



# Paul's Lakeside Review

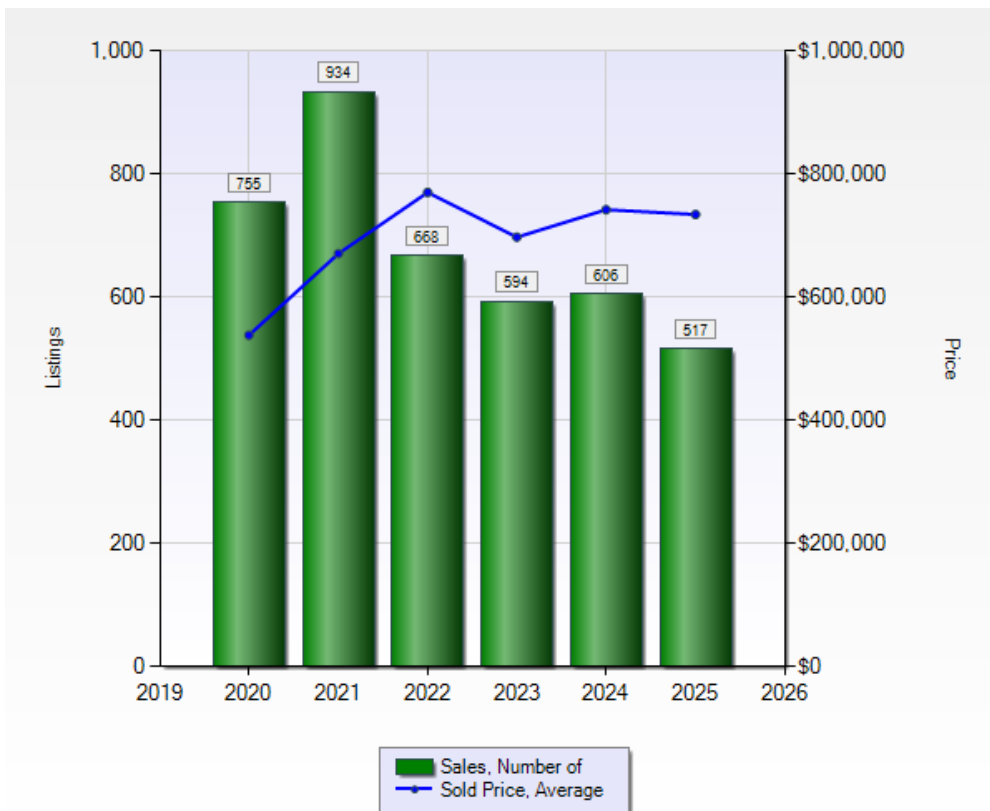
## Your Shuswap Real Estate Market-Update

October , 2025

### Slight Growth in Unit Sales-YTD

The British Columbia Real Estate Association (BCREA) reported that August 2025 sales across BC totalled 5,961 residential units, up 0.5% from August 2024. The province-wide average selling price however, was down by 1.4% to \$926,335 as compared to \$938,376 in August 2024.

In the Shuswap, single-family detached, townhouse and apartment sales to the end of September totalled 517 units an increase over YTD September 2024 of 23 units or 4.7%. Year-to-date September average selling price of single-family detached + townhouse + apartment units in the Shuswap region has decreased to \$734,983 vs \$742,790 for all of 2024, a change of -.01%.



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

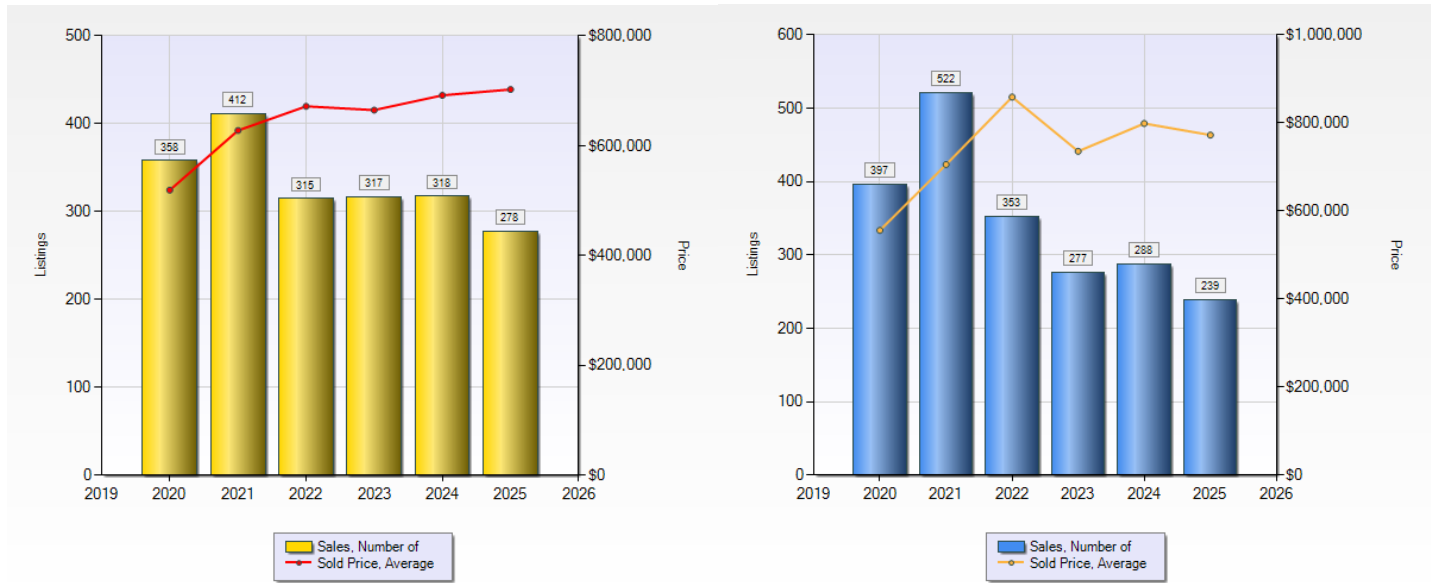
**Single Family Detached + Townhouse + Apartments**

