

RESIDENTIAL MARKET REPORT

Langley

August 2024



Langley Specialists



Olga Tarasenko

B.LING (BACHELOR OF LINGUISTICS), DIBM

604 684 8844 · 705
olga@kleingroup.com

About Langley

Langley is a suburb of Vancouver, bordering Abbotsford, Surrey and Maple Ridge, with approximately 142,043 (2022) residents living in a land area of 142,043 (2022) square kilometers. Currently there are homes for sale in Langley, with an average price of 1,845,332, an average size of 2,197 sqft, and an average price per square feet of \$840.

Langley Neighbourhoods

Aldergrove

Brookwood

Campbell Valley

Fort Langley

Glen Valley

Langley City

Murrayville

Otter District

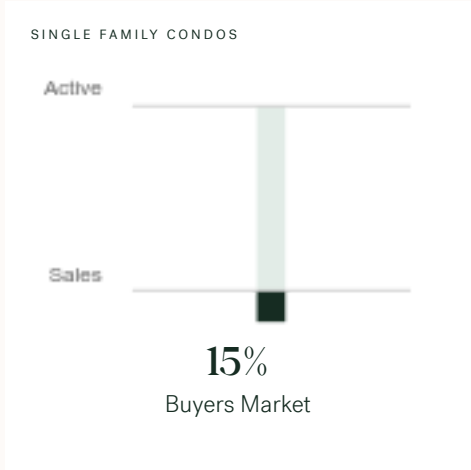
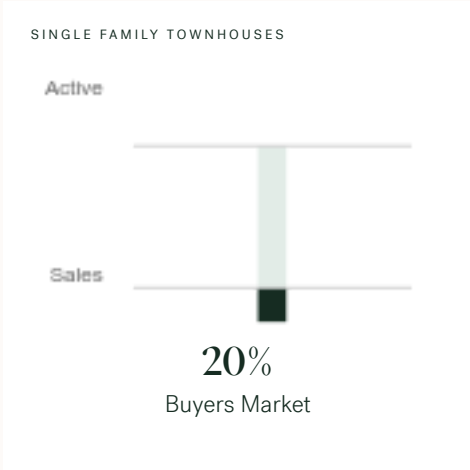
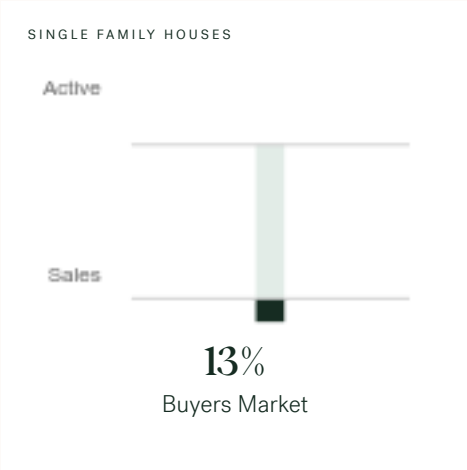
Salmon River

Walnut Grove

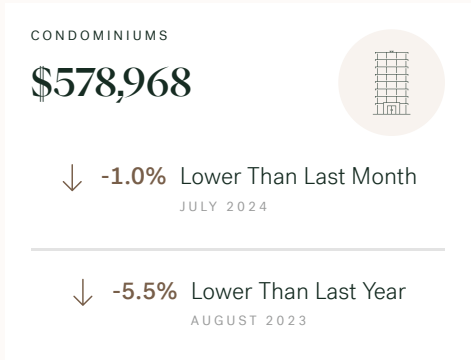
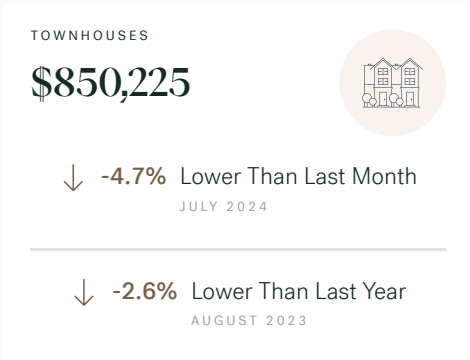
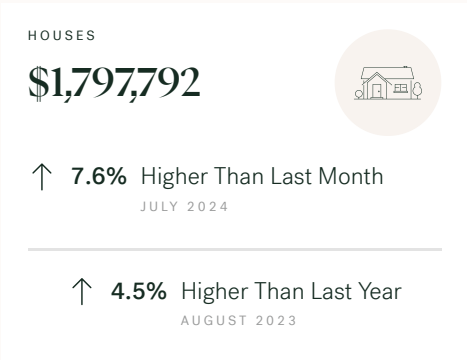
Willoughby Heights

