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2016

Residential Sales by Price

Price Range	2016	2015
\$0 to \$200,000	7	11
\$200,000 to \$240,000	13	18
\$240,000 to \$280,000	26	36
\$280,000 to \$320,000	39	78
\$320,000 to \$360,000	83	147
\$360,000 to \$400,000	166	226
\$400,000 to \$440,000	232	230
\$440,000 to \$480,000	247	242
\$480,000 to \$520,000	239	210
\$520,000 to \$560,000	244	192
\$560,000 to \$600,000	240	128
\$600,000 to \$999,999	755	402
\$1 Million and over	130	40

Real Estate Stats Last Month

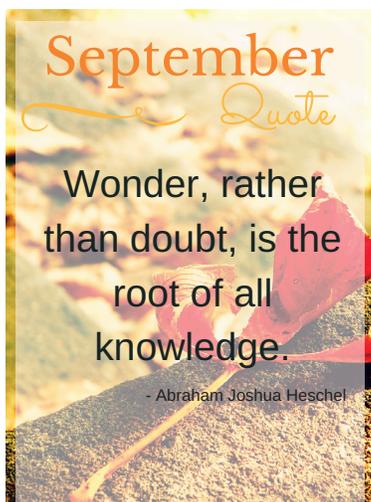
Average house price last month	616,480	531,993
Median house price last month	564,000	490,000
Average Mobile Home price	116,699	118,782
Houses listed	419	342

Residential Sales (Year To Date)

Type	2016	2015
Acreage/House	118	98
Townhouse	789	628
Condo	1147	799
Lots	304	167
Mobile Homes	233	181
Residential	2421	1960
Residential (Waterfront)	62	41
TOTAL	5074	3874

Active Listings

Res	Mobiles	Strata	Lots
762	88	598	391



The Real Estate Report

Four Tips for Fall Lawn Care

Fall is the ideal time to take action steps for a healthier lawn

Back to school and cooler temperatures mean it's time to reluctantly say goodbye to Okanagan summer and turn our attention to the impending arrival of autumn. Now is an important time to ensure your lawn will flourish through the winter and come next spring.

1) Weed attack

This is the ideal time to deal with those pesky weeds. In the fall, weeds, like most plants, are in energy conservation mode and will therefore absorb anything they can, including the weed spray you use. If you catch them now, your lawn will be weed-free come spring.

2) Fertilize

Many experts say that the best time to fertilize your lawn is autumn. Even though the lawn is growing more slowly, the roots are still hard at work sucking up whatever nutrients they can find before winter. Mid to late fall is the best time give your lawn this extra healthy boost.

3) Say no to thatch

Thatch is a layer of dead organic matter that lies just out of sight along the surface of the grass and can lead to problems with disease, insects as well as cold weather. The layer of thatch must be penetrated and ripped out through power raking or a vertical lawn mower. Raking it up is not fun but removing this dead material will make a big difference during the winter months.

4) Don't "leave" them alone

It's important to deal with fallen leaves regularly throughout autumn rather just once near the end. An alternative to raking and bagging is to create a compost pile on a small patch of your lawn. Mix in other compost soil and mix it well with a pitchfork. You can also mulch the leaves into the lawn to add organic matter or use them in the garden as mulch to moderate soil temperatures.

Raking leaves weeds aerate fertilize

