



Paul's Lakeside Review

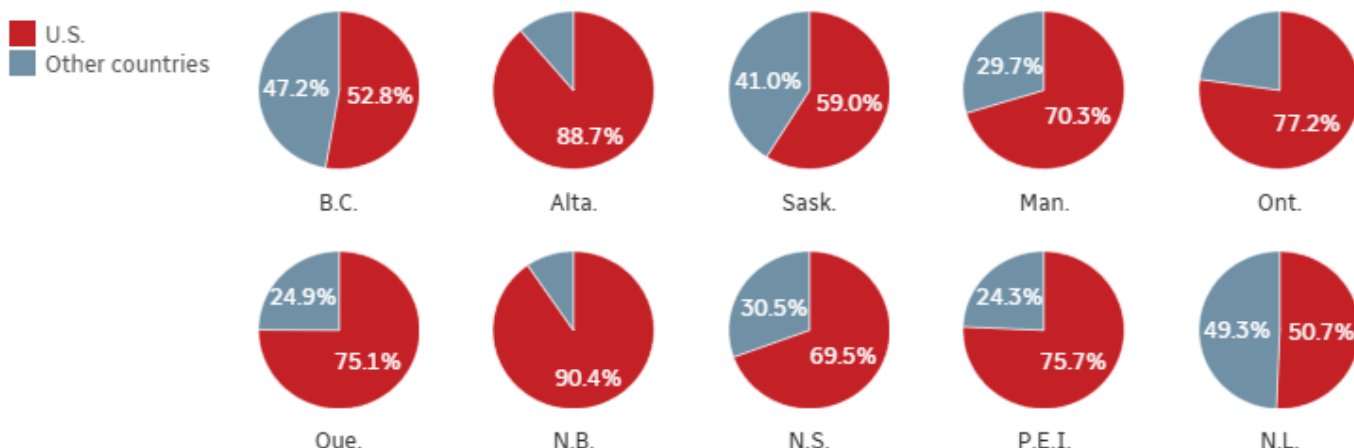
Your Shuswap Real Estate Market-Update

March 6, 2025

So...What Happens Now??

What will happen next? And, How will these tariffs affect me and my family?... are questions on everyone's mind. This is a very fluid and highly unpredictable situation that seems to change daily. At time of writing, it was reported that Trump wanted to delay the tariffs related to autos and Mexico for another month, so clearly, he has to be concerned with the economic impact to the US, despite all the bravado. The BC Real Estate Association (BCREA) has various models which attempt to predict outcomes under different scenarios. Under any scenario, there will be significant economic effects in the US and Canada if the tariff war is prolonged and expansionary. Damage has already been done, but a silver lining of Canadian patriotism has emerged as a real social and economic force that in the long run might be very good for our country. I certainly hope it is. I know we are buying Canadian now, as much as possible, and I don't see us going back. The charts below show how BC compares to other provinces with commodity exports to the US and Other Countries as a percentage of total commodity exports. Relatively speaking BC is in better shape than most. It's clear that we need to rethink and refine our approach and targeting of business exports and our interprovincial trade barriers. More east-west and less north-south seems to be in order.

2024 commodity exports to the U.S. by province

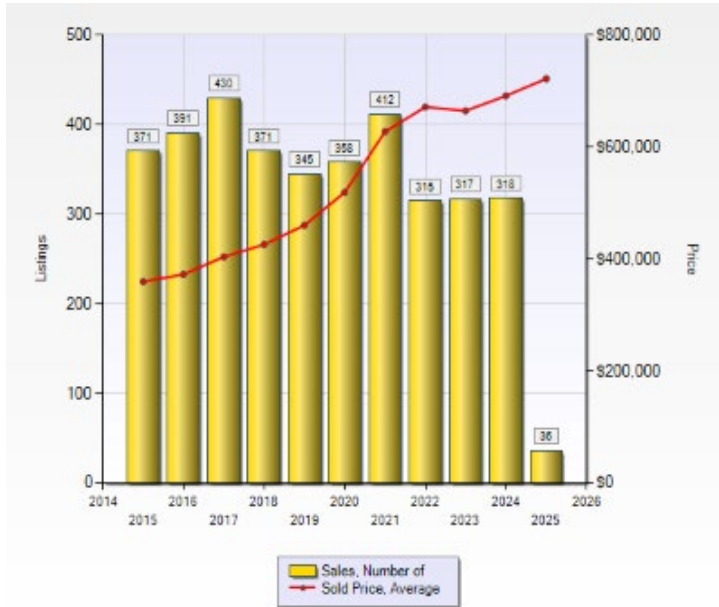


Source: [B.C. Stats](#) (Akshay Kulkarni/CBC)