August 2024 Langley Overview

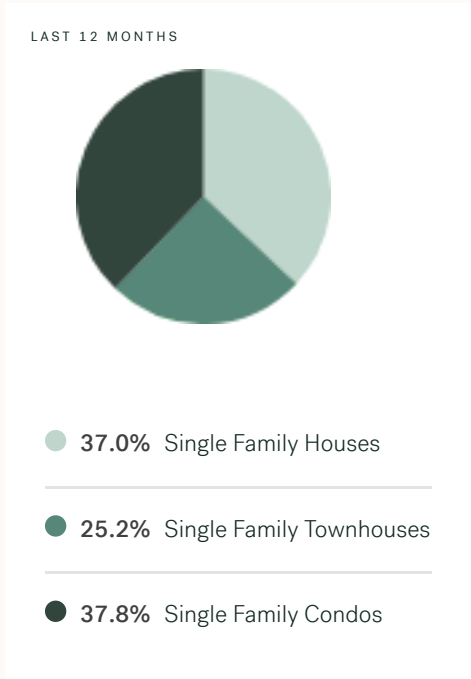
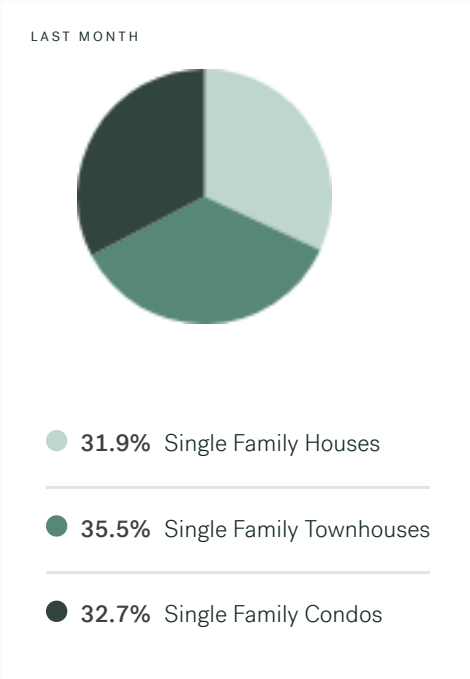
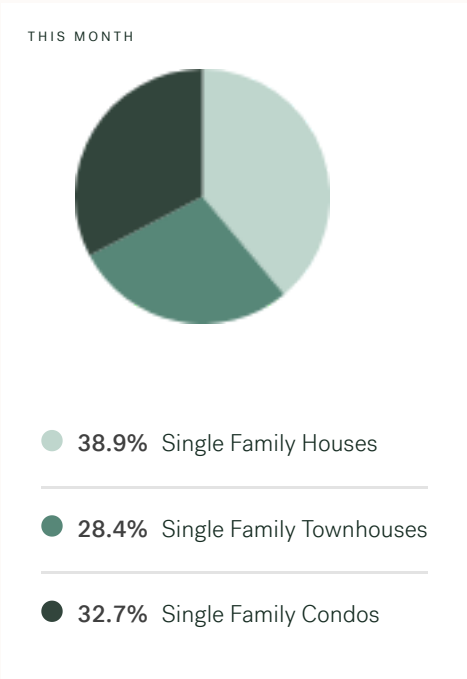
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



