

Statistically Speaking

Market activity in the Fraser Valley Real Estate Board.

New Listings: Apr '05 - 2631 Mar '05 - 2815 Feb. '05 - 2192 Apr. 2004 - 2671

Number of sales: Apr '05 - 1937 Mar '05 - 1922 Feb '05 - 1464 Apr. 2004 - 2016

Year to Date: sales volume **-9.0%** Year over Year Price Index value **+8.9%**

FREE BREAKFAST WINNER!

If your address is **3531 196A St.** you've just won this month's

BREAKFAST FOR 2

at

DE DUTCH PANNEKOEK HOUSE

in the Langley Crossing Mall (value approx. \$25.00)

You must call 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 June 31st 2005 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 22 years.

* Won lots of awards for top sales activity.

* 21 sales this year including 2 from this neighbourhood.

MARKET SHARE

January 1st- March 31st 2005

LANGLEY

RE/MAX -	33.3%
Homelife -	21.8%
Royal/LePage -	18.8%
Sutton Group -	4.7%

With 16.7% of Langley Realtors,

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



Jeremy
of

RE/MAX

Treeland Realty

604-533-3491

THE SOUTHWEST BROOKSWOOD BULLETIN



Free Breakfast winner inside!

**Special
Issue**



Check Out My Web-Site!

www.realestatelangley.com

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

Each office independently owned and operated.

Stand against the Trains - NOW is the time!

I was at a joint Councils meeting on Tuesday regarding the pending Environmental Assessment of the expansion of the Roberts Bank Port facility. Langley is so far getting ignored by the people proposing the expansion despite the fact that we will probably suffer the greatest impact.

The trains that run through Langley are already a serious problem. There are 18 trains per day containing between 100 and 200 cars. It used to be just the coal trains but Roberts Terminal expanded to handle container ships and now we have those trains too. The traffic congestion caused by these trains is at a critical point.

The Port Authority is proposing adding more berths which will result in increases to 21 trains per day and those trains will be up to 30% longer. At the same time Langley population is growing and traffic concerns are increasing.

At this time there are 5 road/rail crossings in Langley that are in excess of **200%** of the traffic volume level necessary to warrant an overpass according to government requirements. The Port expansion has so far committed no money to lessening the impact of rail traffic in Langley. The Scope of the Environmental Report currently underway specifically excludes Langley.

In answer to public pressure the Environmental Assessment team is now holding a public forum on Wednesday May 11th at 6:30 pm at the Newlands Golf Course facility. This is the first step for residents of Langley to show their displeasure with the train situation in Langley.

Of greater concern is the prospect that 5 overpasses could be built in Langley. This would make Langley the ugliest town in Western Canada. The time has come to object loud and strong against the rail traffic coming through downtown Langley. The alternative, around the Horn of Surrey under the Port Mann was an option proposed back in 1968. It is still an option.

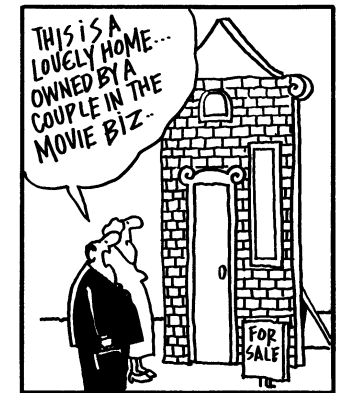
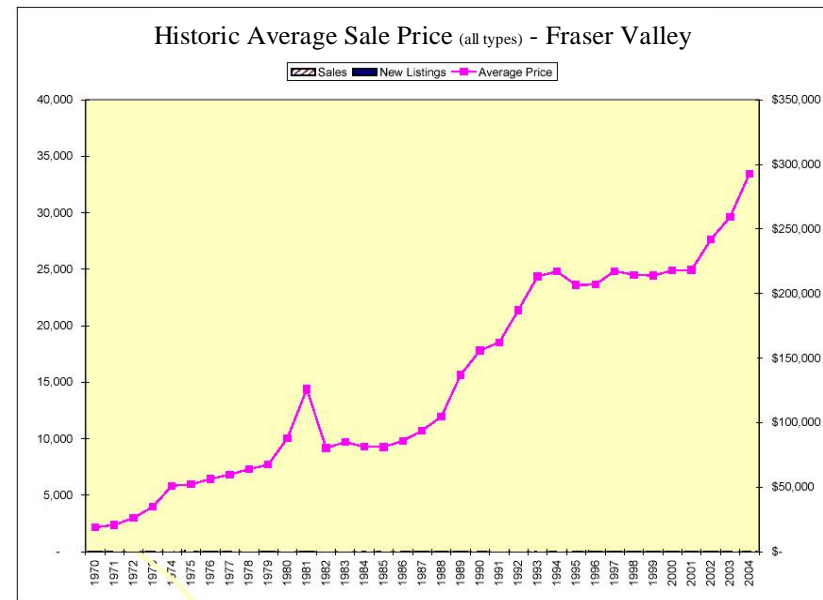
If you are concerned about the impact these trains have on your day-to-day life in Langley then you should go to the meeting and add your voice. Is lifestyle affected, yes it is. How many times are you late or held up by those trains? How much air pollution is contributed by cars idling waiting for the tracks to clear? How much real estate devaluation will occur because it becomes more difficult to get in, out or around Langley? How much house value will be lost because we end up living in the "Overpass Valley"?

Protect Langley, Protect your investment. Go to Newlands May 11th at 6:30pm or call Jeremy at 604-533-3491 for a copy of the form needed to make a written submission.

OUR LOCAL MARKET UPDATE - May 5, 2005

Current Listings	Style	Age	Square Feet	Bedrms	Bthrms	List Price
19783 40A Ave	rancher	OT	850	3	1	\$290,000
19823 37A Ave	rancher		1185	2	1	\$329,900
3458 199A Street	basement	28	2161	4	3	\$349,000
3746 196A St	basement	32	2375	4	2	\$365,000
19687 35A Avenue	split level	25	2119	3	3	\$419,700
19613 42nd Avenue	basement	26	2893	7	3	\$388,000
SOLDS						
19620 38A Ave	2 storey	25	2340	4	3	sold \$360,500
3533 197th Street	basement	27	2600	5	3	sold \$394,000
19626 34A Avenue	basement	17	3002	5	3	sold \$424,000
4155 199A Cres	2 level + bsmt	29	3652	5	3	sold \$446,900

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



Time for a housing change?

Call me for a no obligation review and discussion of how the market will work for you.



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