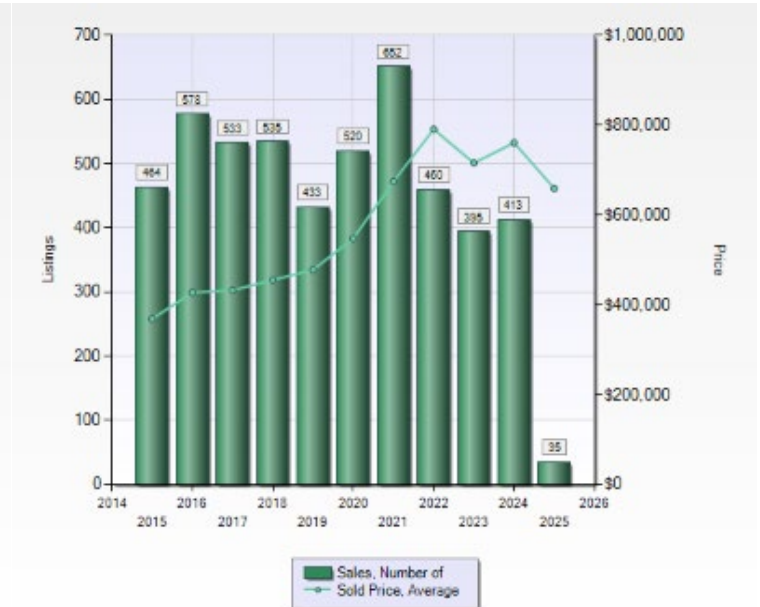
With permission from CBC News. U.S. tariffs on Canada are here. How will they affect B.C.?

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*. Peak unit sales of single-family dwellings with/without acreage, townhomes and apartments in Rural Shuswap* occurred in 2021 with 652 units sold, while the comparable peak of 430 units for Salmon Arm occurred back in 2017. Since these peak years, annual units sold have been reduced by some 25 to 40%. A significant difference between these areas is with average unit sold price. In Salmon Arm average sold prices were \$671,956 in 2022, \$665,074 in 2023, \$691,881 in 2024 and \$722,281 in 2025, so pricing has remained strong in the city. In Rural Shuswap however average sold prices were \$791,113 in 2022, \$715,854 in 2023, \$761,039 in 2024 and \$658,971 in 2025, so a downward trend may be developing in this area. It should be noted however that average prices are affected by the mix of properties sold and may not be reflective of individual home prices.



Salmon Arm-Jan 2015-Feb 2025
Units Sold vs Average Sold Prices
Single-family, Townhomes, Apartments



Rural Shuswap-Jan 2015-Feb 2025
Units Sold vs Average Sold Prices
Single-family, Townhomes, Apartments
 Matrix MLS Statistics-March 2025

How Can I Maximize Market Value of 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 within the next year or so. 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-March 2025

Date	Event	Time	Place
March 5	International Women's Day	5:00-7:00 pm	Ricochet Brewing Tappen
March 6	Empower Women's Day	5:30-8:00 pm	SLE Estates
March 8	Sip of Self-Love	4:30 -6:30 pm	The Sweet Magnolia
March 8	Motown Get Down	7:30 -10:30 pm	Song Sparrow Hall
March 9	Sunday Sessions for Self-Sufficiency	1:00-3:00 pm	Shuswap Agric Asso 490 5 th Ave SW S Arm
March 12	Contemplative Practice	6:00 -8:00 pm	Sorrento Centre
March 14	Indigenous Ways of Knowing Cultural Celebration & Cedar Basket Making	9:00am-5:00 pm	Sorrento Centre
March 15	Lucky Leprechaun Dance	6:00-11:00 pm	Lakeview Community Centre
March 16	Sip & Create Silk Scarf Workshop	12:00-2:00 pm	Sunnybrae Vineyards & Winery
March 20	6th Annual Children's Film Festival	10:30 am-12:00 pm	Salmar Classic
March 29	Junk in the Trunk Sale	9:00 am -2:00 pm	Notch Hill Town Hall
Every Saturday	Downtown Salmon Arm Farmer's Market	9:00 am-1:00 pm	Ross Street Plaza



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Recipe of the Month

Stuffed Peppers

Yes, it's true, I really enjoy Italian and Mediterranean meals, so no surprise my recipes tend to go that way. The tender bell peppers are contrasted with a zesty beef, sausage and rice filling with tomato sauce.

Great when paired with a Chianti Classico!

Ingredients:

6 Bell peppers
½ lb- ¾ lb lean ground beef
½ lb to ¾ lb hot Italian sausage
1 medium onion, diced
4 cloves garlic, minced
1 24 oz can diced tomatoes. Ideally San Marzano if you can get them
½ cup white rice, uncooked
1 ¼ cup water
1 tbsp Worcestershire sauce
½ tbsp Italian seasoning
2 ½ cups Marinara sauce
½ cup cheddar cheese or Italian Blend cheese, shredded
2 tbsp Frank's hot sauce

Method:

- Preheat oven to 350°F
- Cut off pepper tops & reserve. Remove & discard seeds & membranes. Dice pepper tops for filling.
- Bring large pot of water to a boil, add peppers & cook for 5 minutes. Remove & drain well.
- In large skillet brown beef, sausage & onion until mostly cooked. Add garlic for 1 minute & stir well.
- Drain fat & stir in diced tomatoes with juice, rice, water, diced pepper tops, Worcestershire sauce, Italian seasoning & hot sauce.
- Bring to a gentle simmer, then reduce heat, cover & cook for 15-20 minutes, or until rice is tender. Add more water if needed. Stir in ¾ cup Marinara sauce.
- Spread 1 cup of Marinara sauce on bottom of 9"x13" pan. Fill each pepper with filling, then spoon remaining Marinara sauce over peppers.
- Cover with foil and bake for 35 minutes. Remove foil & baste with sauce from bottom of pan. Top peppers with cheddar cheese & bake an additional 15 minutes or until cheese is melted and peppers are soft.
- Cin Cin!

*Rural Shuswap includes: North Shuswap, Seymour Arm, Anstey Arm, Shuswap Arm, Sorrento, Blind Bay, Notch Hill, White Lake, Eagle Bay, Tappen-Sunnybrae, Sicamous, and Salmon Valley.