



Compliments of:
**Christine
 Wolter**
 250.317.1782

Great Service.
 Great Results.

ROYAL LEPAGE
 K E L O W N A

September
2012

Residential Sales by Price

Price Range	2012	2011
\$0 to \$200,000	15	13
\$200,000 to \$240,000	20	23
\$240,000 to \$280,000	50	29
\$280,000 to \$320,000	104	99
\$320,000 to \$360,000	175	141
\$360,000 to \$400,000	188	169
\$400,000 to \$440,000	199	190
\$440,000 to \$480,000	149	125
\$480,000 to \$520,000	120	121
\$520,000 to \$560,000	91	91
\$560,000 to \$600,000	62	60
\$600,000 to \$999,999	178	149
\$1 Million and over	28	29

Real Estate Stats Last Month

Average house price last month	\$488,109	\$472,667
Median house price last month	\$430,000	\$431,935
Houses listed last month	385	356
Average mobile home price	\$106,676	\$78,825

Residential Sales (Year To Date)

Type	2012	2011
Acreage/House	66	62
Townhouse	411	358
Condo	546	468
Lots	130	111
Mobile Homes	119	141
Residential	1378	1239
Residential (Waterfront)	24	20
Timeshares	0	0
TOTAL	2674	2399

Active Listings

Res	Mobiles	Strata	Lots
1672	231	1412	623

The **HAWAIIAN**
 CLIENT BARBECUE

Please join us...
Friday, September 7, 2012
 From 5:00 pm - 7:30 pm
 Royal LePage Place
 (2760 Cameron Rd. West Kelowna)

FREE FUN FOR THE WHOLE FAMILY!!
 Barbecue, Games, Prizes
 Live Music, Skating

The Real Estate Report

CANADIANS OPTIMISTIC ABOUT FUTURE OF REAL ESTATE

Low interest rates, affordability and great selection have combined to make this a great time to buy a home.

Locally, sales are up 12.44% over this time last year and sales of well priced single-family homes, condos and town-homes remain steady.

Consumer confidence in the Okanagan market appears to be returning, with all numbers pointing to a stable market here and throughout Canada.

A recent survey found 88% of Canadians see housing as a good investment and 68% believe the value of their home has increased over the past two years and will be higher next year (47%). Nearly 60% said now is the time to buy.

The question of whether the market is one favouring buyers or sellers seems to depend on who you ask. Survey results found 27% of respondents think it's a seller's market, while 28% think it's a buyer's market. The remaining 35% believe the market is balanced.

Either way, statistics show Canadian

housing prices have increased from \$163,951 in 2000 to \$339,030 in 2010. According to the MLS, the average resale price increased from \$363,000 in 2011 to \$375,000 in May of 2012. Average prices regionally varied significantly from \$519,923 in BC to \$374,653 in Alberta and a low of \$153,137 in Prince Edward Island.

The majority of buyers (59%) purchased a home worth more than their previous residence and 52% upgraded to a larger home. Sales of upscale homes have increased in 81% of markets, with the vast majority reporting double-digit price appreciation in the first quarter of 2012.

First time buyers – who represent 34% of the market – say they are resetting their expectations and are willing to sacrifice location, quality, or home size in order to realize their home ownership dream.

FOR SALE
Bright and Airy Reading Space
 HOUSE INCLUDED

ROYAL LEPAGE
 Kelowna

www.royallepagekelowna.com | Ph: 250-860-1100