

# Naramata Real Estate

# Matters

## Busy Home Market in Naramata

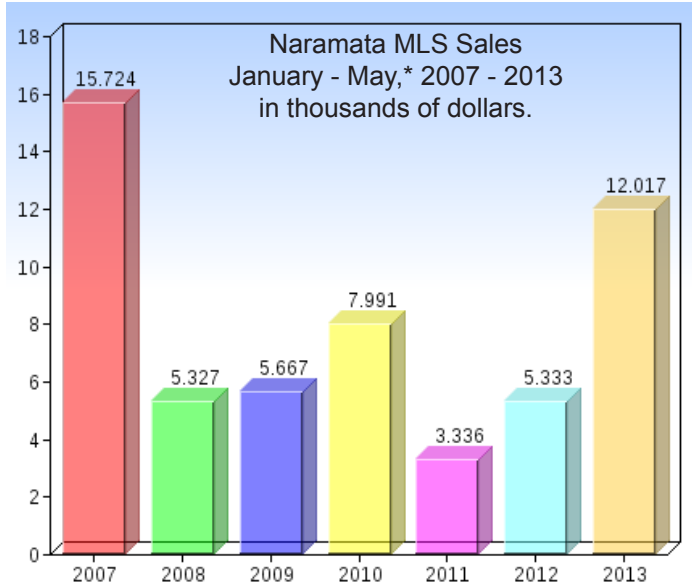
Naramata home and property sales on the MLS system have seen their busiest year since 2007.

Between January 1 and May 31, 2013, MLS sales totaled \$12,017,000, representing 19 properties. It is 138% higher than the same period of 2012, with eight MLS sales totaling \$5,333,000.

Compared with some of the other communities in the South Okanagan Real Estate Board, Naramata is a very busy property market in the first four months of 2013 compared with last year:

<b>Naramata: up 138%</b>	Penticton: down 13%
Osoyoos: up 10%	Oliver: down 38%
Kaleden/OK Falls: down 5%	Summerland: down 42%

Naramata's MLS figures for 2013 are the highest since the hot market of 2007, when 26 properties sold on the MLS system between January and May for a total of \$15,724,000. Here's a rundown on dollar values and unit sales in the January – May period in recent years: →



2007: \$15,724,000 26 units	2011: \$3,336,000 7 units
2008: \$5,327,000 12 units	2012: \$5,333,000 8 units
2009: \$5,667,000 10 units	2013: \$12,017,000 19 units
2010: \$7,991,000 13 units	



### Our focus is on Naramata.

We generated 31% of all MLS real estate sales in Naramata in 2012\*.  
(The next highest realtor was only at 8%)

Team Bloomfield is proud of our success in Naramata. We can work for you to market your home or property. Let us provide a written market evaluation report. There is no cost or obligation to you.

Do you have friends interested in buying in Naramata?  
Please feel free to refer them to us and we promise excellent customer service.  
and thorough market knowledge.

\*All statistics are based in whole or part on information supplied by the South Okanagan Real Estate Board. The views and conclusions contained herein are the sole opinions of the writers. This report is not intended to solicit to anyone under contract to sell real estate in British Columbia.

## Naramata's Team: Experience, Integrity & Local Knowledge



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Locations West Realty

**250-493-2244**

## Showcasing Our Listings

Next time you visit the **Naramata Heritage Inn & Spa**, you'll see a TV monitor with a rotating display of Team Bloomfield's Naramata bench listings. It is conveniently located on the lower level of the Inn, central to the Cobblestone Winebar, Heirloom Spa and washrooms. Our senior team member, Julius Bloomfield, who with his wife Toni operate the Heritage Inn, reports that recent visitors to Naramata have enjoyed this quick and visual glimpse into the local real estate offerings.



We've also established a **Team Bloomfield** video page to highlight our special listings in the area. See for yourself...Go to the **You Tube** homepage and enter one of addresses to see a two minute video: "1195 Nuttall" "2575 Winifred"



## We've Got Buyers...



**WANTED:** Privacy home suitable for semi-retirement.

**WANTED:** Starter home in the village.

**WANTED:** Lakeview home on at least 1 acre. Very private. Wooded setting. Can be renovated.

**WANTED:** Hobby Farm. Lake/Mountain view. Good soil. 1 to 3 acres. Decent house.

**WANTED:** Fixer Upper. Nice setting. Decent view.

**WANTED:** Building lots that are unusual or unique.

**WANTED:** Small farm, 1 to 5 acres.

*Call Team Bloomfield, 250-493-2244 to discuss.*

### NARAMATA SPECIALISTS

#### Land & Lots

**Village Heights:** a quiet cul-de-sac, just above the village off Boothe Road. Great views, close to amenities. One acre, \$390,000.

**244 acres off Smethurst Road:** subdividable to 50-ac. parcels under current zone, great views. \$1,290,000.



#### ← Townhomes

Only four available this spring! On Ellis Ave., close to school and beach, 3 bedroom & 3 bath. Easy care. Brand new! From \$279,900



**1195 Nuttall Rd. →**  
Timber and stone are featured in this home on 2-ac. private view setting. Stunning open concept design. \$1,295,000



#### ← 3165 Juniper Road

Two bedroom, two bath home on huge lot. Backs onto Creek Park, private setting. \$319,000



**3845 Albrecht →**  
Flat & productive 4+ acres with 4500 sq. ft. home. Planted with apples and has three road frontages for extra value. \$749,000



#### ← 3044 Debeck Rd.

3272 sq. ft. executive home, with a 1071 sq. ft. master suite. Many fine extras on .5-acre. \$760,000



**2575 Winifred Rd. →**  
Architectural masterpiece, view home with grand character and many extras. 2822 sq. ft. 3 bedrooms. \$795,000

#### ← 930 Tillar Road

Incredible vista of lake and vineyards from this 2300 sq. ft. 4-bedroom home in quiet neighbourhood. Includes lower level suite. \$427,000

