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Great Results.

ROYAL LEPAGE
K E L O W N A

October
2014

Residential Sales by Price

Price Range	2014	2013
\$0 to \$200,000	19	22
\$200,000 to \$240,000	29	50
\$240,000 to \$280,000	45	86
\$280,000 to \$320,000	102	136
\$320,000 to \$360,000	214	225
\$360,000 to \$400,000	245	230
\$400,000 to \$440,000	256	233
\$440,000 to \$480,000	248	204
\$480,000 to \$520,000	193	111
\$520,000 to \$560,000	175	108
\$560,000 to \$600,000	125	67
\$600,000 to \$999,999	308	208
\$1 Million and over	53	42

Real Estate Stats Last Month

Average house price last month	492,571	465,966
Median house price last month	448,500	420,000
Average Mobile Home price	69,303	75,637
Houses listed	321	298

Residential Sales (Year To Date)

Type	2014	2013
Acreage/House	101	72
Townhouse	657	474
Condo	819	600
Lots	200	183
Mobile Homes	192	161
Residential	2,012	1,722
Residential (Waterfront)	53	27
TOTAL	4034	3239

Active Listings

Res	Mobiles	Strata	Lots
1,123	138	890	344

Save The Date



OUR 15TH ANNUAL
**FILL THE VAN FOR SALLY ANN
CHRISTMAS FOOD BANK DRIVE**
WILL BE HELD ON
SATURDAY, DECEMBER 6, 2014

Non Perishable food items can be donated at any
SAVE-ON-FOODS LOCATION
(ORCHARD PLAZA, LAKESHORE PLACE or WESTBANK TOWNE CENTRE)
COOPERS FOODS LOCATION
(RUTLAND AND GLENMORE)

The Real Estate Report

Major Mistakes Homebuyers Make

How to avoid costly missteps in the home buying process

There can be many pitfalls when you are buying a home, from emotional mistakes that people make to strategic misfires during the busyness of the home buying experience.

Here are three common errors that can be costly in the long run for those looking to purchase a home:

1) Skimping on your team of experts

While there are some great resources online, it doesn't pay to miss out on the professional advice necessary to make the best decisions. The linchpin of the team is your realtor who has the savvy and experience and is connected in the community to help point you towards the others you will need for your team. (And their commission is paid by the seller so they don't actually cost you anything.) The money you will save by having the right home inspector, appraiser, mortgage expert, etc. to help you avoid costly missteps will far

outweigh the cost for hiring them in the long run.

2) Failing to shop for a mortgage

You never want to take the first offer for a mortgage at the first bank you visit. There is usually some flex in the first offered rate and there are so many different financing options available that it is worth your time to talk to an expert who can save you money and find the right fit for you.

3) Neglecting to do your own inspection

While the bulk of the major areas of the home should be covered by a good home inspector, there are still areas that may not be on their list. Some examples include turning on appliances, ceiling fans, etc. on to make sure they work; talking to the neighbours to see what the street is like or spending some time there evenings/weekends; checking out the energy costs by asking to see past bills.

FOR SALE

The Perfect Treehouse Tree

HOUSE INCLUDED

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