

RESIDENTIAL MARKET REPORT

Langley

July 2024



Langley Specialists



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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 1,844,777, an average size of 2,194 sqft, and an average price per square feet of \$841.

Langley Neighbourhoods

Aldergrove

Brookwood

Campbell Valley

Fort Langley

Glen Valley

Langley City

Murrayville

Otter District

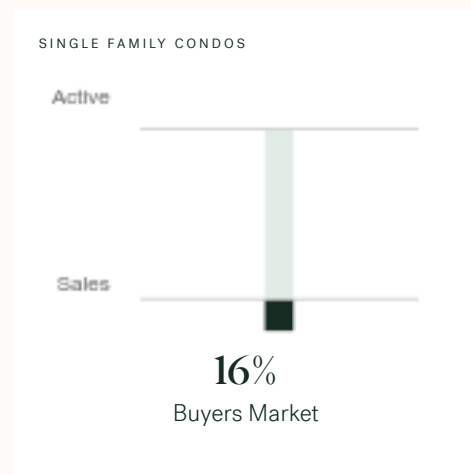
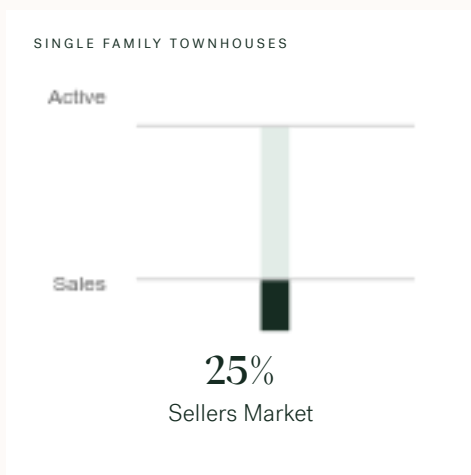
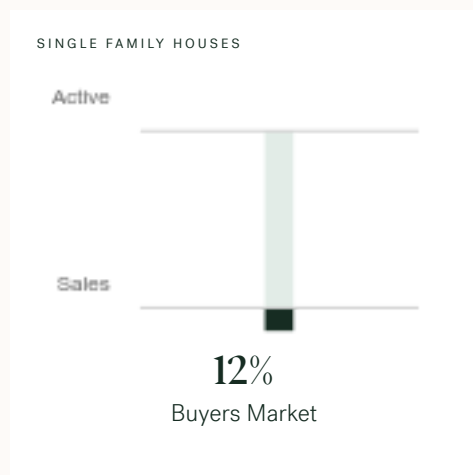
Salmon River

Walnut Grove

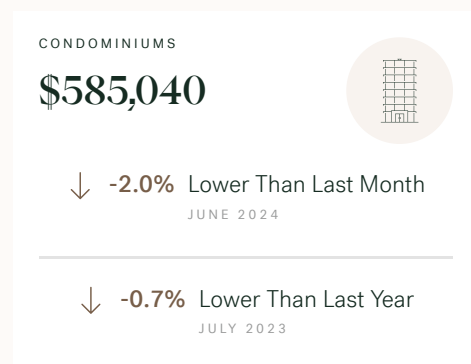
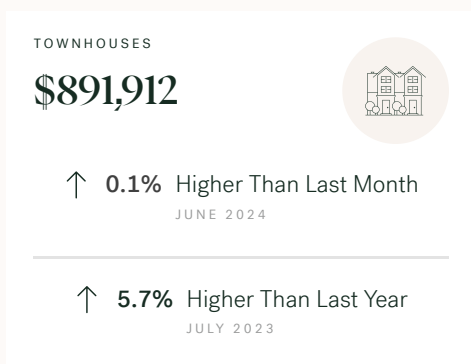
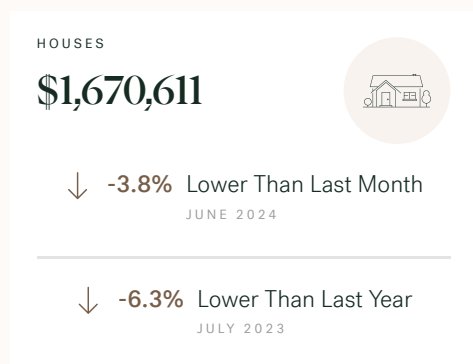
Willoughby Heights

