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**ROYAL LEPAGE**  
K E L O W N A

September  
**2016**

**RESIDENTIAL SALES BY PRICE**

Price Range	2016	2015
0 to 200,000	7	11
200,000 to 240,000	13	18
240,001 to 280,000	26	36
280,001 to 320,000	39	78
320,001 to 360,000	83	147
360,001 to 400,000	166	226
400,001 to 440,000	232	230
440,001 to 480,000	247	242
480,001 to 520,000	239	210
520,001 to 560,000	244	192
560,001 to 600,000	240	128
600,001 to 999,999	755	402
1 million and over	130	40

**REAL ESTATE STATS LAST MONTH**

Average house price last month	616,480	531,993
Median house price	564,000	490,000
Average Mobile home price	\$116,699	118,782
Houses Listed	419	342

**RESIDENTIAL SALES**

	2016	2015
Acreage/House	118	98
Townhouse	789	628
Condo	1147	799
Lots	304	167
Mobile Homes	233	181
Residential	2421	1960
Residential (waterfront)	62	41
<b>TOTAL</b>	<b>5074</b>	<b>3874</b>

**ACTIVE LISTINGS (Current Total Inventory)**

Res	Mobiles	Strata	Lots
762	88	598	391

# The Real Estate Report

## Four Tips for Fall Lawn Care

*Fall is the ideal time to take action steps for a healthier lawn*

Back to school and cooler temperatures mean it's time to reluctantly say goodbye to Okanagan summer and turn our attention to the impending arrival of autumn. Now is an important time to ensure your lawn will flourish through the winter and come next spring.

### 1) Weed attack

This is the ideal time to deal with those pesky weeds. In the fall, weeds, like most plants, are in energy conservation mode and will therefore absorb anything they can, including the weed spray you use. If you catch them now, your lawn will be weed-free come spring.

### 2) Fertilize

Many experts say that the best time to fertilize your lawn is autumn. Even though the lawn is growing more slowly, the roots are still hard at work sucking up whatever nutrients they can find before winter. Mid to late fall is the best time give your lawn this extra healthy boost.

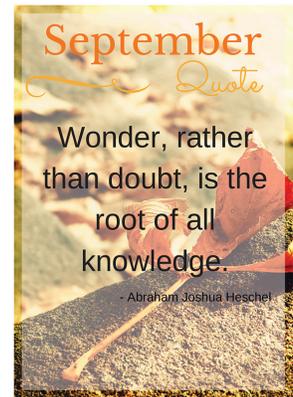
### 3) Say no to thatch

Thatch is a layer of dead organic matter that lies just out of sight along the surface of the grass and can lead to problems with disease, insects as well as cold weather. The layer of thatch must be penetrated and ripped out through power raking or a vertical lawn mower. Raking it up is not fun but removing this dead material will make a big difference during the winter months.

### 4) Don't "leave" them alone

It's important to deal with fallen leaves regularly throughout autumn rather than just once near the end. An alternative to raking and bagging is to create a compost pile on a small patch of your lawn. Mix in other compost soil and mix it well with a pitchfork. You can also mulch the leaves into the lawn to add organic matter or use them in the garden as mulch to moderate soil temperatures.

### Raking leaves weeds aerate fertilize



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