



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"

Demand for new homes has cooled off as economies in Kelowna experience slower growth. Rising inventories of complete and unsold units and strong price competition from a well supplied existing home market have, in turn, led to fewer housing starts. Looking ahead, expect Kelowna new home construction to moderate from the exceptionally high levels of activity seen during the past several years.

A well supplied resale market means there will be less spill-over in homeownership demand to new home construction. Existing home listings have moved off their recent peak, but remain elevated, while resales are beginning to gain.

The outlook for renovations on 2009 is mixed. The industry has been growing rapidly in recent years, with inflation-adjusted outlays rising an average of 8.5% annually this decade, three times faster than overall GDP growth. Spending slowed progressively through 2008, but outlays are still estimated to have increased about 4%.

Ottawa's recently announced renovation tax credit has the potential to provide a significant boost to the industry in 2009. The measure provides a 15% refundable tax credit on eligible expenditures between \$1,000 and \$10,000, completed prior to February 2010. Many homeowners will undoubtedly take advantage of this year's price discount. At the least, some planned projects will be brought forward, and some underground spending pulled up.

But the initiative's overall effectiveness in filling the construction gap may be limited. The main factors behind the boom in renovations in recent years—record existing home sales, rising home prices and equity, high new home prices, record homeownership rates, aged housing stock, strong job and income growth—are no longer supportive.

SALES BY PRICE		
Year to Date		
Price Range	2009	2008
0 to \$200,000	1	0
\$200,001 to \$240,000	3	0
\$240,001 to \$280,000	4	4
\$280,001 to \$320,000	11	8
\$320,001 to \$360,000	24	19
\$360,001 to \$400,000	26	45
\$400,001 to \$440,000	22	46
\$440,001 to \$480,000	13	50
\$480,001 to \$520,000	13	43
\$520,001 to \$560,000	5	39
\$560,001 to \$600,000	5	19
\$600,001 to \$999,999	11	43
\$1 Million and over	1	23
A FEW MORE STATS		
Average House Price Feb. 2009	\$433,688	
Median House Price Feb. 2009	\$399,000	
Houses listed last month—	328	
Lakeshore homes sold last mo. 0		
Average Mobile Home Price—	\$74,478	
Dollar value of sales Feb. 2009	\$58,683,620	
Dollar value of sales Feb. 2008	\$170,822,096	

SUMMARY OF RESIDENTIAL SALES		
Year to Date		
TYPE	2009	2008
Acreage	3	6
Acreage with house	5	15
Acreage (waterfront)	0	1
Business	1	7
Townhouse	31	101
Condo	57	163
Duplex	6	20
Farms	0	1
IC&I	0	10
IC&Lands	0	7
Lots	3	24
Leases	8	22
Lots (waterfront)	0	0
Multi-family	0	0
Multi Plex	0	0
Mobile homes	18	44
Recreational	3	2
Residential	141	319
Residential (waterfront)	0	2
Timeshares	0	1
TOTAL	276	745

ACTIVE LISTINGS			
Res.	Mobiles	Strata	Lots
1562	159	1619	657

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

Relax . . .

Read this slowly and Enjoy!



I believe . . . That just because two people argue, It doesn't mean they don't love each other. And just because they don't argue, it doesn't mean they do love each other.

I believe . . . That we don't have to change friends if we understand that friends change.

I believe . . . That no matter how good a friend is, they're going to hurt you every once in a while and you must forgive them for that.

I believe . . . That true friendship continues to grow, even over the longest distance. Same goes for true love.

I believe . . . That you can do something in an instant that will give you heartache for life.

I believe . . . That it's taking me a long time to become the person I want to be.

I believe . . . That you should always leave loved ones with loving words. It may be the last time you see them.

I believe . . . That you can keep going long after you think you can.

I believe . . . That we are responsible for what we do no matter how we feel.

I believe . . . That either you control your attitude or it controls you.

I believe . . . That heroes are the people who do what has to be done when it needs to be done, regardless of the consequences.

I believe . . . That money is a lousy way of keeping score.

I believe . . . That sometimes the people you expect to kick you when you are down will be the ones who help you get back up.

I believe . . . That sometimes when I'm angry I have the right to be angry, but that doesn't give me the right to be cruel.

I believe . . . That maturity has more to do with what types of experiences you've had and what you've learned from them and less to do with how many birthdays you've celebrated.

I believe . . . That it no matter how hard your heart is broken, the world doesn't stop for your grief.

I believe . . . That our background and circumstances may have influenced who we are, but we are responsible for who we become.

I believe . . . That we shouldn't be so eager to find out a secret. It could change our life forever.

I believe . . . Two people can look at the exact same thing and see something totally different.

I believe . . . That your life can be changed in a matter of hours by people who don't even know you.

I believe . . . That even when you think you have no more to give, when a friend cries out to you, you will find the strength to help.

I believe . . . The credentials on the wall do not make you a decent human being.

I believe . . . That the people you care about most in life are taken from you too soon.

The happiest of people don't necessarily have the best of everything; They just make the most of everything.

Blessings, Grace, Peace, Joy, Love and Happiness Always!

A FAVOURITE EMAIL . . .

SAUSAGE FACTORY FIRE

One dark night outside a small town in Saskatchewan , a fire started inside the local sausage plant and in a blink it exploded into massive flames.

