

### AUG 2019

#### Residential Sales by Price (Year To Date)

Price Range	2019	2018
280,000 to 319,000	5	8
320,000 to 359,000	10	20
360,000 to 399,000	19	10
400,000 to 439,000	44	22
440,000 to 479,000	61	48
480,000 to 519,000	83	103
520,000 to 559,000	109	91
560,000 to 599,000	119	134
600,000 to 699,000	280	343
700,000 to 799,000	202	238
800,000 to 899,000	103	126
900,000 to 999,000	70	79
1 million and over	99	130

#### Real Estate Stats Last Month

Average house price	\$713,290	\$782,108
Median house price	\$686,000	\$695,000
Average Mobile Home price	\$186,721	\$161,888
Houses listed	426	492

#### Residential Sales (Year To Date)

Type	2019	2018
Acreage/House	58	57
Townhouse	488	441
Condo	693	878
Lots	86	143
Mobile Homes	149	138
Residential	1,207	1,356
Residential (Waterfront)	18	31
<b>TOTAL</b>	<b>2699</b>	<b>3044</b>

#### Active Listings

Res	Mobiles	Strata	Lots
1,302	126	1,025	522

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



# the real estate Report

## HOW TO FIND YOUR PERFECT RENTAL

*Find a place to live that you can love*

Believe it or not, we are in the busiest season of the year to find a rental. May to late August is usually the height of rental demand and can make it more difficult to find and procure the perfect (for you) place to live. Here are some tips to help:

#### Timing is Everything

Start looking for your place at least a month ahead of when you need to move in. This will give you enough time to check out the market and chase a few rabbit trails, if necessary.

#### Be Prepared

When you find an apartment or house, there is still a bit of a process to apply and be approved. Have your information organized in advance so that you can expedite the process. You will need to gather the following: needed information for a credit check, references, pay stubs, letter of employment and tax returns or recent bank statements. If you really want to get a jump, run a credit check yourself

to make sure that you are qualified. It is generally recommended that your rent should not exceed 20-30% of your income.

#### Tenant Talk

Talk to previous tenants whenever possible. This will allow you to get a stronger feel for the landlord, expenses (utilities, transportation, etc.) and amenities. Ask questions about the landlord's interactions with them, response time to maintenance and respect of privacy.

#### Walk the Talk

Make sure you do a walk through before signing a lease. Test out everything you see, including outlets, toilets, taps, appliances and lights. Look for any signs of insect or rodent issues in cupboards and storage spaces. Look for any damage to walls and floors, taking pictures to ensure you won't be held liable. Pay particular attention to any water damage which can lead to rot or mould.