



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 March 2009, the Central Okanagan Real Estate Board began to shake off its winter blues and reports a total of 248 sales, up 53% over last month. This was a decrease of 56% from March 2008 when total sales equalled 458.

Sales in March for residential detached and condos are also up 53% and 62% respectively over February 2009 indicating more confidence in the housing market today and rising to more typical levels coming in to the spring season.

The absorption rate of residential single detached housing settled in at a 12 month supply—reminiscent of the rate seen in early summer 2008. March resales show some positive results during these challenging economic times as a greater number of households take advantage of increased affordability in the housing marketplace, however, this same segment of the marketplace is continuing its 2009 trend to indicate an elevated number of days on the market (91 days) before selling—numbers not seen since late 2005.

First time buyers are showing increased interest, attracted to low interest rates, a good supply of inventory, greater affordability and a considerably lower overall cost of servicing a mortgage compared to recent years in the Central Okanagan.

The Conference Board of Canada has determined that British Columbians are more likely to go out and buy a home right now than they have been over the past months, although credit difficulties will be one of the largest obstacles to overcome.

Despite the current challenges in the economy, migration will become increasingly important over the coming decades, as BC's population ages. An increase in migration means that demand for housing will continue to be robust over the long term. Buyers will continue to have choice and affordability in this market, but competitive pricing remains a reality.

SALES BY PRICE

Year to Date

Price Range	2009	2008
0 to \$200,000	1	0
\$200,001 to \$240,000	5	1
\$240,001 to \$280,000	7	10
\$280,001 to \$320,000	25	12
\$320,001 to \$360,000	44	30
\$360,001 to \$400,000	50	68
\$400,001 to \$440,000	37	81
\$440,001 to \$480,000	27	70
\$480,001 to \$520,000	28	69
\$520,001 to \$560,000	9	61
\$560,001 to \$600,000	10	40
\$600,001 to \$999,999	25	83
\$1 Million and over	2	5

A FEW MORE STATS

Average House Price Mar. 2009
\$438,493

Median House Price Mar. 2009
\$410,000

Houses listed last month— 440

Lakeshore homes sold last mo. 0

Average Mobile Home Price—\$81,671

Dollar value of sales Mar. 2009
\$90,095,504

Dollar value of sales Mar. 2008
\$193,840,992

SUMMARY OF RESIDENTIAL SALES

Year to Date

TYPE	2009	2008
Acreage	3	10
Acreage with house	6	22
Acreage (waterfront)	0	1
Business	2	7
Townhouse	65	142
Condo	105	281
Duplex	15	33
Farms	1	1
IC&I	1	13
IC&Lands	0	11
Lots	8	55
Leases	12	25
Lots (waterfront)	0	0
Multi-family	0	0
Multi Plex	0	1
Mobile homes	32	63
Recreational	2	2
Residential	272	531
Residential (waterfront)	0	4
Timeshares	0	1
TOTAL	524	1203

ACTIVE LISTINGS

Res.	Mobiles	Strata	Lots
1612	177	1093	569

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

A BATTLE OF WITS



A young boy enters a barbershop and the barber whispers to his customer, "This is the dumbest kid in the world. Watch while I prove it to you."

The barber puts a dollar bill in one hand and two quarters in the other, then calls the boy over and asks, "Which do you want, son?"

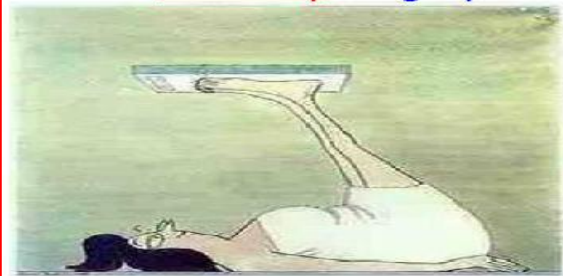
The boy takes the quarters and leaves the dollar.

"What did I tell you?" said the barber. "That kid never learns!"

Later, when the customer leaves, he sees the same young boy coming out of the ice cream store and says, "Hey, son! May I ask you a question? Why did you take the quarters instead of the dollar bill?"

The boy licked his cone and replied, "Because the day I take the dollar, the game is over."

How to correctly weigh yourself....



I can't believe I was doing it wrong all these years!

We must get the word out!

KIDS HAVE THE ANSWERS

How did God make mothers?

1. He used dirt, just like for the rest of us.
2. Magic plus super powers and a lot of stirring.
3. God made my Mum just the same like he made me. He just used bigger parts.

What ingredients are mothers made of ?

1. God makes mothers out of clouds and angel hair and everything nice in the world and one dab of mean.
2. They had to get their start from mens' bones. Then they mostly use string, I think.

Why did God give you your mother and not some other Mum?

1. We're related.
2. God knew she likes me a lot more than other people's Mums like me.

What kind of little girl was your Mum?

