



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



## **RUSS & REVIE VERHAEGHE**

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*Russ, Your Real Estate Sales Representative & Revie, Marketing Specialist!*

### ROYAL LEPAGE KELOWNA REAL ESTATE REPORT

*Compliments of "The Homes team"*

In August of 2008, residential listings sat on the market a little longer than they did in 2007. An average of 71 days this year as opposed to 57 days in August of last year, up 24.56%. The number of residential, condominiums, mobile homes and town homes that changed hands dropped by 53.97% to 255 last month, compared with the 554 transactions recorded in the same month last year, according to the figures released this week by the Okanagan mainline Real Estate Board. Although August 2008 was one of the slower sales months since earlier in the year the statistics indicate a drop in sales of 33.48% year to date with overall sales in this area—2,784 residential units selling in 2008 YTD compared to the 4,185 residential units selling in the first 8 months of last year.

Prices, meanwhile remained stable this month. Throughout the Central Okanagan, the median price stayed virtually flat, coming in at \$392,500, a slight .63% drop from the median price of \$395,000 realized in August of 2007.

The federal government has announced reforms aimed at avoiding a U.S. Style housing price bubble. Starting October 14, the Finance Department will stop guaranteeing 40 year mortgages and mortgage loans with no down payment. These new rules are bound to take some potential buyers out of the market—particularly at the lower end. At the other end of the price spectrum, houses and condos listed at \$2 million and above are sitting on the market longer as luxury properties are typically a discretionary purchase. Whenever there is a bit of economic uncertainty, the high end slows first.

Setting the right asking price for a property is crucial this year. Buyers are cautious and in the driver's seat, yet they're Ready to pull the trigger when a seller is not unrealistic in their asking price. With an increase of residential inventory up 102.40% - 4,562 last month over the August 2007 figure of 3,254, sellers are required to consider their asking price very carefully in order to have success. Pricing a home on the previous market pricing trends will often result in the property sitting on the market for longer periods until sellers recognize the current market reality.

SALES BY PRICE			SUMMARY OF RESIDENTIAL SALES			
Year to Date			Year to Date			
Price Range	2008	2007	TYPE	2008	2007	
0 to \$200,000	0	7	Acreage	21	32	
\$200,001 to \$240,000	4	12	Acreage with house	63	81	
\$240,001 to \$280,000	22	48	Acreage (waterfront)	2	1	
\$280,001 to \$320,000	27	123	Business	18	19	
\$320,001 to \$360,000	70	311	Townhouse	344	551	
\$360,001 to \$400,000	168	311	Condo	660	942	
\$400,001 to \$440,000	214	337	Duplex	79	153	
\$440,001 to \$480,000	188	237	Farms	9	13	
\$480,001 to \$520,000	171	176	IC&I	27	39	
\$520,001 to \$560,000	144	117	IC&Lands	19	18	
\$560,001 to \$600,000	111	127	Lots	121	221	
\$600,001 to \$999,999	248	292	Leases	62	68	
\$1 Million and over	28	34	Lots (waterfront)	1	6	
A FEW MORE STATS			Multi-family	1	6	
Average House Price Aug, 2008			Multi Plex	4	13	
\$495,449			Mobile homes	204	211	
Median House Price Aug, 2008			Recreational	9	46	
\$461,500			Residential	1400	2140	
Houses listed last month— 424			Residential (waterfront)20		43	
Lakeshore homes sold last mo. 3			Timeshares	1	5	
Average Mobile Home Price—\$109,841			<b>TOTAL</b>	<b>3065</b>	<b>4608</b>	
Dollar value of sales Aug., 2008			<b>ACTIVE LISTINGS</b>			
\$118,024,624			<u>Res.</u>	<u>Mobiles</u>	<u>Strata</u>	<u>Lots</u>
Dollar value of sales Aug., 2007			1942	231	1871	590
\$265,781,152						

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

## I FISH ON FRIDAYS

A husband and wife came for counseling after 20 years of marriage. When asked what the problem was, the wife went into a passionate, painful tirade listing every problem they had ever had in the 20 years they had been married.

