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REAL ESTATE

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ROYAL LEPAGE
KELOWNA

NOVEMBER 2021

RESIDENTIAL SALES BY PRICE (YEAR TO DATE)

PRICE RANGE	2021	2020
\$280,000 to \$439,999	16	58
\$440,000 to \$479,999	9	48
\$480,000 to \$519,999	16	73
\$520,000 to \$559,999	29	107
\$560,000 to \$599,999	50	140
\$600,000 to \$699,999	262	441
\$700,000 to \$799,999	427	377
\$800,000 to \$899,999	490	242
\$900,000 to \$999,999	370	132
\$1,000,000 to \$1,199,999	344	143
\$1,200,000 to \$1,399,999	248	82
\$1,400,000 to \$1,599,999	117	45
\$1,600,000 to \$1,799,999	73	31
\$1,800,000 to \$1,999,999	48	20
\$2,000,000+	92	52

REAL ESTATE STATS LAST MONTH

	2021	2020
Average House Price	\$1,031,723	\$848,795
Median House Price	\$941,000	\$750,000
Avg. Mobile Home Price	\$269,652	\$188,738
Houses Listed	339	320

RESIDENTIAL SALES (YEAR TO DATE)

TYPE	2021	2020
Acreage/House	155	100
Townhouse	1,036	823
Condo	1,904	1,062
Lots	364	235
Mobile Homes	240	211
Residential	2,929	2,274
Residential (Waterfront)	74	68
TOTAL	6702	4773

ACTIVE LISTINGS

RES	MOBILE	STRATA	LOTS
464	59	375	98

Stats: October 2021 vs October 2020

Source: Association of Interior REALTORS® - Central Okanagan

NOTE: this representation is based in whole or in part on data generated by the Association of Interior REALTORS®, which assume no responsibility for its accuracy.

THE REAL ESTATE REPORT



MAKE WINTER BETTER AT HOME

These helpful hacks will keep your home comfortable this winter

As another Okanagan winter approaches, now is the time to be prepared. Try these simple tips and hacks to help:

Gutter Better

Without preventative maintenance, gutters can become a problem once the cold weather sets in. A build-up of debris can result in poor drainage that leads to hazardous winter conditions. When melting snow refreezes to form an ice dam, the weight can strain your gutters, or water building up behind can get into your home and cause damage. Clear the gutters before the cold weather sets in, installing gutter guards to prevent future build-up.

Plug the Gaps

Nothing exposes the flaws in your home like the frozen air of winter coming in. A thorough inspection of cracks and gaps is essential to remedy this problem. A good hack is to take a candle around your

home on a windy day and watch the flame's movement as you hold it near windows and doors to detect drafts. Use caulk or weather stripping to seal these up to lower your heating bill and preserve your cozy home atmosphere. Taking time to upgrade/improve your insulation will also work wonders.

Goodbye to Dry

Dry air is one of the challenges of Okanagan winters and can wreak havoc on your skin and sinuses. One tip is to put a pot of water on the stove on slow boil to act as an easy humidifier. You can spice it up by adding scents or essential oils to the water. Don't forget to set a timer so that it doesn't boil dry and cause a fire hazard! You can also add moisture to the air by leaving your shower and bathroom doors open after you bathe to release all that steam into the air. Houseplants also help humidify as they constantly release moisture into the air.



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