

RESIDENTIAL MARKET REPORT

Langley

October 2024



Langley Specialists



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About Langley

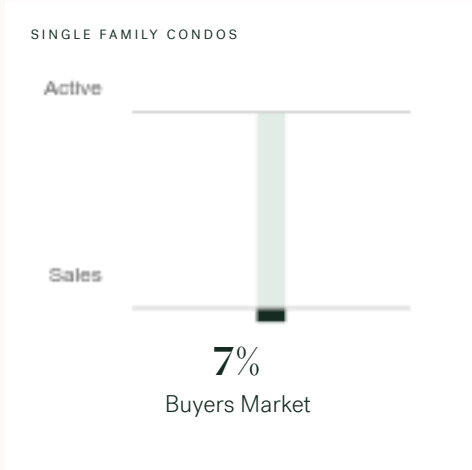
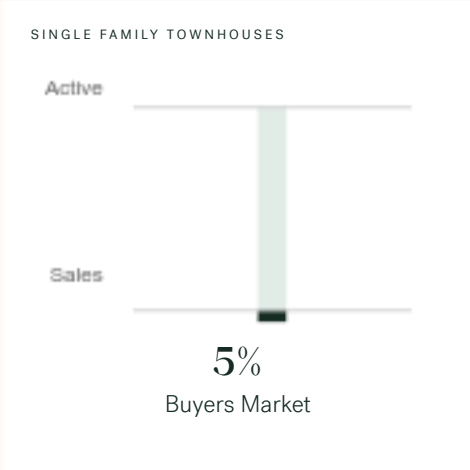
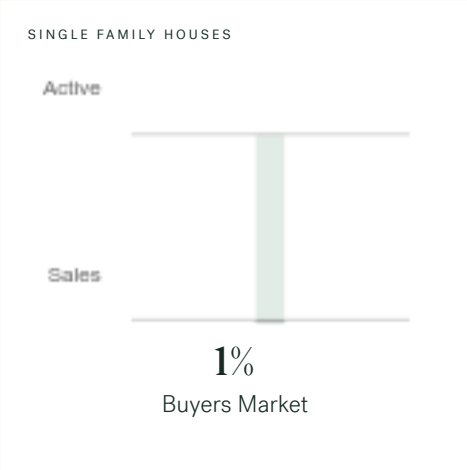
Langley is a suburb of Vancouver, bordering Abbotsford, Surrey and Maple Ridge, with approximately 142,043 (2022) residents living in a land area of 142,043 (2022) square kilometers. Currently there are homes for sale in Langley, with an average price of 1,720,828, an average size of 2,190 sqft, and an average price per square feet of \$786.

Langley Neighbourhoods

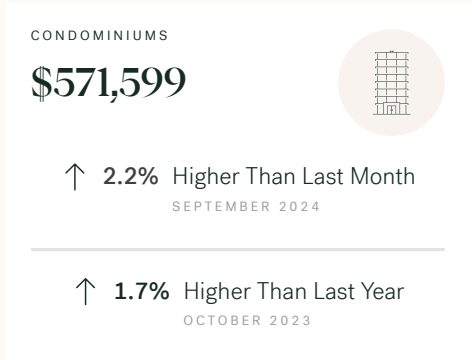
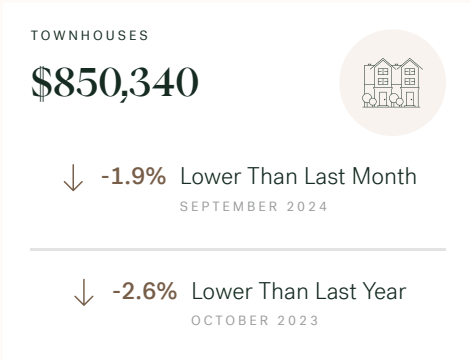
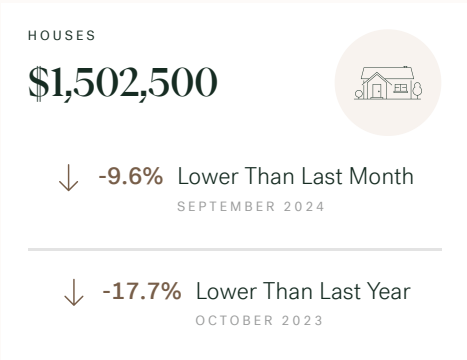
- Aldergrove
- Brookwood
- Campbell Valley
- Fort Langley
- Glen Valley
- Langley City
- Murrayville
- Otter District
- Salmon River
- Walnut Grove
- Willoughby Heights

