



Compliments of:  
**Christine Wolter**  
 250.317.1782  
 Great Service.  
 Great Results.



January  
**2013**

### Residential Sales by Price

Price Range	2012	2011
\$0 to \$200,000	18	18
\$200,000 to \$240,000	31	35
\$240,000 to \$280,000	71	53
\$280,000 to \$320,000	142	131
\$320,000 to \$360,000	231	207
\$360,000 to \$400,000	246	240
\$400,000 to \$440,000	253	269
\$440,000 to \$480,000	203	168
\$480,000 to \$520,000	164	167
\$520,000 to \$560,000	120	130
\$560,000 to \$600,000	80	81
\$600,000 to \$999,999	240	215
\$1 Million and over	35	44

### Real Estate Stats Last Month

Average house price last month	\$464,283	\$451,130
Median house price last month	\$425,150	\$424,625
Houses listed last month	149	181
Average mobile home price	\$55,650	\$80,000

### Residential Sales (Year To Date)

Type	2012	2011
Acreage/House	96	103
Townhouse	550	496
Condo	742	687
Lots	185	144
Mobile Homes	177	193
Residential	1833	1758
Residential (Waterfront)	35	25
Timeshares	0	0
<b>TOTAL</b>	<b>3516</b>	<b>3330</b>

### Active Listings

Res	Mobiles	Strata	Lots
1173	140	1030	566

84% of graduates stated they needed more input on financial management **WARNING**

**WARNING WAR**

For teens, young adults and parents

6 out of 10 Canadians live paycheck to paycheck **NOW**

Umph! The average college graduate is \$23,186 in debt

**A FAMILY enRICHed ACADEMY 'MONEY SMART' EVENT**

**FREE LIVE SEMINAR**

LOCATION: Mary Irwin Theatre - Rotary Centre for the Arts  
 DATE & TIMES: Sunday January 27th, 2013 - 10am or 2pm  
 TICKETS: Call Box Office to reserve your Free Tickets 250.717.5304

presented by Paradigm Valley First LendingMax ROYAL LEPAGE

# The Real Estate Report

## Reflecting Back Looking Ahead

*2012 provided the first annual rise in Real Estate sales activity since the peak of 2007. Here comes 2013!*

It's that time of year where we take time to reflect on our past year and set goals and resolutions to help shape what we want our next year to look like. As we move into the new year, it is also a great time to review what happened in the real estate market in 2012 and look forward to what we can expect in 2013.

There is much to be happy about when looking back over the market trends from 2012. Overall sales improved nearly 8 percent compared to 2011. This marks the first time we have seen an annual rise in sales activity since the peak of 2007! There was also a slight decrease in the listings available and this means that it is still very much a buyers' market.

The top three product types that were sold last year were single

family residential, townhouses and condos. For single family residences the average price in the region was \$464,283 and the median price \$425,150. This represented a minimal decrease as prices showed more stability than in years past.

Looking forward to 2013 there are some fantastic opportunities on the horizon! The market landscape we can anticipate continues to include historically low interest rates complemented by bargain prices with more stability. There are also excellent opportunities available through distress sales and foreclosures. All of this means that there is great buying power with less risk than previous years and much reason for optimism as we look ahead to what should be a profitable and prosperous 2013.

**FOR SALE**

**The Perfect Treehouse Tree**

HOUSE INCLUDED

ROYAL LEPAGE Kelowna

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