



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"

The number of sales of single family homes and condos in the Central Okanagan are beginning to close in on last year's figures. MLS® sales activity of single family homes in the area was 189 for May 2009. A mere 4.55% down from 198 sales in May 2008.

The number of condo sales was down only 4% from last year 72 to 75 respectively. Townhome sales show a solid increase of 60 properties sold in May 2009 over 41 sales in the same month last year—an increase of over 46%. The largest increase in the market.

The average price for a single detached residential property sits at \$449,870 last month compared to May 2008's figure of \$531,150 and median prices comparing at \$425,000 to last year's figure of \$497,500. Both of these statistics can help determine market trends and current MLS® data is having a stabilizing effect on home prices and showing a trend towards a more balanced market.

1ST TIME HOME BUYERS REPORT

Potential buyers were asked to rank their top incentives for purchasing a first property. While home prices and interest rates took the number one and two rankings, respectively, the third most popular incentive was the First Time Home Buyer's Tax Credit. The recently introduced Home Renovation Tax Credit for 2009 was cited by 42% of potential first-time buyers as either 'very likely' or 'somewhat likely' to impact their purchasing decision.

In provinces such as British Columbia, where high housing prices have kept some buyers out of the market in recent years, 92% of potential first-time buyers are now motivated by low interest rates and 96% say lower home prices are likely to prompt them to buy.

Please see the full report at
[www. TheHomesTeam.com](http://www.TheHomesTeam.com)

SALES BY PRICE

Year to Date

Price Range	2009	2008
0 to \$200,000	3	0
\$200,001 to \$240,000	9	3
\$240,001 to \$280,000	15	17
\$280,001 to \$320,000	44	18
\$320,001 to \$360,000	94	48
\$360,001 to \$400,000	106	114
\$400,001 to \$440,000	86	138
\$440,001 to \$480,000	59	128
\$480,001 to \$520,000	68	124
\$520,001 to \$560,000	34	110
\$560,001 to \$600,000	31	77
\$600,001 to \$999,999	61	167
\$1 Million and over	3	22

A FEW MORE STATS

Average House Price May. 2009
\$449,867

Median House Price May. 2009
\$425,000

Houses listed last month— 454

Lakeshore homes sold last mo. 5

Average Mobile Home Price—\$102,588

Dollar value of sales May. 2009

\$157,644,240

Dollar value of sales May. 2008

\$185,540,096

SUMMARY OF RESIDENTIAL SALES

Year to Date

TYPE	2009	2008
Acreage	7	13
Acreage with house	26	45
Acreage (waterfront)	1	2
Business	5	10
Townhouse	164	225
Condo	242	450
Duplex	33	59
Farms	6	6
IC&I	9	24
IC&Lands	0	16
Lots	21	98
Leases	24	42
Lots (waterfront)	0	0
Multi-family	0	1
Multi Plex	2	2
Mobile homes	58	125
Recreational	2	6
Residential	618	969
Residential (waterfront)	6	9
Timeshares	0	1
TOTAL	1224	2103

ACTIVE LISTINGS

Res.	Mobiles	Strata	Lots
1702	235	1082	697

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

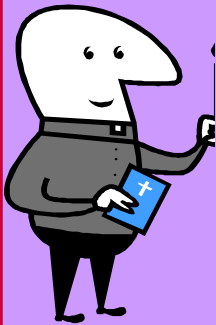
KEEP IT SIMPLE

Reverend Ole was the pastor of the local Norwegian Church, and Pastor Sven was the minister of the Swedish Church across the road.

I saw them yesterday standing by the road,
pounding a sign into the ground, that reads:

'Da End iss Near! Turn Yourself Aroundt
Now! Before It's Too Late!'

As a car sped past them, the driver leaned out
his window and yelled, 'Leave us alone, you
religious nuts!'



From the curve we heard
screeching tires and a big
splash... Rev. Ole turns to
Pastor Sven and asks, 'Do ya
tink maybe da sign should
just say 'Bridge Out!''

BLONDE JOKE . . . May take a minute to figure out!

A blonde hurried into the emergency room late one night with the tip of her index finger shot off. 'How did this happen?' the emergency room doctor asked her.

'Well, I was trying to commit suicide,' the blonde replied.



'What?' sputtered the doctor. 'You tried to commit suicide by shooting off your finger?'

'No, Silly' the blonde said. 'First I put the gun to my chest, and then I thought, 'I just paid \$6,000.00 for these implants. I'm not shooting myself in the chest.'

'So then?' asked the doctor.

'Then I put the gun in my mouth, and I thought, 'I just paid \$3,000.00 to get my teeth straightened. I'm not shooting myself in the mouth.'

'So then?'

'Then I put the gun to my ear, and I thought: 'This is going to make a loud noise. So I put my finger in my other ear before I pulled the trigger.'

KIDS, YA GOTTA LOVE EM'!



