



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



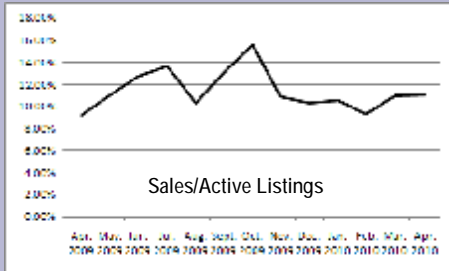
RUSS & REVIE VERHAEGHE

Volume VIII, Issue VI
JUNE, 2010

Russ, Your Real Estate Sales Representative & Revie, Marketing Specialist!

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

Spring is usually busy and buyers who negotiated interest rates before banks increased them are motivated to buy. The increases seen in most markets are making up for losses seen last year after the global economic slump. A good supply of product makes the market balanced between buyers and sellers.



STATISTICS TO KNOW
Apr. 2010 2009

Res. Sales	194	157	24%
Condo Sales	77	64	20%
Townhouse Sales	50	39	30%
Res. Inventory	1758	1705	3%
Condo Inventory	1122	1073	5%
Townhouse Inven.	479	582	18%
Res. Av. Price	502K	450K	12%
Res. Med. Price	461K	415K	11%
Condo Av. Pr.	259K	249K	4%
Condo Med. Price	240K	243K	1%
TownH. Av. Price	355K	345K	3%
TownH. Med Price	335K	327K	3%

SALES BY PRICE
Year to Date

Price Range	2010	2009
0 to \$200,000	5	2
\$200,001 to \$240,000	5	7
\$240,001 to \$280,000	16	13
\$280,001 to \$320,000	22	35
\$320,001 to \$360,000	70	68
\$360,001 to \$400,000	98	75
\$400,001 to \$440,000	103	59
\$440,001 to \$480,000	82	41
\$480,001 to \$520,000	61	44
\$520,001 to \$560,000	58	18
\$560,001 to \$600,000	28	18
\$600,001 to \$999,999	89	45
\$1 Million and over	9	3

A FEW MORE STATS
Average House Price Apr. 2010
\$502,524
Median House Price Apr. 2010
\$461,000
Houses listed last month— 554
Lakeshore homes sold last mo. 0
Average Mobile Home Price—\$101,633
Dollar value of sales Apr. 2010
\$163,443,680
Dollar value of sales Apr. 2009
\$118,832,272

SUMMARY OF RESIDENTIAL SALES
Year to Date

TYPE	2010	2009
Acreage	18	4
Acreage with house	35	13
Acreage (waterfront)	2	0
Business	8	3
Townhouse	180	104
Condo	251	171
Duplex	34	23
Farms	7	4
IC&I	22	0
IC&Lands	1	0
Lots	71	14
Leases	23	20
Lots (waterfront)	0	0
Multi-family	0	0
Multi Plex	3	2
Mobile homes	70	48
Recreational	2	2
Residential	647	431
Residential (waterfront)	7	1
Timeshares	0	0
TOTAL	1384	843

ACTIVE LISTINGS

Res.	Mobiles	Strata	Lots
1758	227	1122	622

Know Someone Buying or Selling? We Love Pay Referrals!

TELL ME THIS WON'T HAPPEN TO US

Three sisters, ages 92, 94 and 96, live in a house together. One night the 96-year-old draws a bath. She puts her foot in and pauses. She yells to the other sisters, 'Was I getting in or out of the bath?'

The 94-year-old yells back, 'I don't know. I'll come up and see.' She starts up the stairs and pauses 'Was I going up the stairs or down?'

The 92-year-old is sitting at the kitchen table having tea listening to her sisters, she shakes her head and says, 'I sure hope I never get that forgetful, knock on wood.' She then yells, 'I'll come up and help both of you as soon as I see who's at the door.'

Three retirees, each with a hearing loss, were playing golf one fine March day.

One remarked to the other,
'Windy, isn't it?'

'No,' the second man replied, 'it's Thursday.'

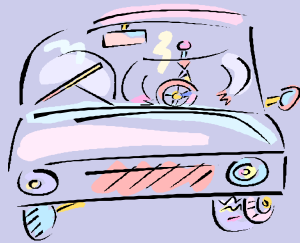
And the third man chimed in,
'So am I.. Let's have a beer.'