July 2024 Langley Overview

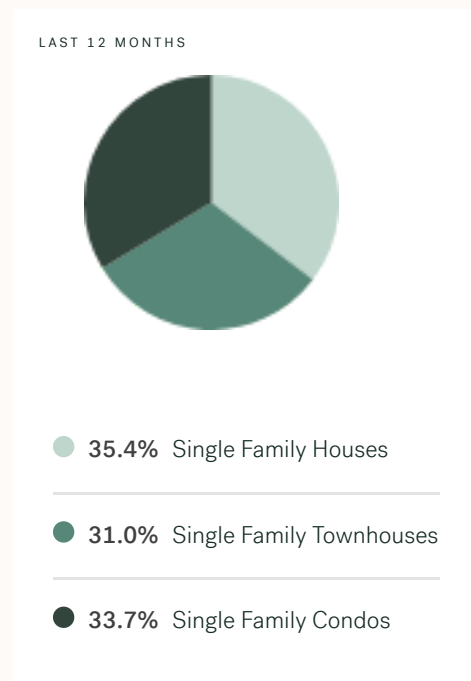
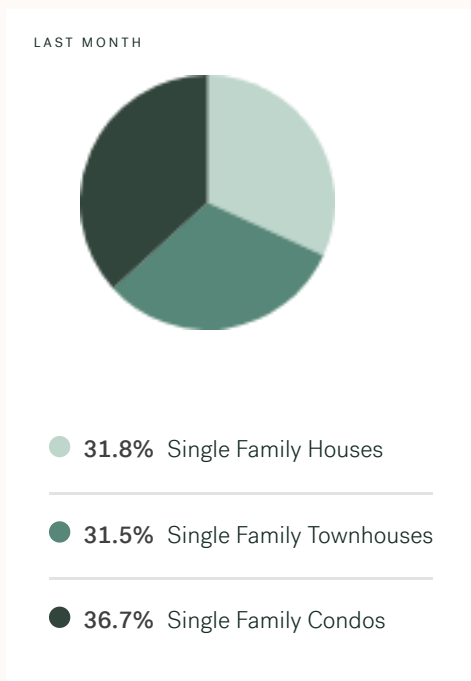
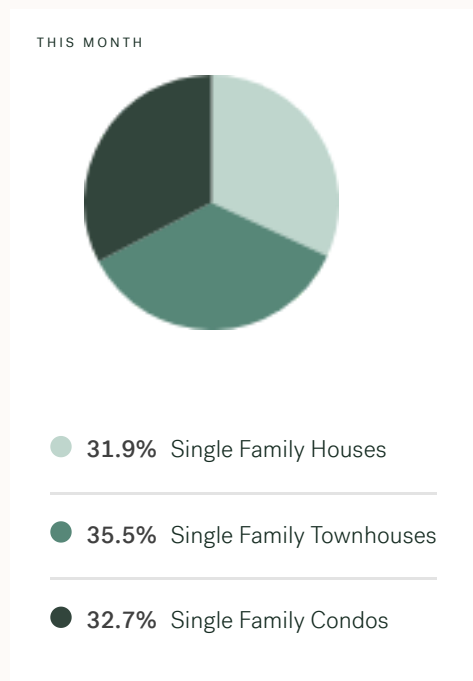
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



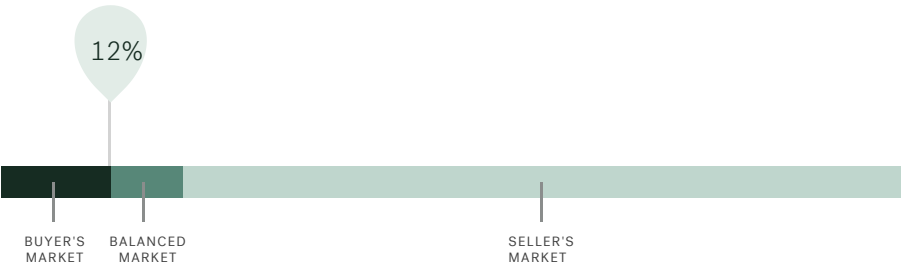
Langley Single Family Houses

JULY 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.



