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**ROYAL LEPAGE**  
K E L O W N A

## FEBRUARY 2019

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

Price Range	2019	2018
280,000 to 319,000	0	1
320,000 to 359,000	0	2
360,000 to 399,000	0	0
400,000 to 439,000	5	4
440,000 to 479,000	3	9
480,000 to 519,000	8	14
520,000 to 559,000	8	14
560,000 to 599,000	8	14
600,000 to 699,000	19	24
700,000 to 799,000	12	26
800,000 to 899,000	7	11
900,000 to 999,000	2	11
1 million and over	8	13

### Real Estate Stats Last Month

Average house price	\$688,886	\$699,352
Median house price	\$642,500	\$651,000
Average Mobile Home price	\$125,818	\$184,317
Houses listed	282	250

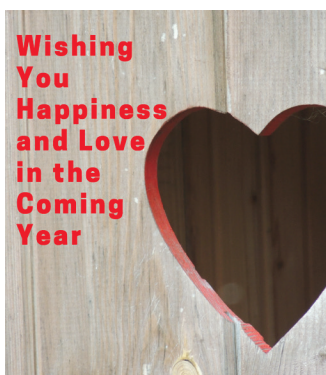
### Residential Sales (Year To Date)

Type	2019	2018
Acreage/House	5	7
Townhouse	33	37
Condo	60	110
Lots	7	24
Mobile Homes	11	12
Residential	80	143
Residential (Waterfront)	0	2
<b>TOTAL</b>	<b>196</b>	<b>335</b>

### Active Listings

Res	Mobiles	Strata	Lots
807	97	813	430

Okanagan Mainline Real Estate Board Stats



# the real estate Report

## WINTER ROOF AND GUTTER CARE TIPS

*These simple maintenance tips could save you a bundle*

February in the Okanagan is (hopefully) the homestretch of winter leading into spring. As temperatures can fluctuate, it becomes more important than ever that snow and ice on your roof and in gutters are managed properly. As melting occurs, water damage, such as rot and mould, can multiply if you don't stay on top of the maintenance. Here are some helpful tips:

### Say no to drifts

A build-up of snow on your roof can cause problems when it begins to melt. If there are any loose shingles, water can get in and refreeze, making the problem even worse. Consider investing in a roof rake: an extendable implement that can help you scrape the snow off your roof.

### Cool it

Why do some houses have snow melt from their roof more quickly

than others? It is often because of the heat trapped in the attic that causes the roof to become warmer. As the snow melts it often refreezes in the gutters causing ice dams and icicles (see below). Improving the insulation will keep the roof cooler and save on your energy bill. Installing a vent in the attic can also help in preventing this problem.

### Ice isn't nice

Ice dams and icicles can lead to both safety and maintenance issues. Falling icicles are an obvious hazard as well as the extra strain that heavy ice can put on your gutters. On top of this, the water that builds up behind the ice blockage can get into your house and cause major damage. Besides cooling your roof, pre-winter work on your gutters can help. Gutter guards prevent a build-up of debris that leads to drainage blocks and installing heat cables will also keep ice from building up.