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ROYAL LEPAGE
KELOWNA

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The Real Estate Report

3 Tips to Get You Through Winter with a Smile

Turn those winter doldrums into good times and great memories

Sometimes February in the Okanagan can be an exercise in endurance. The winter clouds make the valley feel claustrophobic and one begins to long for the green growth and new flowers of spring. However, the winter weather presents some options for fun that won't be available in just a few weeks time. So why not make the most of it while elevating your mood at the same time? Here are a few ideas to help:

Get Out
Subzero temperatures don't need to keep you indoors. Dress for the weather and take advantage of winter activities while you still can. Winter sports such as ice skating or cross country skiing can be quite affordable or a simple walk in a winter wonderland might be just the ticket. As your heart rate rises, your mood will as well and you won't feel subject to the weather.

Get Up
The Okanagan Valley features many great ski hills such as Big White, Silver Star, Crystal Mountain and Apex. Make sure you have good winter tires and then begin your journey to get above the cloud cover. Regardless of whether you ski or snowboard, some sun can do wonders for your spirit. Most of these hills have many other options available, including tubing, hiking, or simply enjoying a meal at a great restaurant. This mini-trip can feel like a holiday in your own backyard.

Get Down
Another way to beat the winter blues is to hold a summer-themed party. Invite all your friends to celebrate beach season early. From Hawaiian shirts to tropical drinks and snacks to cruise ship party activities, get creative to start your own heat wave! Before you know it, you will forget the weather outside as you prove the triumph of mind over matter.

Residential Sales by Price

Price Range	2016	2015
$0 to $200,000	1	1
$200,000 to $240,000	2	0
$240,000 to $280,000	2	2
$280,000 to $320,000	1	7
$320,000 to $360,000	3	5
$360,000 to $400,000	8	9
$400,000 to $440,000	13	9
$440,000 to $480,000	12	15
$480,000 to $520,000	7	7
$520,000 to $560,000	8	11
$560,000 to $600,000	7	5
$600,000 to $999,999	21	16
$1 Million and over	1	0

Real Estate Stats Last Month

Average house price last month	529,908	484,145
Median house price last month	488,500	460,000
Average Mobile Home price	96,886	88,239
Houses listed	252	271

Residential Sales (Year To Date)

Type	2016	2015
Acreage/House	4	5
Townhouse	37	40
Condo	62	38
Lots	15	13
Mobile Homes	14	14
Residential	86	87
Residential (Waterfront)	1	2
TOTAL	**219**	**199**

Active Listings

Res	Mobiles	Strata	Lots
717	98	631	415

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