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ROYAL LEPAGE
K E L O W N A

November
2014

Residential Sales by Price

Price Range	2014	2013
\$0 to \$200,000	21	25
\$200,000 to \$240,000	34	53
\$240,000 to \$280,000	49	90
\$280,000 to \$320,000	110	145
\$320,000 to \$360,000	238	238
\$360,000 to \$400,000	269	252
\$400,000 to \$440,000	281	261
\$440,000 to \$480,000	266	226
\$480,000 to \$520,000	212	122
\$520,000 to \$560,000	188	120
\$560,000 to \$600,000	140	77
\$600,000 to \$999,999	350	233
\$1 Million and over	57	46

Real Estate Stats Last Month

Average house price last month	496,639	481,993
Median house price last month	455,000	440,000
Average Mobile Home price	85,178	85,142
Houses listed	328	276

Residential Sales (Year To Date)

Type	2014	2013
Acreage/House	113	83
Townhouse	724	536
Condo	908	673
Lots	213	201
Mobile Homes	210	186
Residential	2,215	1,888
Residential (Waterfront)	57	31
TOTAL	4440	3598

Active Listings

Res	Mobiles	Strata	Lots
1,052	140	873	310

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

Things Never to Store in Your Garage

These five items need to find a more suitable home

A garage can be a great place for extra storage, especially to keep things that you don't use often or want inside your home. However, there are some things that it either isn't wise or safe to store in your garage.

1) Wine

In the Okanagan we love our wine, but it will not do well in a garage environment. Wine needs to be kept in a temperature controlled area and the lows of winter and highs of summer will not be kind to your vintage.

2) Paint/Stains

These products are another that are sensitive to temperature. The consistency of paint can be ruined through the temperature extremes. Paint and stain should be kept in a cool, dry space.

3) Clothing/Cloth products

Hats, coats, clothes and other linens can be the ultimate hotel for mice and other pests. Rodents will ruin these items and cause a

lasting problem when they nest in them. Paper products can also be at risk for becoming a pest haven.

4) Food items

Many food items won't survive in the garage for long. Canned goods can be affected by temperature changes and fresh food will provide the buffet to the rodents that have recently nested in your clothes. Fresh foods can also attract unwanted insects. Any food items kept in the garage must be sealed and not susceptible to temperature fluctuations.

5) Propane tanks

There's nothing worse than running out of propane when you're barbecuing your favourite meal. While it can make sense to have an extra tank on hand, keeping it in your garage can be dangerous. Many tanks leak to some extent and stray fumes can ignite when you start your vehicle. Propane tanks should be kept in a well-ventilated space outdoors.

FOR SALE
The Perfect Treehouse Tree
HOUSE INCLUDED

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