



Wolf Krieg

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RE/MAX Kelowna

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SALES UP - SUPPLY DOWN - PRICES UP

264 HOMES SOLD in July 2005 **up 19.5%** over last year and up 6% year to date! Our inventory is at 760 **down 23%** from 991 last year. Our average price is now solid over \$300,000 at \$332,745 and **up 17%** over last year. The median new house price is at \$359,900. Most of the activity in new homes is in the upper mission with over 120 units this year and over 550 in Kelowna and area. Total starts of all residential units in Kelowna and area so far this year is 1,349 units. 716 homes and 1,088 apartments are now under construction to a total of 2,224 units.

Strong demand in combination with tight supply continues to drive up prices. More buyers are turning to higher density housing. The search for lifestyle and strong employment growth is boosting the population in all areas. Low interest is also a key driver.

For more info and stats please call me anytime at 868-8000.

**Lowest Price
on Dilworth**



Listen to the birds in this total private backyard. A two storey home in the heart of the city with 3 bedrooms and lots of open spaces. A huge kitchen to prepare your gourmet meals and serve them in the formal dining room. This home has everything a family needs plus a Hot Tub.

3 Bedrm. - 3 Baths - 1752 Sqft. - Built: 1989 - Lot: 0.21Acr. - \$339,800

RE/MAX Kelowna

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	CURRENT MONTH			YEAR TO DATE	
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR
Residential					
Units Listed	357	292	22.3%	611	
Units Sold	224	198	13.1%	372	
Sales Dollars	\$68,439,284	\$50,743,942	34.9%	\$114,007,154	\$87,697,154
List/Sell \$ Ratio	97.93%	96.69%		97.57%	96.69%
Days to Sell	68	56	21.4%	78	
Active Inventory	774	625	23.8%		
Average Price	\$305,533	\$256,283	19.2%	\$306,471	\$255,533
Median Price	\$287,750	\$235,625	22.1%	\$287,750	\$240,000