



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 Central Okanagan experienced a healthy boost in the housing market last month as reported by the Okanagan Mainline Real Estate Board. Perhaps in early anticipation by homebuyers of the expected rise in mortgage rates combined with the spring market.

The number of residential single family homes were up 32% over the same month last year (172/130 respectively). The condo market also saw an increase in sales of 19% with 56 units selling in March 2010 compared to 47 in March of 2009. Building lots are also robust with 19 lots selling last month over 2009 March sales of 9, an increase of 280%. No doubt the recent announcements by all of the major banks to raise interest rates are motivating buyers to take the plunge.

The average price of a single family home sits at \$460,417.18 for March 2010 showing a slight decrease over February's \$462,457. Likewise with median prices which dropped from \$429,000 in February 2010 to \$425,000 in March 2010.

Condos showed a similar pattern with average sales price dipping from \$255,163 in February 2010 to \$252,061 in March and median prices following suit from \$243,500 in February to \$242,450 in March 2010. There are currently 1,091 condos listed - nearly 19.5 months worth of inventory.

Bare lots are showing substantial sales increases so far this year (51 sales in 2010 over 8 sales year to date last year) yet there is still over 26.5 months of inventory on the market. (505 currently listed). Average price information can be useful in establishing trends over time, but does not indicate actual prices in centres comprised of widely divergent neighbourhoods, or for price differentials between geographical areas.

The median price is midway between the least expensive and most expensive home sold in an area during a given period of time. During that time, half the buyers bought homes that cost more than the median price and half bought homes for less than the median price. As more buyers enter the market, overall demand strengthens and prices tend to see slight increases, not unusual during a spring market. A rise in listings will typically curb this trend, reflected last month.

Mortgage rates are just one factor in the housing equation—a more positive economic outlook and improved job prospects will play a bigger role in the long-term.

SALES BY PRICE			SUMMARY OF RESIDENTIAL SALES			
Year to Date			Year to Date			
Price Range	2010	2009	TYPE	2010	2009	
0 to \$200,000	3	1	Acreage	10	3	
\$200,001 to \$240,000	5	5	Acreage with house	25	6	
\$240,001 to \$280,000	13	7	Acreage (waterfront)	2	0	
\$280,001 to \$320,000	15	25	Business	6	2	
\$320,001 to \$360,000	54	44	Townhouse	129	66	
\$360,001 to \$400,000	69	49	Condo	170	105	
\$400,001 to \$440,000	73	37	Duplex	21	13	
\$440,001 to \$480,000	57	28	Farms	5	1	
\$480,001 to \$520,000	35	28	IC&I	15	1	
\$520,001 to \$560,000	35	9	IC&Lands	1	0	
\$560,001 to \$600,000	16	10	Lots	51	8	
\$600,001 to \$999,999	64	25	Leases	19	12	
\$1 Million and over	3	2	Lots (waterfront)	0	0	
A FEW MORE STATS			Multi-family	0	0	
Average House Price Mar. 2010			Multi Plex	1	0	
\$460,417			Mobile homes	50	31	
Median House Price Mar. 2010			Recreational	2	2	
\$425,000			Residential	442	212	
Houses listed last month— 594			Residential (waterfront)	7	0	
Lakeshore homes sold last mo. 2			Timeshares	0	0	
Average Mobile Home Price—\$90,507			TOTAL	958	522	
Dollar value of sales Mar. 2010			ACTIVE LISTINGS			
\$374,482,592			Res.	Mobiles	Strata	Lots
Dollar value of sales Mar. 2009			1567	214	1091	587
\$187,090,816						

Know Someone Buying or Selling? We Love Pay Referrals!

THE HISTORY OF APRONS

I don't think our kids know what an apron is.

The principal use of Grandma's apron was to protect the dress underneath, because she only had a few, it was easier to wash aprons than dresses and they used less material, but along with that, it served as a potholder for removing hot pans from the oven.

It was wonderful for drying children's tears, and on occasion was even used for cleaning out dirty ears.

From the chicken coop, the apron was used for carrying eggs, fussy chicks, and sometimes half-hatched eggs to be finished in the warming oven.

When company came, those aprons were ideal hiding places for shy kids.

And when the weather was cold, Grandma wrapped it around her arms.

Those big old aprons wiped many a perspiring brow, bent over the hot wood stove.

Chips and kindling wood were brought into the kitchen in that apron.

From the garden, it carried all sorts of vegetables. After the peas had been shelled, it carried out the hulls.

In the fall, the apron was used to bring in apples that had fallen from the trees.

When unexpected company drove up

the road, it was surprising how much furniture that old apron could dust in a matter of seconds.

When dinner was ready, Grandma walked out onto the porch, waved her apron, and the men knew it was time to come in from the fields to dinner.

It will be a long time before someone invents something that will replace that 'old-time apron' that served so many purposes.

REMEMBER:

Grandma used to set her hot baked apple pies on the window sill to cool.

Her granddaughters set theirs on the window sill to thaw.

They would go crazy now trying to figure out how many germs were on that apron.

I don't think I ever caught anything from an apron.



A favourite email . . .

RETIRED SPEEDER



When stopped by a young patrol officer, she was asked, "Did you know you were speeding? This 83 year old woman talked herself out of a ticket by answering, "Yes, but I had to get there before I forgot where I was going."



