

REAL ESTATE REPORT

May 2010

Compliments of
Christine Wolter



250-317-1782

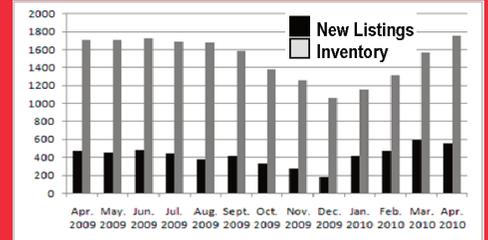
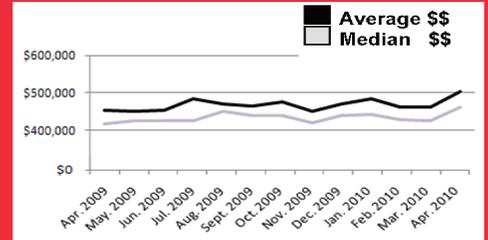


ROYAL LEPAGE
K E L O W N A

Spring is usually busy and buyers who negotiated interest rates before banks increased them are motivated to buy. The increases seen in most markets are making up for losses seen last year after the global economic slump. A good supply of product makes the market balanced between buyers and sellers.

STATISTICS TO KNOW

	2010	2009	↑↓	%
April.				
Res. Sales	194	157	↑	24%
Condo Sales	77	64	↑	20%
Townhouse Sales	50	39	↑	30%
Res. Inventory	1758	1705	↑	3%
Condo Inventory	1122	1073	↑	5%
Townhouse Inven.	479	582	↓	18%
Res. Av. Price	502K	450K	↑	12%
Res. Med. Price	461K	415K	↑	11%
Condo Av. Pr.	259K	249K	↑	4%
Condo Med. Price	240K	243K	↓	1%
TownH. Av. Price	355K	345K	↑	3%
TownH. Med Price	335K	327K	↑	3%



Helping you is what we do.

Residential Sales By Price
Year To Date

PRICE RANGE	2010	2009
\$0 to \$200,000	5	2
\$200,001 to \$240,000	5	7
\$240,001 to \$280,000	16	13
\$280,001 to \$320,000	22	35
\$320,001 to \$360,000	70	68
\$360,001 to \$400,000	98	75
\$400,001 to \$440,000	103	59
\$440,001 to \$480,000	82	41
\$480,001 to \$520,000	61	44
\$520,001 to \$560,000	58	18
\$560,001 to \$600,000	28	18
\$600,001 to \$999,999	89	45
\$1 Million and over	9	3

Summary of Residential Sales
Year To Date

TYPE	2010	2009
Acreage	18	4
Acreage/House	35	13
Acreage (Waterfront)	2	0
Business	8	3
Townhouse	180	104
Condo	251	171
Duplex	34	23
Farms	7	4
IC & I	22	3
IC & Lands	1	0
Lots	71	14
Leases	23	20
Lots (Waterfront)	0	0
Multi-Family	0	0
Multi Plex	3	2
Mobile Homes	70	48
Recreational	2	2
Residential	647	431
Residential (waterfront)	7	1
Timeshares	0	0
TOTAL	1384	843

A Few More Real Estate Stats

Average House Price Apr/10	\$502,524
Median House Price Apr/10	\$461,000
Number of houses listed last month:	554
Number of lakeshore homes sold last month:	0
Average Mobile Home Price:	\$101,633
\$ value of sales in Apr/10	\$163,443,680
\$ value of sales in Apr/09:	\$118,832,272



Saturday, May 15
9 a.m.—2 p.m.
in Kelowna and West Kelowna parking lots.

Call me for information or to donate any items

Because we believe in the importance of giving back to the community, Royal LePage is the only Canadian real estate company to have our own charitable foundation. All of the administrative costs of the Shelter Foundation are underwritten so that 100% of every dollar donated goes directly to helping our cause.

ACTIVE LISTINGS

Res.	Mobiles	Strata	Lots
1758	227	1122	622

If you are thinking of buying or selling ...please give me a call.