



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



Labor Day recognizes the efforts of workers worldwide.

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"

Summer sales continue to rebound.. The number of residential real estate sales rose 5% from June to July, marking six consecutive months of gains for the first time in many years based on the recent statistics from the Okanagan mainline Real Estate Board.

These gains are spurred by low interest rates and affordable home prices, and strongest in the \$300K-\$35K price range, a market that is continuing to be fuelled by first-time home buyers.

Single family home sales are also up 60% over July of 2008 (231 and 145 respectively) adding momentum to what is typically considered "summer slowdown". Average price of a single family home is down just under 4% from last year with July 2009 in at \$483,184 over the July 2008 figure of \$502,887.

With recent news that an economic recovery, although gradual, seems to be underway, buyer moods appear to have been buoyed. As consumer confidence grows, typically so will the move-up buyer market.

Interestingly, the median price is holding level, coming in for the third month in a row at \$425,000, unlike the condo market which experienced a solid increase of almost 7.5% (\$249,450) over June's median price and less than a mere 1% over the July 2008 figure of \$247,500. The median price is the price that is midway between the least expensive and most expensive home sold in a given period of time.

Current market activity differs by area and property type and it's important to tap into local housing market expertise to understand why some properties are attracting multiple offers, while others are not moving.

The real estate sector has been one of the sectors making a positive contribution to economic growth in the Okanagan with a recent report indicating that \$60,200 in economic spin-offs and .43 jobs are created for every residential home sale transaction in B.C.

SALES BY PRICE

Year to Date

Price Range	2009	2008
0 to \$200,000	4	0
\$200,001 to \$240,000	18	14
\$240,001 to \$280,000	22	20
\$280,001 to \$320,000	71	24
\$320,001 to \$360,000	154	65
\$360,001 to \$400,000	179	150
\$400,001 to \$440,000	150	193
\$440,001 to \$480,000	113	170
\$480,001 to \$520,000	112	156
\$520,001 to \$560,000	68	138
\$560,001 to \$600,000	54	103
\$600,001 to \$999,999	107	225
\$1 Million and over	10	26

A FEW MORE STATS

Average House Price July. 2009
\$483,184

Median House Price July. 2009
\$425,000

Houses listed last month- 446

Lakeshore homes sold last mo. 3

Average Mobile Home Price-\$93,983

Dollar value of sales July. 2009

\$188,273,200

Dollar value of sales July. 2008

\$136,674,480

SUMMARY OF RESIDENTIAL SALES

Year to Date

TYPE	2009	2008
Acreage	9	20
Acreage with house	42	58
Acreage (waterfront)	1	2
Business	8	18
Townhouse	296	307
Condo	426	597
Duplex	58	70
Farms	10	7
IC&I	15	26
IC&Lands	1	18
Lots	48	114
Leases	32	57
Lots (waterfront)	0	1
Multi-family	2	1
Multi Plex	7	3
Mobile homes	91	188
Recreational	4	7
Residential	1071	1279
Residential (waterfront)	13	17
Timeshares	0	1
TOTAL	2134	2791

ACTIVE LISTINGS

Res.	Mobiles	Strata	Lots
1686	234	1082	742

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

DON'T MESS WITH OLD FARMERS

An RCMP officer stops at a ranch up in Iron Mountain, B.C. and talks with the old ranch owner. He tells the rancher, 'I need to inspect your ranch for illegally grown drugs.'



The old rancher says, 'Okay, but don't go in that field over there.'

The RCMP officer verbally explodes saying, 'Mister, I have the authority of the Federal Government with me.' Reaching into his rear pant pocket and removing his badge, the officer proudly displays it to the farmer.

'See this badge? This badge means I am allowed to go wherever I wish. On any land. No questions asked or answers given. Have I made myself clear? Do you understand?'

The old rancher nods politely and goes about his chores..

Later, the old rancher hears loud screams and spies the RCMP officer running for his life and close behind is the rancher's bull. With every step the bull is gaining ground on the officer.

The officer is clearly terrified.

The old rancher immediately throws down his tools, runs to the fence and yells at the top of his lungs.....



'Your badge!
Your badge!

Show him your badge!'

*When I was young . . .
I used to go skinny dippin'*

*and now I go
chunky
dunkin'*



THE SCOTTISH GOLFER

An 80-year-old Scotsman goes to the doctor for a check-up. The doctor is amazed at what good shape the guy is in and asks, 'How do you stay in such great physical condition?'

'I'm Scottish and I am a golfer,' says the old guy, 'and that's why I'm in such good shape. I'm up well before daylight and out golfing up and down the fairways. I have a wee glass of whisky, and all is well.'

'Well,' says the doctor, 'I'm sure that helps, but there's got to be more to it. How old was your Dad when he died?'