Two elderly women were out driving in a large car - both could barely see over the dashboard. As they were cruising along, they came to an

intersection. The stoplight was red, but they just went on through.

The woman in the passenger seat thought to herself 'I must be losing it. I could have sworn we just went through a red light.' After a few more minutes, they came to another intersection and the light was red. Again, they went right through. The woman in the passenger seat was almost sure that the light had been red but was really concerned that she was losing it. She was getting nervous

At the next intersection, sure enough, the light was red and they went on through. So, she turned to the other woman and said, 'Mildred, did you know that we just ran through three red lights in a row? You could have killed us both!' Mildred turned to her and said, 'Oh, NO! Am I driving?'



HOW TO BE A GRACIOUS

Jennifer's wedding day was fast approaching. Nothing could dampen her excitement - not even her parent's nasty divorce.

Her mother had found the PERFECT dress to wear, and would be the best-dressed mother-of-the-bride ever!

A week later, Jennifer was horrified to learn that her father's new, young wife had bought the exact same dress as her mother!

Jennifer asked her father's new young wife to exchange it, but she refused. "Absolutely not! I look like a million bucks in this dress, and I'm wearing it," she replied.

Jennifer told her mother who graciously said, "Never mind sweetheart. I'll get another dress. After all, it's your special day."

A few days later, they went shopping, and did find another gorgeous dress for her mother.

When they stopped for lunch, Jennifer asked her mother, "Aren't you going to return the other dress? You really don't have another occasion where you could wear it."

Her mother just smiled and replied, "Of course I do, dear.....I'm wearing it to the rehearsal dinner the night before the wedding."



MAXINE

*Yesterday I went to the doctor
for my yearly physical.*

My blood pressure was high

My cholesterol was high

I'd gained some weight, and I didn't feel so hot. My doctor said eating right doesn't have to be complicated and it would solve my physical problems.

He said: Just think in colors. Fill your plate with bright colors. Try some greens, oranges, reds,

maybe something blue, etc.

*So I went right home
and ate an entire
bowl of ...*



Sure enough, I felt better immediately.

THE SNEEZE

They walked in tandem, each of the ninety-two students filing into the Already crowded auditorium. With their rich maroon gowns flowing and the traditional caps, they looked almost as grown up as they felt.

Dads swallowed hard behind broad smiles, and Moms freely brushed away tears.

This class would NOT pray during the commencements, not by choice, but because of a recent court ruling prohibiting it.

The principal and several students were careful to stay within the guidelines allowed by the ruling. They gave inspirational and challenging speeches, but no one mentioned divine guidance and no one asked for blessings on the graduates or their families.

The speeches were nice, but they were routine until the final speech received a standing ovation.

A solitary student walked proudly to the microphone. He stood still and silent for just a moment, and then, it happened.

All 92 students, every single one of them, suddenly SNEEZED !!!!

The student on stage simply looked at the audience and said,

“GOD BLESS YOU”

And he walked off the stage...



The Riddle Is Solved

Through the ages, men have been trying to unlock this mystery:

Why do their wives, who accept them just as they are before they get married, begin the quest to change their behaviour and life-style once their vows are exchanged?



Finally, the riddle is solved.

A social-scientist has arrived at this simple and logical explanation.

When the bride, accompanied by her father, starts to walk slowly down the long aisle, She sees the altar at the end and hears the choir singing a hymn. Walking down the aisle, the conditioning process where the brain absorbs these three

stimuli: aisle, altar, hymn, begins. She becomes mesmerized as she continually reinforces these perceptions: Aisle, altar, hymn. . . . Aisle, altar, hymn. . . . Aisle, altar, hymn. And finally, as she stops beside the groom, the conditioning process is complete. She looks up at him smiling sweetly and keeps saying to herself... 'I'll alter him ''

It's time again for the annual 'Stella Awards'!

For those unfamiliar with these awards, they are named after 81-year-old Stella Liebeck who spilled hot coffee on herself and successfully sued McDonald's in New Mexico, where she purchased the coffee. She took the lid off the coffee and put it between her knees while she was driving.

