

Statistically Speaking

Market activity in the Fraser Valley Real Estate Board.

New Listings: March '07 - Feb '07 - 2552 Jan '07 - 2425 March '06 -
Number of sales: March '07 - Feb '07 - 1413 Jan '07 - 1001 March '06 -
Board Year to Date sale volume -15.2% Langley Year over Year Price Index value +16.7%

FREE BREAKFAST WINNER!

If your address is 19713 42nd Ave. 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 April 30th 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 23 years.

* Won lots of awards for top sales activity.

* 12 sales this year incl. 1 from this neighbourhood.

* In the top 2% of all Realtors in the R.E. Board.

MARKET SHARE*

January 1st - February 28th ,2007
LANGLEY

RE/MAX -	39.1%
Royal LePage -	17.9%
Homelife -	15.9%
Coldwell Banker -	6.8%

With 23% 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

Sewers in Brookwood

On March 27th and 28th the Township of Langley help open houses for Brookwood residents to review the plans for Sewers in Brookwood.

It is apparent that there are two approaches to connecting to sewer. The first is for those homes that already front onto the existing sewer line. These homes can connect this year if they make application before June 28, 2007. There's an application fee plus the actual cost typically in the range of \$10,000 to \$15,000 depending on location (see Township for specifics).

For most of Brookwood the sewer line is some distance away. If a homeowner not fronting a sewer line wishes to connect, they need to initiate a Local Area Service (LAS) process. In this process an owner needs more than 50% of the owners on the street to agree to the service being installed in the street. If approved the entire street will have the cost of installation as an added amount on their municipal tax bill spread over the next number of years. The cost for this is about \$350 per meter of frontage and application must be made by September 30th, 2007.

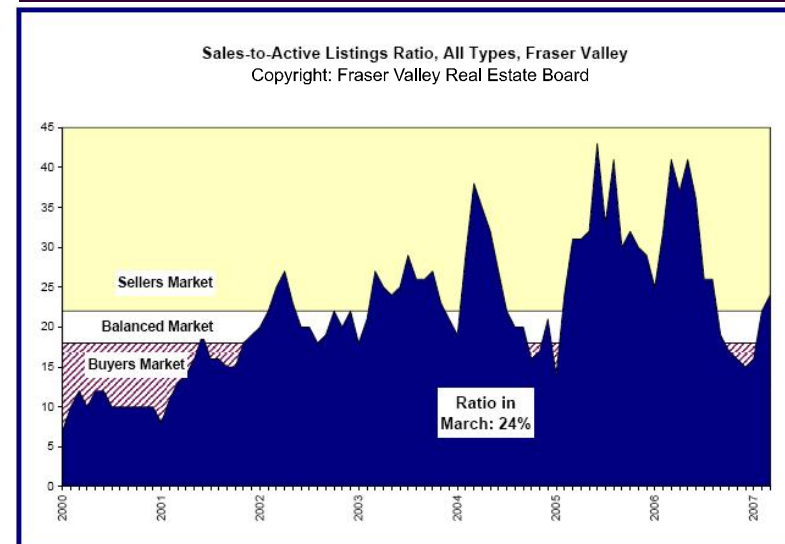
Once the sewer is in, individual owners are not obligated to connect at that time. The important thing to realise is that the fee paid for the local LAS installation does not include work to connect the house to the line. The homeowner also has the cost of taking the pipe that runs to the septic tank and re-routing it typically from the rear of the house, around the house and out to the front of the front yard connection. As well, there is the cost to make the connection and also to empty the septic tank and fill it with sand.

From speaking with people in the neighbourhood probably half or more have now replaced their old septic field at the cost of a few thousand dollars. I expect these homeowners will have little interest in the additional costs of connecting to a city sewer line when their field will be fine for years to come.

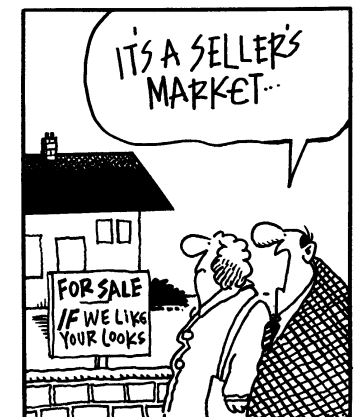
In the future I think the sewer line will allow two things. Firstly, if the septic field is gone those who want a big workshop in the backyard can build without offending the field layout. Secondly, a 1/4 acre lot with a sewer service doesn't need to be that big and owners will begin to pressure the Township to allow rezoning and subdivision into two 5,000 square foot lots, or smaller, which are still large lots compared to today's marketplaces like Willoughby. This will begin the re-facing of Brookwood as a community in the next 10 years or next market cycle.

OUR LOCAL MARKET UPDATE - April 5, 2007

Current Listings	Style	Age	Square Feet	Bedrms	Bthrms	List Price
19711 38A Ave.	Basement	33	1820	4	2	\$392,000
3735 200 St.	Rancher	34	1302	3	2	\$414,900
20014 38 Ave.	Split Entry	30	1968	4	3	\$439,999
3821 197 St.	3 Level Split	31	1610	3	2	\$449,900
3591 198 St.	Basement	27	2565	4	3	\$469,900
4212 196 St.	3 Level Split	31	2330	4	4	\$529,900
19955 37 Ave.	2 Storey	47	3286	5	3	\$544,900
3897 197 St.	Basement	34	2818	4	3	\$559,000
3970 196 St.	2 Storey / Basement	30	2867	5	3	\$619,900
3378 198 St.	2 Storey	20	2180	4	3	\$649,900
19938 37A Ave. - SOLD	Rancher	99	785	2	1	\$369,900
3758 197A St. - SOLD	Rancher	34	1210	3	1	\$395,500
19964 36 Ave. - SOLD	Rancher	34	1074	3	1	\$389,900
3721 197A St. - SOLD	Rancher	33	1710	4	2	\$449,000
4265 198 St. - SOLD	Rancher / Basement	48	3287	6	3	\$454,500
3522 196A St. - SOLD	Basement	28	2300	4	3	\$599,900
3387 196A St. - SOLD	Rancher / Loft	19	2037	3	2	\$659,900



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



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