



**Cherri Chalifour**  
Cell: 604.866.0303

**Sandra Ennis**  
Cell: 604.785.9012

**RE/MAX** Treeland Realty  
Each Office Is Independently Owned & Operated  
101—6337 198 Street  
Langley, BC V2Y 2E3

**MLS Summary—Fraser Valley March 2010**  
**Residential Totals**  
Source: Fraser Valley Real Estate Board

	Mar-10	Mar-09	% Change	Feb-10	% change
<b>Detached</b>					
Sales	814	471	72.8%	573	42.1%
New Listings	1710	1426	19.9%	1357	26.0%
Active Listings	4214	4218	-0.1%	3531	19.3%
Benchmark Price	\$514,787	\$459,841	11.9%	\$508,136	1.3%
Median Price	\$527,500	\$470,000	12.2%	\$489,000	7.9%
Average Price	\$554,856	\$500,032	11.0%	\$531,987	4.3%
<b>Townhouse</b>					
Sales	291	220	32.3%	242	20.2%
New Listings	505	494	2.2%	462	9.3%
Active Listings	1137	1401	-18.8%	955	19.1%
Benchmark Price	\$326,307	\$295,809	10.3%	\$324,708	0.5%
Median Price	\$335,000	\$295,000	13.6%	\$320,000	4.7%
Average Price	\$340,487	\$300,254	13.4%	\$330,539	3.0%
<b>Apartment</b>					
Sales	263	188	39.9%	230	14.3%
New Listings	621	505	23.0%	508	22.2%
Active Listings	1775	1466	21.1%	1522	16.6%
Benchmark Price	\$246,673	\$227,188	8.6%	\$245,879	0.3%
Median Price	\$222,000	\$202,000	9.9%	\$216,900	2.4%
Average Price	\$232,970	\$210,303	10.8%	\$225,767	3.2%

**Ask the Agent: This Month's Question**

**The master bathroom in my home is very small. How can I make it look bigger and more appealing to buyers?**

**Fixtures and cabinetry:** Install fixtures that are as high-tech and as contemporary as possible. Their streamlined appearance can make a bathroom seem bigger. Another solution is to remove bulky cabinetry. If you have a big vanity, replace it with a freestanding sink.

**Toilets, bathtubs and showers:** You can buy toilets that are very narrow and sit close against the wall. Old-fashioned bathtubs can also take up a lot of room. One solution might be to rip out a large bathtub and replace it with a newer, smaller one - or have a bathroom with just a shower stall. An open shower with a glass stall can make a smaller bathroom look more luxurious and spacious.

**Colours:** Avoid painting the bathroom in dark colours - keep the walls as pale as possible.

**Buyer's Market Continues in the Fraser Valley**

*FVREB News Release, April 6, 2010*

With plenty of selection and relatively modest price increases, buyers are enjoying a healthy spring market in the Fraser Valley. The Board's Multiple Listing Service® (MLS®) recorded 1,565 sales in March, an increase of 30 per cent over February's sales and an increase of 56 per cent over the 1,006 sales processed March of last year.

Deanna Horn, president of the Board says, "March sales volumes can fluctuate as much as the weather, and this year's reached the mid-point between the highs and lows seen over the last decade.

"However, available listings were near the peak, meaning buyers had lots to choose from and were clearly taking advantage of great buying opportunities."

The ratio of sales compared to active listings, which indicates the type of market, reached 16 per cent in March, representing a buyer's market. This is up from last year's 10 per cent but a far cry from the 25 per cent ratio in March 2007, when the Fraser Valley was in a seller's market.

"Prices are closing in on the record highs we last saw in spring 2008, so it's no surprise to see the increase in listings as sellers position themselves to move up or downsize into a smaller residence using their home equity for their purchase."