



R&R *Rest & Relax While We Do The Work!*



RUSS & REVIE VERHAEGHE Volume VI, Issue V II
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Russ, Your Real Estate Sales Representative & Revie, Marketing Specialist!

ROYAL LEPAGE KELOWNA REAL ESTATE REPORT
Compliments of "The Homes team"

The number of new listings of homes for sale on the Multiple Listing Service® (MLS®) of real estate boards in Canada reached its highest level ever in April 2008, according to statistics released by the Canadian Real Estate Association (CREA). The rise in new listings outpaced a small gain in sales activity, resulting in a more balanced market. A similar trend was reported in the Association's analysis of major markets, issued earlier in May. The continuing trend towards a balanced market here in the central Okanagan means opportunities for both Sellers and Buyers. With a 56% increase in single family home listings in May 2008, home buyers and investors alike are finding a greater selection of product and therefore sellers must price their homes to be competitive with the larger selection of listing available. First time home buyers are able to take advantage of continuing low interest rates along with the competitively priced homes and strata properties to enable them to enter into the market. The balancing market continues to allow sellers a great opportunity for strong sales of those properties listed at a competitive price.

BC led the country in employment growth during May. While employment in Canada rose 2% in April compared to April 2007, BC employment climbed 3.5% during the same period, outpacing the national average by a wide margin. Wood manufacturing employment was down 20% January through April, contributing to a decline in overall manufacturing jobs.



SUMMARY OF RESIDENTIAL SALES		
Year to Date		
Price Range	2008	2007
0 to \$200,000	0	6
\$200,001 to \$240,000	3	11
\$240,001 to \$280,000	17	33
\$280,001 to \$320,000	18	92
\$320,001 to \$360,000	48	216
\$360,001 to \$400,000	114	198
\$400,001 to \$440,000	138	196
\$440,001 to \$480,000	128	135
\$480,001 to \$520,000	123	102
\$520,001 to \$560,000	111	59
\$560,001 to \$600,000	78	68
\$600,001 to \$999,999	168	152
\$1 Million and over	23	18
A FEW MORE STATS		
Average House Price May.08		
\$525,624		
Median House Price May.08		
\$485,000		
Houses listed last month- 660		
Lakeshore homes sold last mo. 3		
Average Mobile Home Price—\$127,150		
Dollar value of sales May. 08		
\$105,227,952		
Dollar value of sales May. 07		
\$155,461,296		

SALES BY TYPE		
Year to Date		
TYPE	2008	2007
Acreage	13	21
Acreage with house	45	43
Acreage (waterfront)	2	0
Business	10	12
Townhouse	226	342
Condo	450	588
Duplex	59	101
Farms	8	7
IC&I	92	99
IC&Lands	16	11
Lots	101	124
Leases	42	49
Lots (waterfront)	0	3
Multi-family	1	3
Multi Plex	3	8
Mobile homes	124	124
Recreational	6	24
Residential	972	1290
Residential (waterfront)	10	20
Timeshares	1	2
TOTAL	2182	2871

ACTIVE LISTINGS			
Res.	Mobiles	Strata	Lots
1637	205	1578	506

Know someone buying or selling? We love to pay referrals!

MOSQUITO SPRAY

I was at a deck party awhile back, and the bugs were having a ball biting everyone. A man at the party sprayed the lawn and deck floor with Listerine, and the little demons disappeared.

The next year I filled a 4-ounce spray bottle and used it around my seat whenever I saw mosquitoes. And voila! That worked as well. It worked at a picnic where we sprayed the area around the food table, the children's swing area, and the standing water nearby. During the summer, I don't leave home without it.



A Favourite Email . . .

LIPSTICK

IN

SCHOOL



According to a news report, a certain private school in Newcastle upon Tyne was recently faced with a unique problem.

A number of 12-year-old girls were beginning to use lipstick and would put it on in the bathroom.

That was fine, but after they put on their lipstick they would press their lips to the mirror leaving dozens of little lip prints.

Every night the maintenance man would remove them and the next day the girls would put them back.

Finally the Headmistress decided that something had to be done.

She called all the girls to the bathroom and met them there with the maintenance man.

She explained that all these lip prints were causing a major problem for the custodian who had to clean the mirrors every night (you can just imagine the yawns from the little Princesses).

To demonstrate how difficult it had been to clean the mirrors, she asked the maintenance man to show the girls how much effort was required.

He took out a long-handled squeegee, dipped it in the toilet bowl, and cleaned the mirror with it, the silence was broken by a large number of gasps, a few girls vomited and apparently someone fainted, however since then, to the relief of the maintenance man, there have been no lip prints on the mirror.

There are teachers.... and then there are educators.

A BIT OF TRIVIA . . .

