



Louise Levesque

LOUISE LEVESQUE  
REALTOR®

(250) 864-5218

Louise@LouiseLevesqueRealEstate.ca  
www.LouiseLevesqueRealEstate.ca

ROYAL LEPAGE  
K E L O W N A

MAY  
2017

### Residential Sales by Price

Price Range	2017	2016
\$0 to \$200,000	2	3
\$200,000 to \$240,000	1	8
\$240,000 to \$280,000	6	15
\$280,000 to \$320,000	8	18
\$320,000 to \$360,000	20	41
\$360,000 to \$400,000	28	90
\$400,000 to \$440,000	52	95
\$440,000 to \$480,000	65	116
\$480,000 to \$520,000	63	95
\$520,000 to \$560,000	77	116
\$560,000 to \$600,000	78	87
\$600,000 to \$999,999	343	243
\$1 Million and over	49	40

### Real Estate Stats Last Month

Average house price last month	667,105	563,020
Median house price last month	624,000	528,000
Average Mobile Home price	129,905	115,898
Houses listed	420	495

### Residential Sales (Year To Date)

Type	2017	2016
Acreage/House	27	45
Townhouse	287	313
Condo	487	445
Lots	132	103
Mobile Homes	63	95
Residential	792	967
Residential (Waterfront)	8	18
<b>TOTAL</b>	<b>1796</b>	<b>1986</b>

### Active Listings

Res	Mobiles	Strata	Lots
719	80	570	380



# The Real Estate Report

## Are You Ready to "Move Up" to a New House?

*These three tips will help you decide if it's time for an upgrade*

If you've ever felt frustrated with your home or it's no longer meeting your needs, it may be time to consider a "move up". With the spring selling season underway in the Okanagan it could be an opportune time to take the leap to achieve your dream. How do you know if you're ready? Here are a few tips to help:

#### Get Your Financial House in Order

Check out your credit score and evaluate whatever debt you are currently holding. Make sure you have adequate savings set aside to make the transition feasible. Set out a budget that considers the difference in monthly cost that you can afford. This will help you make sure that you won't be reaching beyond your means and become "house poor". You may even want to venture to your local bank or credit union to pre-qualify for a mortgage amount.

#### Dream Big... Plan Bigger

Take some time to dream about the features that are important to you and that you want to upgrade. If you're going to go through the process of selling your current home and moving everything, you want to make sure that you are maximizing the benefit. You may even want to include your children in the process to get them excited about the potential change. Once you've made a list, prioritize the items into "non-negotiable" and "optional" categories.

#### Talk to the experts

We can help you to gauge the heat of the market and whether buyers or sellers are at an advantage. Show us your dream list and we can give you an idea of the price range it will take to achieve it in each neighborhood in your area. Then together we can make a plan of action to get you moving toward your seeing your dream fulfilled.

