



Arthur Rassak
Personal Real Estate Corporation
604.767.2335



RASSAK & RASSAK

REAL ESTATE

www.teamrassak.ca

YOUR LOCAL HUSBAND AND WIFE TEAM! CALL US TODAY!



Lisa Rassak
Realtor®
778.855.9634




MARCH UPDATE



LISA

📞 778.855.9634

✉ LISA@TEAMRASSAK.CA

ARTHUR *PREC

📞 604.767.2335

✉ ARTHUR@TEAMRASSAK.CA



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

TO OUR CLIENT FAMILY

Our responsibility is to educate and help our neighbourhoods understand their market. Fraser Valley Real Estate Board Numbers are great but do they apply to your immediate area? Our consistent message to our community is to be knowledgeable on the different pockets in Langley that can be diversified as a sellers, buyers or balanced market!

When asked "How's the Market" We say "What market are you talking about?" Contact us for more detailed information.

REAL ESTATE INVESTMENT GOALS EVERY FAMILY WITH KIDS SHOULD CONSIDER!

Invest in real estate NOW for your kids

We are Realtors® but we are also parents and we are also wondering, "How are ours kids going to be able to buy a home one day?"

Maybe you're not interested in selling but have you thought about the amount of home equity you have in your home and what you can do with it? Vacation property to Airbnb, add a suite to your home or a rental property???

As scary as it sounds, it's never too late to start! Give us a call. Helping you invest for your family's future.





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Signs of stability in Fraser Valley create opportunities for home

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

March 2022



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THE RIGHT RELATIONSHIP IS EVERYTHING

REAL ESTATE BOARD OF GREATER VANCOUVER & FRASER VALLEY

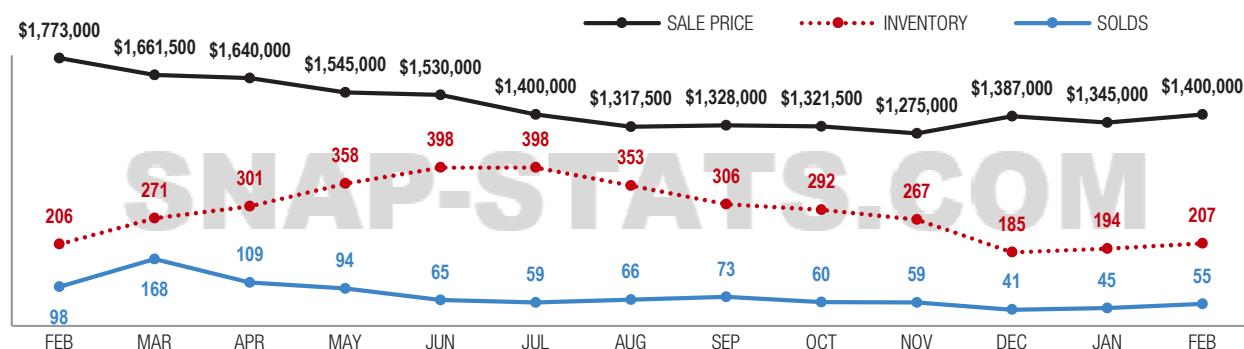
Sales Ratio %	Market Type Indicator
21% & Greater	Seller Market
12 to 20%	Balanced Market
11% & Less	Buyer Market

SnapStats® Median Data	January	February	Variance
Inventory	194	207	7%
Solds	45	55	22%
Sale Price	\$1,345,000	\$1,400,000	4%
Sale Price SQFT	\$548	\$539	-2%
Sale to List Price Ratio	96%	100%	4%
Days on Market	49	12	-76%

COMMUNITY Detached Houses

SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	20	6	30%
Brookwood	22	12	55%
Campbell Valley	5	1	20%
County Line Glen Valley	0	0	N/A
Fort Langley	19	4	21%
Langley City	49	11	22%
Murrayville	17	3	18%
Otter District	3	0	N/A
Salmon River	12	1	8%
Walnut Grove	20	5	25%
Willoughby Heights	40	12	30%
TOTAL*	207	55	27%

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

March 2023



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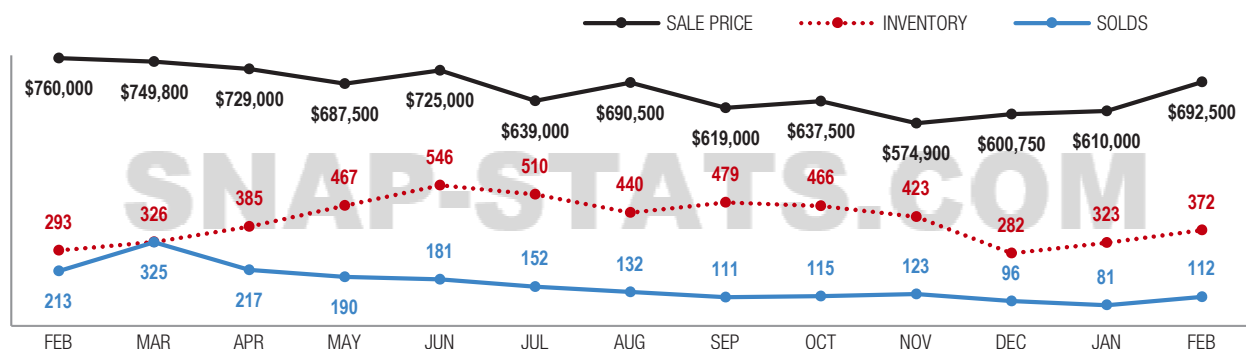
Sales Ratio %	Market Type Indicator
21% & Greater	Seller Market
12 to 20%	Balanced Market
11% & Less	Buyer Market

SnapStats® Median Data	January	February	Variance
Inventory	323	372	15%
Solds	81	112	38%
Sale Price	\$610,000	\$692,500	14%
Sale Price SQFT	\$570	\$556	-2%
Sale to List Price Ratio	98%	99%	1%
Days on Market	25	14	-44%

COMMUNITY Condos & Townhouses

SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	11	3	27%
Brookwood	0	0	N/A
Campbell Valley	0	0	N/A
County Line Glen Valley	0	0	N/A
Fort Langley	7	3	43%
Langley City	120	23	19%
Murrayville	10	6	60%
Otter District	0	0	N/A
Salmon River	3	2	67%
Walnut Grove	25	13	52%
Willoughby Heights	196	62	32%
TOTAL*	372	112	30%

13 MONTH MARKET TREND



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