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North Shuswap
2010 Second Quarter Report – July 2010

Well, that's not too bad! The MLS® shows that 9 Lots and 10 Homes sold in the North Shuswap during the second quarter of 2010. No Lakeshore sales in the second quarter.

Total active Listings stand high as 355 while a number in the low to mid 200's would be considered average.

As of July 1st, 2010 I am involved in seven offers. The highest listing price of those seven properties is \$245,000. Four of those offers are on homes. The good point is ... every North Shuswap market recovery in that I have studied in the past, has always started with the entry-level, low-cost listings for sale. Good activity at the lower end of the price scale is how our recovery has always started. The market will build as the recovery continues. I don't know when or how high, but you can be sure that I am watching.

As I have mentioned to you in previous newsletters, the bottom of this market cycle was February of 2009. Every month the statistics show improvement, all be it slight improvement. We are heading up and have been for a while. I am optimistic for the future.

Interviewing other REALTORS® about what they see in the market is one of the things I look forward to. There is common opinion among REALTORS® that price is king. Well-priced listings will be shown and well-priced listings will get offers.

If you are a Seller, now is the time to review your listed price with your REALTOR®. If you are a Buyer, you have a good selection of properties for sale to view.

If you are planning a trip to the Shuswap and wish to see me, please call for an appointment. Remember, weekends are busy days for us and I do not want to disappoint.

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