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Okanagan's Home Team

Home Run Update

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okhometeam.ca

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FIRST ISSUE OF THE HOME RUN TEAM UPDATE

This is the first issue of **Home Run Update** for members of **Okanagan's Home Team**. Inside this issue you will find a number of articles designed to not only keep you informed about what is going on in the Real Estate market, but also informative articles on how to protect and improve your most important asset; your HOME!

NEW WEBSITE LAUNCHED – WWW.OKHOMETEAM.CA

This November we launched a new website that is designed to improve the quantity and quality of information to our members and the general public. It is very easy to look at, to navigate, and has some amazing new features that will make your visits interesting and informative. Some key features are:

HOME RUN REAL ESTATE BLOG

Inside tips provided regularly to keep you super current on what is happening in the market. You can also ask questions and post comments in this area that others can reply to.

LISTINGS HI-LITE SHEETS

Here you will find all of the current and recently sold properties listed with Okanagan's Home Team. Other great features of this site include an interactive map that will not only show you the home you are looking for, but also all of the other homes listed in the area. Want to find out how much it will cost for a mortgage? Check out the mortgage calculator function; it's really easy!

REPORTS AND RESOURCES

Want to find out what improvements to your home will have the best return upon resale? You will find that report and others like it in this section. Current and past issues of the Home Team Real Estate Market Trends reports and our newsletters will be featured here also.

FREE HOME RUN TEAM HOME EVALUATION

Want to find out what your home might sell for today? Just complete the simple form, hit "submit" and in a day or two you will have a complimentary Home Evaluation by email.

10 TIPS TO GET YOUR HOME READY FOR WINTER NOW

1. **Clean your gutters** – Make sure that the gutters are clear of those pesky leaves and that the water will run clear and well away from your home.

2. **Block those air leaks** – Use a piece of burning incense to check for leaks around doors, windows, exterior A/C outlets, and any other holes you can find. Weather stripping and caulking are cheap ways to keep those fuel bills low.
3. **Check the furnace** – Have a professional come in to do a tune up to make sure that your furnace is working well. Change your furnace air filter to help keep dust out and your furnace working great.
4. **Check your furnace ducts** – Inspect your furnace ducts to see if there are any holes or kinks in either the fresh air return or the runs to your rooms. Simple duct tape will fix those pesky leaks.
5. **Face your windows** – Put up the storm windows, or add a simple window insulator kit to keep it cozy.
6. **Check the chimney** – Hire a professional to check your chimney and clean it if needed.
7. **Reverse that fan** – reverse the fan direction from summer operation (counter clockwise) to clockwise so that the fan will push warm air downward and force it to recirculate.
8. **Shut off & Wrap those pipes** – Make sure that all of your outside taps are shut off so they don't freeze and burst. Also, insulate them inside the house to keep them from freezing.
9. **Insulate yourself** – Add extra insulation to your attic, basement or outside walls to make a dramatic improvement to comfort this winter.
10. **Check your smoke detectors and CO2 alarms** – Make sure that they are working well and that you have fresh batteries for the winter.

HOME RUN TEAM QUICK MARKET UPDATE

After a surge of listings hit the market earlier in the year, sellers are reacting to the lack of active buyers by removing their houses from the market. The number of single family homes available for sale has dropped from a high of 845 in September to just above 700 now and it's taking longer for homes to sell with the average increasing to 104 days from 69 days in 2007. But even with the slow sales volume, listing inventories are considerably below record 1998 levels demonstrating the resilience of our market. Last year the average price of a home in Vernon was \$447,100 and the median was \$396,000. The average price of a home today in Vernon is \$434,300 with the median being \$399,900; about a 3% drop. Landlords are winning once again as rents continue to rise, but anyone sitting with variable rate mortgages are seeing their interest costs plummet. As in the stock market, some panicking sellers are offering up bargains to buyers who hold the long term vision of the Okanagan being one of the very few ideal Canadian retirement destinations and with the US dollar now costing \$1.26, destinations south of the border are suddenly not as attractive. In this uncertain economic world one thing is for certain... next year Canadian Baby Boomers will all be one year older!

SPECIAL HOME RUN TEAM VALUE ADDED COUPON



Vernon's Largest & Most Experienced Wine & Beer Making Facility

Bring in this coupon and receive **free bottles** with your batch of wine or beer.

#2, 4313a – 25 Avenue - phone Dale Hofer at 250-549-2337 for more information

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