October 2024 Langley Overview

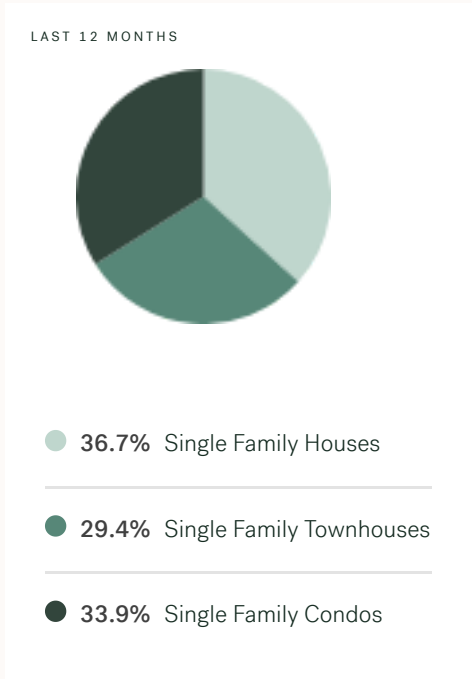
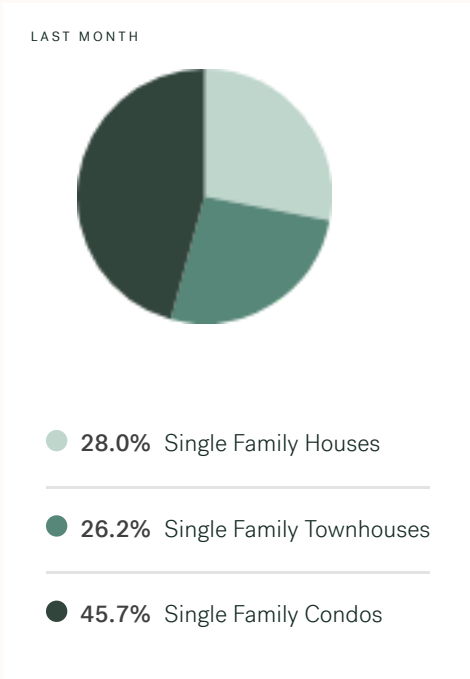
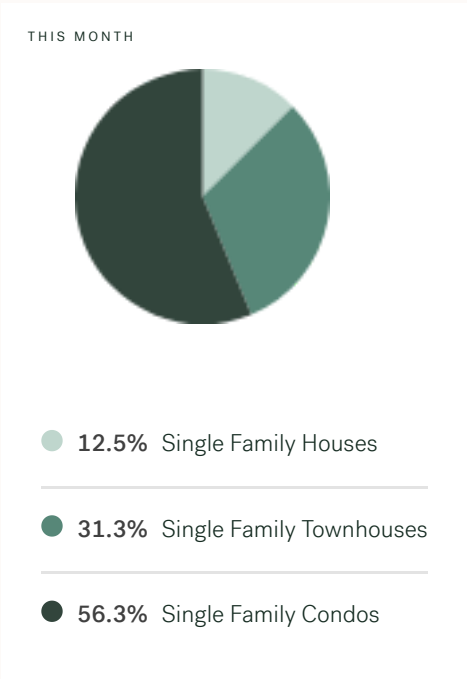
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



Langley Single Family Houses

OCTOBER 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.



