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ROYAL LEPAGE  
K E L O W N A

February  
**2014**

### Residential Sales by Price

Price Range	2014	2013
\$0 to \$200,000	2	1
\$200,000 to \$240,000	3	6
\$240,000 to \$280,000	3	8
\$280,000 to \$320,000	9	9
\$320,000 to \$360,000	16	19
\$360,000 to \$400,000	11	10
\$400,000 to \$440,000	12	13
\$440,000 to \$480,000	11	10
\$480,000 to \$520,000	7	9
\$520,000 to \$560,000	8	3
\$560,000 to \$600,000	10	2
\$600,000 to \$999,999	12	14
\$1 Million and over	1	3

### Real Estate Stats Last Month

Average house price last month	\$449,674	\$465,292
Median house price last month	\$432,500	\$401,000
Average Mobile Home price	\$69,611	\$99,667
Houses listed	284	299

### Residential Sales (Year To Date)

Type	2014	2013
Acreage/House	3	4
Townhouse	44	29
Condo	35	37
Lots	13	8
Mobile Homes	9	9
Residential	105	107
Residential (Waterfront)	1	0
<b>TOTAL</b>	<b>210</b>	<b>194</b>

### Active Listings

Res	Mobiles	Strata	Lots
985	160	995	335



# The Real Estate Report

## Four Inexpensive Tips to Freshen Your Home to Sell

*These relatively easy tasks can be accomplished in a single day*

These 4 tips will help get your home looking, smelling and feeling nice to prospective buyers – without breaking the bank.

### 1) Deep clean the carpets

You may not think your house has a smell, but anyone new coming in will notice if there is an odour right away. Especially if you have pets, cleaning needs to be done. It's relatively cheap to rent a carpet cleaning machine, or borrow one from a friend and all you have to buy is rug shampoo.

### 2) Pressure wash the exterior and walkways

You may just find your house is a different colour than you thought! Over the years, dirt can build up on the outside of your house. Rent a pressure washer and give the exterior walls and walkways a good spray-down. Siding or brick can take whatever pressure you throw at them but go a little easier on grout or painted surfaces.

### 3) Get Rid of Broken or Damaged Items

That comfy chair or cracked planter might work for you, but it can make your house look a little run-down. Go through the inside and outside of your house and get rid of those items; de-clutter and give your home a fresh feeling. At the same time you can replace any broken fixtures or burnt out light bulbs. Light is an essential part to properly showing off your space.

### 4) Take care of the finishing touches

Little things go a long way. Take a look around your home and update any outdated or tired fixtures. Replace brass light fixtures, handles or doorknobs with brushed metal. Swap out ugly or painted-over outlet covers and vents with bright clean white ones. These finishing touches register to the eye and give the home an updated feel.

FOR SALE  
**Bright and Airy Reading Space**  
HOUSE INCLUDED