

Statistically Speaking

Market activity in the Fraser Valley Real Estate Board.

New Listings:	Nov '05 - 1857	Oct '05 - 2199	Sep '05 - 2554	Nov 2004 - 1802
Number of sales:	Nov '05 - 1620	Oct '05 - 1778	Sep '05 - 1726	Nov 2004 - 1211
Board Year to Date sales volume	+17.7%		Langley Year over Year Price Index value	+11.4%

MERRY CHRISTMAS & HAPPY NEW YEAR

From:



Jeremy Sutton



* A Full time Realtor for over 22 years.

* Won lots of awards for top sales activity.

* 43 sales this year including 5 from this neighbourhood.

MARKET SHARE

January 1st - November 30th 2005
LANGLEY

RE/MAX -	33.6%
Homelife -	22.2%
Royal/LePage -	17.0%
Sutton Group -	7.1%

With just **19.8%** of Langley Realtors,

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



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

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

Each office independently owned and operated.

Christmas Memories in:

BROOKSWOOD

The weather promises very little winter excitement over the Christmas break this year, but I can remember Christmas's past in the winter of Brookswood.

In the early 1990's perhaps '92 we had a cold snap where it rained onto an already frozen ground. This was the first time I saw serious rime ice in the Lower Mainland. Trees were encased in a thick layer of ice that weighed down brittle branches. Power outages were everywhere and lasted for days. It is since that time that we see workers trimming back trees from power lines in the fall each year.

Christmas 1996 was special. We had snow on the ground for three weeks. In our house we had family from England come visit. It snowed 2 days after they arrived for a three week stay. They departed the day the blizzard hit the Valley. They flew off okay, but that same evening many people were stranded at famhouses in the upper Fraser Valley for days. Three weeks snowed in with in-laws gave me a new understanding of "cabin fever".

Christmas 2002 was a challenge. You may remember that the power went out early Christmas morning. Every family in Brookswood panicked about cooking the Christmas dinner. Hydro kept promising the power on but each deadline passed without improvement. Many people cooked turkey on the barbeque. In our home the power came on in the afternoon with sufficient time to cook the dinner and eat, then it went out again, giving a wonderful family evening gathered around the fireplace with candlelight.

Christmas 1991 was probably the most memorable for us as Emma our 2nd daughter was born on December 23rd. We brought her home Christmas eve and her first day home with us was Christmas day. Soon after, I'd put her in a Snugglie carrier and take her for walks in the bush at 36th and 196th. As she grew, Emma, the dog and I would often walk there together.

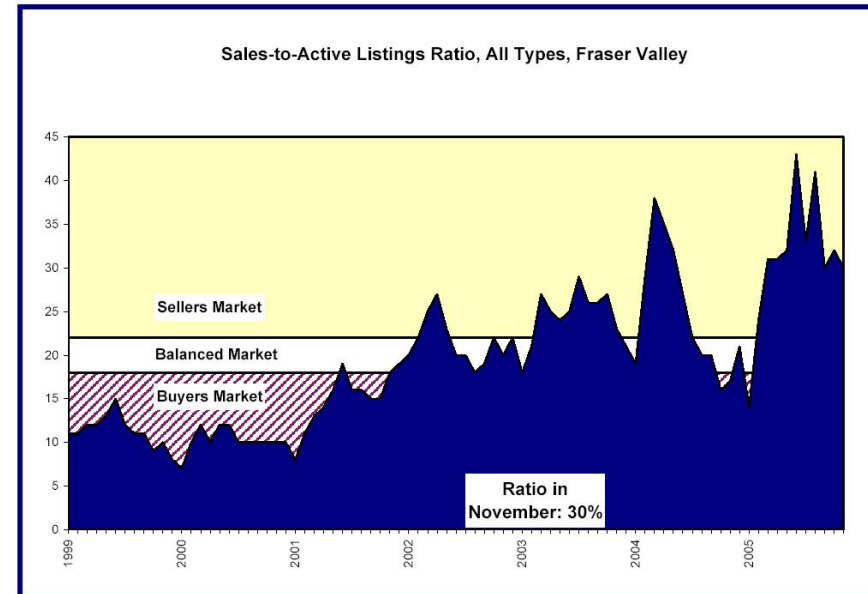
Christmas in Brookswood is rich with memories for my family. I hope the same is for yours.

Merry Christmas and a Happy New Year.

OUR LOCAL MARKET UPDATE - December 16th, 2005

Current Listings	Style	Age	Square Feet	Bedrms	Bthrms	List Price
3721 200 street	basement	32	2766	5	3	\$375,000
19864 37A Avenue	rancher	32	1949	4	2	\$379,000
3963 197th Street	basement	30	2366	4	2	\$379,900
4150 199A Cres	basement	29	2415	5	3	\$429,900
19977 37th Ave	2 storey	10	3264	6	4	\$429,900
3508 197A Street	basement	26	2350	4	3	\$444,900
19814 37th Ave	basement	30	1930	4	3	\$449,000
19858 38th Ave	rancher	30	1730	4	3	\$454,900
3385 198A Ave	split level	17	2674	3	3	\$529,900
SOLD since 11/01/05						Sold Price
3693 200th Street	basement	45	1400	2	1	\$280,000
19771 40A Ave	rancher	33	1304	3	1	\$352,000
4036 196A Street	split level	29	2039	4	3	\$355,000
3531 198th Street	split level	26	2179	4	3	\$439,000

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



Time for a housing change?

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