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ROYAL LEPAGE
K E L O W N A

November
2021

The Real Estate Report

Make Winter Better at Home

These helpful hacks will keep your home comfortable this winter

RESIDENTIAL SALES BY PRICE (Year To Date)

Price Range	2021	2020
280,000 to 439,000	16	58
440,000 to 479,000	9	48
480,000 to 519,000	16	73
520,000 to 559,000	29	107
560,000 to 599,000	50	140
600,000 to 699,000	262	441
700,000 to 799,000	427	377
800,000 to 899,000	490	242
900,000 to 999,000	370	132
1,000,000 to 1,199,000	344	143
1,200,000 to 1,399,000	248	82
1,400,000 to 1,599,000	117	45
1,600,000 to 1,799,000	73	31
1,800,000 to 1,999,000	48	20
2,000,000 +	92	52

REAL ESTATE STATS LAST MONTH

	2021	2020
Average house price	1031,723	848,795
Median house price	941,000	750,000
Average Mobile home price	269,652	188,738
Houses Listed	339	320

RESIDENTIAL SALES

	2021	2020
Acreage/House	155	100
Townhouse	1,036	823
Condo	1,904	1,062
Lots	364	235
Mobile Homes	240	211
Residential	2,929	2,274
Residential (waterfront)	74	68
TOTAL	6,702	4,773

ACTIVE LISTINGS (Current Total Inventory)

Res	Mobiles	Strata	Lots
464	59	375	98

As another Okanagan winter approaches, now is the time to be prepared. Try these simple tips and hacks to help:

Gutter Better

Without preventative maintenance, gutters can become a problem once the cold weather sets in. A build-up of debris can result in poor drainage that leads to hazardous winter conditions. When melting snow refreezes to form an ice dam, the weight can strain your gutters, or water building up behind can get into your home and cause damage. Clear the gutters before the cold weather sets in, installing gutter guards to prevent future build-up.

Plug the Gaps

Nothing exposes the flaws in your home like the frozen air of winter coming in. A thorough inspection of cracks and gaps is essential to remedy this problem. A good hack is to take a candle around your home on a windy day and watch the flame's movement as you hold it near windows and doors to detect drafts. Use caulk or weather stripping to seal these up to lower your heating bill and preserve your cozy home atmosphere. Taking time to upgrade/improve your insulation will also work wonders.

Goodbye to Dry

Dry air is one of the challenges of Okanagan winters and can wreak havoc on your skin and sinuses. One tip is to put a pot of water on the stove on slow boil to act as an easy humidifier. You can spice it up by adding scents or essential oils to the water. Don't forget to set a timer so that it doesn't boil dry and cause a fire hazard! You can also add moisture to the air by leaving your shower and bathroom doors open after you bathe to release all that steam into the air. Houseplants also help humidify as they constantly release moisture into the air.

Stats: Nov. 2021 vs Nov. 2020

Source: Association of Interior REALTORS® – Central Okanagan

NOTE: this representation is based in whole or in part on data generated by the Association of Interior REALTORS®, which assume no responsibility for its accuracy.

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