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ROYAL LEPAGE
K E L O W N A



MAY
2018

RESIDENTIAL SALES BY PRICE

Price Range	2018	2017
280,000 to 319,000	4	8
320,000 to 359,000	9	20
360,000 to 399,000	6	28
400,000 to 439,000	10	52
440,000 to 479,000	25	65
480,000 to 519,000	56	63
520,000 to 559,000	52	76
560,000 to 599,000	74	78
600,000 to 699,000	173	168
700,000 to 799,000	117	96
800,000 to 899,000	59	53
900,000 to 999,000	35	26
1 million and over	66	49

REAL ESTATE STATS LAST MONTH
2018 2017

Average house price	726,926	667,105
Median house price	660,000	624,000
Average Mobile home price	\$179,625	129,905
Houses Listed	505	418

RESIDENTIAL SALES 2018 2017

Acreage/House	29	27
Townhouse	235	287
Condo	479	487
Lots	74	131
Mobile Homes	70	63
Residential	689	791
Residential (waterfront)	13	8
TOTAL	1589	1794

ACTIVE LISTINGS (Current Total Inventory)

Res	Mobiles	Strata	Lots
919	65	732	367

The Real Estate Report

Last Minute Spring Home Maintenance Checklist

Get your spring checklist ticked before the arrival of the hot weather

After a delayed spring, the Okanagan is finally revelling in the beauty and freshness of spring. The truncated season means that soon summer will be here, bringing with it holidays, visitors and hot weather. It's a good idea to finish up your spring home maintenance before the temperatures climb, or you are busy taking camping trips or hosting company.

- ⇒ If you've ever tried to clean out your gutters on a scalding, hot roof you know that it is better to attack this chore now. Clean out any leftover fall debris and the winter sediment that can build up. While you're up there, inspect your roof for any needed repairs.
- ⇒ Inspect the wood decks, steps and railings to find any rot that may have set in over the winter months. Find any soft or splintered boards before BBQ and patio party season kicks off.
- ⇒ You will also want to inspect all the exterior wooden windowsills and siding to check for any chips or winter damage. It may be a good time to do any paint touch-ups and repairs. Look for any holes in exterior brick as well.
- ⇒ Remove any mildew or mould from decks, patios and exteriors with a pressure washer to avoid further rot.
- ⇒ Make sure that the foundation of your home is in solid shape. Patch any cracks with silicone or caulking to avoid further problems.

- ⇒ Service your air conditioning unit before its workload increases to ensure it doesn't have issues when you need it most.
- ⇒ Fix any screens so that you can open your windows to the fresh air without worrying about uninvited pests finding their way in.
- ⇒ Cut back any trees or shrubs that may be encroaching on your house before the growing season.



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