'Who said my Dad's dead?'

The doctor is amazed. 'You mean you're 80 years old and your Dad's still alive. How old is he?'

'He's 100 years old,' says the old Scottish golfer. 'In fact he golfed wi' me this morning, and then we went to the topless beach for a walk and had another wee dram and that's why he's still alive. He's Scottish and he's a golfer, too.'

'Well,' the doctor says, 'that's great, but I'm sure there's more to it than that. How about your Dad's dad? How old was he when he died?'

'Who said my grandad's dead?'

Stunned, the doctor asks, 'You mean you're 80 years old and your grandfather's still living! Incredible, how old is he?'

'He's 118 years old,' says the old Scottish golfer. The doctor is getting frustrated at this point, 'So, I guess he went golfing with you this morning too?'

'No. Grandad couldn't go this mornin' because he's getting married today.'

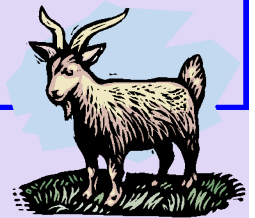
At this point the doctor is close to losing it. 'Getting married?? Why would a 118 year-old guy want to get married?'

'Who said he wanted to?'



OLD GOATS

Groups of Canadians were traveling by tour bus through Holland .. As they stopped at a cheese farm, a young guide led them through the process of cheese making, explaining how goat's milk was used.



She showed the group a lovely hillside where many goats were grazing. 'These' she explained, 'are the older goats put out to pasture when they no longer produce.' She then asked, 'What do you do in Canada with your old goats?' A spry old gentleman answered, 'They send us on bus tours!'

HAPPY LABOR DAY!

TRAFFIC CAMERA

A man was driving when he saw the flash of a traffic camera.

He figured that his picture had been taken for exceeding the limit, even though he knew that he was not speeding...

Just to be sure, he went around the block and passed the same spot, driving even more slowly, but again the camera flashed.

Now he began to think that this was quite funny, so he drove even slower as he passed the area again, but the traffic camera again flashed.

He tried a fourth time with the same result.

He did this a fifth time and was now laughing when the camera flashed as he rolled past, this time at a snail's pace...

Two weeks later, he got five tickets in the mail for driving without a seat belt.



WHO KNEW!

Eliminate ear mites. All it takes is a few drops of Wesson Corn Oil in your cat's or dog's ear... massage it in, then clean with a cotton ball. Repeat daily for 3 days. The oil soothes the cat's skin, smothers the mites, and accelerates healing.

Kills fleas instantly... Dawn Dish washing Liquid does the trick. Add a few drops to your dog's bath and shampoo the animal thoroughly. Rinse well to avoid skin irritations. Good-bye fleas.

Did you know that Colgate Toothpaste makes an excellent salve for burns?

Before you head to the drugstore for a high-priced inhaler filled with mysterious chemicals, try chewing on a couple of curiously strong Altoids peppermints. They'll clear up your stuffed nose.

Achy muscles from a bout of the flu? Mix 1 tablespoon horseradish in 1 cup of olive oil. Let the mixture sit for 30 minutes, then apply it as a massage oil for instant relief for aching muscles.

Sore throat? Just mix 1/4 cup of vinegar with 1/4 cup of honey and take 1 tablespoon six times a day. Vinegar kills the bacteria.

Cure urinary tract infections with Alka-Seltzer. Just dissolve two tablets in a glass of water and drink it at the onset of the symptoms. Alka-Seltzer begins eliminating urinary tract infections almost instantly-even though the product was never been advertised for this use.

Honey remedy for skin blemishes... cover the blemish with a dab of honey and place a Band-Aid over it. Honey kills the bacteria, keeps the skin sterile, and speeds healing. Works overnight.





MLS® #9220164 2567 Saddle Ridge Drive, Westbank \$439,900



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



MLS® 9220747 53-2250 Westbank \$299,900



MLS® #9220798 114-2250 Louie Drive, Westbank \$364,900



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



MLS® 9219189 114-2120 Shannon Ridge Rd, Westbank \$244,900



MLS® #9220679 510-415 Commonwealth Rd, Kelowna \$68,700



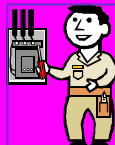
MLS® #9211402 Lot 68-5 Elk Road, Westbank \$139,000

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



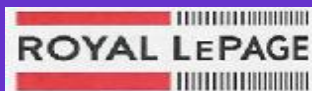
BEST RATES: Aug 19/09

Closed Term	Rate
1 Year	2.75%
3 Year	3.59%
5 Year	4.09%
7 Year	5.30%
10 Year	5.25%
5 Yr Variable	2.55%

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



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

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