



**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 April 2009, OMREB reported 841 sales in total—down 50% from April 2008. While April sales remained lower than last year, the housing market gained momentum on a month-over-month basis.

The median price of a residential detached home is down by just over 15.5% over April 2008 but up by a slight 1% over March of this year, and up 5% from January's low. Home purchases have increased as households have taken advantage of lower interest rates and slightly lower home prices.

In other cities across Canada, new listings are declining monthly, yet Kelowna is experiencing a minor monthly listing and inventory increase since the beginning of the year, with only the condo market showing a slight decline last month.

There's a greater balance in the housing market, as evidenced by an increase in sales to active listings ration with houses (9.21%).

More and more first time home buyers are taking advantage of great inventory and very low interest rates. Spring sales activity will likely also get a boost from the federal government incentives announced in the last budget, including the increase in the maximum withdrawal allowed under the Home Buyer's Plan and the First Time Buyer Tax Credit.

**DID YOU KNOW...** A new report by Altus Clayton, prepared for the Canadian real Estate Association says each residential **MLS®** transaction generated an average of \$46,400 in additional consumer spending in the period from 2006-2008. This included the purchase of furniture and appliances, moving costs, renovations, services, and taxes. By comparison, from 2004 to 2006 the average transaction yielded \$32,200 in additional consumer spending. In the period from 2002 to 2004, it was \$24,697. The new study says the economic impact of each **MLS®** sale varies by province or region, from a high of \$60,200 in BC to \$28,925 in Atlantic Canada. View News Updates at [www.TheHomesTeam.com](http://www.TheHomesTeam.com)

#### SALES BY PRICE

Year to Date

Price Range	2009	2008
0 to \$200,000	2	0
\$200,001 to \$240,000	7	2
\$240,001 to \$280,000	13	14
\$280,001 to \$320,000	35	15
\$320,001 to \$360,000	67	39
\$360,001 to \$400,000	75	90
\$400,001 to \$440,000	58	113
\$440,001 to \$480,000	40	107
\$480,001 to \$520,000	44	92
\$520,001 to \$560,000	18	89
\$560,001 to \$600,000	18	61
\$600,001 to \$999,999	45	132
\$1 Million and over	1	15

#### A FEW MORE STATS

**Average House Price APR. 2009**  
\$451,110

**Median House Price APR. 2009**  
\$417,000

**Houses listed last month— 470**

**Lakeshore homes sold last mo. 1**

**Average Mobile Home Price—\$82,494**

**Dollar value of sales APR. 2009**  
\$117,836,272

**Dollar value of sales APR. 2008**  
\$229,581,472

#### SUMMARY OF RESIDENTIAL SALES

Year to Date

TYPE	2009	2008
Acreage	4	12
Acreage with house	13	35
Acreage (waterfront)	0	1
Business	3	9
Townhouse	104	184
Condo	169	325
Duplex	25	45
Farms	4	5
IC&I	3	15
IC&Lands	0	16
Lots	14	79
Leases	20	29
Lots (waterfront)	0	0
Multi-family	0	1
Multi Plex	2	1
Mobile homes	49	87
Recreational	2	5
Residential	428	771
Residential (waterfront)	1	7
Timeshares	0	1
<b>TOTAL</b>	<b>841</b>	<b>1678</b>

#### ACTIVE LISTINGS

Res.	Mobiles	Strata	Lots
1705	205	1073	607

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

## HOW TO CALL THE POLICE WHEN YOU'RE OLD

George Phillips, an elderly man, from Meridian, Mississippi, was going up to bed, when his wife told him that he'd left the light on in the garden shed, which she could see from the bedroom window.

George opened the back door to go turn off the light, but saw that there were people in the shed stealing things. He phoned the police, who asked "Is someone in your house?" He said "No, but some people are breaking into my garden shed and stealing from me." Then the police dispatcher said, "All patrols are busy. You should lock your doors and an officer will be along when one is available."

George said, "Okay." He hung up the phone and counted to 30. Then he phoned the police again. "Hello, I just called you a few seconds ago because there were people stealing things from my shed. Well, you don't have to worry about them now because I just shot them." and he hung up.

Within five minutes, six Police Cars, a SWAT Team, a Helicopter, two Fire Trucks, a Paramedic, and an Ambulance showed up at the Phillips' residence, and caught the burglars red-handed. One of the Policemen said to George, "I thought you said that you'd shot them!"

George said, "I thought you said there wasn't anyone available!"

*Don't mess with old people!*



## COMPUTER ERROR

I was having trouble with my computer so I called Richard, the 11 year old next door whose bedroom looks like Mission Control, and asked him to come over.

Richard clicked a couple of buttons and solved the problem.

As he was walking away, I called after him, 'So, what was wrong?'

He replied, 'It was an ID ten T error.'

I didn't want to appear stupid, but nonetheless inquired, 'An, ID ten T error? What's that? In case I need to fix it again.'

Richard grinned. 'Haven't you ever heard of an ID ten T error before?'

'No,' I replied.

'Write it down,' he said, 'and I think you'll figure it out.'

So I wrote down:     I D 1 0 T



## BLONDES WITH HAMMERS

Carol and Donna, were doing some carpenter work on a Habitat for Humanity house. Carol, who was nailing down house siding, would reach into her nail pouch, pull out a nail and either toss it Over her shoulder or nail it in.

