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ROYAL LEPAGE
K E L O W N A

December
2013

Residential Sales by Price

Price Range	2013	2012
\$0 to \$200,000	27	16
\$200,000 to \$240,000	56	30
\$240,000 to \$280,000	96	67
\$280,000 to \$320,000	160	137
\$320,000 to \$360,000	260	219
\$360,000 to \$400,000	273	237
\$400,000 to \$440,000	289	243
\$440,000 to \$480,000	243	196
\$480,000 to \$520,000	136	154
\$520,000 to \$560,000	130	116
\$560,000 to \$600,000	82	73
\$600,000 to \$999,999	245	230
\$1 Million and over	51	34

Real Estate Stats Last Month

Average house price last month	\$458,171	\$468,784
Median house price last month	\$410,000	\$419,000
Average Mobile Home price	\$82,064	\$60,014
Houses listed	232	227

Residential Sales (Year To Date)

Type	2013	2012
Acreage/House	95	90
Townhouse	585	519
Condo	728	704
Lots	209	175
Mobile Homes	199	171
Residential	2,048	1,752
Residential (Waterfront)	33	33
TOTAL	3897	3444

Active Listings

Res	Mobiles	Strata	Lots
1,108	163	1,068	378



The Real Estate Report

Four Great Tips to Save On Your Heating Bill

Heating your home this winter doesn't have to freeze your bank account

As winter temperatures settle in to the Okanagan valley, we all look forward to the warmth of home and hearth as a respite from the frosty outdoors. But during the winter months, our utilities bill can give us a chill as our heating systems work overtime to keep out the cold. Here are 4 great, inexpensive tips to reduce your heating costs during this winter:

1. Move furniture away from the radiators, registers and vents. That summer furniture configuration might be blocking the flow of warmth which can create colder rooms. Whenever possible move them out of the way and allow the heat to balance throughout the house.
2. Reverse the fans. Ceiling fans can help to circulate the warm air downwards into the rest of the house. While some experts still feel this cools things off, it is worth experimenting with, particularly if you have

vaulted ceilings. Simply reverse the direction to clockwise and circulate the warm air. If you find it cools things off too much then you can always turn them off.

3. Curtains are your ally. Your windows can be a major conduit of heat – and heat loss – to your home. Make sure that the curtains are open during the daylight to allow for the sun to shine in and bring extra solar warmth. Close them just before sunset to trap that heat in your home.

4. Change your furnace filter. Keeping a clean furnace filter in a forced air system can reduce your energy usage by up to 5%. Besides keeping the dust down in the house, this will also help the whole heating system to last longer which will save you money in the long run.

So there's some pointers to help save you a few dollars this winter. Stay warm and enjoy the season.

FOR SALE

Bright and Airy Reading Space

HOUSE INCLUDED