She went on and on and on: neglect, lack of intimacy, emptiness, loneliness, feeling unloved and unlovable, an entire laundry list of unmet needs she had endured over the course of their marriage.

Finally, after allowing this to go on for a sufficient length of time, the therapist got up; walked around the desk; and, after asking the wife to stand, embraced and kissed her passionately.... as her husband watched with a raised eyebrow. The woman shut up... and quietly sat down, as though in a daze.

The therapist turned to the husband and said, 'This is what your wife needs at least three times a week. Can you do this?'

The husband thought for a moment and replied, 'Well, I can drop her off here on Mondays and Wednesdays..... but on Fridays, I fish.'



## TWO BROOMS

Two brooms were hanging in the closet and after a while they got to know each other so well, they decided to get married.

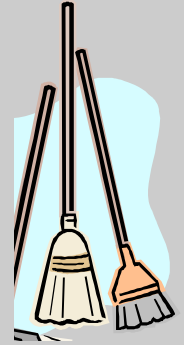
One broom was, of course, the bride-broom, the other the groom-broom.

The bride-broom looked very beautiful in her white dress. The groom-broom was handsome and suave in his tuxedo. The wedding was lovely.

After the wedding, at the wedding dinner, the bride-broom leaned over and said to the groom-broom, "I think I am going to have a little whisk-broom!"

"Impossible!" said the groom-broom.

"WE HAVEN'T EVEN SWEEPED TOGETHER!"



## CURING VICTIMITIS

*Watch your thoughts;  
they lead to attitudes.*

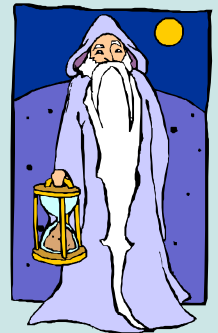
*Watch your attitudes;  
they lead to words.*

*Watch your words;  
they lead to actions.*

*Watch your actions;  
they lead to habits.*

*Watch your habits;  
they form your character.*

*Watch your character;  
it determines your destiny.*



Author Unknown

## KILLER BISCUITS WANTED FOR ATTEMPTED MURDER

*(the actual AP headline)*

Lisa Burnett, 23, a resident of San Diego, was visiting her in-laws, and while there went to a nearby supermarket to pick up some groceries. Several people noticed her sitting in her car with the windows rolled up and with her eyes closed, with both hands behind the back of her head. One customer who had been at the store for a while became concerned and walked over to the car. He noticed that Lisa's eyes were now open, and she looked very strange. He asked her if she was okay, and Lisa replied that she'd been shot in the back of the head, and had been holding her brains in for over an hour. The man called the paramedics, who broke into the car because the doors were locked and Lisa refused to remove her hands from her head. When they finally got in, they found that Lisa had a wad of bread dough on the back of her head... A Pillsbury biscuit canister had exploded from the heat, making loud noise that sounded like a gunshot, and the wad of dough hit her in the back of her head. When she reached back to find out what it was, she felt the dough and thought it was her brains. She initially passed out, but quickly recovered and tried to hold her brains in for over an hour until someone noticed and came to her aid. Lisa is blonde.

A DOG IS TRULY MAN'S BEST FRIEND. IF YOU DON'T BELIEVE IT, JUST TRY THIS EXPERIMENT.



PUT YOUR DOG AND WIFE IN THE TRUNK OF THE CAR FOR AN HOUR. WHEN YOU OPEN THE TRUNK, SEE WHO'S REALLY HAPPY TO SEE YOU.

## ADVICE FROM AN OLD MOUNTAIN MAN



Your fences need to be Horse-high, pig-tight And bull-strong.  
Keep skunks And bankers And lawyers  
at a distance.

Life is simpler when you plow around the stump.  
A bumble bee is considerably faster than a John Deere tractor.  
Words that soak into your ears are whispered... not yelled.  
Meanness don't jes' happen overnight.  
Forgive your enemies. It messes up their heads.  
Do not corner something you know is meaner than you.  
It don't take a very big person to carry a grudge.  
You cannot unsay a cruel, or unkind word.  
Every path has a few puddles.  
When you wallow with pigs, expect to get dirty.  
The best sermons are lived, not preached.  
Most of the stuff people worry about ain't never gonna hap-  
pen anyway.  
Remember that silence is sometimes the best answer.

