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COMMON SENSE HAS FOUND A HOME



JULY 2020

Residential Sales by Price (Year To Date)

Price Range	2020	2019
280,000 to 319,000	1	3
320,000 to 359,000	6	5
360,000 to 399,000	11	15
400,000 to 439,000	12	29
440,000 to 479,000	25	36
480,000 to 519,000	29	63
520,000 to 559,000	61	83
560,000 to 599,000	65	88
600,000 to 699,000	203	217
700,000 to 799,000	137	140
800,000 to 899,000	88	77
900,000 to 999,000	57	51
1 million and over	95	73

Real Estate Stats Last Month

Average house price	\$748,428	\$692,246
Median house price	\$685,000	\$644,000
Average Mobile Home price	\$176,284	\$168,472
Houses listed	472	470

Residential Sales (Year To Date)

Type	2020	2019
Acreage/House	33	47
Townhouse	333	399
Condo	431	559
Lots	85	63
Mobile Homes	89	118
Residential	915	977
Residential (Waterfront)	19	14
TOTAL	1905	2177

Active Listings

Res	Mobiles	Strata	Lots
1,070	91	1,110	382

Okanagan Mainline Real Estate Board Stats
Not intended to solicit properties already listed for sale.



THE REAL ESTATE REPORT

INCREASE THE VALUE OF YOUR HOME QUICKLY

These summer projects will boost your return in a rising market

As expected, the June real estate market in the Okanagan was more like the kind of movement that we usually see in the spring. As economic recovery continues, this trend is expected to last through the summer. For those who have been wanting to sell, the summer of 2020 might present a unique opportunity. How can you maximize your return and boost your price? Here are a few summer projects that might net big rewards when you list your home:

Smooth sailing

The trend in flooring is moving away from carpet to the smooth and sleek. Hardwood flooring can bring much more value for cost when it comes time to sell. And if real wood seems too expensive, there are great engineered alternatives and laminate available.

Lightbulb moment

Updating your lighting can be an attainable project that immediately improves the look of your home. Add some recessed lighting to key

entertaining or living areas to brighten the room and make your home look classy. Replace any dated fixtures with something more modern.

Cook up some space

Install an overhead rack for your pots and pans to reduce clutter. This simple hack can make a high-traffic kitchen area more usable and increase the value when you sell.

Smart savings

Adding some smart technology to the home is a great way increase your "wow factor". It puts your home in the savvy category, whether something as simple as a programmable thermostat or a system that controls lighting, fire detectors and entertainment as well.

Opening appeal

It's time to replace the old, weathered garage door. You may have great memories of your kids practicing their wrist shot against it, but it may hinder your curb side appeal. Surprisingly, it's not a huge cost and can dramatically raise the value of your home.

