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Great Results.



AUG 2019

Residential Sales by Price (Year To Date)

| Price Range | 2019 | 2018 |
|--------------------|------|------|
| 280,000 to 319,000 | 5 | 8 |
| 320,000 to 359,000 | 10 | 20 |
| 360,000 to 399,000 | 19 | 10 |
| 400,000 to 439,000 | 44 | 22 |
| 440,000 to 479,000 | 61 | 48 |
| 480,000 to 519,000 | 83 | 103 |
| 520,000 to 559,000 | 109 | 91 |
| 560,000 to 599,000 | 119 | 134 |
| 600,000 to 699,000 | 280 | 343 |
| 700,000 to 799,000 | 202 | 238 |
| 800,000 to 899,000 | 103 | 126 |
| 900,000 to 999,000 | 70 | 79 |
| 1 million and over | 99 | 130 |

Real Estate Stats Last Month

| | | |
|---------------------------|-----------|-----------|
| Average house price | \$713,290 | \$782,108 |
| Median house price | \$686,000 | \$695,000 |
| Average Mobile Home price | \$186,721 | \$161,888 |
| Houses listed | 426 | 492 |

Residential Sales (Year To Date)

| Type | 2019 | 2018 |
|--------------------------|-------------|-------------|
| Acreage/House | 58 | 57 |
| Townhouse | 488 | 441 |
| Condo | 693 | 878 |
| Lots | 86 | 143 |
| Mobile Homes | 149 | 138 |
| Residential | 1,207 | 1,356 |
| Residential (Waterfront) | 18 | 31 |
| TOTAL | 2699 | 3044 |

Active Listings

| Res | Mobiles | Strata | Lots |
|-------|---------|--------|------|
| 1,302 | 126 | 1,025 | 522 |

Okanagan Mainline Real Estate Board Stats
Not intended to solicit properties already listed for sale.



the real estate Report

HOW TO FIND YOUR PERFECT RENTAL

Find a place to live that you can love

Believe it or not, we are in the busiest season of the year to find a rental. May to late August is usually the height of rental demand and can make it more difficult to find and procure the perfect (for you) place to live. Here are some tips to help:

Timing is Everything

Start looking for your place at least a month ahead of when you need to move in. This will give you enough time to check out the market and chase a few rabbit trails, if necessary.

Be Prepared

When you find an apartment or house, there is still a bit of a process to apply and be approved. Have your information organized in advance so that you can expedite the process. You will need to gather the following: needed information for a credit check, references, pay stubs, letter of employment and tax returns or recent bank statements. If you really want to get a jump, run a credit check yourself

to make sure that you are qualified. It is generally recommended that your rent should not exceed 20-30% of your income.

Tenant Talk

Talk to previous tenants whenever possible. This will allow you to get a stronger feel for the landlord, expenses (utilities, transportation, etc.) and amenities. Ask questions about the landlord's interactions with them, response time to maintenance and respect of privacy.

Walk the Talk

Make sure you do a walk through before signing a lease. Test out everything you see, including outlets, toilets, taps, appliances and lights. Look for any signs of insect or rodent issues in cupboards and storage spaces. Look for any damage to walls and floors, taking pictures to ensure you won't be held liable. Pay particular attention to any water damage which can lead to rot or mould.

