	10 am- 1:00 pm	Tsutswecw Prov Park
June 14-15	Salmon Arm Demolition Derby Swap Meet & Show n' Shine (Tickets required)	9 am-	S Arm Fairgrounds
June 14	Junk in the Trunk	9 am – 1 pm	Blind Bay Comm Hall
June 15	Father's Day Pancake Breakfast	8:30-10:30 am	Eagle Bay Comm Hall
June 15	30 <sup>th</sup> Annual Poker Run	9 am-3:15 pm	Captain's Village Marina
June 17	Celebrating Seniors @ 3 <sup>rd</sup> Annual Community Response Network Picnic (Registration required)	10 am-2:00 pm	Sorrento Centre
June 19-22	Summer Ukelele Festival	8 am- 5:00 pm	Sorrento Centre
June 21	S Shuswap Hospice Fundraiser Slo Pitch Dance (Tickets required)	7 pm- 1:00 am	Sorrento Comm Hall
June 22	Strawberry Social	2 pm-	Eagle Bay Church
June 27	Music & Market by the Bay	8 am-	Centennial Field
July 1	S Shuswap Canada Day	TBA	Centennial Field



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## Recipe of the Month

# Lamb Burgers to Die For

It's time to relax on the deck and get the barbeque going. I absolutely love this recipe, and just typing this now is making my mouth water....I hope you like it too.

### Ingredients

1 lb ground lamb  
5-8 garlic cloves, minced  
3 tsp ground coriander  
8 tbsp mayonnaise  
2 large red onions, 1 grated, 1 cut into rings  
5 tbsp fresh mint, finely chopped  
1 tbsp Dijon mustard  
1 pinch smoked paprika  
1 tbsp freshly squeezed lemon juice  
1 tbsp fresh dill, finely chopped  
1 tsp olive oil or avocado oil which has a higher smoke point temperature  
½ cup baby spinach leaves, or lettuce if you prefer  
4 brioche buns

### Instructions:

- In a large bowl mix together ground lamb with grated onion, 3 minced garlic cloves, 4 tbsp of chopped mint, coriander and Dijon mustard
- Form mixture into 4 burger patties, cover and chill in fridge until ready to cook
- In another bowl mix together the mayonnaise, lemon juice, remaining minced garlic cloves, paprika, remaining tbsp of chopped mint, and chopped dill. Refrigerate until ready to use. I find refrigerating the burgers and sauce adds to their flavour and substance. The burgers seem to hold together better after refrigeration. I like to use a lot of minced garlic, especially the Red Russian garlic to add some heat.
- Preheat barbeque on high, brush oil onto burger patties, and cook 4 minutes per side
- Grill halved brioche buns for 30-45 seconds
- Liberally spread sauce onto burger buns, top with cooked patty, a few red onion rings and some spinach or lettuce leaves
- Serve with a chilled crisp white wine, or chardonnay
- Enjoy!!