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K E L O W N A

March  
2016

### Residential Sales by Price

Price Range	2016	2015
\$0 to \$200,000	2	2
\$200,000 to \$240,000	2	1
\$240,000 to \$280,000	9	8
\$280,000 to \$320,000	5	21
\$320,000 to \$360,000	10	18
\$360,000 to \$400,000	25	30
\$400,000 to \$440,000	32	36
\$440,000 to \$480,000	36	38
\$480,000 to \$520,000	25	22
\$520,000 to \$560,000	31	32
\$560,000 to \$600,000	26	13
\$600,000 to \$999,999	68	45
\$1 Million and over	9	1

### Real Estate Stats Last Month

Average house price last month	552,761	477,118
Median house price last month	519,500	453,000
Average Mobile Home price	95,940	71,837
Houses listed	369	408

### Residential Sales (Year To Date)

Type	2016	2015
Acreage/House	14	15
Townhouse	118	90
Condo	149	110
Lots	32	34
Mobile Homes	35	33
Residential	280	267
Residential (Waterfront)	7	6
<b>TOTAL</b>	<b>635</b>	<b>555</b>

### Active Listings

Res	Mobiles	Strata	Lots
797	108	686	425



# The Real Estate Report

## Start Your Own Garden and Save

*Grow your own healthy food in your backyard*

Warmer temperatures in February have Kelowna residents chortling about an early spring. That means it's time to plant the flowers that you want to stop and smell. This year why not take a step further and create your own vegetable garden? It's a little extra work but it can ultimately cut down your grocery bill while you benefit from quality time with Mother Nature.

Here are a few tips to get your green thumb started:

#### 1) Soil matters

The attention you pay to your soil can greatly influence the quality of the crop. Take time to sift out of the soil as many rocks as possible before starting to plant. You can find soil sifters at most hardware stores but there are also tutorials online to help you easily build one for around \$10. It is hard work to sift an entire garden plot but the rewards outweigh the cost.

#### 2) Compost!

Speaking of soil quality, a great way to enhance yours is to compost your vegetable and fruit waste, teabags, plant prunings and grass cuttings. It's good for the environment and is also a way to cultivate better soil as it provides needed nitrogen and moisture.

#### 3) Timing is everything

Different veggies need to be planted at different times in order to flourish. Some you might want to start indoors before transplanting them to your garden later. For example, you should start broccoli, lettuce and cauliflower as soon as possible (last week of February) and then transplant them in later March. Some vegetables you won't want to plant until the summer such as pumpkins, cucumbers and beans. Others should be planted in April or May. You can find a full list online, specifically tailored to Kelowna's climate.

