

RESIDENTIAL MARKET REPORT

Langley

September 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 1,845,332, 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

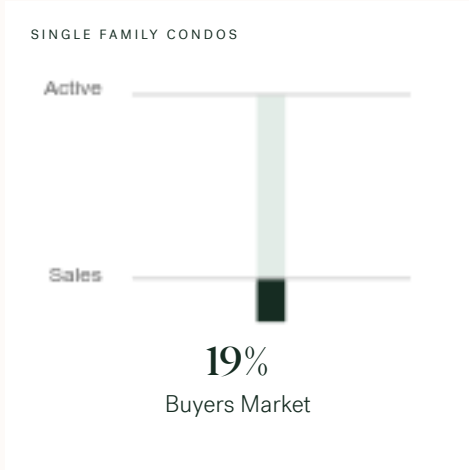
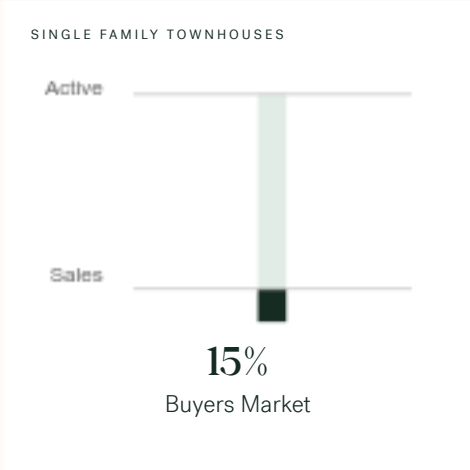
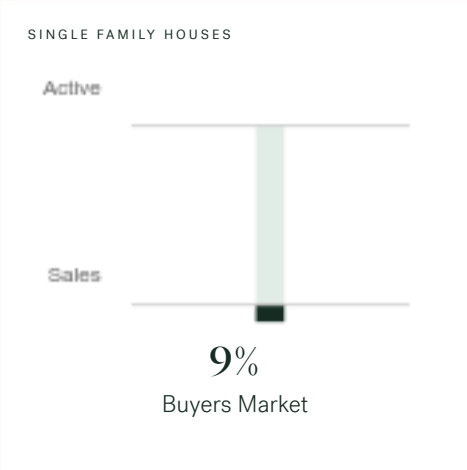
Salmon River

Walnut Grove

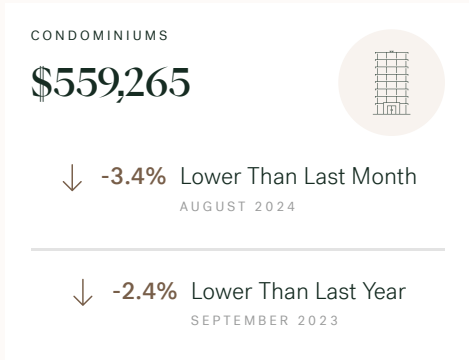
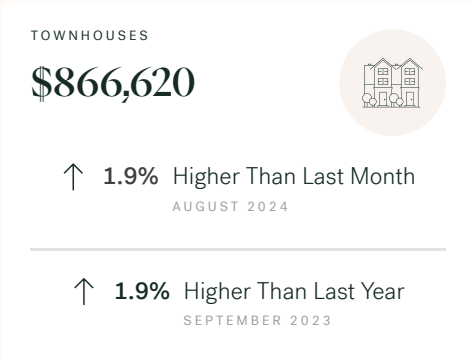
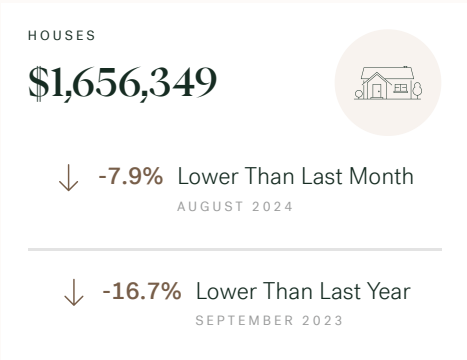
Willoughby Heights

