



# R&R

*Rest & Relax While We Do The Work!*



## RUSS & REVIE VERHAEGHE

Volume VIII, Issue I  
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*Russ, Your Real Estate Sales Representative & Revie, Marketing Specialist!*



### ROYAL LEPAGE KELOWNA REAL ESTATE REPORT



*Compliments of "The Homes team"*

There's no doubt the Central Okanagan Zone's real estate market experienced a solid market over the past months which resulted in a gradual increase in the average home value this year over 2008.

Typically it begins to slow in November as people begin to get ready for the holidays and the local market is no exception with residential listings (274) down 17% over last month (330) and sales (137) down 36% over October's healthy total of 215 units. Although sales softened over the past month, they're in line with the season and a more balanced and normalized market, and up over 90% from November of 2008's total of 71 units.

With average days on the market settling in near the 90 day mark, the absorption rate indicates there is 11 months worth of inventory available.

Interesting that 75% of the residential sales last month were under \$500,000 indicating low borrowing costs and first time homebuyers are still motivating factors and fueling the market.

This activity is reflected in the average price of a residential property dropping 5% (\$451,312) in November over October's average price of \$475,910. The median price reflects similarly showing November at \$420,000 over October's median price of \$440,000. Median price is the half-way mark between the lowest sale and the highest. Last November (2008) the median price was \$425,000 and the average price was \$460,933.

The condo market shows an average price of \$278,786 and median price of \$247,900—\$30,000 difference due to the fact that 8 of the 63 sales were over \$400,000 skewing the average price figure.

Condo sales are up 70% over November of last year (63 in 2009 and 37 in 2008) and have softened slightly over October's figure (73).

The townhouse niche also appears to be settling down as well. Sales have been strong over the past 6 months and now appearing to balance out as 44 town homes selling in November 2009—down 20% over October of this year yet up substantially (160%) over November 2008's —17 units sold.

#### SALES BY PRICE

Year to Date

Price Range	2009	2008
0 to \$200,000	11	1
\$200,001 to \$240,000	28	6
\$240,001 to \$280,000	37	30
\$280,001 to \$320,000	115	35
\$320,001 to \$360,000	241	95
\$360,001 to \$400,000	306	209
\$400,001 to \$440,000	243	269
\$440,001 to \$480,000	212	226
\$480,001 to \$520,000	187	205
\$520,001 to \$560,000	112	165
\$560,001 to \$600,000	91	127
\$600,001 to \$999,999	211	290
\$1 Million and over	19	28

#### A FEW MORE STATS

**Average House Price Nov. 2009**  
**\$451,312**

**Median House Price Nov. 2009**  
**\$420,000**

**Houses listed last month— 274**

**Lakeshore homes sold last mo. 2**

**Average Mobile Home Price—\$87,896**

**Dollar value of sales Nov. 2009**

**\$110,345,768**

**Dollar value of sales Nov. 2008**

**\$53,850,896**

#### SUMMARY OF RESIDENTIAL SALES

Year to Date

TYPE	2009	2008
Acreage	18	22
Acreage with house	69	70
Acreage (waterfront)	2	2
Business	13	24
Townhouse	532	406
Condo	706	793
Duplex	88	93
Farms	14	8
IC&I	24	31
IC&Lands	4	20
Lots	94	130
Leases	64	83
Lots (waterfront)	0	1
Multi-family	3	1
Multi Plex	9	3
Mobile homes	164	238
Recreational	10	8
Residential	1821	1693
Residential (waterfront)	26	24
Timeshares	0	1
<b>TOTAL</b>	<b>3662</b>	<b>3652</b>

#### ACTIVE LISTINGS

Res.	Mobiles	Strata	Lots
1254	198	1051	634

***Know Someone Buying or Selling? We Love to Pay Referrals!***

# 10 Inspiring Thoughts for Tough Times

## By Noah benShea

Difficult financial times often inspire people to become more extraordinary. Challenge and adversity can push people toward their own greatness. It can launch you on a deeper personal journey toward happiness, fulfillment, and a life of meaning. As you explore ways to gather strength and improve self-esteem, remember, it is not so much about what you have but who you are. May these tips inspire you. May you go from strength to strength and be a source of strength to others.

### **Broke Is Not Broken**

Being broke is not the same as being broken, losing money is not the same as being lost, and finding your balance is not something you can do on a balance sheet.

### **Having Less Doesn't Mean You Are Less**

Don't confuse having less with being less, having more with being more, or what you have with who you are.

### **Savour Life and Slow Down**

When you're in a hurry, go slowly. The faster you go in life the sooner it is a blur.

### **Faith Creates a New Path**

Faith creates a path where there is none and turns your stumbling blocks into building blocks.

### **Courage Is Not Absence of Fear**

Put your faith, and not your fears, in charge. Courage isn't the absence of fears but how you wrestle with them.

### **Embrace the Future**

If you're busy hugging the past, you can't embrace the future. Don't let the past kidnap your future.

### **Change Is the Only Constant**

This too shall pass. Change is the only constant. In order to take a breath, you must release your breath.

### **Make a Difference**

Do what you can, but never forget that letting go is very different from giving up. Of all the things you can make in life, remember you make all the difference in your life.

