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COMPLIMENTS OF:

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March 2010

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Market Update

(February 2010 - CMHC Housing Now Report)

The Kelowna area new home construction market began 2010 on a positive note. Housing starts totaled 161 homes, up from 17 homes a year ago.

Rental construction boosted January housing starts. Construction began on two rental apartment projects totaling 111 units. Last year's fourth quarter upswing in detached home construction carried over into 2010.

Detached home starts were more than double the level recorded in January 2009. Strong competition from a well supplied existing home market and high inventories of new, completed and unoccupied units has constrained apartment condominium construction.

Based on the current statistics released by the Okanagan Mainline Real Estate Board, the housing market in the Central Okanagan continues to build stability and momentum.

Single family home sales are up 43% over the same month last year (123/86 sales) and up 81% for the year to date totals (257/142). Average days on the market showed a substantial drop to 68 days as the market tightened in the onset of 2010.

Affordability continues to drive the market and the spring offerings should continue to see strong demand for affordable single family homes not only by first time buyers - but young families looking to move up. Expect to see a rise in both inventory and demand this spring and buyers taking advantage of low interest rates and incentives.

Single family home inventory is currently sitting at 1131 homes for sale indicating a 10 month absorption period. Average price is up 3% over last year at \$462,457 (2010) compared to \$447,819 experienced in February 2009. The median price is up 7% during for those same timeframes \$429,000 (2010) \$400,000 (2009).

The condo market is beginning to show signs of improvement with an increase of nearly 90% in sales over February of last year (57/30), yet showing more stability compared with the previous 3 months of November (63), December (56) and January (49). Absorption rate currently sits at just over 17 months and condos typically taking approximately 120 days to sell. Average price of a condo in February was \$255,163 - an increase of 9% over February of 2009 (\$234,243) and median price is up 16.5% (243,500/\$209,000).

Watch for interest rates and economic recovery to see how the balance of 2010 unfolds.

Residential Sales by Price Year to Date

Price Range	YTD	2010	2009
0	\$200,000	2	1
\$200,001	\$240,000	4	3
\$240,001	\$280,000	6	4
\$280,001	\$320,000	7	11
\$320,001	\$360,000	31	24
\$360,001	\$400,000	39	26
\$400,001	\$440,000	42	22
\$440,001	\$480,000	29	14
\$480,001	\$520,000	23	13
\$520,001	\$560,000	23	5
\$560,001	\$600,000	9	5
\$600,001	\$999,999	40	11
\$1 Million	and over	2	1

A few more Real Estate Stats!

Average house price: **\$ 462,457**
 Median house price : **\$ 429,000**
 Number of houses listed last month: **473**
 Number of lakeshore homes sold last month: **2**
 Average mobile home price: **\$ 111,075**

Dollar value of sales in Feb 2010:
\$114,291,640

Dollar value of sales in Feb 2009
\$ 58,886,840

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This newsletter is not intended to solicit properties that are currently listed for sale, or to induce the breach of any contract.

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Summary of Residential Sales Year To Date

TYPE	2010	2009
Acreage	6	3
Acreage/House	15	5
Acreage(Waterfront)	1	0
Business	4	1
Townhouse	64	32
Condo	110	58
Duplex	12	6
Farms	3	0
IC & I	10	0
IC & Land	1	0
Lots	31	3
Leases	18	8
Lot (Waterfront)	0	0
Multi-Family	0	0
Multi-Plex	0	0
Mobile Homes	30	17
Recreational	2	2
Residential	257	142
Residential Waterfront	5	0
Timeshares	0	0

Participating in the Home Buyers' Plan

The Home Buyers' Plan (HBP) is a program that allows you to withdraw up to \$25,000 (\$50,000 for a couple), tax free from your registered retirement savings plan (RRSPs) to buy or build a qualifying home for yourself.

It's the perfect opportunity to increase your down payment

ACTIVE LISTINGS

Res.	Mobiles	Strata	Lots
1317	193	996	505

IF YOU ARE THINKING OF BUYING OR SELLING, PLEASE GIVE US A CALL!