September 2024 Langley Overview

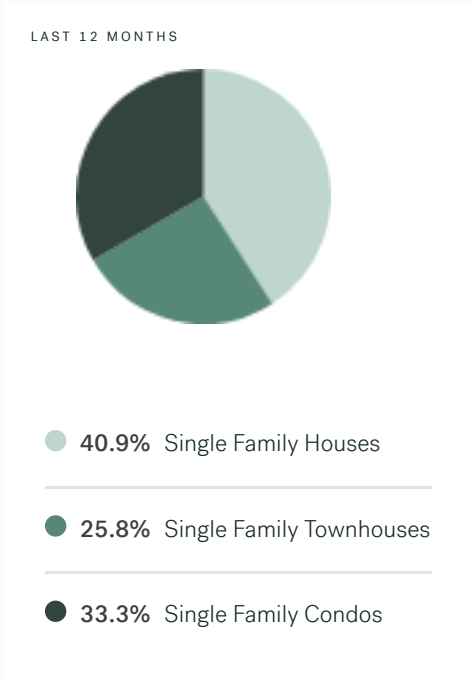
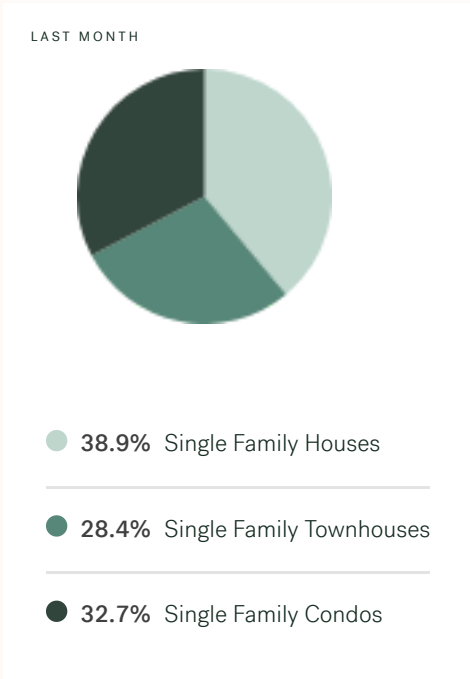
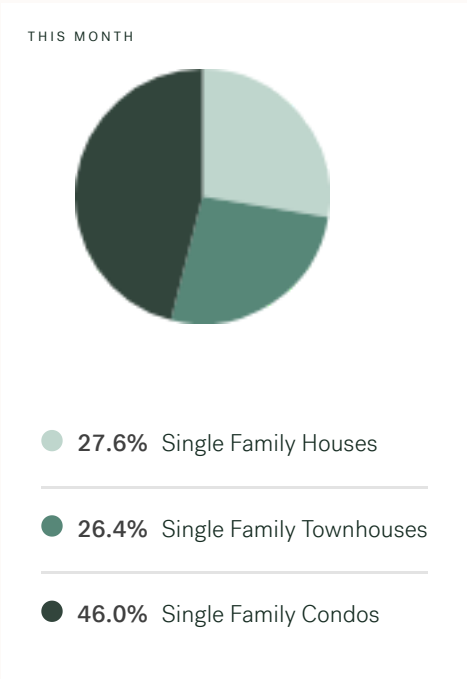
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



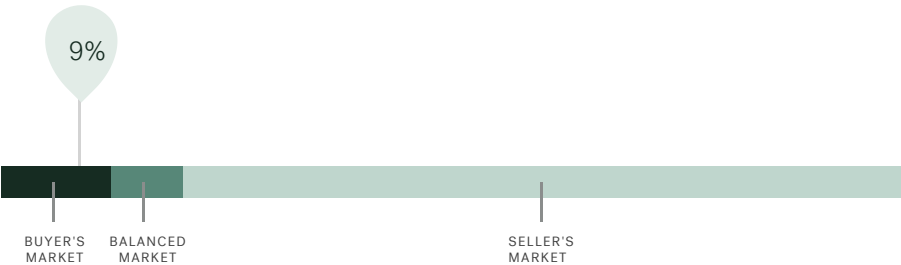
Langley Single Family Houses

SEPTEMBER 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.



