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ROYAL LEPAGE
K E L O W N A

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Residential Sales by Price

Price Range	2016	2015
\$0 to \$200,000	7	12
\$200,000 to \$240,000	13	22
\$240,000 to \$280,000	27	39
\$280,000 to \$320,000	46	83
\$320,000 to \$360,000	92	169
\$360,000 to \$400,000	186	246
\$400,000 to \$440,000	247	253
\$440,000 to \$480,000	278	266
\$480,000 to \$520,000	258	235
\$520,000 to \$560,000	274	222
\$560,000 to \$600,000	262	138
\$600,000 to \$999,999	860	444
\$1 Million and over	147	43

Real Estate Stats Last Month

Average house price last month	623,092	503,667
Median house price last month	574,700	485,000
Average Mobile Home price	140,528	102,232
Houses listed	373	372

Residential Sales (Year To Date)

Type	2016	2015
Acreage/House	135	112
Townhouse	870	705
Condo	1306	919
Lots	349	185
Mobile Homes	265	200
Residential	2697	2172
Residential (Waterfront)	68	50
TOTAL	5690	4343

Active Listings

Res	Mobiles	Strata	Lots
740	79	574	354



The Real Estate Report

Get Your Home Ready for Winter – and Save!

These tips will save you money once the frigid weather sets in

Pumpkin spice and a bite to the wind must mean that fall is here – with winter not far behind. Here a few money-saving adjustments you can make before the temperature drops below freezing:

Draft Dodging

Studies show that your heating bill can be reduced by 5-30% just by filling in the gaps through which cold air enters your home. One container of caulk carefully applied around windows and doors can make a big difference. And for those persistent drafts at the bottom of doors that can't be easily sealed, try a draft snake. Simply roll a towel to plug up the gap or purchase/make your own decorative snake.

Don't be Guttered

To prevent long-term water damage to your foundation and walls, it is important to annually clean your gutters. Remove all leaves, mud and waste so that the melting snow and ice have a clear channel to drain properly

away from your house structure. This job is best accomplished sooner than later as it's no fun trying to clear out gutters where the debris has hardened from the cold.

If You Can't Afford the Heat...

... Turn down your water heater. Make sure that your water heater is set to the lowest comfortable temperature. Another way to save is buy or make a blanketed cover for your heater that will provide further insulation - and savings.

Time for an Upgrade

Finally, if you haven't done it yet, it's time to break down and get a programmable thermostat. The ability to set lower temperatures overnight and when you're out of the home is extremely advantageous – and it also means you don't have to wake up to freezing cold! The initial investment can be less than \$50 which can be easily recouped in the money you will save on your winter heating bill.