Here are the Stella's for the past year:

5TH PLACE :

Kathleen Robertson of Austin, Texas was awarded \$80,000 by a jury of her peers after breaking her ankle tripping over a toddler running inside a furniture store. The store owners were understandably surprised by the verdict, considering the running toddler was her own son.



4TH PLACE :

Carl Truman, 19, of Los Angeles , California won \$74,000 plus medical expenses when his neighbor ran over his hand with a Honda Accord. Truman apparently didn't notice someone at the wheel of the car trying to steal his **neighbor's hubcaps**.

3RD PLACE :

Terrence Dickson, of Bristol , Pennsylvania , who was leaving a house he had just burglarized by way of the garage. Unfortunately for Dickson, the automatic garage door opener malfunctioned and he could not get the garage door to open. Worse, he couldn't re-enter the house because the door connecting the garage to the house locked when Dickson pulled it shut. Forced to sit for eight, count 'em, EIGHT, days on a case of Pepsi and a large bag of dry dog food, he sued the homeowner's insurance company claiming undue mental anguish. Amazingly, the jury said the insurance company must pay Dickson \$500,000 for his anguish. We should all have this kind of anguish.



2ND PLACE:

Amber Carson of Lancaster, Pennsylvania—A jury ordered a Philadelphia restaurant to pay her \$113,500 after she slipped on a spilled soft drink and broke her tailbone The reason the soft drink was on the floor: Ms. Carson had thrown it at her boyfriend 30 seconds earlier during an argument. Whatever happened to people being responsible for their own actions?

1ST PLACE:

This year's runaway First Place Stella Award winner was Mrs. Merv Grazinski, of Oklahoma City, Oklahoma , who purchased a new 32-foot Winnebago motor home. On her first trip home, from an OU football game, having driven on to the freeway, she set the cruise control at 70 mph and calmly left the driver's seat to go to the back of the Winnebago to make herself a sandwich. Not surprisingly, the motor home left the freeway, crashed and overturned. Also not surprisingly, Mrs. Grazinski sued Winnebago for not putting in the owner's manual that she couldn't actually leave the driver's seat while the cruise control was set. The Oklahoma jury awarded her . . . , \$1,750,000 PLUS a new motor home. Winnebago actually changed their manuals as a result of this suit, just in case Mrs. Grazinski has any relatives who might also buy a motor home.





2 1/2 ACRE
HOBBY FARM
WITH RIDING
ARENA AND
OUT BUILDINGS

MLS® #9227715 3248 Preston Rd, West Kelowna \$549,900



FABULOUS HOME. LAKE VIEW
FULL, FINISHED BASEMENT

MLS® #10001639 3675 Yorkton, Westbank \$399,700



DELUXE HOME WITH
TWO IN-LAW SUITES!

MLS® 10009462 3624 Brenda Lee Rd, West Kelowna \$399,500



ELEGANT 2 BD, 2 BATH
RETIREMENT LIFESTYLE

MLS® 10001948 2206 Mimosa Drive Westbank \$256,800



DELUX CREEKSIDE
UNIT OFFERS
SERENITY & VIEW!

MLS® #10006717 203-1965 Pandosy, Kelowna \$239,700



SUPERB DECOR!
3-BD, 2 BATH
FAMILY COMPLEX

MLS® #9216244 17-2210 Louie Drive, Westbank \$279,800



LONG-TERM LEASE
RESORT LIVING
PARK MODEL AND RV'S
WELCOME!

MLS® #9220679 510-415 Commonwealth Rd, Kelowna \$55,000

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
- Commercial Division



ALL PROPERTIES CAN BE VIEWED IN
DETAIL BY VISITING

www.TheHomesTeam.com

BEST RATES: May 25/10

Closed Term	Rate
1 Year	2.60%
3 Year	3.75%
5 Year	4.39%
7 Year	4.85%
10 Year	5.59%
5 Yr Variable	1.75%

Rates subject to change without notice.

To be included or removed from our mailing list, please call Revie at 707-1722 or email revie@shaw.ca.

E. & O.E. The information contained herein was obtained from sources deemed to be reliable, and while thought to be correct, is not guaranteed by ROYAL LePAGE REAL ESTATE SERVICE LTD.

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



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

We love to pay referrals and we are never too busy for yours!