9%

Of Single Family House Listings Sold
IN PAST 30 DAYS

505

Active Single Family House Listings
IN PAST 30 DAYS

45

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-8%



Lower Than Last Month
AUGUST 2024

-17%



Lower Than Last Year
SEPTEMBER 2023

Summary of Sales Volume Change

-44%



Lower Than Last Month
AUGUST 2024

-44%

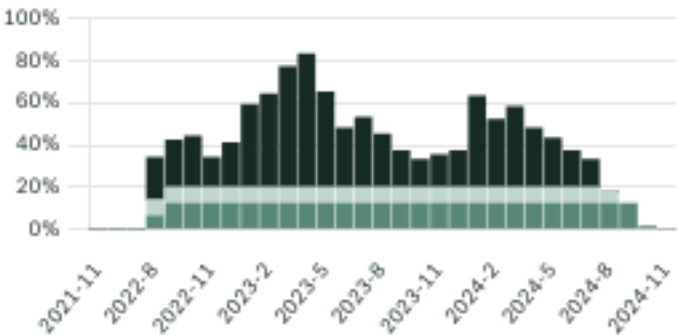


Lower Than Last Year
SEPTEMBER 2023

Sales Price



Sales-to-Active Ratio



Number of Transactions



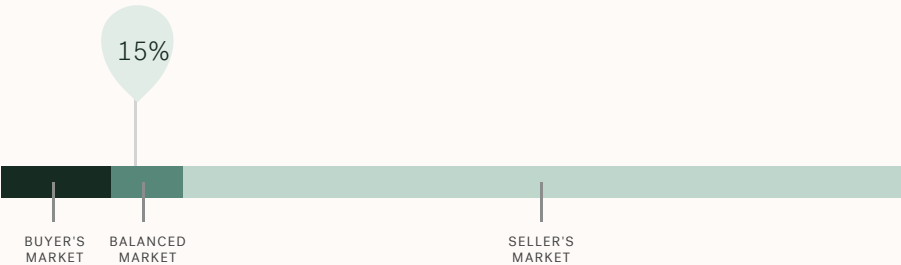
Langley Single Family Townhomes

SEPTEMBER 2024 - 5 YEAR TREND

Market Status

Buyers Market

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15%

Of Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

293

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

43

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

2%



Higher Than
Last Month
AUGUST 2024

2%



Higher Than
Last Year
SEPTEMBER 2023

Summary of Sales Volume Change

-27%



Lower Than
Last Month
AUGUST 2024

-16%

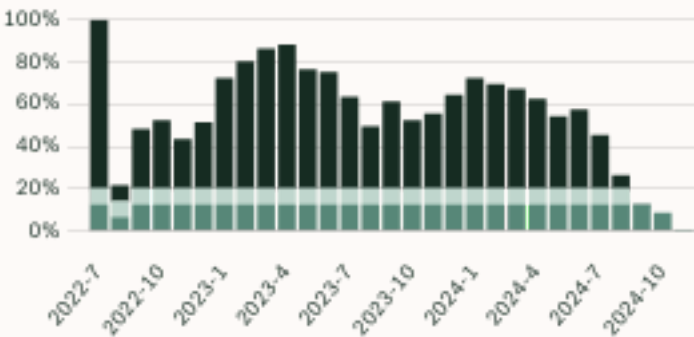


Lower Than
Last Year
SEPTEMBER 2023

Sales Price



Sales-to-Active Ratio



Number of Transactions



Langley Single Family Condos

SEPTEMBER 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.



19%

Of Single Family
Condo Listings Sold
IN PAST 30 DAYS

390

Active Single Family
Condo Listings
IN PAST 30 DAYS

75

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-3%



Lower Than
Last Month
AUGUST 2024

-2%



Lower Than
Last Year
SEPTEMBER 2023

Summary of Sales Volume Change

10%



Higher Than
Last Month
AUGUST 2024

14%

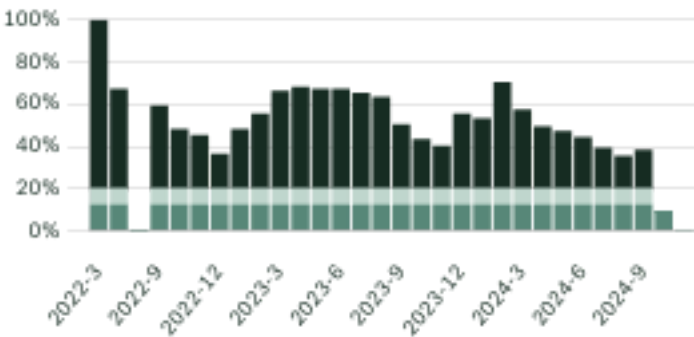


Higher Than
Last Year
SEPTEMBER 2023

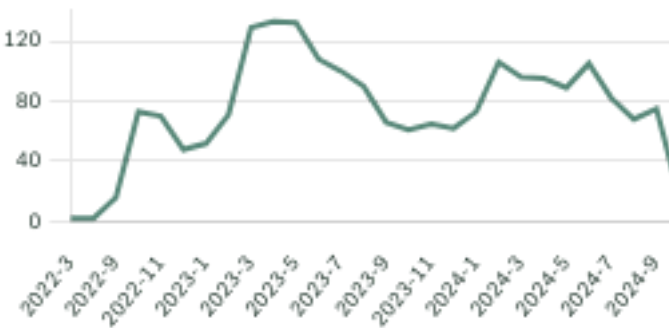
Sales Price



Sales-to-Active Ratio



Number of Transactions



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