



THE REDMAN REVIEW

ISSUE 24, JUNE 2004

Dear clients,

A few weekends ago, before the heat wave set in, we were up at Big White for the day and had a “wild” experience on the way home. We left the village at about 4:00 or 4:30 and saw the usual number of mule deer, some ground hogs and a few jack rabbits. The highlight, however, was this young moose who was feeding right beside the road. Fortunately, he wasn’t at all bothered by our presence and continued to feed while I snapped some pictures. Even as I edged out from behind the safety of my vehicle to get “that perfect shot”, he didn’t deem me worthy of charging. There aren’t many days that I drive that road without seeing deer but this is the first time I’ve seen a moose on that stretch of road. It was great.



With another Fathers’ Day behind us, I hope all you fathers had a great Fathers’ Day and got to spend the day doing exactly what you wanted. The heat was certainly a perfect excuse to do absolutely nothing.

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Previous issues of this newsletter can be found at

www.jerryredman.com

Market Watch



Real estate activity in May was hotter than the weather. Highlights of the May and year to date results include:

- May's dollar volumes (for sales of all types) were up almost 40% over last May with year to date figures up a whopping 43%.
- The average house price in May was \$296,471, up 30% over last year's \$227,872.
- Listings in May were up 35% over the same month last year.
- The number of sales in May was up 10% at 244 compared to 222 in 2003.
- The value of residential sales in May was \$72,338,893 compared to \$50,587,687 in 2003, up 30%.
- The average number of days on the market for residential homes was 49 which was 25% less than last year.
- The average number of days on the market for lots was 314 which is more than double the amount of time for the same month last year.
- The number of days on the market for a condo in May was 47 which was 23% less than last year.
- The most active price ranges this year have been for homes in the \$180,000 to \$330,000 range.
- The most active price ranges for lots this year are in the \$160,000 and up range followed by the \$80,000 to \$100,000 range.
- The average price for a waterfront residence this year is \$1,011,000 which is up 63% over last year.

Stay tuned for more of the same in June with another record setting month.

Month	# Units Listed		# Units Sold		\$ Value of Sales		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	685	778	\$264,780	\$222,907
Apr	420	310	275	218	\$76,137,747	\$52,599,071	776	828	\$276,865	\$241,280
May	402	298	244	222	\$72,338,893	\$50,587,687	859	819	\$296,471	\$227,872
2004 Total	1788	1556	1142	1015	\$310,844,786	\$230,770,305	3526	3843	\$1,353,007	\$1,134,219

Favourite Family Recipes

We made this salad recently for a group of friends who insisted that we share the recipe, so here it is. It's a great salad and it doesn't get any better than when local strawberries are in season.



Mixed Greens Spring Salad

Package of organic or spring greens (it's excellent with spinach as well)
Red cabbage
Red onion
Grated carrot
1 ripe papaya cut into cubes (save the seeds from 1/2 the papaya for the dressing)
Sliced ripe strawberries
Pecans (about 1 cup)
Feta cheese

For above, prepare ingredients in amounts to suit your personal taste.

In sauce pan melt 1 TB butter and add 1 TB brown sugar. Add pecans to toast and coat well. (We just toast the pecans in a toaster oven without the butter and sugar).

Dressing

In blender, mix:

1/4 cup	Olive oil (we use less)
2 tsp	Dijon mustard
3 TB	Honey
2	Green onions
3 TB	Red wine vinegar
	Seeds from 1/2 the papaya
	Salt & pepper

Blend very well and chill. This recipe can be doubled easily. In fact, if you use the whole bag of greens, you'll probably want to double the dressing recipe.

Protecting your Skin from the Sun



Since we're enjoying some beautiful sunshine these days, here's a lowdown on sunscreens and how to ensure you and your family are adequately protected.

UVA versus UVB

- There is no such thing as a safe tan. Even if you tan slowly without burning, the damage to the skin is still hazardous to your health.
- UVB rays are the sun's burning rays, which have an immediate harmful impact on the skin.
- UVA rays are the sun's silent killers. You don't feel them, but they're the primary cause of skin cancer and wrinkles. (UVA rays also penetrate through clear glass windows.)
- Skin damage from the sun begins within the first minutes your skin is exposed to sunlight.
- Even on a cloudy day, the sun's rays are ever-present and ever attacking the skin.
- Sitting in the shade or wearing a hat protects only from a small portion of the sun's rays. Plus, other surrounding surfaces such as water, cement, and grass reflect the rays from the ground to your skin.
- Altitude is a sun enhancer. For every 1,000-foot increase in altitude, the sun's potency increases by 4%.

SPF numbers

- A product's SPF (sun protection factor) number tells you how long you can stay in the sun without getting burned. Here's how it works: If it normally takes you 20 minutes in the sun before you start turning pink, an SPF 15 will let you stay in the sun for five hours without burning. The formula is $20 \text{ (minutes)} \times \text{SPF number} = 300 \text{ (minutes)}$, or five hours. But that five hours applies only if you aren't swimming or perspiring, in which case, sunscreen should be reapplied after 60 to 90 minutes.
- SPF numbers are crucial, but they are a measurement that only pertains to sunburn (UVB rays). There are no numbers to tell you about protection from UVA radiation. For that protection you must check the active ingredient list. Make sure that either avobenzene, titanium dioxide, or zinc oxide (which may be listed as Parsol 1789 or butyl methoxydibenzoylmethane) or Mexoryl SX, is one of the active ingredients. If one of these doesn't appear in the active ingredient list (it doesn't count if it is just part of the regular ingredients) you will not get adequate UVA protection.
- Waterproof sunscreens are not actually waterproof, but water resistant. They must be reapplied every 90 minutes if you are sweating or swimming.
- A product with an SPF 2 blocks only about 50% of the UVB rays; an SPF 10 filters out about 85% of the UVB rays; an SPF 15 stops about 95%, and an SPF 30 to 50 stops about 97%. So even if the SPF number on your sunscreens is an SPF 50, it still has limitations. This explains why you still get color after prolonged exposure to the sun despite slathering sunscreen on your skin.

If you or someone you know are planning a move or a real estate investment in Kelowna or at Big White, I would be happy to help. Please call or email me with your needs.

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