



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!

The current strength of housing demand stands in sharp contrast to the weak activity recorded a year ago. Existing home sales activity remains upbeat with 109 residential single family homes selling in December of 2009, up 65% over December 2008's figure of 66. Townhouse sales are also up 100% over December of last year with 30 sales recorded in 2009 over 15 sales in 2008. Condo sales lead the pack however, with a 155% increase in units sold during December of each year - 56 in 2009 over 22 in 2008.

When the numbers are accumulated for the entire year, the picture changes somewhat. Year to date figures indicate the residential market is up nearly 10.5% with 1943 sales in 2009 over 2008's number of 1759. Townhouse sales indicate the strongest jump showing close to 33.5% increase in units sold from 562 in 2009 over 421 sales in 2008. Although condo sales were up in December over last year, the year to date sales are down just over 5.5%, 769 condos selling in 2009 compared to 815 sales in 2008.

Are prices going up or down? That is typically the question on the tips of everyone's tongues. The average price for residential properties decreased nearly 9% from \$460,077 over last year's price of \$505,257 and the median price dropped slightly over 10% from \$425,000 in 2009 compared to 2008's median price of \$473,000.

While the figures indicate a decrease in home prices, you have to look carefully at different segments of the market to see what's actually happening. Some of these market segments are very strong and there is upward pressure on price, and there are other segments of the market that are inactive and there is downward pressure on price. **Contact me today to see where your property is positioned in the market. See the residential sales YTD shown below to see what impacts prices.**

Price	2009/2008	+/-
\$280K - \$320K	126 / 42	+200%
\$320K - \$360K	252 / 102	+147%
\$360K - \$400K	323 / 218	+ 47%
\$520K - \$560K	121 / 169	- 28%
\$560K - \$600K	94 / 130	- 28%
\$600K - \$1M	225 / 297	- 24%
\$1M & Over	23 / 30	- 25%

Finance Minister Jim Flaherty says he's watching the country's hot real estate market closely, and may impose measures to make it harder for Canadians to obtain a mortgage.

View the full report at
www.TheHomesTeam.com

ROYAL LEPAGE KELOWNA REAL ESTATE REPORT *Compliments of "The Homes team"*

RESIDENTIAL SALES BY PRICE Year to Date			SUMMARY OF RESIDENTIAL SALES Year to Date			
Price Range	2009	2008	TYPE	2009	2008	
0 to \$200,000	11	2	Acreage	22	23	
\$200,001 to \$240,000	28	7	Acreage with house	74	70	
\$240,001 to \$280,000	40	31	Acreage (waterfront)	2	2	
\$280,001 to \$320,000	126	42	Business	16	25	
\$320,001 to \$360,000	252	102	Townhouse	562	421	
\$360,001 to \$400,000	323	218	Condo	769	815	
\$400,001 to \$440,000	259	279	Duplex	91	96	
\$440,001 to \$480,000	227	232	Farms	15	8	
\$480,001 to \$520,000	202	213	IC&I	28	32	
\$520,001 to \$560,000	121	169	IC&Lands	6	20	
\$560,001 to \$600,000	94	130	Lots	103	130	
\$600,001 to \$999,999	225	297	Leases	67	85	
\$1 Million and over	23	30	Lots (waterfront)	0	1	
A FEW MORE STATS			Multi-family	4	1	
Average House Price Dec. 2009			Multi Plex	9	3	
\$469,515			Mobile homes	171	246	
Median House Price Dec. 2009			Recreational	10	8	
\$438,500			Residential	1943	1759	
Houses listed last month- 180			Residential (waterfront)	31	26	
Lakeshore homes sold last mo. 5			Timeshares	0	1	
Average Mobile Home Price-\$106,983			TOTAL	3923	3772	
Dollar value of sales Dec. 2009			ACTIVE LISTINGS			
\$108,745,576			<u>Res.</u>	<u>Mobiles</u>	<u>Strata</u>	<u>Lots</u>
Dollar value of sales Dec. 2008			1058	199	1051	634
\$48,835,116						

Know Someone Buying or Selling? We Love Pay Referrals!



THE WONDERS OF COFFEE FILTERS

Coffee filters ... who knew! And you can buy 1,000 at Dollar Store for almost nothing.

1. Cover bowls or dishes when cooking in the microwave. Coffee filters make excellent covers.
2. Clean windows and mirrors. Coffee filters are lint-free so they'll leave windows sparkling.
3. Protect China. Separate your good dishes by putting a coffee filter between each dish.
4. Filter broken cork from wine. If you break the cork when opening a wine bottle, filter the wine through a coffee filter.
5. Protect a cast-iron skillet. Place a coffee filter in the skillet to absorb moisture and prevent rust.
6. Apply shoe polish. Ball up a lint-free coffee filter.
7. Recycle frying oil. After frying, strain oil through a sieve lined with a coffee filter.
8. Weigh chopped foods. Place chopped ingredients in a coffee filter on a kitchen scale.
9. Hold tacos. Coffee filters make convenient wrappers for messy foods.

10. Stop the soil from leaking out of a plant pot. Line a plant pot with a coffee filter to prevent the soil from going through the drainage holes.

11. Prevent a Popsicle from dripping. Poke a hole in a coffee filter and slip it over the stick above where it's held.

12. To think that we used expensive strips to wax eyebrows! Use strips of coffee filters.

13. Put a few in a plate and put your fried bacon, French fries, chicken fingers, etc., on them. Soaks out all the grease.

