

# Real Estate Report

ROYAL LEPAGE  
KELOWNA

DAVE  
**DOMELJ**  
and  
*Associates*  
A Name You Can Trust



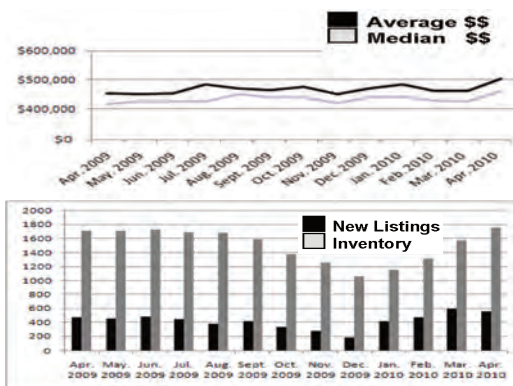
May 2010

Spring is usually busy and buyers who negotiated interest rates before banks increased them are motivated to buy. The increases seen in most markets are making up for losses seen last year after the global economic slump. A good supply of product makes the market balanced between buyers and sellers.



## STATISTICS TO KNOW

April.	2010	2009	↑↓	%
Res. Sales	194	157	↑	24%
Condo Sales	77	64	↑	20%
Townhouse Sales	50	39	↑	30%
Res. Inventory	1758	1705	↑	3%
Condo Inventory	1122	1073	↑	5%
Townhouse Inven.	479	582	↓	18%
Res. Av. Price	502K	450K	↑	12%
Res. Med. Price	461K	415K	↑	11%
Condo Av. Pr.	259K	249K	↑	4%
Condo Med. Price	240K	243K	↓	1%
TownH. Av. Price	355K	345K	↑	3%
TownH. Med Price	335K	327K	↑	3%



## Summary of Residential Sales Year to Date

Price Range	2010	2009
\$0 to \$200,000	5	2
\$200,001 to \$240,000	5	7
\$240,001 to \$280,000	16	13
\$280,001 to \$320,000	22	35
\$320,001 to \$360,000	70	68
\$360,001 to \$400,000	98	75
\$400,001 to \$440,000	103	59
\$440,001 to \$480,000	82	41
\$480,001 to \$520,000	61	44
\$520,001 to \$560,000	58	18
\$560,001 to \$600,000	28	18
\$600,001 to \$999,999	89	45
\$1 Million and over	9	3

## Sales by Type Year to Date

Type	2010	2009
Acreage	18	4
Acreage/House	35	13
Acreage (Waterfront)	2	0
Business	8	3
Townhouse	180	104
Condo	251	171
Duplex	34	23
Farms	7	4
IC & I	22	3
IC & Lands	1	0
Lots	71	14
Leases	23	20
Lots (Waterfront)	0	0
Multi-Family	0	0
Multi Plex	3	2
Mobile Homes	70	48
Recreational	2	2
Residential	647	431
Residential (waterfront)	7	1
Timeshares	0	0
<b>TOTAL</b>	<b>1384</b>	<b>843</b>

## ACTIVE LISTINGS

Res.	Mobiles	Strata	Lots
1758	227	1122	622

## A Few More Real Estate Stats!

Average House Price in Apr 10:	\$502,524
Median House Price in Apr 10:	\$461,000
Houses listed last month:	554
Lakeshore homes sold last month:	0
Mobile Home Price:	\$101,663
\$ value of sales in Apr 10:	\$163,443,680
\$ value of sales in Apr 09:	\$118,832,272

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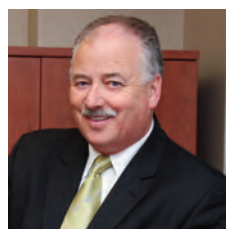
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Kelowna parking lots.

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**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



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**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.**