



# Paul's Lakeside Review

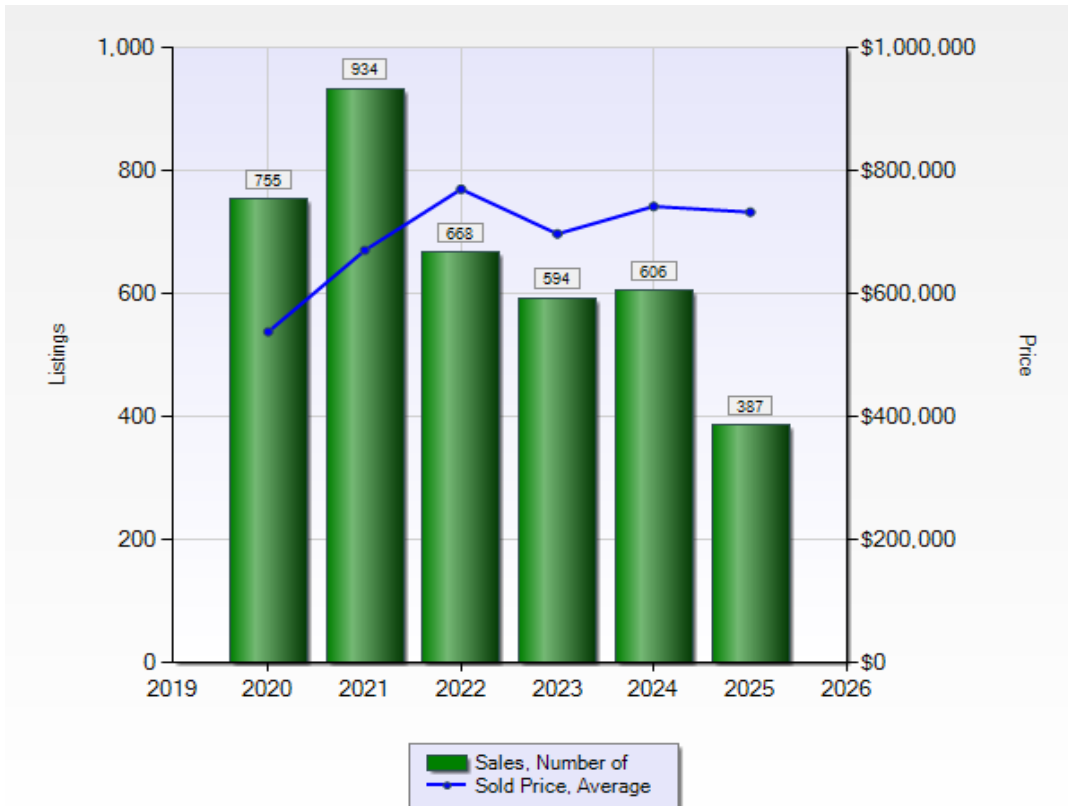
## Your Shuswap Real Estate Market-Update

Special Summer Issue , 2025

### Market Shows Unit Sales Improving

The British Columbia Real Estate Association (BCREA) reported that June 2025 sales across BC totalled 7,162 residential units, up 1.3% from June 2024. Average selling prices, however, were down by 4.2% at \$954,065 as compared to \$995,614 in June 2024. Early indications suggest that July 2025 may also show a small unit increase when the data come out later this month.

In the Shuswap, single-family detached, townhouse and apartment sales to the end of July totalled 387 units a marginal increase of 2 units over YTD July 2024. So far this year the average selling price of single-family detached + townhouse + apartment units in the Shuswap region has decreased to \$733,374 vs \$742,790 for all of 2024, a change of -1.3%.

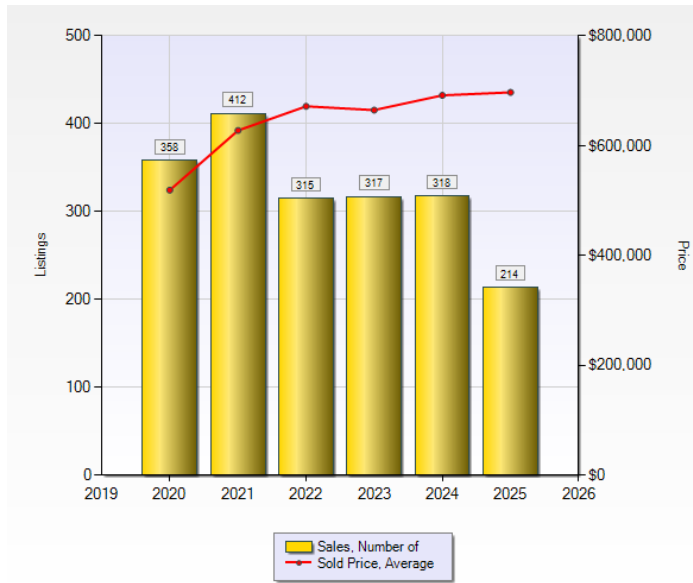


**Unit Sales vs Average Selling Price-Last 5 Years**  
**Single Family Detached + Townhouse + Apartments**  
**Shuswap/Revelstoke Region Less Revelstoke**

