

RESIDENTIAL MARKET REPORT

Langley

November 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 1,766,469, an average size of 3,355 sqft, and an average price per square feet of \$527.

Langley Neighbourhoods

Aldergrove

Brookwood

Campbell Valley

Fort Langley

Glen Valley

Langley City

Murrayville

Otter District

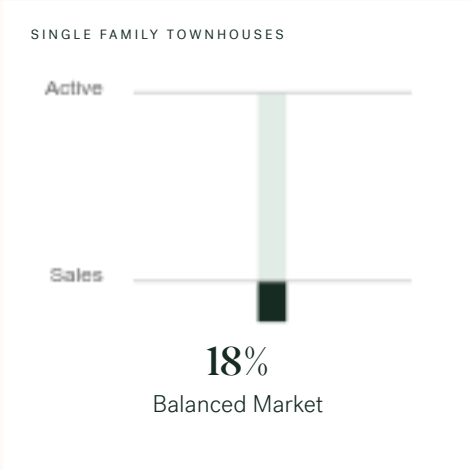
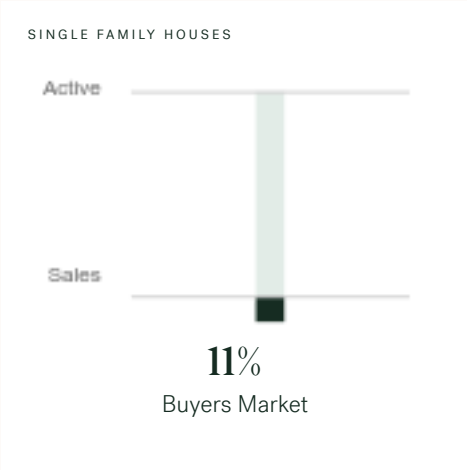
Salmon River

Walnut Grove

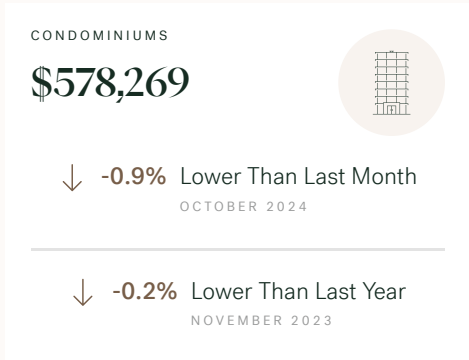
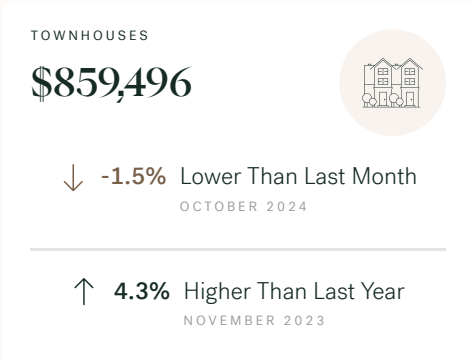
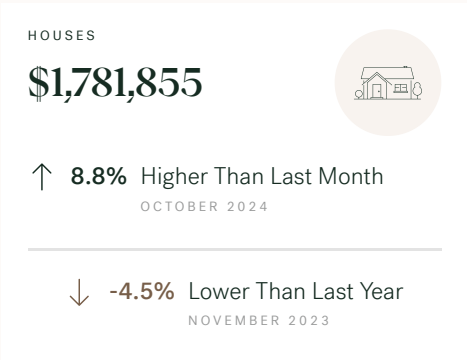
Willoughby Heights

