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K E L O W N A

**JULY
2021**

RESIDENTIAL SALES BY PRICE (Year To Date)

Price Range	2021	2020
280,000 to 559,000	12	56
560,000 to 599,000	8	42
600,000 to 699,000	21	201
700,000 to 799,000	62	297
800,000 to 899,000	140	332
900,000 to 999,000	173	228
1,000,000 to 1,199,000	240	210
1,200,000 to 1,399,000	216	178
1,400,000 to 1,599,000	105	66
1,600,000 to 1,799,000	61	44
1,800,000 to 1,999,000	34	32
2,000,000 +	83	62

REAL ESTATE STATS LAST MONTH
2021 2020

Average house price	1,166,575	984,438
Median house price	1,000,000	880,000
Average Condo price	505,412	442,343
Average Townhouse price	694,794	636,277
Average Mobile Home price	248,593	204,239
Houses Listed	628	455

RESIDENTIAL SALES 2021 2020

Acreage/House	62	95
Townhouse	512	697
Condo	905	1,244
Lots	127	273
Mobile Homes	153	151
Residential	1,336	1,964
Residential (waterfront)	22	54
TOTAL	3,117	4,478

ACTIVE LISTINGS (Current Total Inventory)

Res	Mobiles	Strata	Lots
1,046	61	476	132

The Real Estate Report

Prepare Your Home for Wildfire Season

These tips will give you a head start on keeping your home safe

As much as we don't like to think about it, wildfire season is nearing in the Okanagan. As summer thunderstorms and hot temperatures increase, the wildfire risk increases as well. Prepare now and you will have greater peace of mind so you can enjoy your summer. Here are some areas to focus on:

Space means grace

Make sure that your plants and trees are spaced away from your house and each other. This can mean trimming them to make sure they don't touch, or even repositioning them with space between them so that fire doesn't spread from plant to plant. You may also consider looking for some fire-resistant plants and using stone paths or metal gates as fire breaks around more combustible plants.

Clean and green

Keep the 10-metre area around your house free from debris and combustible materials. Consider investing in non-combustible lawn furniture and play structures. Keep your grass trimmed and hydrated so that it doesn't become a fire hazard. Remove fallen branches, needles, leaves, pinecones, etc. from your lawn.

Cover up

Eliminate the risk of floating embers by adding wire mesh to cover your chimney openings and your exterior attic vents. Repair gaps and replace broken windows to keep out wildfire smoke.

Breathe easy

Protect your indoor air quality by changing your air intake on your air conditioner to recirculate. If you have eye, nose or throat irritation, a humidifier can help remove smoke and bring some relief. Check outdoor air levels before going outside, limiting exercise and activities when necessary.

Emergency planning

Take pictures of every room in your house (especially valuables). Have a clearly communicated evacuation plan for your family. If possible, plan where you will go and what you will take (i.e., necessities, important documents, medications). Don't forget to include pet items.

Stats: JULY 2021 vs JULY 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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YEARS
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