Langley Single Family Houses

AUGUST 2024 - 5 YEAR TREND

Market Status

Buyers Market

Langley is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



13%

Of Single Family House Listings Sold
IN PAST 30 DAYS

608

Active Single Family House Listings
IN PAST 30 DAYS

81

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

8%



Higher Than Last Month
JULY 2024

5%



Higher Than Last Year
AUGUST 2023

Summary of Sales Volume Change

1%



Higher Than Last Month
JULY 2024

-8%

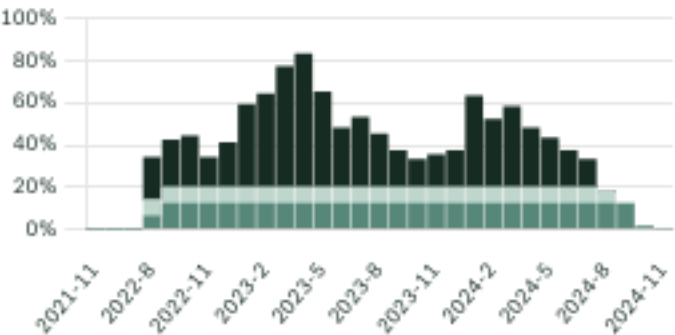


Lower Than Last Year
AUGUST 2023

Sales Price



Sales-to-Active Ratio



Number of Transactions



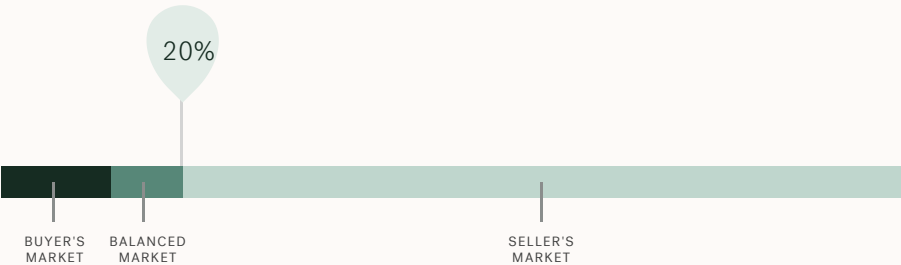
Langley Single Family Townhomes

AUGUST 2024 - 5 YEAR TREND

Market Status

Buyers Market

Langley is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



20%

Of Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

302

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

59

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-5%



Lower Than
Last Month
JULY 2024

-3%



Lower Than
Last Year
AUGUST 2023

Summary of Sales Volume Change

-34%



Lower Than
Last Month
JULY 2024

-2%

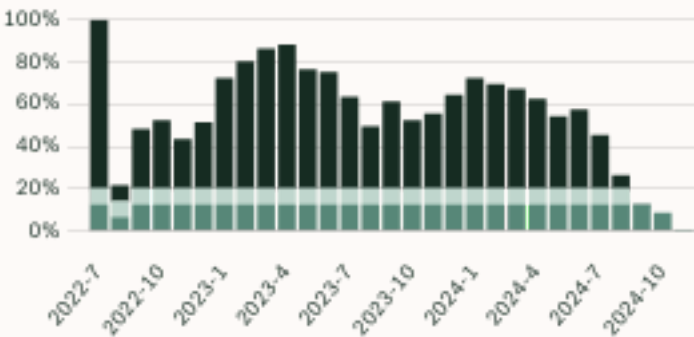


Lower Than
Last Year
AUGUST 2023

Sales Price



Sales-to-Active Ratio



Number of Transactions



Langley Single Family Condos

AUGUST 2024 - 5 YEAR TREND

Market Status

Buyers Market

Langley is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



15%

Of Single Family
Condo Listings Sold
IN PAST 30 DAYS

463

Active Single Family
Condo Listings
IN PAST 30 DAYS

68

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-1%



Lower Than
Last Month
JULY 2024

-6%



Lower Than
Last Year
AUGUST 2023

Summary of Sales Volume Change

-17%



Lower Than
Last Month
JULY 2024

-24%

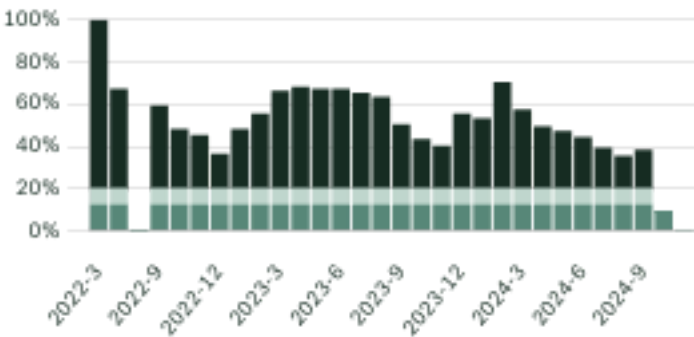


Lower Than
Last Year
AUGUST 2023

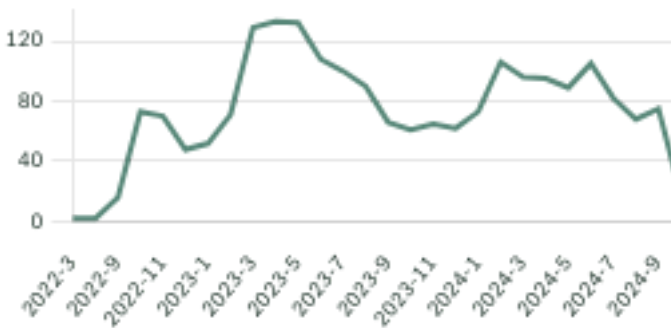
Sales Price



Sales-to-Active Ratio



Number of Transactions



Stay Intelligent. Join our newsletter.

Subscribe

Get first access to our public and non-public offerings, foreclosures, new projects and other developments.

kleinresidential.ca

KLEIN 

Klein Group

Residential
Commercial
Pre-Sale
Property Management

Klein Group

O 604 684 8844
T 866 352 9311
F 1 855 684 8844

201 - 2468 Scotia Street
Vancouver, BC
Canada V5T 1W5

Brokerage



Royal LePage Westside
Klein Group

Sources: Real Estate Board of Greater Vancouver, Commercial Edge, Canadian Real Estate Association, MLS®, Altus Group, Statistics Canada, Landcor, RealNet. Disclaimer: Data has been obtained from sources considered to be reliable as of September 31, 2023. However, no representation or warranty, expressed or implied, is made as to the accuracy of any of the information, projections or conclusions contained herein, and the same is submitted subject to errors and omissions, without any obligation to update or correct.