**Shuswap/Revelstoke Region Less Revelstoke**

**Source-MLS-Matrix statistics-October,2025**  
**Calculated from approx. 4100 listings**

# What's Happening in Our Area?

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**

October, 2025-Matrix MLS Statistics Year-to-date

Average selling prices demonstrated strength in Salmon Arm but have shown a decline in Rural Shuswap (Blind Bay, Eagle Bay, Tappen/Sunnybrae, Sorrento, Shuswap-Anstey-Seymour Arm, Salmon Valley, Sicamous). Average selling price in Salmon Arm YTD September 2025 was \$702,579 as compared to \$691,881 in all of 2024, while in Rural Shuswap the corresponding figures are \$772,675 and \$799,002, respectively. YTD Sept unit sales are up 28 units or 11.2% in Salmon Arm as compared to YTD Sept 2024, while in Rural Shuswap YTD Sept unit sales are marginally down by 5 units as compared to YTD 2024.

# 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-October, 2025

| Date            | Event   | Time              | Place                    |
|-----------------|---|-------------------|--------------------------|
| Every Saturday  | Downtown Farmer's Market                                    | 10 am – 1 pm      | Ross St Plaza            |
| Every Saturday  | Sorrento Farmer's Market                                    | 9 am – 12 noon    | Sorrento Plaza           |
| Sept 6-Nov 29   | Shine a Light<br>Collaborative Mental Health Art Exhibition | 11 am – 4 pm      | S Arm Art Gallery        |
| October 4, 2025 | Valdy in Concert  | 7:30 pm           | Notch Hill Town Hall     |
| October 5       | Shuswap Cars n' Coffee                                      | 9:00am-11:00 am   | Sorrento Plaza           |
| October 5       | Ride Don't Hide<br>CMHA Fundraiser                          | 8:30 am-          | Larch Hills              |
| October 11      | Fall Harvest Market &<br>Haunted House Pumpkin Patch        | 10:00 am- 3:00 pm | Notch Hill Town Hall     |
| October 17-19   | Loud n' Proud   | Various           | Song Sparrow Hall        |
| October 15-30   | Labyrinth   | Various           | Caravan Farm Theatre     |
| October 18      | Pumpkins & Paintovers                                       | 10:00 am-3:00 pm  | Cedar Heights Social Cen |

There are many more events going on in the Shuswap. You can get more information in the Around Town section in the Salmon Arm Observer or online at various sites.



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## Recipe of the Month

# Crispy-Skin Baked Chicken Drumsticks

Here's a recipe that everyone will love, and you can make up a big batch because they're great cold or re-heated. These go well on Sundays with football on the tube...

### Ingredients:

8 skin-on chicken drumsticks (about 2 lbs overall)  
4 tbsp virgin olive oil  
2 tsp kosher salt  
1 tsp fresh ground black pepper  
3 tsp garlic powder  
3 tsp onion powder  
2 tsp smoked paprika  
½ tsp cayenne pepper

### Instructions:

1. Preheat oven to 400 degrees F.
2. Make the seasoning paste in a medium bowl using a fork or spatula to mix the olive oil, salt, pepper and spices
3. Using a pastry brush, or I use my hands, thoroughly coat chicken drumsticks with the seasoning paste
4. Lay the drumsticks on a large rimmed baking sheet lined with parchment paper
5. Bake uncovered for about 40 minutes. Check after 30 minutes; if chicken is darkening too fast on top, loosely cover with tin foil. Internal temp should reach 165 F.
6. Baste drumsticks with pan juices. Serve immediately with veggies and dip.

**ENJOY!!**