

# Wolf Krieg

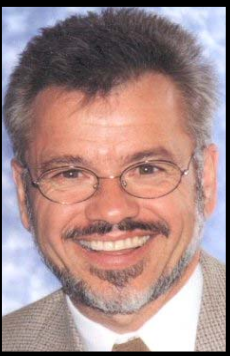
## Julie Krieg

(Unlic. Assistant)

**RE/MAX**

Kelowna

**868-8000**



During Dec. 2004, 139 homes were **SOLD** compared to 146 homes in 2003! 2004 has been a banner year as you noticed by the tax increase. The average price increased by 18% and the Median by 20%. 33 homes SOLD over \$1,000,000 in 2004 compared to 19 in 2003, 11 in the Mission, 6 in Winfield and 5 in South East Kelowna plus other areas most are on the water. We are looking forward to a strong 2005!  
**For more info and stats please call me anytime at 868-8000.**

### OKANAGAN MAINLINE REAL ESTATE BOARD Residential Statistics- Central Okanagan Totals 2004/2003

#### RESIDENTIAL (Single Family)

	# of Units Listed		# of Units Sold		\$ Value of Sales		Active Inventory		Average Price	
	2004	2003	2004	2003	2004	2003	2004	2003	2004	2003
Jan	249	286	145	156	\$37,581,800	\$34,319,003	581	663	\$259,185	\$219,994
Feb	299	316	196	180	\$50,118,442	\$39,989,877	625	755	\$255,706	\$222,166
Mar	418	346	282	239	\$74,667,904	\$53,274,667	684	778	\$264,780	\$222,907
Apr	420	319	275	241	\$76,137,747	\$56,348,923	776	828	\$276,865	\$233,813
May	402	319	244	241	\$72,338,893	\$53,553,844	859	819	\$296,471	\$222,215
Jun	436	325	247	281	\$70,180,237	\$67,247,770	932	794	\$284,131	\$239,316
Jul	405	348	219	291	\$63,054,537	\$68,129,951	991	751	\$287,920	\$234,124
Aug	359	284	200	213	\$59,988,526	\$52,278,853	1025	714	\$299,943	\$245,441
Sep	353	282	203	223	\$60,176,751	\$52,668,896	988	676	\$296,437	\$236,183
Oct	281	316	174	205	\$50,671,027	\$54,174,472	915	692	\$291,213	\$264,266
Nov	267	212	197	160	\$58,864,173	\$39,148,032	834	616	\$298,803	\$244,675
Dec	139	165	139	146	\$39,941,850	\$38,264,416	688	541	\$287,351	\$262,085
<b>Totals</b>	<b>4028</b>	<b>3518</b>	<b>2521</b>	<b>2576</b>	<b>\$713,721,887</b>	<b>\$609,398,704</b>	<b>Annual Avg (Year to Date):</b>		<b>\$282,616</b>	<b>\$238,873</b>

#### RESIDENTIAL ( Waterfront)

	# of Units Listed		# of Units Sold		\$ Value of Sales		Active Inventory		Average Price	
	2004	2003	2004	2003	2004	2003	2004	2003	2004	2003
Jan	6	12	2	1	\$3,504,000	\$1,200,000	32	35	\$1,752,000	\$1,200,000
Feb	5	4	2	3	\$179,800	\$1,762,000	39	36	\$89,900	\$587,333
Mar	14	15	6	7	\$4,042,800	\$3,857,500	39	43	\$673,800	\$551,071
Apr	8	9	3	5	\$3,855,000	\$2,673,900	39	46	\$1,285,000	\$534,780
May	12	12	5	11	\$4,742,000	\$5,099,900	42	43	\$948,400	\$463,627
Jun	12	6	5	6	\$4,561,000	\$5,679,500	44	45	\$912,200	\$946,583
Jul	12	14	5	10	\$4,251,000	\$6,766,400	45	45	\$850,200	\$676,640
Aug	12	7	11	7	\$16,599,500	\$4,190,500	44	43	\$1,509,045	\$598,643
Sep	12	6	10	3	\$11,643,500	\$2,800,000	37	42	\$1,164,350	\$933,333
Oct	8	6	3	6	\$2,225,000	\$3,386,500	38	40	\$741,667	\$564,417
Nov	2	5	1	5	\$1,075,000	\$4,193,000	32	34	\$1,075,000	\$838,600
Dec	4	5	2	1	\$2,467,500	\$675,000	31	32	\$1,233,750	\$675,000
<b>Totals</b>	<b>107</b>	<b>101</b>	<b>55</b>	<b>65</b>	<b>\$59,146,100</b>	<b>\$42,284,200</b>	<b>Annual Avg (Year to Date):</b>		<b>\$1,132,819</b>	<b>\$650,209</b>

Life is not measured by the numbers of breath we take, but by the number of moments that take our breath away!

*Thinking of  
 Buying or  
 Selling  
 Call Wolf!*

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