

Statistically Speaking

Market activity in the Fraser Valley Real Estate Board.

New Listings: Sep '05 - 2554 Aug '05 - 2358 Jul. '05 - 2891 Sep 2004 - 2331
Number of sales: Sep '05 - 1726 Aug '05 - 2298 Jul '05 - 2051 Sep. 2004 - 1346
Board Year to Date sales volume +13.5% Langley Year over Year Price Index value +9.3%

FREE BREAKFAST WINNER!

If your address is **3373 198A St.** you've just won



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 November 30th 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.

* 40 sales this year including 4 from this neighbourhood.

MARKET SHARE* January 1st- Sept 30th 2005 LANGLEY

RE/MAX -	33.3%
Homelife -	22.5%
Royal/LePage -	16.8%
Sutton Group -	7.2%

With 19.7% of Langley Realtors,



*Jeremy
of*

RE/MAX

Treland 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 listing agreement.

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

Each office independently owned and operated.

A New Website

I have connected with a service company to enhance the value of my website. This new service includes a whole new look for the site, much easier to navigate, and many new features.

Property Search - not only can you view my listings and recent sales with photo tour and PDF sheets but there is also a new search engine that works like the mls.ca site but is easier to use and more detailed in it's results. Try it out, search anywhere in the Valley. I was quite impressed.

Brookwood Section - here you can find every current listing in Southwest Brookwood as well as details on recent sales. Can't wait for the next Bulletin to find out what your neighbour sold for? Check out the recent sales here.

There's also a page to look up old Brookwood Bulletins. Recall an old article and want to refer back to it? now you can look up past articles in PDF format and print it off.

Langley - here are maps and stats and a photo tour of my photos of Langley.

Information pages - special sections on prepping a house, sellers or buyers costs, how agency works, what is market value, inspectors, renovation values, tenancy rules, probate of wills, the credit bureau, and much more.

Testimonials - In case you wondered, people have written to me with thanks for a job well done. It's always nice when people take the time to write a note of thanks for me to share.

I'm excited about the site... but of course, it's my site and I'm pumped about real estate. I hope that you get some value from it as well.

www.realestatelangley.com

Market Strength Update:

It's been a terrific year again for sales and value growth. The energy of the market last into september but has now waned somewhat. There is still a shortage of good properties for sale but the number of sales has dropped off too.

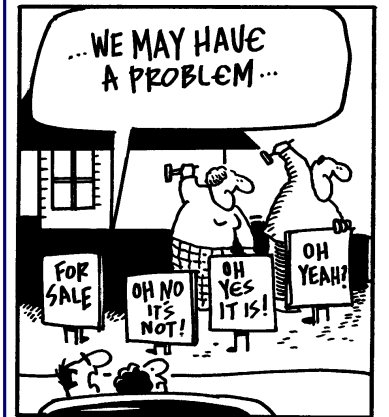
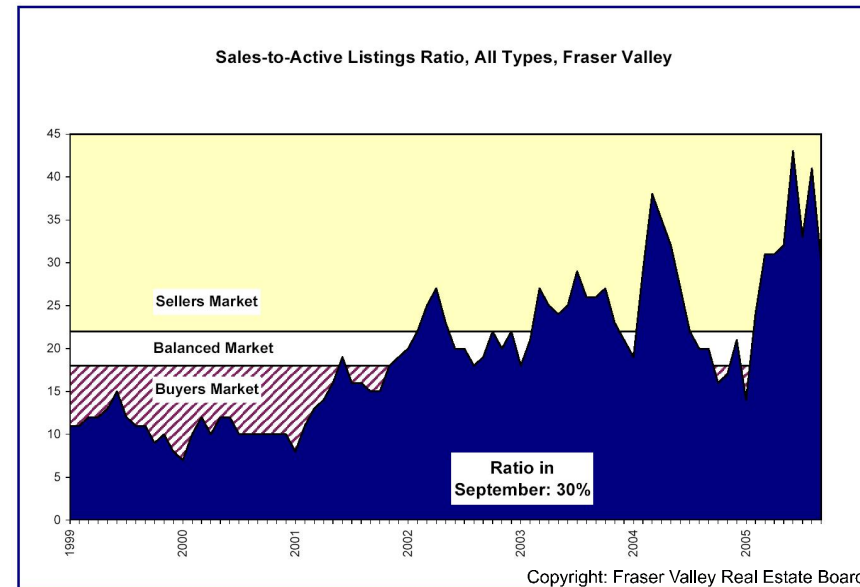
Look at the listings and sales on the next page. In the spring and summer there were more sales than listings. Now there are seven listings compared to four sales. Of those listings, four of the seven have done price reductions. This is a sign of a market that has crested and softened a bit such that the recent listings have to readjust their optimistic pricing to remain competitive with the changing market.

I expect the market to remain softer, running at a more average tempo, until the new year.

OUR LOCAL MARKET UPDATE - OCTOBER 31, 2005

Current Listings	Style	Age	Square Feet	Bedrms	Bthrms	List Price
3963 197th St.	bsmnt	30	2366	4	2	\$398,900
19977 37th Ave.	2 storey	10	3264	6	4	\$429,900
4150 199A Cres	bsmnt	29	2415	5	3	\$429,900
19613 42nd Ave.	bsmnt	26	2893	7	3	\$449,000
19814 37th Ave.	bsmnt	30	1930	4	3	\$449,000
19858 38th Ave	rancher	30	1730	4	3	\$454,900
3385 198A Street	Split level	17	2674	3	3	\$529,900
SOLDS (Since Sept. 1st)						
3522 196A St.	bsmnt	27	2300	5	3	\$364,000 (10)
20046 37A Ave	bsmnt	29	2380	4	3	\$382,500 (50)
19687 35A Ave.	split level	25	219	3	3	\$439,900 (10)
3950 196th St.	split level	29	2582	3	3	\$459,900 (8)

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



Time for a housing change?

Call for a no obligation review of the market and how my marketing plan will work for you.



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