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# 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"*

According to the latest statistics from the Central Okanagan Real Estate Board, the market is showing healthy signs in the single family and townhome products and stabilizing in lots, condos and mobiles month to month. Quite a different story from a year ago when inventory was much higher and sales much lower.

On closer inspection, residential sales year to date (Jan.-Oct.) increased a mere 3% over 2008 sales (1674/1622 units sold respectively) yet year to date the sales volume was down over the same time period by 6.5% (\$770,588,736/\$823,915,072).

Unlike the significant 136% increase comparing October 2009 residential sales (215 units sold) with October 2008 (91 units sold) and an even heftier increase (143%) in volume (\$102,320,744/\$42,063,828).

In comparison the condo market shows a completely different scenario. Condo sales to date in 2009 show a drop of just over 15% compared to the first 10 months of 2008 (639/755) and sales volume indicating a more substantial decrease of 25.5% (\$162,822,128/\$218,739,200) . . . Yet October 2009 over October 2008 paints a different story. Last month's condo sales were up 115% over October of 2008 (73/34) and monthly sales volume up by 124% (18,858,052/8,421,400).

The sweet spot appears to be the townhouse market that is significantly up. Year to date sales show an increase of nearly 25% over 2008 (485/389) and a 12% increase in sales volume (\$169,359,024/\$151,177,840). October of this year is overflowing with a 211% increase in townhouse unit sales (56/18) and a dramatic 254.5% increase in volume (20,153,750/5,684,300).



SALES BY PRICE		
Year to Date		
Price Range	2009	2008
0 to \$200,000	10	1
\$200,001 to \$240,000	27	5
\$240,001 to \$280,000	34	28
\$280,001 to \$320,000	103	30
\$320,001 to \$360,000	225	88
\$360,001 to \$400,000	279	200
\$400,001 to \$440,000	215	254
\$440,001 to \$480,000	191	219
\$480,001 to \$520,000	175	200
\$520,001 to \$560,000	105	161
\$560,001 to \$600,000	86	125
\$600,001 to \$999,999	195	277
\$1 Million and over	18	28
A FEW MORE STATS		
Average House Price Oct. 2009	\$475,910	
Median House Price Oct. 2009	\$440,000	
Houses listed last month-	330	
Lakeshore homes sold last mo.	4	
Average Mobile Home Price-	\$125,163	
Dollar value of sales Oct. 2009	\$191,768,496	
Dollar value of sales Oct. 2008	\$62,743,324	

SUMMARY OF RESIDENTIAL SALES			
Year to Date			
TYPE	2009	2008	
Acreage	14	22	
Acreage with house	65	68	
Acreage (waterfront)	1	2	
Business	13	21	
Townhouse	485	389	
Condo	639	755	
Duplex	85	92	
Farms	13	8	
IC&I	21	29	
IC&Lands	2	20	
Lots	79	127	
Leases	54	80	
Lots (waterfront)	0	1	
Multi-family	3	1	
Multi Plex	9	3	
Mobile homes	149	228	
Recreational	9	8	
Residential	1674	1622	
Residential (waterfront)	24	24	
Timeshares	0	1	
<b>TOTAL</b>	<b>3340</b>	<b>3502</b>	
<b>ACTIVE LISTINGS</b>			
<u>Res.</u>	<u>Mobiles</u>	<u>Strata</u>	<u>Lots</u>
1378	218	1083	676

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## THROUGH THE EYES OF A CHILD



### The Children's Bible in a Nutshell

In the beginning, which occurred near the start, there was nothing but God, darkness, and some gas. The Bible says, 'The Lord thy God is one, but I think He must be a lot older than that.

Anyway, God said, 'Give me a light!' and someone did. Then God made the world. He split the Adam and made Eve. Adam and Eve were

naked, but they weren't embarrassed because mirrors hadn't been invented yet.

Adam and Eve disobeyed God by eating one bad apple, so they were driven from the Garden of Eden. Not sure what they were driven in though, because they didn't have cars. Adam and Eve had a son, Cain, who hated his brother as long as he was Abel.

Pretty soon all of the early people died off, except for Methuselah, who lived to be like a million or something.

One of the next important people was Noah, who was a good guy, but one of his kids was kind of a Ham. Noah built a large boat and put his family and some animals on it. He asked some other people to join him, but they said they would have to take a rain check.

After Noah came Abraham, Isaac, and Jacob. Jacob was more famous than his brother, Esau, because Esau sold Jacob his birthmark in exchange for some pot roast. Jacob had a son named Joseph who wore a really loud sports coat.

Another important Bible guy is Moses, whose real name was Charlton Heston. Moses led the Israel Lights out of Egypt and away from the evil Pharaoh after God sent ten plagues on Pharaoh's people. These plagues included frogs, mice, lice, bowels, and no cable.

God fed the Israel Lights every day with manicotti. Then he gave them His Top Ten



Commandments. These include: don't lie, cheat, smoke, dance, or covet your neighbor's stuff. Oh, yeah, I just thought of one more: Humor thy father and thy mother.

One of Moses' best helpers was Joshua who was the first Bible guy to use spies. Joshua fought the battle of Geritol and the fence fell over on the town.

After Joshua came David. He got to be king by killing a giant with a slingshot. He had a son named Solomon who had about 300 wives and 500 porcupines. My teacher says he was wise, but that doesn't sound very wise to me. After Solomon there were a bunch of major league prophets.

