



**Arthur Rassak**  
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# RASSAK & RASSAK

REAL ESTATE

**www.teamrassak.ca**

**YOUR LOCAL HUSBAND AND WIFE TEAM! CALL US TODAY!**



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## MAY UPDATE



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**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.**





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

## **Spring sales hold steady in Fraser Valley real estate market**

**SURREY, BC** – Despite persistent inventory shortfalls, housing sales in the Fraser Valley remained steady in April as buyers took advantage of the continued pause in interest rate hikes.

“Buyers are continuing to find opportunities in the Fraser Valley, even in the face of lower inventories,” said Narinder Bains, Chair of the Fraser Valley Real Estate Board. “With prices remaining strong, we expect to see inventories increase over the coming months as sellers seek to capitalize on price growth after sitting out for so long.”

“Our members are starting to see a rise in multiple offers on properties as the spring market kicks in,” said Board CEO, Baldev Gill. “With the heightened activity, many homeowners are asking: is now the right time to buy or sell? There is no simple – or single – answer to this question, but a wise first step would be to consult with a professional REALTOR® to determine the best path to meet your personal objectives.”



## **Thinking of Buying or Selling?**

Let us guide you through this changing market.

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

# Detached Stats for Langley

April 2023



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THE RIGHT RELATIONSHIP IS EVERYTHING

## REAL ESTATE BOARD OF GREATER VANCOUVER & FRASER VALLEY

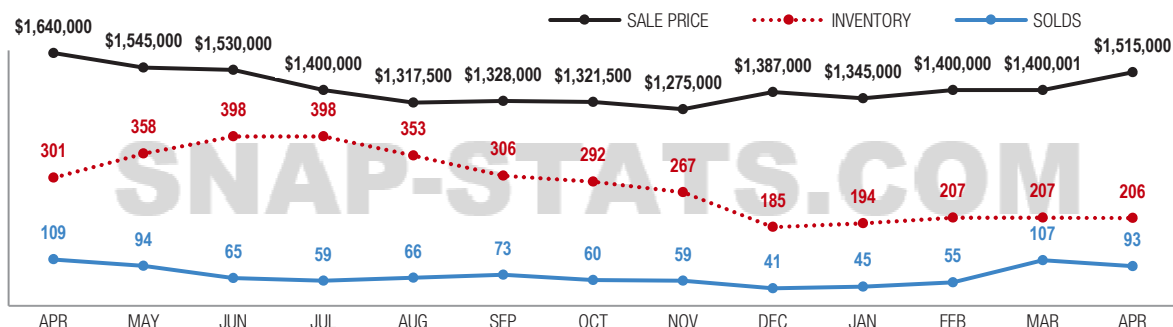
Sales Ratio %	Market Type Indicator
21% & Greater	Seller Market
12 to 20%	Balanced Market
11% & Less	Buyer Market

SnapStats® Median Data	March	April	Variance
Inventory	207	206	0%
Solds	107	93	-13%
Sale Price	\$1,400,001	\$1,515,000	8%
Sale Price SQFT	\$590	\$540	-8%
Sale to List Price Ratio	97%	101%	4%
Days on Market	8	8	0%

## COMMUNITY Detached Houses

SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	20	11	55%
Brookswood	34	7	21%
Campbell Valley	5	2	40%
County Line Glen Valley	0	0	N/A
Fort Langley	18	5	28%
Langley City	43	11	26%
Murrayville	23	8	35%
Otter District	1	0	N/A
Salmon River	12	5	42%
Walnut Grove	18	22	122%
Willoughby Heights	32	22	69%
<b>TOTAL*</b>	<b>206</b>	<b>93</b>	<b>45%</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

## April 2023



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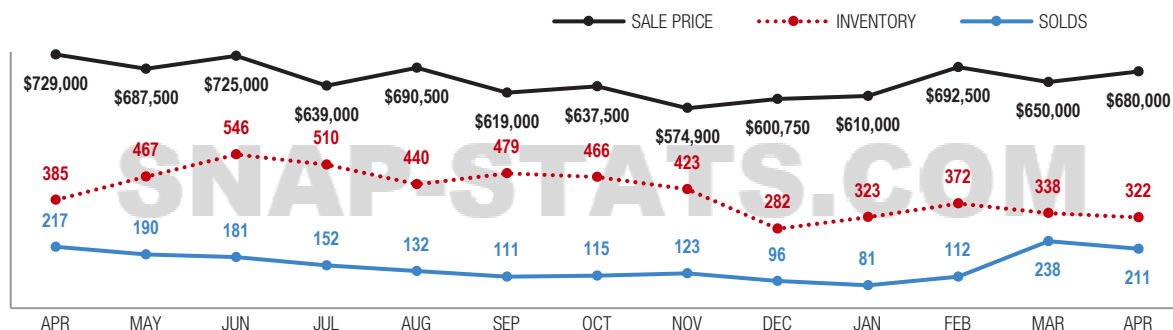
REAL ESTATE BOARD OF GREATER VANCOUVER & FRASER VALLEY	
Sales Ratio %	Market Type Indicator
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SnapStats® Median Data	March	April	Variance
Inventory	388	322	-5%
Solds	238	211	-11%
Sale Price	\$650,000	\$680,000	5%
Sale Price SQFT	\$557	\$613	10%
Sale to List Price Ratio	98%	99%	1%
Days on Market	10	12	20%

## COMMUNITY Condos & Townhouses

SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	5	8	160%
Brookswood	0	0	N/A
Campbell Valley	0	0	N/A
County Line Glen Valley	0	0	N/A
Fort Langley	7	2	29%
Langley City	114	55	48%
Murrayville	12	8	67%
Otter District	0	0	N/A
Salmon River	3	0	N/A
Walnut Grove	23	28	122%
Willoughby Heights	158	110	70%
<b>TOTAL*</b>	<b>322</b>	<b>211</b>	<b>66%</b>

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