November 2024 Langley Overview

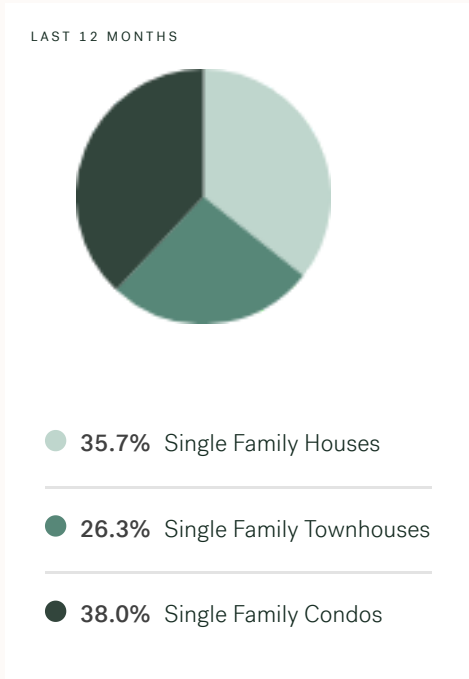
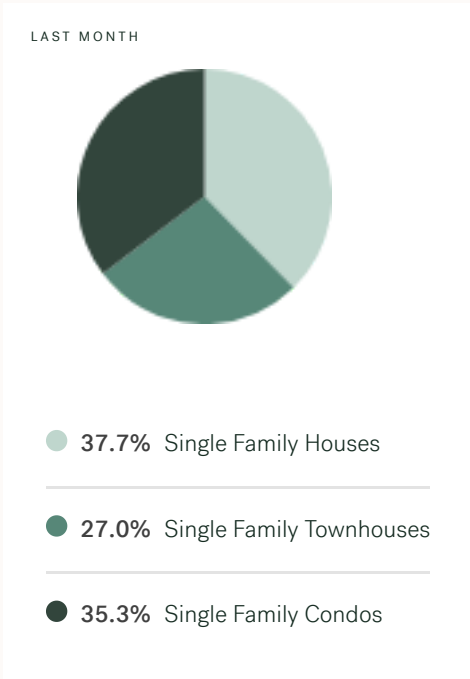
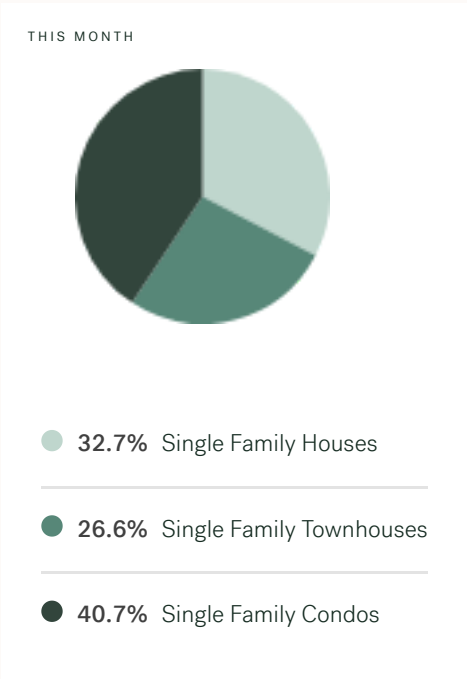
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



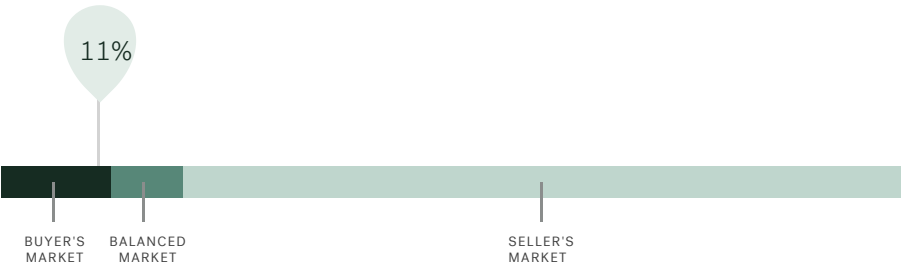
Langley Single Family Houses

NOVEMBER 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.



11%

Of Single Family House Listings Sold
IN PAST 30 DAYS

591

Active Single Family House Listings
IN PAST 30 DAYS

65

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



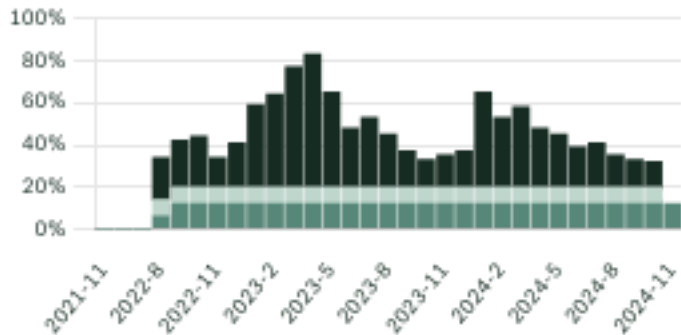
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



