



# N. Okanagan Market Update

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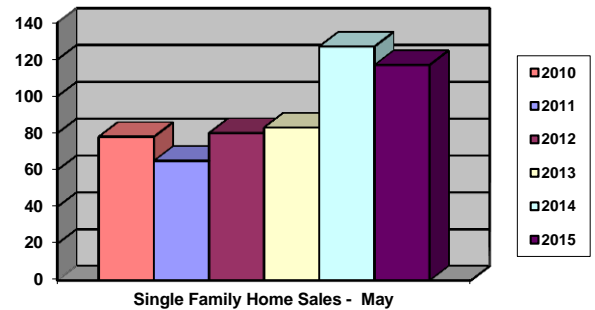
June, 2015

## SPRING MARKET STILL WARM

### Single Family Home Sales HANGING ON

Time for another analogy of our weather with the current North Okanagan Real Estate Market. While early Spring was very warm and sunny the current weather has moderated a bit and we are experiencing a period of cool and wet.

The number of single family homes sold this May (117) was **DOWN** by about **8%** compared to last year (127). Single family home sales in May over the last two years, however, has been much stronger at 110 sales or more. This is good news for everyone. See the chart at the right for the sales trends.



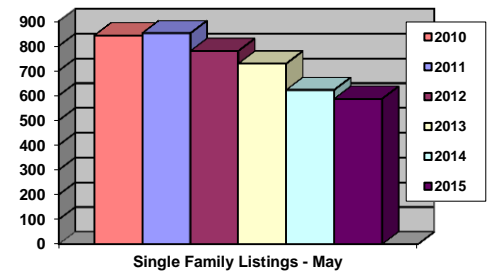
## NUMBER OF SINGLE FAMILY HOMES FOR SALE SLIPPING

### Single Family Home Listings DECLINE

The number of single family homes for sale is moving **DOWN** compared to previous years and was at **587** as of **May 2015**. What that means, sellers and buyers, is that with less homes on the market and strong sales each month, there will be **UPWARD** pressure on prices.

The sales to listing ratio for May 2015 was **19%** which means we are still in a **SELLERS Market**.

The average sold price of a single family home in the North Okanagan this past May was **\$382,153** while the median single family home sale price was **\$356,000**. Like April there were two single family sales over \$1m in May.



## TOP 10 THINGS YOU SHOULD KNOW ABOUT YOUR HOME

### Information courtesy of Dave Sibilleau from Taps Plumbing/Heating/Gas Fitting

1. MAIN WATER SHUT OFF – Should be easy to access and operate – look near water meter for it
2. PRESSURE REDUCING VALVE – Excess pressure not good for appliances. If unsure, have it checked
3. GAS METER – Easy to access and protected from snow and ice
4. FURNACE NEED TO KNOW – Gas and electrical shut off locations – are your filters clean?
5. HOT WATER HEATER NEED TO KNOW – Gas and electrical shut off locations
6. FLOOR DRAIN – where does the water go if hot water tank leaks? – no drain, consider an alarm
7. OUTSIDE HOSE TAPS – shut off in winter and disconnect hoses
8. WATER SHUT OFFS UNDER SINKS – easy to get to and shut off?
9. ELECTRICAL PANEL – Are circuits marked and is panel easy to get at?
10. SHUT OFF WATER TO HOME – If going away for more than a couple days



# Keep Your Property in Top Shape Year Round

Boost your home's curb appeal and improve the livability of your property with these helpful tips.

## In the spring:

- Fertilize the lawn and plants.
- Clean your outdoor furniture.
- Service your lawn mower.
- Prepare your garden beds and plant colourful flowers.
- Trim and prune shrubs and trees.
- Mow the lawn.
- Sweep decks and patios.

## In the summer:

- Plant flowers and vegetables.
- Mow the lawn.
- Weed your garden, lawn and flower beds.
- Sweep decks and patios.

## In the fall:

- Rake your leaves and clear branches and other debris.
- Put away your lawn mower, and perform maintenance on your snow blower.
- Cover temperature-sensitive shrubs and put mulch in the garden.
- Drain outdoor spigots and put hoses away.
- Repair cracks in your driveway to avoid damage.
- Bring weather sensitive potted plants inside.
- Sweep decks and patios.

## In the winter:

- Clear walkways and your driveway of snow.
- Salt or sand walkways and stairs.
- Look for and remove icicles.
- Remove snow from roof.



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

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