



**Arthur Rassak**  
Personal Real Estate Corporation  
604.767.2335



# RASSAK & RASSAK

REAL ESTATE

[www.teamrassak.ca](http://www.teamrassak.ca)

2018-2022

YOUR LOCAL HUSBAND AND WIFE TEAM! CALL US TODAY!



**Lisa Rassak**  
Realtor®  
778.855.9634



2018-2022



Wolstencroft

## JANUARY UPDATE



**LISA**

📞 778.855.9634

✉️ LISA@TEAMRASSAK.CA

**ARTHUR \*PREC**

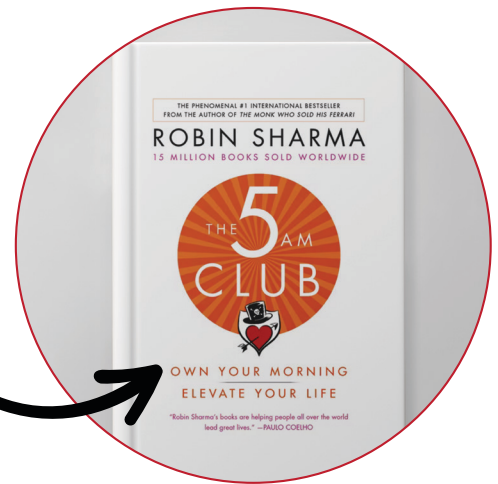
📞 604.767.2335

✉️ ARTHUR@TEAMRASSAK.CA

## HAPPY NEW YEAR 2024!

Keeping it real with “The Rassaks”

**ARTHUR'S BOOK  
PICK OF  
THE WEEK  
THE 5AM CLUB**



**DRIVEN BY OUR OWN FAMILY  
VALUES TO PROTECT YOUR  
FAMILY'S REAL ESTATE INTERESTS**

**LISA'S  
HIKE OF  
THE WEEK  
JUGG ISLAND  
PORT MOODY**



**YOUR LOCAL HUSBAND AND WIFE TEAM! 604.767.2335 TEAMRASSAK.CA**

## Signs of stability in Fraser Valley create opportunities for home buyers and sellers

**SURREY, BC** – House prices in the Fraser Valley posted a slight but positive bump in February after nearly a year of month-over-month decreases. Similarly, sales, though still trending lower than normal, also recorded their first monthly gain since October.

“In recent months, the level of uncertainty regarding rates and prices has negatively impacted inventory and that’s kept a lot of clients on the sidelines,” said Sandra Benz, President of the Fraser Valley Real Estate Board. “Together with a growing consensus suggesting that a pause on rate hikes is imminent, the positive signals from the market give families something to build on and plan for. As that starts to happen we expect to see sales pick up slowly but steadily heading into spring.”

“All indications suggest that the market is on track to re-establish a level of stability, which is encouraging for both demand and supply sides,” said Baldev Gill, Chief Executive Officer of the Board. “With solid opportunities for properties that are appropriately priced, investing in the expertise of a professional REALTOR® should be the first decision buyers and sellers make to ensure the best local strategies before jumping back into the market.”



## Thinking of Buying or Selling?

Let us guide you through this changing market.

**Call your local husband and wife team!**

# Detached Stats for Langley

## December 2023



**RASSAK & RASSAK**  
THE RIGHT RELATIONSHIP IS EVERYTHING

### REAL ESTATE BOARD OF GREATER VANCOUVER & FRASER VALLEY

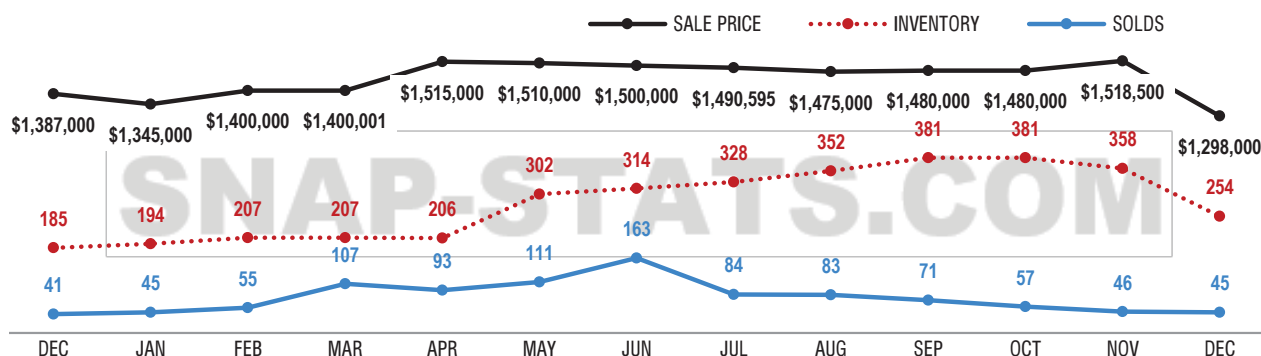
Sales Ratio %	Market Type Indicator
21% & Greater	Seller Market
12 to 20%	Balanced Market
11% & Less	Buyer Market

