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ROYAL LEPAGE
K E L O W N A

May
2016

Residential Sales by Price

Price Range	2016	2015
\$0 to \$200,000	3	3
\$200,000 to \$240,000	8	6
\$240,000 to \$280,000	14	21
\$280,000 to \$320,000	18	43
\$320,000 to \$360,000	41	68
\$360,000 to \$400,000	90	96
\$400,000 to \$440,000	95	94
\$440,000 to \$480,000	116	103
\$480,000 to \$520,000	95	88
\$520,000 to \$560,000	116	83
\$560,000 to \$600,000	87	46
\$600,000 to \$999,999	243	146
\$1 Million and over	40	11

Real Estate Stats Last Month

Average house price last month	563,775	501,288
Median house price last month	528,000	475,000
Average Mobile Home price	115,898	103,467
Houses listed	496	445

Residential Sales (Year To Date)

Type	2016	2015
Acreage/House	45	40
Townhouse	314	252
Condo	446	307
Lots	123	74
Mobile Homes	95	74
Residential	996	808
Residential (Waterfront)	18	16
TOTAL	2037	1571

Active Listings

Res	Mobiles	Strata	Lots
878	102	696	451



The Real Estate Report

This One is for Mom!

Inexpensive and meaningful ways to celebrate the mothers in your life

They say April showers bring May flowers but May also brings our annual celebration of Mom. Mother's Day approaches (although she deserves more than one day!) and it's a good time to appreciate the moms in your life. Whether it's your own mother, your spouse or friends, mothers are worth celebrating and here's a few great low-budget tips to help:

1) Tip-toe through the tulips

In the Okanagan it's not always necessary to spend big bucks when you have a bevy of beautiful spring flowers available in your home's backyard. Harkening back to childhood days, a homemade bouquet picked with care yourself is very thoughtful and all it costs you is time. For those in apartments or otherwise flowerless, don't go poaching at the parks but you may be able to find an area where picking wildflowers is allowed.

2) Open Your Home

Avoid the mother's day crowds with a much more intimate and personal meal at your home. Making mom's favorites that can be enjoyed around the family table or as breakfast in bed will cost less than a restaurant and communicate your willingness to give of your time and care. If the mom you're celebrating really needs to get out of the home to relax, consider a picnic at one of the many great parks in the area. Don't forget to do the dishes afterwards to ensure there isn't a mess to clean up!

3) Better than Groupon

Another childhood classic is personalized coupons that mom can redeem for special acts of service. Depending on your relationship, this could include a day out while you take care of the homefront, a dinner together without distractions or even taking the cleaning or other hated chore off of her plate. Every time she redeems these little love notes, mom will feel celebrated and loved.