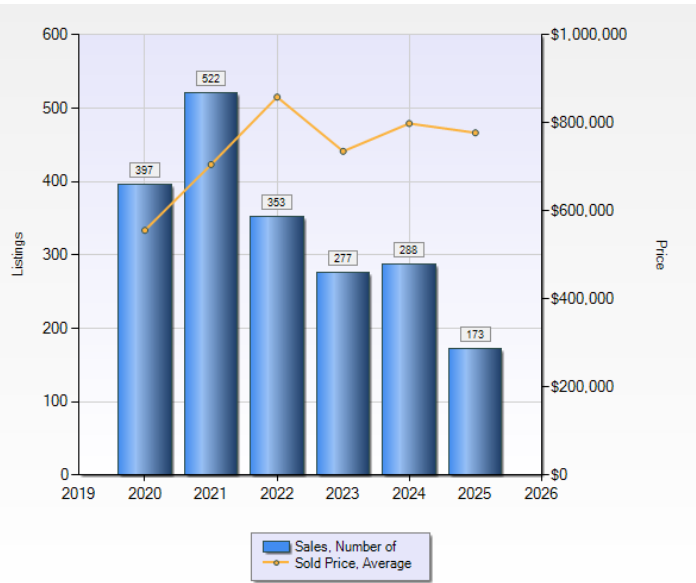
**Source-MLS-Matrix statistics-August 1, 2025**  
**Calculated from approx. 3900 listings**

# 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

August 1, 2025-Matrix MLS Statistics Year-to-date

Unit sales and prices have remained much more resilient in Salmon Arm as compared to Rural Shuswap (Blind Bay, Eagle Bay, Tappen/Sunnybrae, Sorrento, Shuswap-Anstey-Seymour Arm, Salmon Valley, Sicamous). Average selling price in Salmon Arm was \$697,388 in the first 7 months of 2025 as compared to \$691,881 in all of 2024, while in Rural Shuswap the corresponding figures are \$777,789 and \$799,002, respectively. YTD unit sales are up marginally in Salmon Arm as compared to YTD 2024, while in Rural Shuswap YTD unit sales are marginally down 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-August, 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
Every Thursday	Evening by the Bay	6:30-8:30 pm	Centennial Field
Every Wednesday	Wednesdays on the Wharf	6:45pm-	Marine Peace Park
August 2-3	Sorrento Pottery Sale	10:00am-4:00pm	Sorrento Community Hall
August 3	Shuswap Cars n' Coffee	9:00 am-11:00 am	Sorrento Plaza
August 9	Shuswap Marina Customer Appreciation Day & Fundraiser	11:00am-4:00pm	Shuswap Marina
August 9	Dine & Dance Under the Stars (Tickets required)	6:00pm-	Sorrento Centre
August 10	24 <sup>th</sup> Annual Car Show	9:00am-2:00pm	RJ Haney Heritage Village & Museum
August 16	Art on the Green	10:00am-4:00pm	Cedar Heights Golf Course
August (Various dates)	Dinner Theatre (Tickets required)	5:00pm-	RJ Haney Heritage Village & Museum

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

# Marinated Warm Olives

I always thought that olives were an item you threw into a martini to dress it up. We would routinely put them out cold when entertaining guests and usually found that no one tried any. But then I found out that they are much, much better, and in fact, they're terrific when served warm. Yes, warm, and that's the way it's done in Europe I'm told. So please try this recipe and then tell me I'm wrong.....

### Ingredients:

1 ½ cups mixed olives (with pits in...I really like the Mediterranean olive mix at DeMilles)  
1/3 cup extra virgin olive oil  
3 cloves garlic (peeled and sliced fine or minced)  
1 ½ tsp dried oregano  
1 ½ tsp dried fennel seeds  
1 tsp dried red chili pepper flakes (optional)  
Grated zest from 1 medium lemon  
3 tbsp fresh lemon juice

### Instructions:

1. Gently pre-heat olive oil in a small pan over medium-low heat
2. Add garlic, fennel seeds, oregano, chili pepper flakes and lemon zest
3. Combine and stir for 1 minute or until aromatic. Don't brown the garlic and don't heat too much.
4. Add olives, stirring and coating the olives in the fragrant oil for 3 minutes or until completely heated through
5. Add fresh lemon juice and simmer for 30 more seconds
6. Serve with naan bread or a fresh loaf of crusty bread.  
If you want to impress company, try serving it in a dish on a platter with roasted red cherry tomatoes and slices of grilled or fried halloumi cheese, and some nice slices of prosciutto or Hungarian salami. Oh yeah, martinis go very well with this dish either way!

This recipe originated with Marcellina in Cucina, one of my favorite recipe sites.

ENJOY!!