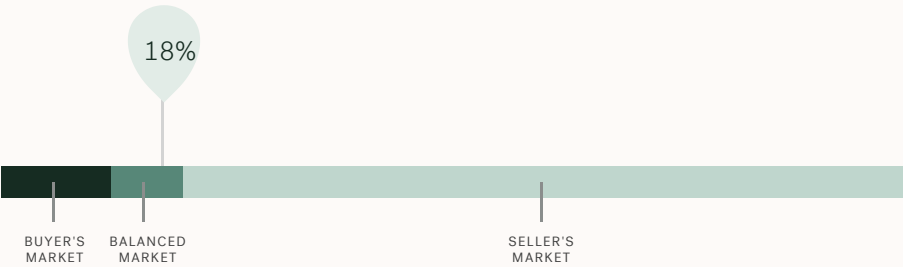
Langley Single Family Townhomes

NOVEMBER 2024 - 5 YEAR TREND

Market Status

Balanced Market

Langley is currently a **Balanced Market**. This means that **between 12% and 20%** of listings are sold within **30 days**. There may not be an advantage either way when negotiating prices.



18%

Of Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

295

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

53

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-1%



Lower Than
Last Month
OCTOBER 2024

4%



Higher Than
Last Year
NOVEMBER 2023

Summary of Sales Volume Change

-9%



Lower Than
Last Month
OCTOBER 2024

18%

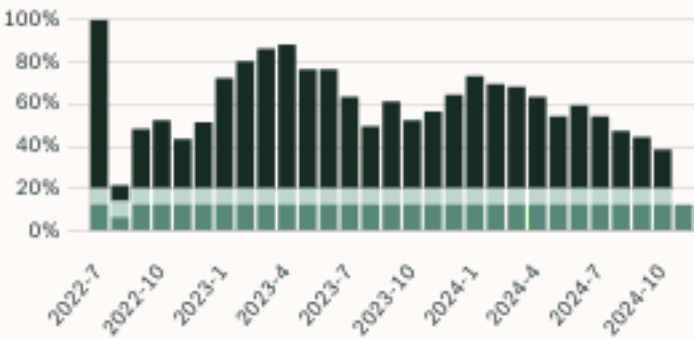


Higher Than
Last Year
NOVEMBER 2023

Sales Price



Sales-to-Active Ratio



Number of Transactions



Langley Single Family Condos

NOVEMBER 2024 - 5 YEAR TREND

Market Status

Balanced Market

Langley is currently a **Balanced Market**. This means that **between 12% and 20%** of listings are sold within **30 days**. There may not be an advantage either way when negotiating prices.



16%

Of Single Family
Condo Listings Sold
IN PAST 30 DAYS

514

Active Single Family
Condo Listings
IN PAST 30 DAYS

81

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



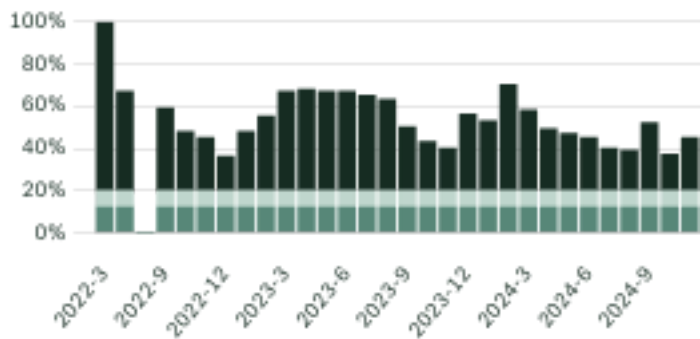
Summary of Sales Volume Change



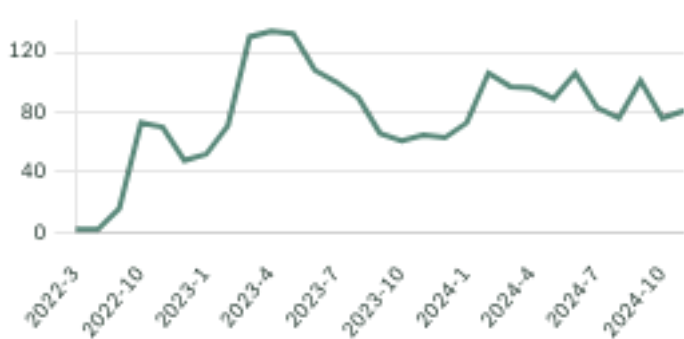
Sales Price



Sales-to-Active Ratio



Number of Transactions



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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.