14. Keep in the bathroom. They make great "razor nick fixers."

OH, YEAH - THEY ARE ALSO GREAT TO USE IN YOUR COFFEE MAKERS!



MAN OF THE HOUSE



A husband had just finished reading a new book entitled, "You Can Be The Man of Your House."

He stormed to his wife in the kitchen and announced, "From now on, you need to know that I am the man of this house and my word is law. You will prepare me a gourmet meal tonight, and when I'm done eating my meal, you will serve me a scrumptious dessert. After dinner, you are going watch the same shows I want to watch and like it.

Afterwards, you are going to draw me a bath so I can relax. You will wash my back and towel me dry and bring me my robe. Then, you will massage my feet and hands.

Then tomorrow, guess who's going to dress me and comb my hair?"

The wife replied, "The funeral director would be my first guess."

POLICE STORY . . .

It was the end of the day when I parked my police van in front of the Station.

As I gathered my equipment, my K -9 partner, Jake, was barking, And I saw a little boy staring in at me.

'Is that a dog you got back there?' he asked.

'It sure is,' I replied.

Puzzled, the boy looked at me and then towards the back of the van. Finally, he said, 'What'd he do?'



COMMUNICATION (ko-myoo-ni-kay-shon) n .

Female.... The open sharing of thoughts and feelings with one's partner.

Male ... Leaving a note before taking off on a fishing trip with the boys.



Inquiring Minds Want to Know

MELANIE (age 5) asked her Granny how old she was. Granny replied she was so old she didn't remember any more. Melanie said, 'If you don't remember you must look in the back of your panties. Mine say five to six.'

BRITTANY (age 4) had an ear ache and wanted a pain killer.. She tried in vain to take the lid off the bottle. Seeing her frustration, her Mom explained it was a child-proof cap and she'd have to open it for her. Eyes wide with wonder, the little girl asked: 'How does it know it's me?'

SUSAN (age 4) was drinking juice when she got the hiccups. 'Please don't give me this juice again,' she said, 'It makes my teeth cough.'

DJ (age 4) stepped onto the bathroom scale and asked: 'How much do I cost?'

CLINTON (age 5) was in his bedroom looking worried. When his Mom asked what was troubling him, he replied, 'I don't know what'll happen with this bed when I get married. How will my wife fit in it?'

JAMES (age 4) was listening to a Bible story. His dad read : 'The man named Lot was warned to take his wife and flee out of the city but his wife looked back and was turned to salt.' Concerned, James asked: 'What happened to the flea?'

The Sermon I think this Mom will never forget...this particular Sunday sermon.....'Dear Lord,' the minister began, with arms extended toward heaven and a rapturous look on his upturned face. 'Without you, we are but dust...' He would have continued but at that moment my very obedient daughter who was listening leaned over to me and asked quite audibly in her shrill little four year old girl voice, 'Mom, what is butt dust?'

MAXINE HAS A FLAT TIRE



Yesterday I had a flat tire on the interstate. So I eased my car over to the shoulder of the road, carefully get out of the car and opened the trunk.



I took out 2 cardboard men, unfolded them and stood them at the rear of my car facing oncoming traffic. They look so life like you wouldn't believe it!

They are in trench coats exposing their nude bodies to the approaching drivers.

To my surprise, cars start slowing down looking at my lifelike men which made it safer for me to work at the side of the road. And of course, traffic starts backing up. Everybody is tooting their horns and waving like crazy. It wasn't long before a state trooper pulls up behind me.

He gets out of his car and starts walking towards me.. I could tell he was not a happy camper!

'What's going on here?'

'My car has a flat tire', I said calmly..

'Well, what are those obscene cardboard men doing here by the road?'

I couldn't believe that he didn't 'Helloooooo, those are my

know. So I told him, emergency flashers!'

Revenge For All The Newfie Jokes We've Told Over The Years!

A large group of Taliban soldiers in Afghanistan are moving down a road when they hear a voice call from behind a sand dune: "One Newfie soldier is better than ten Taliban."

The Taliban commander quickly orders 10 of his best men over the dune whereupon a gun battle breaks out and continues for a few minutes, followed by silence.

The voice once again calls out: "One Newfie is better than one hundred Taliban."

Furious, the Taliban commander sends his next best 100 troops over the dune and instantly a huge gun fight commences. After 10 minutes of battle, again silence.



*Newfoundland
& Labrador*

The Newfie voice calls out again: "One Newfie is better than one thousand Taliban!"

The enraged Taliban commander musters 1000 fighters and sends them to the other side of the dune. Rifle fire, machine guns, grenades, rockets and cannon fire ring out as a terrible battle is fought. Then. . . . silence.

Eventually one badly wounded Taliban fighter crawls back over the dune and with his dying words tells his commander, "Don't send any more men.....it's a trap.

There are TWO of them."



.63 ACRE

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MLS® 9219189 114-2120 Shannon Ridge Rd, Westbank \$229,000



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



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



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Home Buyers Guide
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*Pictures and detailed information
regarding Russ's listings can be
viewed by visiting:*

www.TheHome Team.com



BEST RATES: Jan 21/10

Closed Term	Rate
1 Year	2.35%
3 Year	3.25%
5 Year	3.79%
7 Year	4.45%
10 Year	5.30%
5 Yr Variable	2.05%

Rates subject to change without notice.

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