



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



RUSS & REVIE VERHAEGHE

Volume VII, Issue II
FEBRUARY, 2009

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

ROYAL LEPAGE KELOWNA REAL ESTATE REPORT

Compliments of "The Homes team"

According to Canada Mortgage and Housing Corporation quarterly report, economic expansion and job creation in B.C. will outperform the national average in 2009. Despite the province's growing population and job numbers, a well supplied resale home market will offer more choice to home shoppers and moderate new home demand.

Again, within B.C., the impact on housing demand of slower job growth will be partly offset by income and population growth with expectations for fewer home starts and resales, and lower prices.

Low unemployment bodes well for housing demand. Incomes and wages are likely to increase and employment opportunities will attract people to the province increasing population-driven demand for housing.

Resale markets are already responding to the changing conditions. Increased home listings and fewer resales will moderate house price increases. Home buyers will take more time to shop and lower prices will be welcomed, especially first-time homebuyers.

According to the Royal LePage Economic report release January 6, 2009, emotional reaction to recent economic and political instability did much to dampen consumer confidence during the latter part of 2008, causing a marked slow-down in house sales activity. However, as a more rational understanding of the issues gains ground, together with a wide range of announced corrective measures, consumer confidence is anticipated to recover, prompting real estate activity to pick up once again in the latter half of 2009. Further, Canada in 2009 enjoys a stronger economic foundation than most countries and that should temper the housing market correction. The combination of low inflation, reasonable employment levels and improving housing affordability, driven in part by low mortgage rates, are anticipated to stimulate demand in these coming months.

View the complete Report at www.TheHomesTeam.com

"Correction, not crash
for Canadian real estate market in 2009"

SALES BY PRICE

Year to Date

Price Range	2008	2007
0 to \$200,000	2	9
\$200,001 to \$240,000	7	13
\$240,001 to \$280,000	31	58
\$280,001 to \$320,000	101	358
\$320,001 to \$360,000	70	311
\$360,001 to \$400,000	218	403
\$400,001 to \$440,000	279	448
\$440,001 to \$480,000	230	343
\$480,001 to \$520,000	214	262
\$520,001 to \$560,000	168	190
\$560,001 to \$600,000	129	173
\$600,001 to \$999,999	297	393
\$1 Million and over	30	43

A FEW MORE STATS

Average House Price Dec., 2008
\$486,910

Median House Price Dec., 2008
\$427,500

Houses listed last month— 238

Lakeshore homes sold last mo. 2

Average Mobile Home Price—\$98,000

Dollar value of sales Dec., 2008

\$48,506,216

Dollar value of sales Dec., 2007

\$111,836,568

SUMMARY OF RESIDENTIAL SALES

Year to Date

TYPE	2008	2007
Acreage	23	44
Acreage with house	70	122
Acreage (waterfront)	2	3
Business	25	26
Townhouse	424	737
Condo	814	1264
Duplex	96	192
Farms	9	21
IC&I	32	49
IC&Lands	20	35
Lots	130	318
Leases	85	99
Lots (waterfront)	1	6
Multi-family	1	6
Multi Plex	4	15
Mobile homes	246	301
Recreational	9	56
Residential	1755	2846
Residential (waterfront)	26	51
Timeshares	1	5
TOTAL	3774	6196

ACTIVE LISTINGS

Res.	Mobiles	Strata	Lots
1534	151	1578	601

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

QUESTIONS

Why isn't the number 11 pronounced Onety-One?

Why do croutons come in air-tight packages? Aren't they just stale bread to begin with?

If people from Poland are called Poles, then why aren't people from Holland called Holes?

If a pig loses its voice is it disgruntled?

Why is a person who plays a piano called a pianist but a person who drives a race car is not called a racist?

If it is true we are here to help others, then what exactly are the others here for?

If lawyers are disbarred and clergymen defrocked, then doesn't it follow that: Electricians can be delighted; Musicians denoted; Cowboys deranged; Models deposed; Tree Surgeons debarked and dry cleaners depressed?

If Fex-Ex and UPS merged, would they call it Fed-UP?

Mothers feed their babies with tiny little spoons, so what do Chinese Mothers use? Toothpicks?



Best Cop comments

These Police Comments were taken off actual police car videos around the country

"You know, stop lights don't come any redder than the one you just went through."



"Relax, the handcuffs are tight because they're new. They'll stretch after you wear them a while."



"If you take your hands off the car, I'll make your birth certificate a worthless document."



"If you run, you'll only go to jail tired."

"Can you run faster than 1200 feet per second? Because that's the speed of the bullet that'll be chasing you."



"You don't know how fast you were going? I guess that means I can write anything I want to on the ticket, huh?"



"Yes, sir, you can talk to the shift supervisor, but I don't think it will help. Oh, did I mention that I'm the shift supervisor?"

"Warning! You want a warning? O.K., I'm warning you not to do that again or I'll give you another ticket."



"The answer to this last question will determine whether you are drunk or not. Was Mickey Mouse a cat or a dog?"



"Fair? You want me to be fair? Listen, fair is a place where you go to ride on rides, eat cotton candy and corn dogs."



"Yeah, we have a quota. Two more tickets and my wife gets a toaster oven."

"How big were those 'two beers' you say you had?"