The alarm went out to all the fire departments from miles around.

When the volunteer fire fighters appeared on the scene, the sausage company president rushed to the fire chief and said, 'All of our secret formulas are in the vault in the center of the plant. They must be saved and I will give \$50,000 to the fire department that brings them out intact.'

But the roaring flames held the firefighters off.

Soon more fire departments from surrounding towns had to be called in as the situation became desperate.

As the firemen arrived, the president shouted out that the offer was now \$100,000 to the fire department who could bring out the company's secret files.

From a distance, a lone siren was heard as another fire truck came into sight.

It was the nearby Melville rural township volunteer fire department composed mainly of Ukrainians over the age of 65.

To everyone's amazement, the little run-down fire engine, operated by these Ukrainians, passed all the newer sleek engines that were parked outside the plant, and drove straight into the middle of the inferno.

Outside, the other firemen watched as the Ukrainian old timers jumped off and began to fight the fire with a performance and effort never seen before.

Within a short time, the Melville old-timers had extinguished the fire and saved the secret formulas.

The grateful sausage company president joyfully announced that for such a superhuman feat he was upping the reward to \$200,000, and walked over to personally thank each of the brave, though elderly, Ukrainian firefighters.

The local TV news reporters rushed in after capturing the event on film asking, "What are you going to do with all that money?"

"Vell," said Nick Sputski, the 70-year-old fire chief, "....da furst thing vee gonna do is **fix da brakes** on dat truck!"



HAPPY EASTER!

SMART ANSWER



It was mealtime during a flight on Alaska Airlines.

"Would you like dinner?" the flight attendant asked John, seated in front.

"What are my choices?" John asked.

"Yes or no," she replied.

Safe Driving



I was riding to work yesterday when I observed a female driver, who cut right in front of a pickup truck, causing the driver to drive onto the shoulder to avoid hitting her. This evidently angered the driver enough that he hung his arm out his window and gave the woman an angry gesture.

"Man, that guy is stupid," I thought to myself. I ALWAYS smile nicely and wave in a sheepish manner whenever a female does anything to me in traffic, And here's why:

I drive 48 miles each way every day to work. That's 96 miles each day.

Of these, 16 miles each way is bumper-to-bumper. Most of the bumper-to-bumper is on an 8 lane highway.

There are 7 cars every 40 feet for 32 miles. That works out to 982 cars every mile, or 31,424 cars.

Even though the rest of the 32 miles is not bumper-to-bumper, I figure I pass at least another 4000 cars.

That brings the number to something like 36,000 cars that I pass every day... Statistically, females drive half of these. That's 18,000 women drivers!

In any given group of females, 1 in 28 has PMS. That's 642.

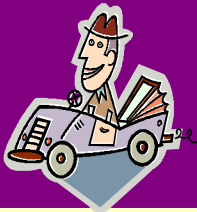
According to Cosmopolitan, 70% describe their love life as dissatisfying or unrewarding. That's 449.

According to the National Institute of Health, 22% of all females have seriously considered suicide or homicide. That's 98.

And 34% describe men as their biggest problem. That's 33.

According to the National Rifle Association, 5% of all females carry weapons and this number is increasing.

That means that EVERY SINGLE DAY, I drive past at least one female that has a lousy love life, thinks men are her biggest problem, has seriously considered suicide or homicide, has PMS, and is armed. Give her an angry gesture? I don't think so...



FLORIDA COURT SETS ATHEIST HOLY DAY

In Florida, an atheist created a case against the upcoming Passover Holy days. He hired an attorney to bring a discrimination case against Christians, Jews and observances of their holy days. The argument was that it was unfair that atheists had no such recognized days.

The case was brought before a judge. After listening to the passionate presentation by the lawyer, the judge banged his gavel declaring, "Case dismissed!"

The lawyer immediately stood objecting to the ruling saying, "Your honor, how can you possibly dismiss this case? The Christians have Christmas, Easter and others. The Jews have Passover, Yom Kippur and Hanukkah, yet my client and all other atheists have no such holidays."

The judge leaned forward in his chair saying, "But you do. Your client, counsel, is woefully ignorant."

The lawyer said, "Your Honor, we are unaware of any special observance or holiday for atheists."

The judge said, "The calendar says April 1st is April Fools Day."

Psalm 14:1 states, "The fool says in his heart, there is no God." Thus, it is the opinion of this court, that if your client says there is no God, then he is a fool. Therefore, April 1st is his day. Court is adjourned.



Blondes Can Paint Well



A blonde decides to show her husband that despite what everyone says, blondes really are smart.

While her husband is at work, she decides that she is going to paint the living room in their house. So the next day as soon as he leaves, she gets down to the task at hand.

Her husband arrives home after work and smells the distinctive smell of paint. He walks into the living room and finds his wife lying on the floor in a pool of sweat. He notices that she is wearing a parka and a mink. He asks her what she is doing. She replies that she wanted to prove to him that not all blonde women are dumb and she wanted to do it by painting the room.

He says that he was impressed at the good job she had done, but what's with her wearing the two coats?

She replies that she was reading the directions on the paint can and they said, "FOR BEST RESULTS, PUT ON TWO COATS!"



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