

Statistically Speaking

Market activity in the Fraser Valley Real Estate Board.

New Listings: Sept '07 - 2614 Aug '07 - 2804 July '07 - 3120 Sept '06 - 2456

Number of Sales: Sept '07 - 1332 Aug '07 - 1763 July '07 - 1984 Sept '06 - 1323

Board Year to Date sale volume -3.7% Langley Year over Year Price Index value +8.7%

FREE BREAKFAST WINNER!

If your address is **3524 197A 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 November 3, 2007 at the Langley De Dutch Only
Offer Not Valid On Sundays

Please remember to tip on the full value of the meal



WANT TO RENOVATE?

A while ago I hired Steve Pendlington to totally redo a bathroom for me. He was on time, on budget, and he did the work well. Steve lives in Southwest Brookwood and would be happy to quote the job you need doing.

Steve of Westcan Construction
(604) 307-5894
www.westcanconstruction.ca

MARKET SHARE *

January 1st - September 30th , 2007
LANGLEY

RE/MAX -	35.5%
Homelife -	19.4%
Royal LePage -	18.5%
Prudential -	6.2%

With **23.7%** 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.

HOW TO BUDGE A BUDGIE!

I recently had a situation where, upon move-in, the buyer found a budgie in their new home. It wasn't a gift from the seller, they just couldn't take it with them and hadn't figured out what to do with it, so they left it.

The buyer called me to complain about the budgie now parked in her living room. She didn't want it. I called the seller who thought a friend was picking it up, but apparently not. Next thing I know I have a budgie parked in my office.

Now many of you may remember I have an aquarium in my office. It's decorative, interesting and quiet. The budgie is interesting and quiet, until the phone rings. Each time I get a call, the budgie squawks at the ring tone. This is not good for business.

Hannah, my assistant, runs an ad on Kijiji, which is an Internet classified site I didn't know about. That evening I receive a call from a nice lady in Walnut Grove who is a member of Grey Haven Exotic Bird Sanctuary. I didn't know such a thing existed.

She came down the next day, looked at the bird, declared it a young male and kindly relieved me of the problem.

Now if you're thinking about getting an exotic bird, I suggest you look up these people. They have a long list of birds that are currently in foster homes until they can get permanent placements. Perhaps you'd like to foster a few birds for them or adopt one outright.

Their society is aimed at the rescue, rehabilitation and re-adoption of exotic birds ranging from parrots, macaws, budgies, finches and so on. If you care to help, look up their web site www.greyhaven.bc.ca



Jeremy Stays Connected!

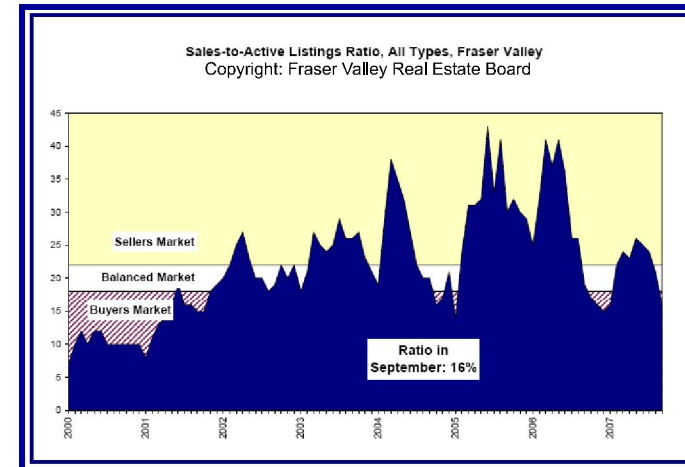
Jeremy is a member of the **Greater Vancouver Referral Connection**. This is an association of top RE/MAX Realtors from across the Lower Mainland. The group meets regularly to exchange ideas and local market information. As well, they have a brochure that promotes them to 10,000 RE/MAX Realtors in Canada 6 times per year and supported by a website.

The purpose is to enhance business/client sharing amongst top RE/MAX Realtors in Canada and to ensure that a client moving from one area to another gets top quality, local service they can rely on.

If you or someone you know is looking to move to or from the Langley area or has property in a different locale, call Jeremy to ensure you get good strong local service wherever you are.

OUR LOCAL MARKET UPDATE - October 18, 2007

Current Listings	Listing Agency	Style	Age	Sq. Ft.	Bedrms	Bthrms	List Price
19833 36 Ave.	Coldwell Banker	Rancher/Bsmnt	25	1477	3	2	\$439,000
3925 200 St.	Royal LePage	Basement	28	1800	4	2	\$448,880
3978 198 St.	MacDonald Rlty. Westmar	2 Storey	35	2260	5	3	\$449,900
19874 38 Ave.	Royal LePage Wolstencroft	Rancher	44	1150	3	2	\$450,000
19916 36 Ave.	Royal LePage Wolstencroft	Rancher	36	1406	3	1	\$459,000
3660 197 St.	Landmark Rlty.	Basement / Split	32	1810	5	2	\$469,000
3909 200A St.	Prudential Power Play Rlty.	Basement / Split	30	2004	5	3	\$489,800
19617 36 Ave.	One Percent Rlty.	Basement	34	2275	4	3	\$499,900
3629 196A St.	RE/MAX Treeland Rlty.	2 Storey	34	2013	3	3	\$529,000
19821 40A Ave.	Royal LePage Wolstencroft	Basement	35	2127	4	3	\$534,900
3486 196A St.	Royal LePage Wolstencroft	Basement	28	2063	3	2	\$534,900
19955 37 Ave.	Coldwell Banker	2 Storey	48	3286	4	3	\$538,000
3683 196A St.	Realty \$5000 Sales	3 Level Split	34	1985	3	3	\$549,000
4070 199A St.	RE/MAX All Points Rlty.	2 Storey	20	2630	3	3	\$549,900
19732 36 Ave.	Royal LePage Wolstencroft	Basement / Split	28	2358	4	3	\$584,900
19708 41A Ave. - SOLD	Cost-Saver Rlty.	4 Level Split	34	2800	3	3	\$559,900
3950 196 St. - SOLD	One Percent Rlty.	4 Level Split	31	2582	3	3	\$595,000



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



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