

Statistically Speaking

Market activity in the Fraser Valley Real Estate Board.

New Listings: June '07 - 3082 May '07 - 3691 April '07 - 2922 June '06 - 2938

Number of Sales: June '07 - 2053 May '07 - 2152 April '07 - 1781 June '06 - 2126

Board Year to Date sale volume -9.0% Langley Year over Year Price Index value +12.6%

FREE BREAKFAST WINNER!

If your address is **3793 197 St.** you've just won



BREAKFAST FOR 2
at
DE DUTCH PANNEKOEK HOUSE



in the Langley Crossing Mall (value approx. \$25.00)
You must phone me by month's end to claim your prize.

FREE BREAKFAST OR LUNCH ENTREE

with the purchase of a second entree of equal or greater value.

Offer valid until July 31st 2007 at the Langley De Dutch Only
Offer Not Valid On Sundays

Please remember to tip on the full value of the meal



Jeremy Sutton

* A Full time Realtor for 24 years.

* Won lots of awards for top sales activity.

* 22 sales this year incl. 5 from this neighbourhood.

* In the top 5% of all Realtors in the R.E. Board.



MARKET SHARE *

January 1st - May 31st, 2007

LANGLEY

RE/MAX -	37.3%
Homelife -	18.5%
Royal LePage -	18.5%
Prudential -	5.7%

With 23.8% of Langley Realtors,
RE/MAX leads the way
*Based on MLS stats



Jeremy
of

RE/MAX

Treeland Realty
604-533-3491

THE SOUTHWEST BROOKSWOOD BULLETIN



Free Breakfast winner inside!

Check Out My Web-Site!

www.realestatelangley.com

This is not intended to cause or induce breach of an existing agency agreement.

#101 - 6337 198th Street, Langley B.C. V2Y 2E3

Each office independently owned and operated.

OUR LOCAL MARKET UPDATE - July 9, 2007

IT'S A TANKLESS JOB!

Last year when we built our house, the energy efficiency of the home was something I looked at seriously. Therefore my home is 2x6 exterior wall construction and has a super efficient heating system as well, but the hot water system is really interesting.

We installed a Rinnai tankless hot water system. This is a small box 14"x 24"x 9" that mounts inside an exterior wall and supplies endless hot water on demand. It has up to an 88% efficiency rating and consumes very little natural gas. The key is that it's tankless, you're not paying for gas to continually keep 40 gallons of water at temperature.

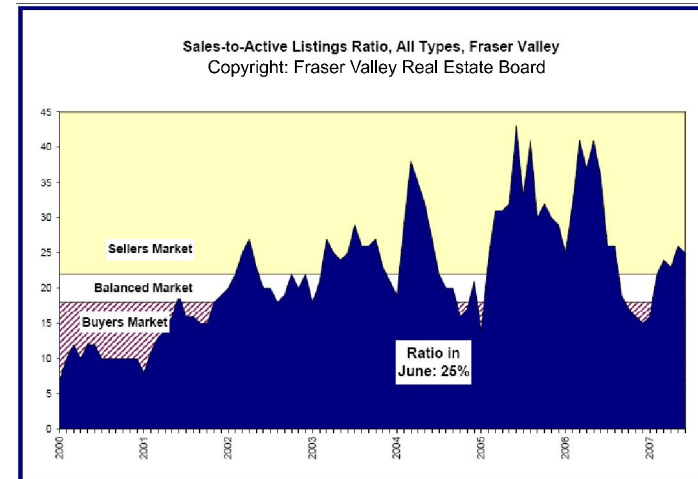
Of course the system costs more, about \$2,000 as compared to a regular tank system that's about \$700. The unit however has a much longer life expectancy, in excess of 20 years and uses *much* less gas. In the end you save money, save the planet and never run out of hot water.

If you're looking to replace your hot water tank think of this system. Much like we're switching from old 50% efficiency furnaces to 80%+ efficiency furnaces, we should switch from low efficiency hot water tanks to these high efficiency models. Europe has used them since they switched over from a hot water tank that was built into the chimney above the coal fireplace. Yes I actually lived in a house in England with one of those still in use. Made early morning wake-up a brisk affair!

I used Clay at *C.R. Martin Heating* to do my installation. I've relied on him for many of my and my clients needs before. For all specifications on the units check out his website, go to www.crmheating.com and look for tankless hotwater systems.

BONUS! The federal government in it's new *ECO-ENERGY* program is offering a \$200 rebate for replacing your H/W tank with a tankless system. There's also rebates of \$300 or \$500 for 90%+ efficiency furnace upgrades. If you're thinking **AIR CONDITIONING** then go for a heat-pump system and the Feds will rebate you \$400 or if you're really crazy install a geo-thermal heat system and get a \$3500 rebate! So, be cool this summer and save on gas!

Current Listings	Style	Age	Square Feet	Bedrms	Bthrms	List Price
3763 200 St.	Rancher	33	1246	3	2	\$418,782
19745 38A Ave.	Basement	28	1692	4	2	\$429,000
3648 197 St.	Basement	32	2238	5	2	\$439,900
3547 200 St.	Rancher	35	1260	3	1	\$439,900
3925 200 St.	Basement	28	1800	4	2	\$448,880
3978 198 St.	2 Storey	35	2260	5	3	\$499,800
3485 198 St.	3 Level Split	28	1883	3	3	\$499,800
19824 40A Ave.	3 Level Split	26	1934	3	3	\$539,000
19821 40A Ave.	Basement	35	2127	3	3	\$549,900
3394 198A St.	3 Level Split	20	2176	3	3	\$619,900
3707 197A St. - SOLD	Rancher	32	1344	3	1	\$399,900
19893 35A Ave. - SOLD	Rancher	35	1100	3	1	\$418,500
20050 36A Ave. - SOLD	Rancher	37	1167	3	2	\$429,000
19782 38A Ave. - SOLD	Basement	34	2000	4	3	\$439,900
19744 36 Ave. - SOLD	3 Level Split	27	1844	3	3	\$479,900
19934 35 Ave. - SOLD	Rancher	36	2080	4	3	\$497,900
3897 197 St. - SOLD	Basement	34	2818	4	3	\$509,900
3964 198 St. - SOLD	Basement	29	2551	5	3	\$562,500
19811 40A Ave. - SOLD	Basement	36	2610	4	3	\$615,000



The above information is believed correct but not guaranteed. All details are as of date of printing.



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