



Compliments of:
CHRISTINE WOLTER

Ph: 250.317.1782

Great Service.
Great Results.



July
2015

Residential Sales by Price

Price Range	2015	2014
\$0 to \$200,000	7	13
\$200,000 to \$240,000	11	18
\$240,000 to \$280,000	28	28
\$280,000 to \$320,000	65	65
\$320,000 to \$360,000	112	142
\$360,000 to \$400,000	165	144
\$400,000 to \$440,000	169	174
\$440,000 to \$480,000	175	151
\$480,000 to \$520,000	144	122
\$520,000 to \$560,000	147	107
\$560,000 to \$600,000	91	80
\$600,000 to \$999,999	275	179
\$1 Million and over	23	26

Real Estate Stats Last Month

Average house price last month	526,897	494,696
Median house price last month	492,000	445,000
Average Mobile Home price	114,197	100,002
Houses listed	437	427

Residential Sales (Year To Date)

Type	2015	2014
Acreage/House	76	59
Townhouse	455	399
Condo	556	466
Lots	113	147
Mobile Homes	135	118
Residential	1,412	1,249
Residential (Waterfront)	28	28
TOTAL	2775	2466

Active Listings

Res	Mobiles	Strata	Lots
1,191	149	1,007	507

— WE HAVE A NEW APP —

RLK Rewards Kelowna

The RLK Rewards Kelowna app helps current, future & past clients access our list of trusted home service professionals and local businesses.

Download our app for free on the App Store or Google Play, then select your Royal LePage Kelowna Preferred Agent.

The Real Estate Report

To Pay or Not to Pay

Should the property taxes determine where you buy your home?

Every year around this time residents of the Okanagan dig deep into their pockets to meet the property tax deadline. Call it part of the “sunshine tax” if you will, but in our beautiful valley we tend to pay more than many British Columbians. However, even within the area there is quite a range in the amount of tax one must fork out to be a homeowner. Here are three points to consider when factoring property taxes into your home-buying decision:

1. Get into it

Whether you are a first time homebuyer, moving to the area or just getting back into the market, the financial leap can be difficult to navigate. You don't want to be “house poor” with no money left to enjoy your home and preferred lifestyle. In these cases you may look for an area that has lower taxes to get started and view it as a bridge to your long-term dream home.

2. Location, location, location

It might feel strange to think about resale when you are first considering your life in a new home. However, it is wise to consider whether someone else will find it as attractive as you do if the time comes to sell. Some areas, like Glenmore or closer to the lake, retain their value year after year. Unfortunately the property taxes reflect this but, if you can afford it, the location is worth the extra investment to live and own there.

3. There's no place like home

While it might seem cliché, feeling happy with your home trumps everything else. Whether you live in Rutland, the Mission, Peachland or Vernon the home you buy needs to be a place where you can be content. If we can't avoid death and taxes then let's make sure the property we pay tax on is one where we enjoy our life.