1%

Of Single Family
House Listings Sold
IN PAST 30 DAYS

322

Active Single Family
House Listings
IN PAST 30 DAYS

4

Single Family
House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-10%



Lower Than
Last Month
SEPTEMBER 2024

-18%



Lower Than
Last Year
OCTOBER 2023

Summary of Sales Volume Change

-91%



Lower Than
Last Month
SEPTEMBER 2024

-94%

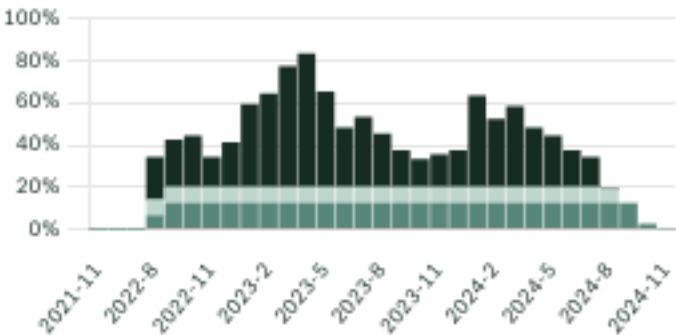


Lower Than
Last Year
OCTOBER 2023

Sales Price



Sales-to-Active Ratio



Number of Transactions



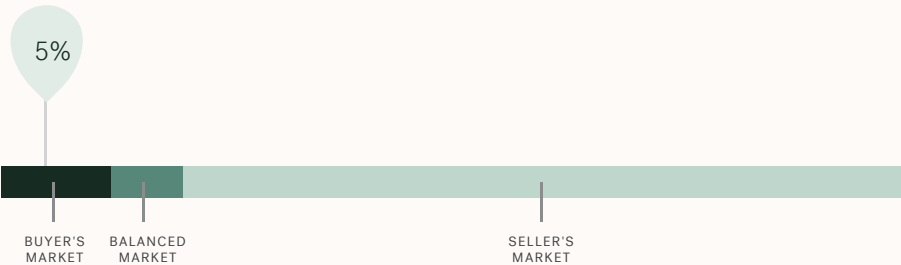
Langley Single Family Townhomes

OCTOBER 2024 - 5 YEAR TREND

Market Status

Buyers Market

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5%

Of Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

184

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

10

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-2%



Lower Than
Last Month
SEPTEMBER 2024

-3%



Lower Than
Last Year
OCTOBER 2023

Summary of Sales Volume Change

-77%



Lower Than
Last Month
SEPTEMBER 2024

-81%

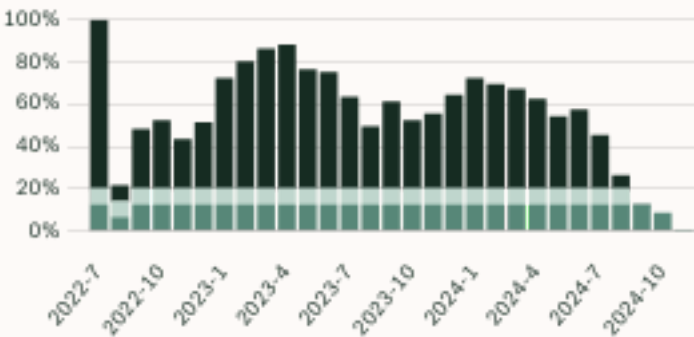


Lower Than
Last Year
OCTOBER 2023

Sales Price



Sales-to-Active Ratio



Number of Transactions



Langley Single Family Condos

OCTOBER 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.



7%

Of Single Family
Condo Listings Sold
IN PAST 30 DAYS

270

Active Single Family
Condo Listings
IN PAST 30 DAYS

18

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



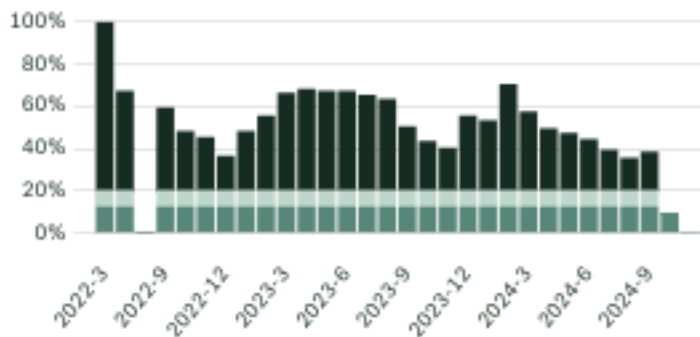
Summary of Sales Volume Change



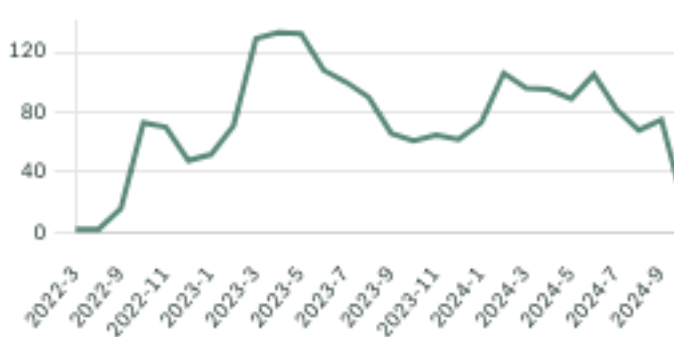
Sales Price



Sales-to-Active Ratio



Number of Transactions



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