12%

Of Single Family House Listings Sold
IN PAST 30 DAYS

686

Active Single Family House Listings
IN PAST 30 DAYS

80

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-4%



Lower Than Last Month
JUNE 2024

-6%



Lower Than Last Year
JULY 2023

Summary of Sales Volume Change

-12%



Lower Than Last Month
JUNE 2024

-24%

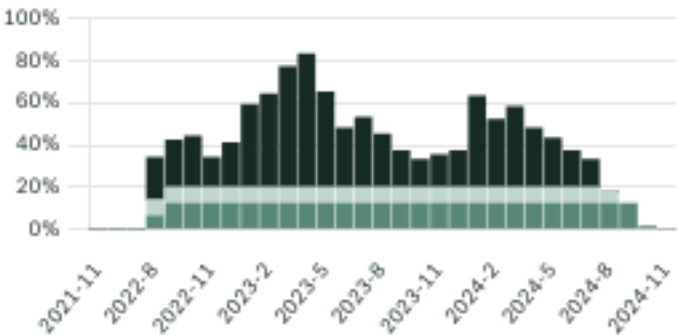


Lower Than Last Year
JULY 2023

Sales Price



Sales-to-Active Ratio



Number of Transactions



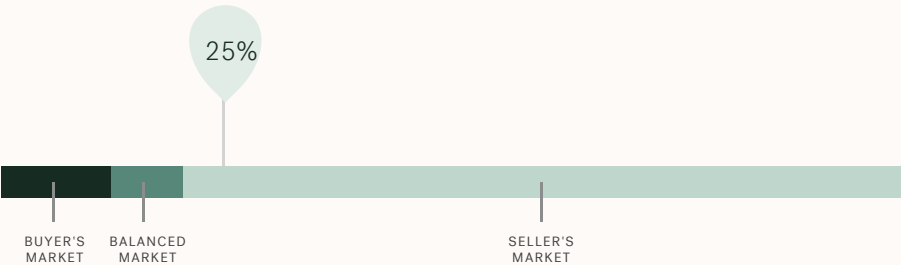
Langley Single Family Townhomes

JULY 2024 - 5 YEAR TREND

Market Status

Sellers Market

Langley is currently a **Sellers Market**. This means that **>more than 20%** of listings are sold within **30 days**. Sellers may have a **slight advantage** when negotiating prices.



25%

Of Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

352

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

89

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

0%



Higher Than
Last Month
JUNE 2024

6%



Higher Than
Last Year
JULY 2023

Summary of Sales Volume Change

-1%



Lower Than
Last Month
JUNE 2024

-3%

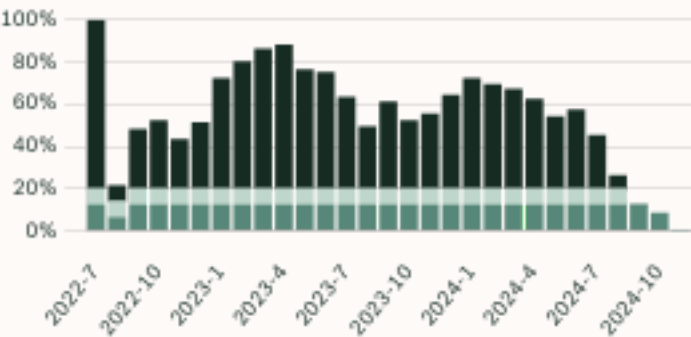


Lower Than
Last Year
JULY 2023

Sales Price



Sales-to-Active Ratio



Number of Transactions



Langley Single Family Condos

JULY 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.



16%

Of Single Family
Condo Listings Sold
IN PAST 30 DAYS

520

Active Single Family
Condo Listings
IN PAST 30 DAYS

82

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-2%



Lower Than
Last Month
JUNE 2024

-1%



Lower Than
Last Year
JULY 2023

Summary of Sales Volume Change

-22%



Lower Than
Last Month
JUNE 2024

-18%

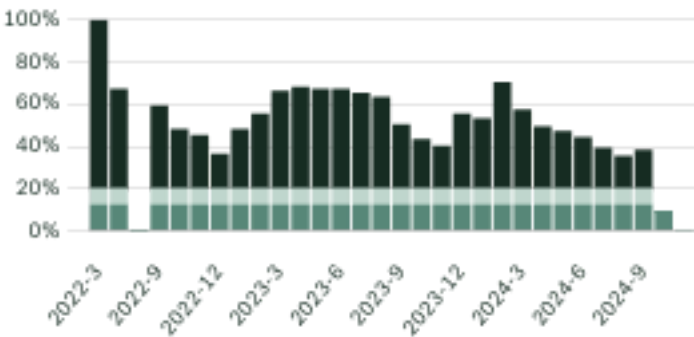


Lower Than
Last Year
JULY 2023

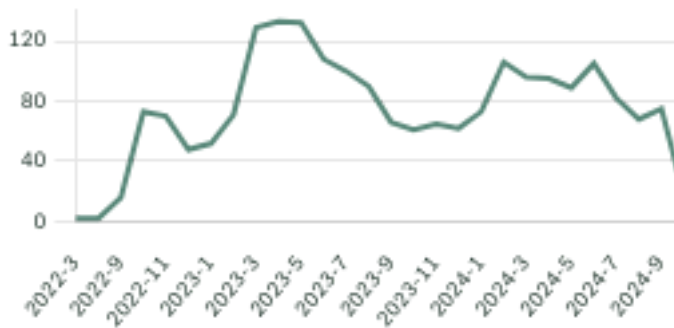
Sales Price



Sales-to-Active Ratio



Number of Transactions



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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.