



# The Redman Real Estate Review

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Dear clients:  
I guess that was summer. It doesn't feel like there was enough of it this year but I think that's because I spent most weekends doing open houses for the projects I'm involved in so we haven't had much camping time.

That's not to say that we won't get to do more camping this fall since it's so much easier to get spots after the kids go back to school. I'm a big fan of the Fall. There's something about a chill in the air that's so refreshing and we try to take advantage of the cooler weather to go hiking in

places we haven't been before. It's just such a shock when the weather changes this fast. Well, that and the fact that shorter days are just ahead. I really don't like coming home from work in the dark.

We haven't bought Big White seasons passes for the past 3 years but we've really missed skiing



so this year we are planning to buy them to try to do more skiing. Since we got our snow shoes a few winters ago, we've explored other places besides Big White but this year we're going to try to do both. We really enjoy snow shoeing and it's something we can do with the dogs. They absolutely LOVE snow shoeing. Their favourite game is finding tennis balls in the snow banks. It's good practice for rodent hunting which they're really good at. In fact they're better mousers than the cat is.



## July 2010 Market Statistics

### Home Buyers in the Driver's Seat

**Vancouver, BC – August 12, 2010.** The British Columbia Real Estate Association (BCREA) reports that Multiple Listing Service® (MLS®) residential sales in the province declined 42 per cent to 5,784 units in July compared to the same month last year. On a seasonally adjusted basis, MLS® residential unit sales in the province declined 19 per cent in July from June 2010. The average MLS® residential

price climbed 6 per cent to \$491,832 in July compared to the same month last year.

“A relatively large number of homes for sale have created the most favourable supply conditions for home buyers in more than a year,” said Cameron Muir, BCREA Chief Economist. MLS® active residential listings were 21 per cent higher in July than at the start of the year on a seasonally adjusted basis. However, with newly listed MLS® residential units now declining,

tighter market conditions may emerge this fall.

Year-to-date, BC residential sales dollar volume increased 16 per cent to \$24.2 billion, compared to the same period last year. Residential unit sales rose 4 per cent to 48,127 year-to-date, while the average MLS® residential price climbed 13 per cent to \$504,281 over the same period.

Source: BC Real Estate Association

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# Wendy's Awesome Bruschetta

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This is my sister's recipe which is now one of our all-time favourite appies, especially this time of year when the fresh tomatoes are in season. The tomato mixture is amazing on its own but when you add the toast with garlic butter, it's over the moon. It's a bit of work to seed all the tomatoes and toast the bread but the garlic bread takes it to the next level. It's absolutely amazing.

### For tomatoes:

- 10—15 tomatoes, seeded and diced
- Basil (approximately ½ cup)
- Garlic (1 or 2 cloves)
- Olive oil

- Good quality balsamic vinegar
- Red onion, diced
- Baguette sliced diagonally



Leave ingredients at room temperature before preparing. Add first 6 ingredients to bowl. Let stand at room temperature.

### For garlic bread:

Make garlic butter (with 1 or 2 garlic cloves). Brush garlic butter and sprinkle fresh parmesan cheese on baguette slices and toast in oven until lightly browned. Scoop tomato mixture on bread and enjoy.

It's finger licking good.

# Make your Reno Eco-friendly

The basics of being green are thought to be installing compact fluorescent bulbs & lowering your temperature thermostat. But if you're thinking of renovating, here are 10 ways to make your reno earth-friendly.



1. Redoing your kitchen? **Avoid cupboards made of pressed woods** which are often bound with carcinogenic formaldehyde (headache-inducing stuff that could release fumes into your home for years). Same goes for wood furnishings. Look for furniture that is certified sustainable by the Forest Stewardship Council.
2. **Jazz up your home with gorgeous eco-friendly floors made with bamboo, cork or wood certified by the Forest Stewardship Council.** If you're hooked on carpeting, look for lines with natural options such as wool or high recycled content by Milliken, Interface or Beaulieu. Vacuum often.
3. **Add caulking and weatherstrips to seal up doors, windows, electrical sockets and baseboards.** Boost the insulation in your attic, crawlspaces, basement and walls. Get a professional energy audit to identify leaks.
4. If your furnace is more than 20 years old, **you'll save cash if you buy an Energy Star model**, since they're 20 to 30% more efficient especially since 60% of your hydro bills go to running your furnace. Replace oil furnaces with natural gas. And clean or change your furnace filter monthly in colder months.
5. **Ditch old couches, mattresses and pillows filled with dangerous fire retardants** for PBDE-free stuff.
6. **Trade in power-leaching appliances for new Energy Star models.** A certified fridge uses 40% less energy than ones sold in 2001.
7. Windows can leak about 25 per cent of your home's heat in winter and let in about 40 per cent of summer's suffocating temperatures. **Stay comfy with a set of new low-E Energy Star windows and skylights.** And get some good cellular blinds for extra window insulation.
8. A fresh coat of paint is probably filling your home with polluting volatile organic compounds. **Use low-VOC paints**, available at major paint retailers like Benjamin Moore.
9. A quarter of your power bill goes to hot water heating. **Tap into the warmth of the sun's rays and get a solar hot water heater.** For a few thousand dollars you can get a good vacuum-tube model that's efficient at harnessing solar rays, even in the depths of Canadian winters. If your budget's tight, tankless hot-water heaters are a super-efficient option and will cost you about a thousand dollars.
10. **Visit Habitat for Humanity Re-Stores.** They're thrift shops for building supplies full of secondhand, donated or discontinued lumber, sinks, doors, windows, chandeliers, tiles, mantles, even nails, hooks and knobs for about half the retail price. You'll save money and help keep building supplies out of the landfill. Plus, all the money you spend goes to building homes for the less fortunate. Happy renovating!

Source: Canadian Living

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If I can assist you or anyone you know with real estate in Kelowna or at Big White, please let me know.