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Great Results.



January  
**2015**

### Residential Sales by Price

Price Range	2014	2013
\$0 to \$200,000	25	28
\$200,000 to \$240,000	39	61
\$240,000 to \$280,000	58	100
\$280,000 to \$320,000	125	168
\$320,000 to \$360,000	266	282
\$360,000 to \$400,000	291	284
\$400,000 to \$440,000	326	302
\$440,000 to \$480,000	310	254
\$480,000 to \$520,000	233	146
\$520,000 to \$560,000	215	140
\$560,000 to \$600,000	154	86
\$600,000 to \$999,999	393	258
\$1 Million and over	67	54

### Real Estate Stats Last Month

Average house price last month	475,799	474,382
Median house price last month	440,000	424,450
Average Mobile Home price	88,038	64,833
Houses listed	133	137

### Residential Sales (Year To Date)

Type	2014	2013
Acreage/House	123	101
Townhouse	814	617
Condo	1,029	773
Lots	244	227
Mobile Homes	236	203
Residential	2,502	2,163
Residential (Waterfront)	61	35
<b>TOTAL</b>	<b>5009</b>	<b>4119</b>

### Active Listings

Res	Mobiles	Strata	Lots
787	111	684	267

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# The Real Estate Report

## 2015 Housing Outlook Looking Bright

*A seller's market kicks off the new year*

As you put away your Christmas decorations and consider your New Year's resolutions in the stark light of day, you may want to add selling your home to your list of considerations in 2015.

The Okanagan Mainline Real Estate Board reported an increase in consumer demand through the end of 2014, buoyed by a number of factors. The record low mortgage interest rates and population growth continue to create a positive climate which has been bolstered by increased consumer confidence and a more robust export sector.

After increasing 13 per cent in our region in 2013, residential sales were expected to rise nearly 25 per cent by the end of 2014. As well, the inventory dropped again in the past year, increasing demand and leading

to multiple bid situations on many homes. In particular there is a dearth of homes in the mid-priced single family range. This has some experts predicting that house prices will rise significantly in 2015 leading to a seller's market.

All of this means that it is an ideal time to sell. If you have been considering a move or a change you may be able to get a top dollar return for your home in this market. I would be happy to assist you in your decision by offering advice and giving a valuation of your home's potential listing price. While a major move can be a daunting proposition, I am here to help you consider all the factors and point you to the right resources to help ease such a transition. Taking advantage of a seller's market at its onset could be a great step in ensuring 2015 is a prosperous year for you and yours.

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