One of these was Jonah, who was swallowed by a big whale and then barfed up on the shore. There were also some minor league prophets, but I guess we don't have to worry about them.

After the Old Testament came the New Testament. Jesus is the star of The New. He was born in Bethlehem in a barn. (I wish I had been born in a barn too, because my mom is always saying to me, 'Close the door! Were you born in a barn?') It would be nice to say, 'As a matter of fact, I was.'

During His life, Jesus had many arguments with sinners like the Pharisees and the Democrats. Jesus also had twelve opossums.

The worst one was Judas Asparagus. Judas was so evil that they named a terrible vegetable after him.

Jesus was a great man. He healed many leopards and even preached to some Germans on the Mount.

But the Democrats and all those guys put Jesus on trial before Pontius the Pilot. Pilot didn't stick up for Jesus. He just washed his hands instead. Anyways, Jesus died for our sins, then came back to life again.

He went up to Heaven but will be back at the end of the Aluminum. His return is foretold in the book of Revolution.

### *An eye witness account from New York City, on a cold day in December, some years ago:*

A little boy, about 10-years-old, was standing before a shoe store on the roadway, barefooted, peering through the window, and shivering from the cold.

A lady approached the young boy and said, 'My, but you're in such deep thought staring in that window!'

'I was asking God to give me a pair of shoes,' was the boy's reply.

The lady took him by the hand, went into the store, and asked the clerk to get half a dozen pairs of socks for the boy. She then asked if he could give her a basin of water and a towel. He quickly brought them to her.

She took the little fellow to the back part of the store and, removing her gloves, knelt down, washed his little feet, and

dried them with the towel.

By this time, the clerk had returned with the socks. Placing a pair upon the boy's feet, she purchased him a pair of shoes.

She tied up the remaining pairs of socks and gave them to him.. She patted him on the head and said, 'No doubt, you will be more comfortable now.'

As she turned to go, the astonished kid caught her by the hand, and looking up into her face, with tears in his eyes, asked her, 'Are you God's wife?'





# KIDS AND RELIGEON



## DID NOAH FISH?

A Sunday school teacher asked, 'Johnny, do you think Noah did a lot of fishing when he was on the Ark?'

'No,' replied Johnny. 'How could he, with just two worms.'



## HIGHER POWER:

A Sunday school teacher said to her children, 'We have been learning how powerful kings and queens were in Bible times. But, there is a higher power. Can anybody tell me what it is?'

One child blurted out, 'Aces!'



## MOSES & THE RED SEA :

Nine-year-old Joey, was asked by his mother what he had learned in Sunday school. 'Well, Mom, our teacher told us how God sent Moses behind enemy lines on a rescue mission to lead the Israelites out of Egypt. When he got to the Red Sea, he had his army build a pontoon bridge and all the people walked across safely. Then, he radioed headquarters for reinforcements. They sent bombers to blow up the bridge and all the Israelites were saved and the Egyptians all drowned.'



'Now, Joey, is that really what your teacher taught you?' his mother asked.

'Well, no, Mom. But, if I told it the way the teacher did, you'd never believe it!'

## THE LORD IS MY SHEPHERD:

A Sunday School teacher decided to have her young class memorize one of the most quoted passages in the Bible; Psalm 23.

She gave the youngsters a month to learn the verse. Little Rick was excited about the task but he just couldn't remember the Psalm. After much practice, he could barely get past the first line.

On the day that the kids were scheduled to recite Psalm 23 in front of the congregation, Ricky was very nervous. When it was his turn, he stepped up to the microphone and said proudly, 'The Lord is my Shepherd, and that's all I need to know.'



## UNANSWERED PRAYER?

The preacher's 5 year-old daughter noticed that her father always paused and bowed his head, for a moment, before starting his sermon.

One day, she asked him why. 'Well, Honey,' he began, proud that his daughter was so observant of his messages, 'I'm asking the Lord to help me preach a good sermon.'

'How come He doesn't do it?' she asked.



## UNTIMELY ANSWERED PRAYER

During the minister's prayer, one Sunday, there was a loud whistle from one of the back pews. Gary's mother was horrified. She pinched him into silence and, after church, asked, 'Gary, whatever made you do such a thing?'

Gary answered, soberly, 'I asked God to teach me to whistle, and He just then did!'



## TIME TO PRAY:

A pastor asked a little boy if he said his prayers every night. 'Yes sir,' the boy replied. 'And, do you always say them in the morning, too?' the pastor asked.

'No sir,' the boy replied. 'I ain't scared in the daytime.'



## ALL MEN/ALL GIRLS?

When my daughter, Kelli, was 3, she and my son, Cody, would say their nightly prayers, together.

As most children do, we have to bless every family member, every friend, and every animal (current and past). For several weeks, after we had finished the nightly prayer, Kelli would say, 'And all girls.'

As this soon became part of her nightly routine, to include this at the end, my curiosity got the best of me and I asked her, 'Kelli, why do you always add the part about all girls?'

Her response, 'Because we always finish our prayers by saying 'All Men!'



## EVE'S CREATION:

At Sunday School they were teaching how God created everything, including human beings. Little Johnny seemed especially intent when they told him how Eve was created out of one of Adam's ribs. Later in the week his mother noticed him lying down as though he were ill, and she said, 'Johnny, what is the matter?' Little Johnny responded, 'I have pain in my side. I think I'm going to have a wife.'





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

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