THE BOTTLE OF WINE



For all of us who are married, were married, wish
You were married, or wish you weren't married,
this is something to smile about the next time you
see a Bottle of wine:

Sally was driving home from one of her business
Trips in Northern Arizona when she saw an elderly
Navajo woman walking on the side of the road.
As the trip was a long and quiet one, she stopped the car and asked the
Navajo woman if she would like a ride.

With a silent nod of thanks, the woman got into the car.
Resuming the journey, Sally tried in vain to make
a bit of small talk with the Navajo woman. The old
woman just sat silently, looking intently at
everything she saw, studying every little detail,
until she noticed a brown bag on the seat next to Sally.

"What in bag?" asked the old woman.
Sally looked down at the brown bag and said, "It's
a bottle of wine. I got it for my husband."

The Navajo woman was silent for another
moment or two.
Then speaking with the quiet wisdom of an elder,
she said: "Good Trade".



LITTLE GIRL ON THE AIRPLANE

A stranger was seated next to a little girl on the airplane when the stranger turned to her and said, 'Let's talk. I've heard that flights go quicker if you strike up a conversation with your fellow passenger.'

The little girl, who had just opened her book, closed it slowly and said to the stranger, 'What would you like to talk about?'

'Oh, I don't know,' said the stranger. 'How about nuclear power?' and he smiles.

'OK,' she said. 'That could be an interesting topic. But let me ask you a question first. A horse, a cow, and a deer all eat the same stuff - grass - . Yet a deer excretes little pellets, while a cow turns out a flat patty, and a horse produces clumps of dried grass. Why do you suppose that is?'

The stranger, visibly surprised by the little girl's intelligence, thinks about it and says, 'Hmmm, I have no idea.'

To which the little girl replies, 'Do you really feel qualified to discuss nuclear power when you don't even know manure?'



THE PURINA DIET

Yesterday I was buying a 2 large bags of Purina dog chow at Walmart, for my dogs Winston, Chief, Gus, and Maximus. I was about to check out when a woman behind me asked if I had a dog. What did she think, that I had an elephant?

Since I had little else to do, on impulse, I told her that no, I didn't have a dog, and that I was starting the Purina Diet again, although I probably shouldn't because I ended up in the hospital last time. On the bright side though, I'd lost 50 pounds before I awakened in an intensive care ward with tubes coming out of every hole in my body and IVs in both arms.

I told her that it was essentially a perfect diet and that the way that it works is to load your pockets with Purina nuggets and simply eat one or two every time you feel hungry and that the food is nutritionally complete so I was going to try it again. (I have to mention here that practically everyone in the line was enthralled with my story by now.)

Horrified, she asked if I ended up in intensive care because the dog food had poisoned me. I told her no; I had stopped in the middle of the parking lot to lick myself and a car hit me.

I thought the guy behind her was going to have a heart attack, he was laughing so hard!

WAL-MART won't let me shop there anymore.



ALL PUNS INTENDED

1. Two antennas met on a roof, fell in love and got married. The ceremony wasn't much, but the reception was excellent.
 2. A set of jumper cables walk into a bar. The bartender says, 'I'll serve you, but don't start anything.'
 3. A man walks into a bar with a slab of asphalt under his arm, and says: 'A beer please, and one for the road.'
 4. Two cannibals are eating a clown. One says to the other: 'Does this taste funny to you?'
 5. An invisible man marries an invisible woman. The kids were nothing to look at either.
 6. I went to buy some camouflage trousers the other day, but I couldn't see any.
 7. What do you call a fish with no eyes? A fsh.
 8. Two fish swim into a concrete wall. One turns to the other and says, 'Dam!'
 9. Two Eskimos sitting in a kayak were a bit cold, so they lit a fire in the craft. It sank, proving once again that you can't have your kayak and heat it too.
 10. A woman has twins, and gives them up for adoption. One of them goes to a family in Egypt, and is named 'Ahmal.' The other goes to a family in Spain; they name him 'Juan.' Years later, Juan sends a picture of himself to his birth mother. Upon receiving the picture, she tells her husband that she wishes she also had a picture of Ahmal. Her husband responds, 'They're twins! If you've seen Juan, you've seen Ahmal!'
- * And finally, there was the person who sent twenty different puns to his friends, with the hope that at least ten of the puns would make them laugh. No pun in ten did.





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



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



MLS® #9216244 17-2210 Louie Drive, Westbank \$295,800



MLS® 9217027 310-3815 Brown Road, Westbank \$194,800

www.TheHomesTeam.com July Articles:

- (1) First Time Home Buyers Report
- (2) Guess Which Country, OH CANADA!



MLS® #9211402 Lot 68-5 Elk Road, Westbank \$139,000

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Pictures and detailed information regarding

Russ's listings can be viewed by visiting:

www.TheHomesTeam.com

The Mortgage Centre	
BEST RATES: Jun 24/09	
Closed Term	Rate
1 Year	2.75%
3 Year	3.55%
5 Year	4.29%
7 Year	5.30%
10 Year	5.25%
5 Yr Variable	2.65%
<small>Rates subject to change without notice.</small>	
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(250) 762-2070	
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