1. My Mum has always been my Mum and none of that other stuff.
2. I don't know because I wasn't there, but my guess would be pretty bossy.
3. They say she used to be nice.

What did Mum need to know about Dad before she married him?

1. His last name.
2. She had to know his background. Like is he a crook? Does he get drunk on beer?
3. Does he make at least \$800 a year? Did he say NO to drugs and YES to chores?

Why did your Mum marry your Dad?

1. My Dad makes the best spaghetti in the world. And my Mum eats a lot.
2. Grandma says Mum didn't have her thinking cap on.

Who's the boss at your house?

1. Mum doesn't want to be boss, but she has to because Dad's such an idiot.
2. I guess Mum is, but only because she has a lot more to do than Dad.

What's the difference between Mums & Dads?

1. Mums work at work and work at home and Dads just go to work at work.
2. Mums know how to talk to teachers without scaring them.
3. Dads are taller & stronger, but Mums have all the real power.

What does your Mum do in her spare time?

1. Mothers don't have spare time.
2. To hear her talk, she pays bills all day long.

What would it take to make your Mum perfect?

1. On the inside she's already perfect. Outside, I think some kind of plastic surgery.
2. You know, her hair. I'd die it, maybe blue.

What would you change about your Mum?

1. I'd make my Mum smarter. Then she would know it was my sister who did it and not me.
2. I would like her to get rid of those invisible eyes on the back of her head.

MOTHER'S DAY . . .

A man came home from work and found his three children outside, still in their pajamas, playing in the mud, with empty food boxes and wrappers strewn all around the front yard.

The door of his wife's car was open, as was the front door to the house and there was no sign of the dog. Proceeding into the entry, he found an even bigger mess.

A lamp had been knocked over, and the throw rug was wadded against one wall. In the front room the TV was loudly blaring a cartoon channel, and the family room was strewn with toys and various items of clothing.

In the kitchen, dishes filled the sink, breakfast food was spilled on the counter, the fridge door was open wide, dog food was spilled on the floor, a broken glass lay under the table, and a small pile of sand was spread by the back door.

He quickly headed up the stairs, stepping over toys and more piles of clothes looking for his wife. He was worried she might be ill, or that something serious had happened. He was met with a small trickle of water as it made its way out the bathroom door.

As he peered inside he found wet towels, scummy soap and more toys strewn over the floor. Miles of toilet paper lay in a heap and toothpaste had been smeared over the mirror and walls.

As he rushed to the bedroom, he found his wife still curled up in the bed in her pajamas, reading a novel. She looked up at him, smiled, and asked how his day went. He looked at her bewildered and asked, "What happened here today?"

She again smiled and answered, "You know every day when you come home from work and you ask me what in the world I do all day?"

"Yes," was his incredulous reply.

She answered, "Well, today I didn't do it."



ONLY A MOTHER WOULD KNOW!

One day my mother was out and my dad was in charge of me.

I was maybe 2 1/2 years old and had just recovered from an accident.

Someone had given me a little 'tea set' as a get-well gift and it was one of my favorite toys.

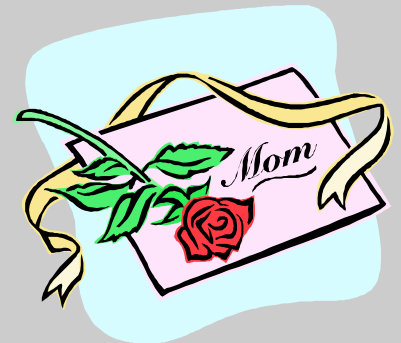
Daddy was in the living room engrossed in the evening news when I brought Daddy a little cup of 'tea', which was just water.

After several cups of tea and lots of praise for such yummy tea, my Mom came home.

My Dad made her wait in the living room to watch me bring him a cup of tea, because it was 'just the cutest thing!' My Mom waited, and sure enough, here I come down the hall with a cup of tea for Daddy and she watches him drink it up.

Then she says, (as only a mother would know... :)

'Did it ever occur to you that the only place she can reach to get water is the toilet?'



So what have we learned in two millennia?

"The budget should be balanced, the Treasury should be refilled, public debt should be reduced, the arrogance of officialdom should be tempered and controlled, and the assistance to foreign lands should be curtailed lest Rome become bankrupt. People must again learn to work, instead of living on public assistance." ---- Cicero - 55 BC

Mother's Day



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



MLS® #9209418 108 Douglas Dr. SE, Calgary, AB \$427,500



MLS® #9209842 2432 Asquith Court, Westbank \$364,900



MLS® #9211502 3420 McGinnis, Westbank \$387,500



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



3576 Springer Road, Westbank MLS® #9 210900 \$359,900



MLS® #9202742 28-1929 HWY 97 S, Kelowna \$79,700



MLS® #9199389 151-Old Boucherie Rd, Westbank \$144,900

SERVICES PROVIDED

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

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