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

**APRIL  
2022**

# The Real Estate Report

## RESIDENTIAL SALES BY PRICE (Year To Date)

Price Range	2022	2021
280,000 to 559,000	10	30
560,000 to 599,000	6	19
600,000 to 699,000	11	113
700,000 to 799,000	22	141
800,000 to 899,000	63	136
900,000 to 999,000	83	95
1,000,000 to 1,199,000	64	95
1,200,000 to 1,399,000	125	87
1,400,000 to 1,599,000	64	30
1,600,000 to 1,799,000	27	19
1,800,000 to 1,999,000	22	6
2,000,000 +	45	21

## REAL ESTATE STATS LAST MONTH

	2022	2021
Average house price	1,281,050	963,810
Median house price	1,150,000	860,000
Average Condo price	550,573	429,369
Average Townhouse price	860,573	640,589
Average Mobile home price	260,352	190,500
Houses Listed	579	505

## RESIDENTIAL SALES

	2022	2021
Acreage/House	37	47
Townhouse	249	347
Condo	471	556
Lots	102	178
Mobile Homes	61	49
Residential	689	889
Residential (waterfront)	8	20
<b>TOTAL</b>	<b>1617</b>	<b>2086</b>

## ACTIVE LISTINGS (Current Total Inventory)

Res	Mobiles	Strata	Lots
473	51	373	79

## Stage Your Home for Spring Part 2

*Bring new life to your yard and home exterior*

With temperatures slowly climbing, it's time to embrace spring. Tidying up your property and exterior will freshen your curb appeal and the first impression your home makes. This will help if you're planning to take advantage of the vibrant spring selling market and regardless, who doesn't like to feel contented and proud to come home?

### Start at the start

Start at the curb and work your way in. This means sweeping away the extra gravel left from winter road crews and cleaning the debris from the driveway and walkways that may be left over from fall or winter storms.

### Landscape Loving

Time to give some TLC to the landscaping. Rake away the dead grass, mow the lawn and get rid of any lingering dead leaves. Now can also be a good time to prune away dead or extra branches as well as catching any stray weeds that may have escaped the winter. If you haven't already, begin to prepare your garden for your spring planting. Keep an eye on the weather forecast so you know the optimal time to plant different crops.

### Fresh Facelift?

Touching up the exterior paint or trying a whole new colour can do wonders for your home's look. Choose new colours with care and do your research first. Take a drive around your neighbourhood as well as some newer developments to see what's popular and has the widest resale appeal. When in doubt choosing natural tones is generally a good, safe bet. Warm, yet neutral tones are always popular. The front door should be the most beautifully painted part of the exterior as it draws the eye as someone enters the home. Make sure your door says, "Please come in!"

Stats: April 2022 vs April 2021

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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Not intended to solicit properties already listed for sale.



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