

# ROYAL LEPAGE

## Locations West Realty

MARCH  
2019

### Residential Sales by Price Last Month

| Price Range        | 2019 | 2018 |
|--------------------|------|------|
| Less than 99,999   | 4    | 3    |
| 100,000 to 149,999 | 4    | 4    |
| 150,000 to 199,999 | 11   | 8    |
| 200,000 to 249,999 | 5    | 17   |
| 250,000 to 299,999 | 9    | 19   |
| 300,000 to 349,999 | 11   | 18   |
| 350,000 to 399,999 | 9    | 15   |
| 400,000 to 499,999 | 16   | 24   |
| 500,000 to 749,999 | 21   | 27   |
| Over 750,000       | 5    | 10   |

### Real Estate Stats Last Month

| Type                 | 2019      | 2018      |
|----------------------|-----------|-----------|
| Average House Price  | \$478,291 | \$502,722 |
| Average Condo Price  | \$275,200 | \$289,984 |
| Average Mobile Price | \$136,464 | \$108,875 |
| Houses Listed        | 219       | 241       |

### Residential Sales (Year To Date)

| Type                | 2019 | 2018 |
|---------------------|------|------|
| Condo - Apartment   | 2    | 14   |
| Condo - Townhouse   | 9    | 44   |
| Farms               | 17   | 49   |
| Lots                | 4    | 26   |
| Mobile Homes        | 7    | 14   |
| Single Family Homes | 62   | 173  |
| TOTAL               | 101  | 302  |

### Active Listings

| Single Family | Mobiles | Strata | Lots |
|---------------|---------|--------|------|
| 712           | 33      | 321    | 310  |

South Okanagan Real Estate Board Stats

**51%**  
MARKET  
SHARE -  
2019 YTD

## The Real Estate Report

### Planning for Spring Planting

*It's never too early to start planning your harvest*

With the latest snowfall warning just ended, it may feel strange to be thinking of spring. However, for the serious gardener, spring planting can begin as early as late February. Of course, nothing is going into the ground outdoors at this point, but you can definitely start seeds indoors to make sure they are ready to transplant as soon as timing and weather permit. While experts have slightly varying opinions, here is a basic breakdown for planting for various vegetables so you can be ahead of the game.

At the end of February, begin seeding indoors for celery, eggplant, leeks and peppers. Depending who you ask, some say to begin brussels sprouts, collards, cauliflower, onions and tomatoes at this time, as well as leafy plants, such as lettuce, kale, spinach and cabbage. If you choose to delay this second group, you should seed them by mid to late March.

In early to mid-March, frost and weather permitting, you can begin planting some vegetables directly into the ground. These include beets, carrots, chard, radishes, peas and potatoes. Again, opinions vary slightly, but these should all be in the ground by the end of the month. You may also be able to transplant your lettuce and onions if the weather is favourable as well.

April is the busiest planting month. This is when you can begin transplanting more of your seedlings into your garden. The list includes broccoli, brussels sprouts, cabbage, kale, spinach, cauliflower, collards and leeks. As well, you will start seeding your watermelon, sweet potatoes, pumpkins and squash indoors. It's also time to directly plant carrots, beets, cantaloupe, parsnips and turnips. In May, eggplants, peppers, tomatoes, squash, pumpkins, watermelon and sweet potatoes can be moved outside. You can also plant beans, okra, corn and cucumber.