If you yelled for 8 years, 7 months and 6 days you would have produced enough sound energy to heat one cup of coffee.

Banging your head against a wall uses 150 calories a hour.

The flea can jump 350 times its body length. It's like a human jumping the length of a football field.

The catfish has over 27,000 taste buds.

Interesting Human Body Facts



-The largest cell in the human body is the female egg and the smallest is the male sperm.

-A full bladder is roughly the size of a soft ball

- It takes the food seven seconds to get from your mouth to your stomach.

-One human hair can support 3 kg (6 lb).

- Human thighbones are stronger than concrete.

-The attachment of human muscles to skin is what causes dimples.

- A woman's heart beats faster than a man's.

- Men with hairless chests are more likely to get cirrhosis of the liver than men with hair.

-There are about one trillion bacteria on each of your feet.

- Women blink twice as often as men.

-The average person's skin weighs twice as much as the brain.

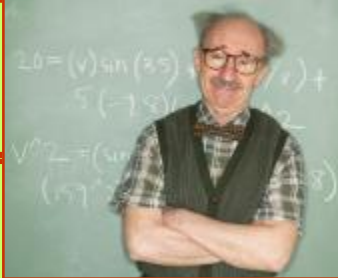
-Your body uses 300 muscles to balance itself when you are standing still.

-The average woman is five inches shorter than the average man.

HAPPY CANADA DAY!

OLD FELLA LOGIC

An elderly gent was invited to an old friends' home for dinner one evening.



He was impressed by the way his buddy preceded every request to his wife with endearing terms such as: Honey, My Love, Darling, Sweetheart, Pumpkin, etc.

The couple had been married almost 70 years and, clearly, they were still very much in love.

While the wife was in the kitchen, the man leaned over and said to his host, 'I think it's wonderful that, after all these years, you still call your wife those loving pet names.'

The old man hung his head. 'I have to tell you the truth,' he said, 'Her name slipped my mind about 10 years ago and I'm scared to death to ask her what it is!'

QUICK THINKING!



A Florida senior citizen drove his brand new Corvette out of the dealership. Taking to the road, he floored it to 80, enjoying the wind blowing through what little hair he had left. 'Amazing,' he thought, as he flew down I-75. Looking in his rearview mirror he saw the highway patrol behind him, blue lights flashing and siren blaring. So he did naturally what any Florida boy would do: He gunned it to 100, then 110, then 120! But then he thought, 'What am I doing? I am too old for this.' And so he pulled to the side of the road.

The trooper walked up and said, 'Sir, my shift ends in 30 minutes. Today is Friday. If you can give me a reason for speeding that I've never heard before, I'll let you go.'

The old gentleman paused, then said, 'Years ago my wife ran off with a Florida state trooper. I thought you were bringing her back.'

'Have a good day, sir,' replied the trooper.

WORRY

Is there a magic cutoff period when offspring become accountable for their own actions? Is there a wonderful moment when parents can become detached spectators in the lives of their children and shrug, 'It's their life,' and feel nothing?

When I was in my **twenties**, I stood in a hospital corridor waiting for doctors to put a few stitches in my daughter's head. I asked, 'When do you stop worrying?' The nurse said, 'When they get out of the accident stage.' My Dad just smiled faintly and said nothing.

When I was in my **thirties**, I sat on a little chair in a classroom and heard how one of my children talked incessantly, disrupted the class, and was headed for a career making license plates. As if to read my mind, a teacher said, 'Don't worry, they all go through this stage and then you can sit back, relax and enjoy them.' My dad just smiled faintly and said nothing.

When I was in my **forties**, I spent a lifetime waiting for the phone to ring, the cars to come home, the front door to open. A friend said, 'They're trying to find themselves. Don't worry, in a few years, you can stop worrying. They'll be adults.' My dad just smiled faintly and said nothing.



By the time I was **50**, I was sick & tired of being vulnerable. I was still worrying over my children, but there was a new wrinkle. There was nothing I could do about it. My dad just smiled faintly and said nothing. I continued to anguish over their failures, be tormented by their frustrations and absorbed in their disappointments.

My friends said that when my kids got married I could stop worrying and lead my own life. I wanted to believe that, but I was haunted by my dad's warm smile and his occasional, 'You look pale. Are you all right? Call me the minute you get home. Are you depressed about something?'

Can it be that parents are sentenced to a lifetime of worry? Is concern for one another handed down like a torch to blaze the trail of human frailties and the fears of the unknown? Is concern a curse or is it a virtue that elevates us to the highest form of life?

One of my children became quite irritable recently, saying to me, 'Where were you? I've been calling for 3 days, and no one answered I was worried.'

**I smiled a warm smile.
The torch has been passed.**

Author Unknown

HAPPY CANADA DAY!



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