Live a good, honorable life. Then when  
you get older and think back, you'll enjoy  
it a second time.

Don't interfere with somethin' that ain't  
botherin' you none.  
Timing has a lot to do with the outcome of a rain dance.  
If you find yourself in a hole, The first thing to do is stop diggin'.  
Sometimes you get, and sometimes you get got.  
The biggest troublemaker you'll probably ever have to deal with,  
watches you from the mirror every mornin'.  
Always drink upstream from the herd.  
Good judgment comes from experience, and a lotta that comes  
from bad judgment.  
Lettin' the cat outta the bag is a whole lot easier than puttin' it  
back in.  
Live simply. Love generously. Care deeply. Speak kindly. Leave  
the rest Up to God.

## WHAT OXY CLEAN REALLY IS - 3% HYDROGEN PEROXIDE

By Becky Ransey of Indiana

"I would like to tell you of the benefits of that plain little old bottle of 3% peroxide you can get for under \$1.00 at any drug store. My husband has been in the medical field for over 36 years, and most doctors don't tell you about peroxide, or they would lose thousands of dollars."

1. Take one capful (the little white cap that comes with the bottle) and hold in your mouth for 10 minutes daily, then spit it out. (I do it when I bathe). No more canker sores and your teeth will be whiter without expensive pastes. Use it instead of mouth-wash. (Small print says mouth wash and gargle right on the bottle)

2. Let your toothbrushes soak in a cup of "Peroxide" to keep them free of germs.

3. Clean your counters, table tops with peroxide to kill germs and leave a fresh smell. Simply put a little on your dishrag when you wipe, or spray it on the counters.

4. After rinsing off your wooden cutting board, pour peroxide on it to kill salmonella and other bacteria.

5. I had fungus on my feet for years - until I sprayed a 50/50 mixture of peroxide and water on them (especially the toes) every night and let dry.

6. Soak any infections or cuts in 3% peroxide for five to ten minutes several times a day. My husband has seen gangrene that would not heal with any medicine, but was healed by soaking in peroxide.

7. Fill a spray bottle with a 50/50 mixture of peroxide and water and keep it in every bathroom to disinfect without harming your septic system like bleach or most other disinfectants will.

8. Tilt your head back and spray into nostrils with your 50/50 mixture whenever you have a cold, or plugged sinuses. It will bubble and help to kill the bacteria. Hold for a few min-

utes then blow your nose into a tissue.

9. If you have a terrible toothache and cannot get to a dentist right away, put a capful of 3% peroxide into your mouth and hold it for ten minutes several times a day. The pain will lessen greatly.

10. And of course, if you like a natural look to your hair, spray the 50/50 solution on your wet hair after a shower and comb it through. You will not have the peroxide burnt blonde hair like the hair dye packages, but more natural highlights if your hair is a light brown, reddish, or dirty blonde. It also lightens gradually so it's not a drastic change.

11. Put half a bottle of peroxide in your bath to help rid boils, fungus, or other skin infections.

12. You can also add a cup of peroxide instead of bleach to a load of whites in your laundry to whiten them. If there is blood on clothing, pour directly on the soiled spot. Let it sit for a minute, then rub it and rinse with cold water. Repeat if necessary.

13. I use peroxide to clean my mirrors with, and there is no smearing which is why I love it so much for this.

I could go on and on. It is a little brown bottle no home should be without! With prices of most necessities rising, I'm glad! There's a way to save tons of money in such a simple, healthy manner.





MLS® #9192150 2985 Ensign Lane, Westbank \$679,900



MLS® #9200838 10544 Bonnie Drive, Lake Country \$499,900



MLS® #9202743 4—2250 Louie Dr., Westbank \$319,900



MLS® #9198271 22-2250 Louie Drive, Westbank \$478,900



MLS® #9202742 28-1929 HWY 97 S, Kelowna \$94,900



MLS® #9189662 151-Old Boucherie Rd, Westbank \$144,900

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Russ's listings can be viewed by visiting:  
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Closed Term	Rate
1 Year	4.80%
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