"No sir, we don't have quotas anymore. We used to, but now we're allowed to write as many tickets as we can."

FOR THE PRICE OF A JAR OF VICK'S VAPO RUB, IT MAY BE WORTH A TRY . . .



During a lecture on Essential Oils, they told us how the foot soles can absorb oils. Their example: Put garlic on your feet and within 20 minutes you can 'taste' it.

Some of us have used Vicks Vapo rub for years for everything from chapped lips to sore toes and many body parts in between. But I've never heard of this. And don't laugh, it works 100% of the time, although the scientists who discovered it aren't sure why. To stop night time coughing in a child (or adult as we found out personally), put Vicks Vapo rub generously on the bottom of the feet at bedtime, then cover with socks. Even persistent, heavy, deep coughing will stop in about 5 minutes and stay stopped for many, many hours of relief. Works 100% of the time and is more effective in children than even very strong prescription cough medicines. In addition it is extremely soothing and comforting and they will sleep soundly.

Just happened to tune in A.M. Radio and picked up this guy talking about why cough medicines in kids often do more harm than good, due to the chemical makeup of these strong drugs so, I listened. It was a surprise finding and found to be more effective than prescribed medicines for children at bedtime, in addition to have a soothing and calming effect on sick children who then went on to sleep soundly.

My wife tried it on herself when she had a very deep constant and persistent cough a few weeks ago and it worked 100%! She said that it felt like a warm blanket had enveloped her, coughing stopped in a few minutes and believe me, this was a deep, (incredibly annoying!) every few seconds uncontrollable cough, and she slept cough-free for hours every night that she used it.

A favourite email . . .

TWO BLONDE MEN

Two blonde men look at a Sears' Catalogue and admire the models.

One says to the other: "Have you seen the beautiful girls in this catalogue?"

The second replies. "Yes, they are beautiful! And look at the price!"

The first says, with wide eyes, "Wow, they're not very expensive. At this price, I'm buying one."

The second smiles and claps him on the back, "Good idea, order one and if she is as beautiful as in the catalogue, I'll get one too." Three weeks later, the blonde man asks his chum "Did you ever receive the girl you ordered from the Sears' catalogue?"

The second replies, "No. But it shouldn't be long now.... I got her clothes yesterday!"



GREAT INSIGHTS



*'Be kinder than necessary because everyone you meet is fighting some kind of battle.'

*A sharp tongue can cut your own throat.

*If you want your dreams to come true, you mustn't oversleep.

Of all the things you wear, your expression is most important.

*The best vitamin for making friends..... B1.

The happiness of your life depends on the quality of your thoughts.

*The heaviest thing you can carry is a grudge.

*One thing you can give and still keep...is your word.

*You lie the loudest when you lie to yourself.

*If you lack the courage to start, you have already finished.

*One thing you can't recycle is wasted time.

*Ideas won't work unless ' You' do.

*Your mind is like a parachute...it functions only when open.

*The 10 commandments are not a multiple choice.

*The pursuit of happiness is the chase of a lifetime! It is never too late to become what you might have been.



MLS® #9205300 2985 Ensign Lane, Westbank \$569,900



MLS® #9204296 3420 McGinnis, Westbank \$389,900



MLS® #9208050 2209 Mimosa Drive, Westbank \$265,500



MLS® #9199389 151-Old Boucherie Rd, Westbank



MLS® #9202742 28-1929 HWY 97 S, Kelowna \$87,300

On The creek! Fully operational well with electric pump & power runs to property. 4 acres divided into two parcels by Trepanier Road. Peaceful, Private in beautiful Paradise Valley. Can be used as a hobby farm/mobiles O.K.



MLS® #9204826 4447 Trepanier Road, Peachland



Read a tremendous article on the Canadian Market!
Correction, Not crash for Canadian Real Estate Market in 2009



Article found at www.TheHomesTeam.com

SERVICES PROVIDED

- MLS® Listing Service
- Mall Display Centre
- Internat'l Referral/Relocation Program
- Internet/Intranet
- Advertising
- Open House
- Sphere of Influence



- Office Tours
- Weekly Sales Meetings
- Home Marketing Action Plan
- Home Buyers Guide
- Real Estate Planning
- Special Programs
- Commercial Division



Pictures and detailed information regarding Russ's listings can be viewed by visiting:
www.TheHomesTeam.com

The Mortgage Centre	
BEST RATES: Jan 26/09	
Closed Term	Rate
1 Year	3.50%
3 Year	4.29%
5 Year	4.39%
7 Year	5.70%
10 Year	6.05%
5 Yr Variable	3.80%
<small>Rates subject to change without notice.</small>	
BC Direct Mortgages	
(250) 762-2070	
1-888-877-3535	

To be included or removed from our mailing list, please call Revie at 707-1722 or email revie@shaw.ca.

E. & O.E. The information contained herein was obtained from sources deemed to be reliable, and while thought to be correct, is not guaranteed by ROYAL LePAGE REAL ESTATE SERVICE LTD.

Royal LePage Kelowna
11-2475 Dobbin Road
Westbank, BC V4T 2E9



CELL PHONE: 868-5050
OFFICE/PAGER: 768-2161

We love to pay referrals and we are never too busy for yours!