POSITIVE THINKING

There once was a woman who woke up one morning, looked in the mirror and noticed she had only three hairs on her head.

'Well,' she said, 'I think I'll braid my hair today.' So she did and she had a wonderful day.

The next day she woke up, looked in the mirror and saw that she had only two hairs on her head.

'H-M-M,' she said, 'I think I'll part my hair down the middle today.' So she did and she had a grand day.

The next day she woke up, looked in the mirror and noticed that she had only one hair on her head. 'Well,' she said, 'today I'm going to wear my hair in a pony tail.' So she did, and she had a fun, fun day.

The next day she woke up, looked in the mirror and noticed that there wasn't a single hair on her head.

'YAY!' she exclaimed. 'I don't have to fix my hair today!'



THE DOCTOR'S DAUGHTER

On the way to taking her daughter to preschool, the doctor left her stethoscope on the car seat. Her little girl picked it up and began playing with it.

"Be still, my heart," thought the Doctor, "my daughter wants to follow in my footsteps!"

Then the child spoke into the instrument,

"Welcome to McDonald's. May I take your order?"



*God may have created man before woman,
but there is always a rough draft before the masterpiece.*

IT IS ALL IN THE NAME

A baby asked God, 'They tell me you are sending me to earth tomorrow, but how am I going to live there being so small and helpless?'

God said, 'Your angel will be waiting for you and will take care of you.'

The child further inquired, 'But tell me, here in heaven I don't have to do anything but sing and smile to be happy.' God said, 'Your angel will sing for you and will also smile for you. And you will feel your angel's love and be very happy.'

Again the child asked, 'And how am I going to be able to understand when people talk to me if I don't know the language?' God said, 'Your angel will tell you the most beautiful and sweet words you will ever hear, and with much patience and care, your angel will teach you how to speak.'

'And what am I going to do when I want to talk to you?' God said, 'Your angel will place your hands together and will teach you how to pray.'

'Who will protect me?' God said, 'Your angel will defend you even if it means risking its life.'

'But I will always be sad because I will not see you anymore.' God said, 'Your angel will always talk to you about me and will teach you the way to come back to me, even though I will always be next to you.'

At that moment there was much peace in Heaven, but voices from Earth could be heard and the child hurriedly asked, 'God, if I am to leave now, please tell me my angel's name.'

God said, 'You will simply call her, **'Mom.'**



ANOTHER BLONDE JOKE

A man was in his front yard mowing grass when his attractive blonde female neighbor came out of the house and went straight to the mailbox.

She opened it then slammed it shut and stormed back in the house.

A little later she came out of her house again went to the mail box and again, opened it, slammed it shut again. Angrily, back into the house she went.

As the man was getting ready to edge the lawn, she came out again, marched to the mail box, opened it and then slammed it closed harder

than ever .

Puzzled by her actions the man asked her, "Is something wrong?"

To which she replied, "There certainly is!"

(Are you ready? ...)



"My stupid computer keeps saying,

"YOU'VE GOT MAIL!"

WHAT IT MEANS TO BE HAPPY

1. Decide to be a happy person. As Lincoln observed, most people, most of the time, can choose how stressed or happy, how troubled or relaxed they want to be. Choose to be happy.

2. Watch and read less news. As a recovering news addict, I know this can be difficult because the stock market fluctuates, politicians politic, and sports teams compete. But, most of the time, you don't need the stress. So, just don't watch. I think it was Henry Thoreau who noted that if you've ever read about a train wreck, you understand the principle and don't need to know any more about it.

3. Practice the Attitude of Gratitude. We all have so much to be grateful for. Just thanking the many people who assist us, encourage us, teach us and open doors for us could take all day!

4. Take Time. My dog has taught me much about loyalty, about noticing the sights, sounds, and smells in the yard, about being relaxed and about play. Eat when you're hungry, nap when you need it. Get your ears scratched whenever possible!

5. Laugh everyday. Hear a joke, tell a joke, laugh at yourself, laugh with your friends and family and co-workers. There are very few medicines as powerful as laughter, and I don't think you can over-dose, although it is addicting!

6. Love well. Express your affection, appreciation, friendship and warmth to those around you, and they will almost always respond in the most amazing ways! Be generous--it pays great dividends!

7. Work hard. This one comes as a bit of a surprise, but there is tremendous satisfaction in being competent, and joy in completing our assigned tasks. One of the great sources of happiness is to do work that is worthy of you, and to do it well.

8. Learn something new, everyday. To be happy, most of us must also be growing, expanding, learning and challenging ourselves. Read, listen, adapt and stretch to accommodate new ideas and new information.

9. Use your body as it was designed. Walk and run, stretch, throw things, and lift things. Dance! Exercise is good, but so is hugging someone, mixing up a batch of cookies, or exchanging backrubs. You have a body and it can be either a source of joy, or a source of aches and pains. Your choice.

10. Avoid toxins. I prefer writing positives (things to do) rather than negatives (things to fear), but reality says there are negative people and there are bad chemicals, stressful noises, and unsafe places. Don't go there! Avoid poisons whenever possible. It seems to work out better that way.

A favourite email . . .





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Closed Term	Rate
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3 Year	3.75%
5 Year	4.39%
7 Year	4.95%
10 Year	5.34%
5 Yr Variable	1.75%

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



CELL PHONE: 868-5050
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