



Greg  
Kalyniuk  
REALTOR®  
Your Dream. Your Home.



# N. Okanagan Market Update

250-503-3758

[www.gregkalyniuk.com](http://www.gregkalyniuk.com)

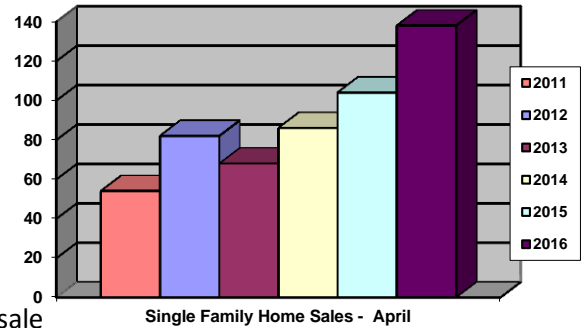
May, 2016

## SPRING MARKET CONTINUES AWESOME

### April Single Family Home Sales UP 32%!

Spring has turned into Summer already in the North Okanagan. Lovely warm days with lots of sunshine means happy plants and people too. The temperature continues HOT for single family home sales also. As you can see by the chart at the right, APRIL single family home sales have increased significantly compared to last year. The number of single family homes sold this April (**138**) was **WAY UP** by **32%** compared to last year (**104**).

In **April** with **481** single family homes for sale and **138** sales during the month, the *sales to listing ratio* was **28%**. At this rate all of the homes for sale now would be GONE in less than 4 months! This is a great number and shows we are still in a strong **SELLERS** market. The **AVERAGE SOLD price** of a single family home in April was **\$459,705** while the **MEDIAN SOLD price** was **\$390,000**. The average Days on Market or **DOM** for single family homes in April 2016 was **87 days**, down from **99 days** in March.



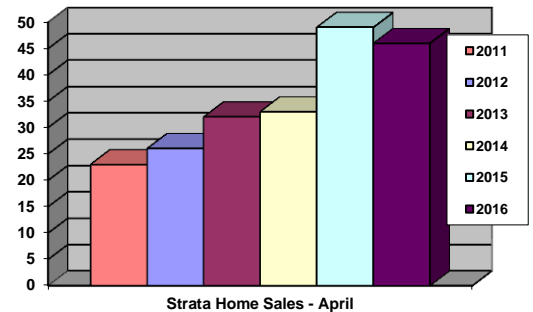
## STRATA SALES HOLDING STEADY

### Strata Home Sales DOWN by 7%

Strata home sales are holding their own this year compared to last. Unlike our blistering weather and single family home sales, strata sales slipped back a bit this year. As you can see by the chart at right, the number of strata homes **sold** in **April 2016** was lower than last year. This April there were **46** Strata home sales, **down by 7%** compared to last April (**49**).

The average sold price of strata homes in April 2016 was **\$277,835** while the median sold price was **\$250,500**.

The average Days on Market to sell has **DROPPED a lot** from **107** to only **70 days**! This is even better than single family days on market which are at **87 days** for the month.



With **264** Strata homes on the market in **April** and **46** sales during the month, the sales to listing ratio was **17%** which means we are in a **BALANCED to SELLERS** market for this category.

FEATURE HOME

3615 21 AVENUE – MLS 10109709 \$347,000

This well maintained 5 bedroom, 3 bathroom family home is perfect for an investor or someone who wants extra help with their mortgage payments. The layout is ideal for two residences with 3 bedrooms, 2 baths and laundry up, and 2 bedrooms, 1 bath and separate laundry down. The basement has a separate entrance and it is nice and bright inside too! For more information on this fine home call Greg at **250-503-3758** or visit [www.gregkalyniuk.com](http://www.gregkalyniuk.com).



# Build Your Emergency Kit

An emergency kit will help keep you and your family safe. Use this checklist to help you assemble your own kit.



## DOCUMENTS

- An emergency plan with contact information, two ways to evacuate the home and a designated meeting place
- Important documents in a fire-proof safe, an expandable folder or on a portable storage device
  - o Important documents include:
    - Birth and marriage certificates
    - Passports and Social Insurance Number cards or confirmation letters
    - Insurance policies and your agent's contact information
    - Family wills
    - Proof of ownership or lease of residence
    - Vehicle and boat registrations
    - Loan and deed documents
    - Information related to your financial investments, retirement and banking
    - Lists of medications and health information
    - Digital files of family photos
    - Keys to a safe deposit box
- Recent photos of your loved ones, in case you are separated
- Local maps

## FOOD

- One gallon of water per person per day
- A three-day supply of non-perishable food
- Can opener
- Mess kit with utensils and dishware

## SANITARY ITEMS

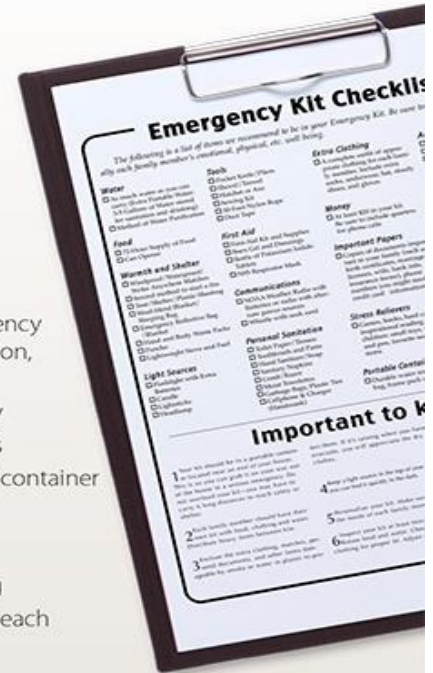
- Household chlorine bleach and a medicine dropper to disinfect objects and purify water
- Hand sanitizer
- Garbage bags and ties, toilet paper, moist towelettes

## SAFETY

- First aid kit
- Battery-powered or hand-crank radio
- Flashlight and batteries
- A whistle to alert emergency responders of your location, if trapped
- Dust masks for the family
- Cell phone with chargers
- Matches in a waterproof container

## MISCELLANEOUS

- Sleeping bag or bedding
- A change of clothing for each family member
- Some cash in small bills



© 2016 Baffari & Company. All Rights Reserved. Used by Permission. FMMK MAY EREPORT\_C



OH BY THE WAY, I AM NEVER TOO BUSY FOR ANY OF YOUR REFFERALS!

**Greg Kalyniuk**  
REALTORS  
Your Dream. Your Home.

250-503-3758 greg@gregkalyniuk.com

**RE/MAX**