### **Embrace Happiness**

Tough times don't require you to be tough on yourself. Find the courage to embrace happiness.

### **You Are Great**

Things don't have to be good for you to be great.



*By all means marry.*

*If you get a good wife,  
you'll be happy.*

*If you get a bad one,  
you'll become a philosopher.*

Socrates



## SCUBA DIVERS



An American tourist asks  
a Newfoundlander. . .

"Why do Scuba divers always  
fall backwards off their  
boats?"

To which the Newfound-  
lander replies:

"Well If they fell forwards  
they'd still be in the boat  
now wouldn't they."

## GRANDKIDS AND COLORS



I didn't know if my grand-  
daughter had learned her colors  
yet, so I decided to test her. I  
would point out something and  
ask what color it was. She would  
tell me and was always cor-  
rect. It was fun for me, so I con-  
tinued.

At last she headed for the  
door, saying, 'Grandma, I  
think you should try to figure out  
some of these yourself!'

## ROSE AND BARB

Two 90-year-old women, Rose and Barb had been friends all of their lives. When it was clear that Rose was dying, Barb visited her every day. One day Barb said, 'Rose, we both loved playing women's softball all our lives, and we played all through High School.

Please do me one favor: when you get to Heaven, somehow you must let me know if there's women's softball there.'



Rose looked up at Barb from her deathbed and said, 'Barb, you've been my best friend for many years. If it's at all possible, I'll do this favor for you.' Shortly after that, Rose passed on.



A few nights later, Barb was awakened from a sound sleep by a blinding flash of white light and a voice calling out to her, 'Barb, Barb.' 'Who is it?', asked Barb, sitting up suddenly. 'Who is it?'

'Barb -- it's me, Rose.'

'You're not Rose. Rose just died.'

'I'm telling you, it's me, Rose,' insisted the voice.

'Rose! Where are you?'

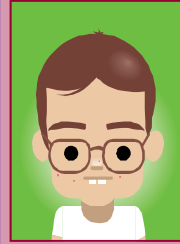
'In Heaven,' replied Rose. 'I have some really good news and a little bad news.' 'Tell me the good news first,' said Barb.

'The good news,' Rose said, 'is that there's softball in Heaven.. Better yet all of our old buddies who died before us are here, too.. Better than that, we're all young again. Better still, it's always springtime, and it never rains or snows. And best of all, we can play softball all we want, and we never get tired.'

'That's fantastic,' said Barb. 'It's beyond my wildest dreams! So what's the bad news?'

'You're pitching Tuesday.'

## A FEW CUTE JOKES . . .



A Sunday school teacher was discussing the Ten Commandments with her five and six year olds. After explaining the commandment to 'Honor thy father and thy mother,' she asked, 'Is there a commandment that teaches us how to treat our brothers and sisters?' Without missing a beat, one little boy answered, 'Thou shall not kill.'



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.'



Two boys were walking home from Sunday school after hearing a strong preaching on the devil. One said to the other, 'What do you think about all this Satan stuff?' The other boy replied, 'Well, you know how Santa Claus turned out. It's probably just your Dad.'

## DIRECTIONS

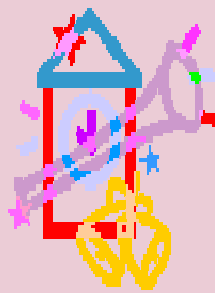


A little boy was waiting for his mother to come out of the grocery store. As he waited, he was approached by a man who asked, "Son, can you tell me where the Post Office is?"

The little boy replied, "Sure! Just go straight down this street a couple of blocks and turn to your right."

The man thanked the boy kindly and said, "I'm the new pastor in town. I'd like for you to come to church on Sunday. I'll show you how to get to Heaven."

The little boy replied with a chuckle. "Awww, come on... you don't even know the way to the Post Office."



## Recipe for a Happy New Year

Take twelve fine, full-grown months; see that these are thoroughly free from old memories of bitterness, rancor and hate, cleanse them completely from every clinging spite; pick off all specks of pettiness and littleness; in short, see that these months are freed from all the past—have them fresh and clean as when they first came from the great storehouse of Time.

Cut these months into thirty or thirty-one equal parts. Do not attempt to make up the whole batch at one time (so many persons spoil the entire lot this way) but prepare one day at a time.

A FAVOURITE EMAIL . . .



MLS® #9225835 17-2210 Louie Drive, Westbank \$279,800



MLS® 9219189 114-2120 Shannon Ridge Rd, Westbank \$239,000



MLS® #9221428 75-2098 Boucherie Rd. Westbank \$74,900



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



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

*Pictures and detailed information regarding Russ's listings can be viewed by visiting:*  
[www.TheHomesTeam.com](http://www.TheHomesTeam.com)



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### BEST RATES: Dec 5/09

Closed Term	Rate
1 Year	2.35%
3 Year	3.39%
5 Year	3.89%
7 Year	4.45%
10 Year	5.35%
5 Yr Variable	2.15%

Rates subject to change without notice.



## CMHC REPORTS

*Kelowna area housing starts and sales of existing homes will move higher in 2010. Expect demand for both new and existing homes to pick up as the BC and Canadian economies record stronger growth.*

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