Donna, figuring this was worth looking into, asked, 'Wh y are you throwing those nails away?'

Carol explained, 'When I pull a nail out of my pouch, about half of them have the head on the wrong end and I throw them away.'

Donna got completely upset and yelled, 'You moron! Those nails aren't defective! They're for the other side of the house!'



## CORPORATE SHAKE-UP

Arcelory-Metal & Steel, feeling it was time for a shakeup, hired a new CEO. The new boss was determined to rid the company of all slackers.

On a tour of the facilities, the CEO noticed a guy leaning on a wall. The room was full of workers and he wanted to let them know that he meant business. He walked up to the guy leaning against the wall and asked, 'How much money do you make a week?' A little surprised, the young man looked at him and replied,

'I make \$400 a week. Why?' The CEO then handed the guy \$1,600 in cash and screamed, 'Here's four weeks pay, now GET OUT and don't come back.'

Feeling pretty good about himself, the CEO looked around the room and asked, 'Does anyone want to tell me what that goof-ball did here?'

From across the room came a voice . . .  
'Pizza delivery guy from Domino's.'



## THE IMPORTANCE OF WALKING

Walking can add minutes to your life. This enables you at 85 years old to spend an additional 5 months in a nursing home at \$2,000 per month.

My grandpa started walking five miles a day when he was 60. Now he's 97 years old and we don't know where he is.



I like long walks, especially when they are taken by people who annoy me.

I have to walk early in the morning, before my brain figures out what I'm doing..



I joined a health club last year, spent a lot of money and haven't lost a pound. Apparently you have to go there.

Every time I hear the dirty word 'exercise', I wash my mouth out with chocolate.

I do have flabby thighs, but fortunately my stomach covers them.



The advantage of exercising every day is so when you die, they'll say, 'Well, she looks good doesn't she.'

If you are going to try cross-country skiing, start with a small country..

I know I got a lot of exercise the last few years,..... just getting over the hill.



We all get heavier as we get older, because there's a lot more information in our heads. That's my story and I'm sticking to it.

## FOOD FOR THOUGHT

Reporters interviewing a 104-year-old woman, 'And what do you think is the best thing About being 104?' the reporter asked. She simply replied... 'No peer pressure.'

Know how to prevent sagging? Just eat till the wrinkles fill out.

It's scary when you start making the same noises as your coffee maker.

These days about half the stuff In my shopping cart says, 'For fast relief.'

## RED SKELTON'S RECIPE FOR THE PERFECT MARRIAGE



1. Two times a week we go to a nice restaurant, have a Little beverage, good food and companionship she goes on Tuesdays; I go on Fridays.
2. We also sleep in separate beds. Hers is in California, and mine is in Kentucky.
3. I take my wife everywhere....But she keeps finding her way back.
4. I asked my wife where she wanted to go for our anniversary. 'Somewhere I haven't been in a long time!' she said. So I suggested the kitchen.
5. We always hold hands. If I let go, she shops.
6. She has an electric blender, electric toaster and electric bread maker. She said 'There are too many gadgets, and no place to sit down!' So I bought her an electric chair.
7. My wife told me the car wasn't running well because there was water in the carburetor. I asked where the car was. She told me, 'In the lake.'
8. She got a mud pack, and looked great for two days. Then the mud fell off.
- 9 She ran after the garbage truck, yelling, "Am I too late for the garbage?" The driver said, 'No, jump in'.
10. Remember: Marriage is the number one cause of divorce.
11. I married Miss Right. I just didn't know her first name was ALWAYS.
12. I haven't spoken to my wife in 18 months; I don't like to interrupt her.
13. The last fight was my fault though. My wife asked, 'What's on the TV?' I said, 'Dust!'

*And to quote Red, "God Bless"*

## DEEP THOUGHTS BY MEN WHILE FISHING

Two men are out ice fishing at their favorite fishing hole, just fishing quietly and drinking beer.



Almost silently, so as not to scare the fish, Mel says, 'I think I'm going to divorce my wife - she hasn't spoken to me in over 2 months.'

Earl continues slowly sipping his beer, then thoughtfully says, 'You better think it over - women like that are hard to find.'



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



Trade welcome!

MLS® #9211502 3420 McGinnis, Westbank \$374,900



MLS® #9215306 108-2250 Louie Drive, Westbank \$309,000



SOLD

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



SOLD

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



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



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



MLS® #9213715 187-Old Boucherie Rd, Westbank \$99,900

### SERVICES PROVIDED

MLS® Listing Service	Advertising	Weekly Sales Meetings
Mall Display Centre	Open House	Home Marketing Action Plan
Internat'l Referral/Relocation Program	Sphere of Influence	Home Buyers Guide
Internet/Intranet	Office Tours	Real Estate Planning
		Special Programs

BEST RATES: May 24/09	
Closed Term	Rate
1 Year	2.90%
3 Year	3.05%
5 Year	3.54%
7 Year	5.05%
10 Year	5.15%
5 Yr Variable	2.55%
<small>Rates subject to change without notice.</small>	
BC Direct Mortgages	
(250) 762-2070	
1-888-877-3535	

Pictures and detailed information regarding Russ's listings can be viewed

by visiting:  
www.

TheHomes Team  
.com



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