

Real Estate Report

ROYAL LEPAGE
KELOWNA

DAVE
DOMIJIJ
and
Associates
A Name You Can Trust

January 2010

The current strength of housing demand stands in sharp contrast to the weak activity recorded a year ago. Existing home sales activity remains upbeat with 109 residential single family homes selling in December of 2009, up 65% over December 2008's figure of 66. Townhouse sales are also up 100% over December of last year with 30 sales recorded in 2009 over 15 sales in 2008. Condo sales lead the pack however, with a 155% increase in units sold during December of each year - 56 in 2009 over 22 in 2008.

When the numbers are accumulated for the entire year, the picture changes somewhat. Year to date figures indicate the residential market is up nearly 10.5% with 1943 sales in 2009 over 2008's number of 1759.

Townhouse sales indicate the strongest jump showing close to 33.5% increase in units sold from 562 in 2009 over 421 sales in 2008. Although condo sales were up in December over last year, the year to

date sales are down just over 5.5%, 769 condos selling in 2009 compared to 815 sales in 2008.

Are prices going up or down? That is typically the question on the tips of everyone's tongues. The average price for residential properties decreased nearly 9% from \$460,077 over last year's price of \$505,257 and the median price dropped slightly over 10% from \$425,000 in 2009 compared to 2008's median price of \$473,000.

While the figures indicate a decrease in home prices, you have to look carefully at different segments of the market to see what's actually happening. Some of these market segments are very strong and there is upward pressure on price, and there are other segments of the market that are inactive and there is downward pressure on price.

Contact us today to see where your property is positioned in the market. See the residential sales YTD shown below to see what impacts prices.

Price	2009/2008	+/-
\$280K - \$320K	126 / 42	+200%
\$320K - \$360K	252 / 102	+147%
\$360K - \$400K	323 / 218	+ 47%
\$520K - \$560K	121 / 169	- 28%
\$560K - \$600K	94 / 130	- 28%
\$600K - \$1M	225 / 297	- 24%
\$1M & Over	23 / 30	- 25%

Finance Minister Jim Flaherty says he's watching the country's hot real estate market closely, and may impose measures to make it harder for Canadians to obtain a mortgage. Contact us for the news release.

Summary of Residential Sales Year to Date

Price Range	2009	2008
\$0 to \$200,000	11	2
\$200,001 to \$240,000	28	7
\$240,001 to \$280,000	40	31
\$280,001 to \$320,000	126	42
\$320,001 to \$360,000	252	102
\$360,001 to \$400,000	323	218
\$400,001 to \$440,000	259	279
\$440,001 to \$480,000	227	232
\$480,001 to \$520,000	202	213
\$520,001 to \$560,000	121	169
\$560,001 to \$600,000	94	130
\$600,001 to \$999,999	225	297
\$1 Million and over	23	30

ACTIVE LISTINGS

Res.	Mobiles	Strata	Lots
1058	199	1051	634

Sales by Type Year to Date

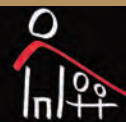
Type	2009	2008
Acreage	22	23
Acreage/House	74	70
Acreage (Waterfront)	2	2
Business	16	25
Townhouse	562	421
Condo	769	815
Duplex	91	96
Farms	15	8
IC & I	28	32
IC & Lands	6	20
Lots	103	130
Leases	67	85
Lots (Waterfront)	0	1
Multi-Family	4	1
Multi Plex	9	3
Mobile Homes	171	246
Recreational	10	8
Residential	1943	1759
Residential (waterfront)	31	26
Timeshares	0	1
TOTAL	3662	3652

A Few More Real Estate Stats!

Average House Price in Dec 09:	\$469,515
Median House Price in Dec 09:	\$438,500
Houses listed last month:	180
Lakeshore homes sold last month:	5
Mobile Home Price:	\$106,983
\$ value of sales in Dec 09:	\$108,745,576
\$ value of sales in Dec 08:	\$48,835,116

How you find a great real estate agent:

Helping you is what we do.



royal lepage
shelter foundation



BECOME A Shelter
Facebook FAN!

<http://www.facebook.com/RLPshelter>

In 2009

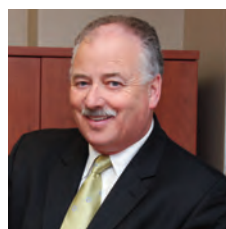
Royal LePage Kelowna
(Kelowna, West Kelowna,
Lake Country and Big White)

gave over

\$72,000

by way of cash, gifts, food and
donations to local Shelters, Food
Bank and Salvation Army

If you are thinking of
buying or selling
please give us a call...
250-717-2214



DAVE
DOMEIJ *and Associates*
A Name You Can Trust



CMHC REPORTS
Kelowna area housing starts and sales of existing homes will move higher in 2010. Expect demand for both new and existing homes to pick up as the BC and Canadian economies record stronger growth.



JASON DOMEIJ
Licensed Representative



BRUCE DOUGALL
Licensed Representative



SHERRILL SCHOOLER
Office Administrator



Dave Domeij and Associates are a team of highly experienced professionals led by Dave Domeij; a residential real estate specialist with over 35 years of experience in the Kelowna area.

Whether first time buyer or executive lakeshore client, the Dave Domeij & Associates team delivers top quality service and first class representation — for all of your real estate needs.

**Royal LePage Kelowna
#1 - 1890 Cooper Road
Kelowna, B.C V1Y 8B7**

**Direct 250-717-2214
1-888-238-SOLD (7653)
Fax 250-717-2252**

**daved@davedomeij.com
www.davedomeij.com**