SnapStats® Median Data	November	December	Variance
Inventory	358	254	-29%
Solds	46	45	-2%
Sale Price	\$1,518,500	\$1,298,000	-15%
Sale Price SQFT	\$611	\$542	-11%
Sale to List Price Ratio	96%	98%	2%
Days on Market	20	18	-10%

### COMMUNITY Detached Houses

SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	26	6	23%
Brookwood	42	5	12%
Campbell Valley	9	1	11%
County Line Glen Valley	0	0	N/A
Fort Langley	11	1	9%
Langley City	55	7	13%
Murrayville	17	2	12%
Otter District	2	0	N/A
Salmon River	17	1	6%
Walnut Grove	13	11	85%
Willoughby Heights	62	11	18%
<b>TOTAL*</b>	<b>254</b>	<b>45</b>	<b>18%</b>

### 13 MONTH MARKET TREND



\*Sales Ratio total suggests market speed and market type (ie: Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count. This is an excerpt of the Fraser Valley Real Estate Board News Release. This communication is not intended to cause or induce breach of an existing agency agreement.

# Attached Stats for Langley

## December 2023



**RASSAK & RASSAK**  
THE RIGHT RELATIONSHIP IS EVERYTHING

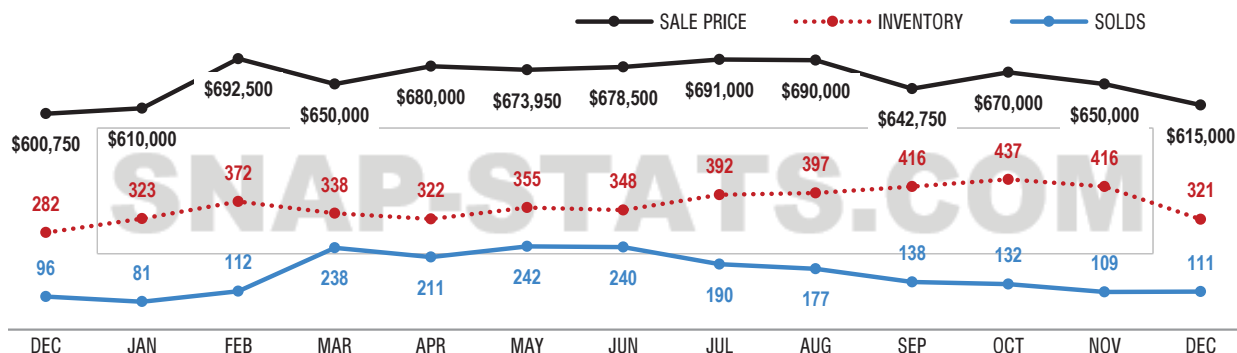
REAL ESTATE BOARD OF GREATER VANCOUVER & FRASER VALLEY	
Sales Ratio %	Market Type Indicator
21% & Greater	Seller Market
12 to 20%	Balanced Market
11% & Less	Buyer Market

SnapStats® Median Data	November	December	Variance
Inventory	416	321	-23%
Solds	109	111	2%
Sale Price	\$650,000	\$615,000	-5%
Sale Price SQFT	\$578	\$614	6%
Sale to List Price Ratio	96%	99%	3%
Days on Market	18	22	22%

### COMMUNITY Condos & Townhouses

SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	7	1	14%
Brookwood	0	0	N/A
Campbell Valley	0	0	N/A
County Line Glen Valley	0	0	N/A
Fort Langley	4	2	50%
Langley City	102	38	37%
Murrayville	11	4	36%
Otter District	0	0	N/A
Salmon River	2	1	50%
Walnut Grove	20	13	65%
Willoughby Heights	175	52	30%
<b>TOTAL*</b>	<b>321</b>	<b>111</b>	<b>35%</b>

### 13 MONTH MARKET TREND



\*Sales Ratio total suggests market speed and market type (ie: Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count. This is an excerpt of the Fraser Valley Real Estate Board News Release. This communication is not intended to cause or induce breach of an existing agency agreement.