

Statistically Speaking

Market activity in the Fraser Valley Real Estate Board.

New Listings: July '07 - 3120 June '07 - 3082 May '07 - 3691 July '06 - 2657
Number of Sales: July '07 - 1984 June '07 - 2053 May '07 - 2152 July '06 - 1635
 Board Year to Date sale volume **-5.1%** Langley Year over Year Price Index value **+11.4%**

FREE BREAKFAST WINNER!

If your address is **3339 198th Street** 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 August 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.

* 29 sales this year incl. 6 from this neighbourhood.

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



MARKET SHARE *

January 1st - June 30th, 2007

LANGLEY

RE/MAX -	37.0%
Homelife -	18.7%
Royal LePage -	18.3%
Prudential -	5.9%

With **23.7%** of Langley Realtors,

RE/MAX leads the way

*Based on MLS stats



Free Breakfast winner inside!

Check Out My Web-Site!

www.realestatelangley.com



Jeremy
 of

RE/MAX

Treeland Realty
604-533-3491

THE
SOUTHWEST
BROOKSWOOD
BULLETIN

THAT PRIVACY ACT!!

In the last couple of years the Provincial government was forced by the Feds to implement the new Privacy Act. The purpose, we were told, was to protect a person's right to privacy.

The result is, on the public level, "Freedom of Information" requests, and the cost associated with them. On the private level we now sign releases to companies so they can do what they always did. If you want an RRSP or loan from a bank you sign a Privacy Authorization that permits the lender to use your private information in ways it deems fit. I tried to amend the waiver so that I didn't authorize them to release my information to third parties. They said they couldn't manage my RRSP account without it signed as written.

Part of the purpose of the legislation was to curtail the selling of name/phone# lists by corporations to third parties. Unfortunately these Privacy waivers, written by lawyers for their client the company, sometimes deletes the protections the legislation first intended.

In real estate, there is now a clause in the sales agreement that acknowledges that the buyer and seller accept that some personal information within the document will be submitted to the MLS system and used by them or by the brokerage for compilation, statistics etc. You can't opt out of it because it's in the pre-printed section that is all lawyer approved.

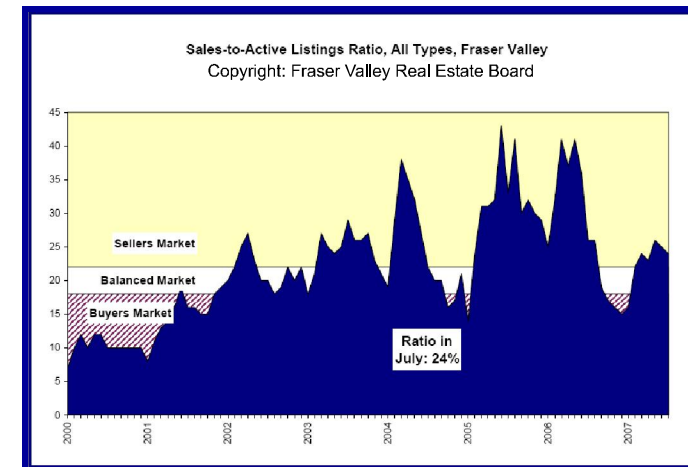
The Privacy rules are also in play on the listing side. If a listing expires then the seller can file a notice with the Real Estate Board to prohibit further solicitations. Also the sale price of a home cannot be published until after the buyer has taken possession. This is why the list on the next page no longer shows the sale price, only the listing price. If you want to know a sale price on any sale in Brookwood, please contact me and I can tell you, I just can't publish it like I used to.

Privacy also extends to how a Realtor functions. With agency being so explicit, a Realtor is not allowed to disclose a reason for selling without the seller's written permission. This is the question everyone asks "So, Why are they selling?". In this circumstance the Realtor can only say something like "for personal reasons" unless the seller has agreed that the agent can use the reason as part of a marketing plan. Headlines like "transferred" or "foreclosure pending" can only be used if written permission is given by the seller first.

Some of the privacy rules are a good thing for the person, some of them are a legal pain, it's much like shooting a mosquito with a cannon. Next time you see a privacy waiver, read it before you sign it, and for a real laugh try altering it and watch the employee freak!

OUR LOCAL MARKET UPDATE - August 10, 2007

Current Listings	Listing Agency	Style	Age	Sq. Ft.	Bedrms	Bthrms	List Price
3763 200 St.	Royal LePage Wolstencroft	Rancher	33	1246	3	2	\$418,782
3925 200 St.	Royal LePage	Basement	28	1800	4	2	\$448,880
3978 198 St.	MacDonald Rlty. Westmar	2 Storey	35	2260	5	3	\$469,000
19617 36 Ave.	OnePercent Rlty.	Basement	34	2275	4	3	\$499,900
19724 38 Ave.	RE/MAX Treeland Rlty.	Basement	35	2539	4	3	\$529,900
19955 37 Ave.	Coldwell Banker	2 Storey	48	3286	4	3	\$544,900
19821 40A Ave.	Royal LePage Wolstencroft	Basement	35	2127	4	3	\$549,900
3683 196A St.	Realty \$5000 Sales	3 Level Split	34	1985	3	3	\$563,000
19732 36 Ave.	Royal LePage Wolstencroft	Basement / Split	28	2358	4	3	\$594,900
3394 198A St.	RE/MAX Treeland Rlty.	3 Level Split	20	2176	3	3	\$609,900
3332 197A St.	Grexfriars Rlty Int'l Ltd.	2 Storey	19	2622	4	3	\$639,000
19745 38A Ave. - SOLD	RE/MAX Treeland Rlty.	Basement	28	1692	4	2	\$399,900
20022 37A Ave. - SOLD	Prudential Power Play Rlty.	Basement	31	1909	3	2	\$439,900
3648 197 St. - SOLD	Royal LePage Wolstencroft	Basement	32	2238	5	2	\$439,900
3547 200 St. - SOLD	Homelife Benchmark Lgly	Rancher	35	1260	3	1	\$439,900
3485 198 St. - SOLD	Prudential Power Play Rlty.	3 Level Split	28	1883	3	3	\$499,800
19824 40A Ave. - SOLD	RE/MAX Treeland Rlty.	3 Level Split	26	1934	3	3	\$539,000



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



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