

RESIDENTIAL MARKET REPORT

Langley

February 2025



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 1,718,214, an average size of 3,440 sqft, and an average price per square feet of \$499.

Langley Neighbourhoods

Aldergrove

Brookwood

Campbell Valley

Fort Langley

Glen Valley

Langley City

Murrayville

Otter District

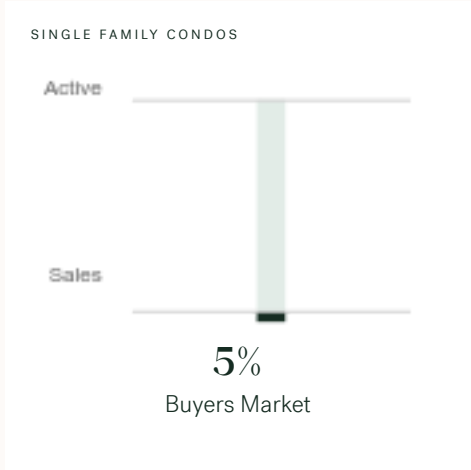
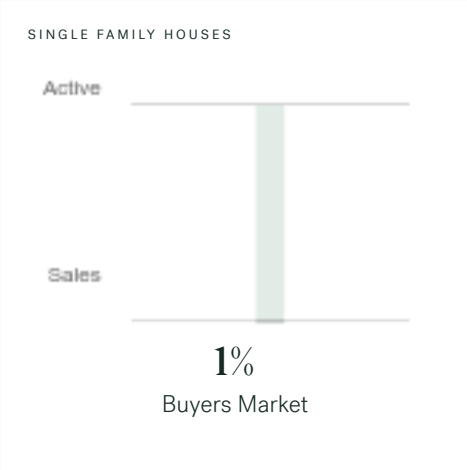
Salmon River

Walnut Grove

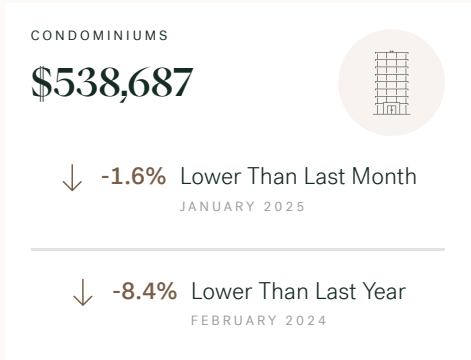
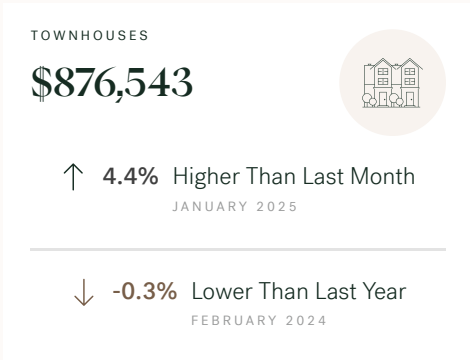
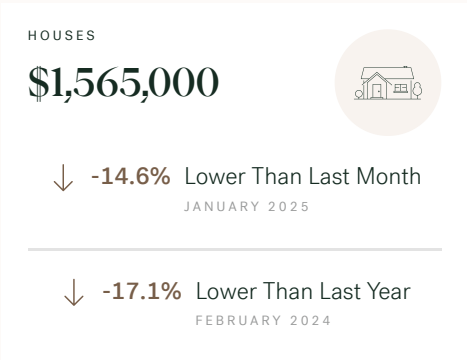
Willoughby Heights

February 2025 Langley Overview

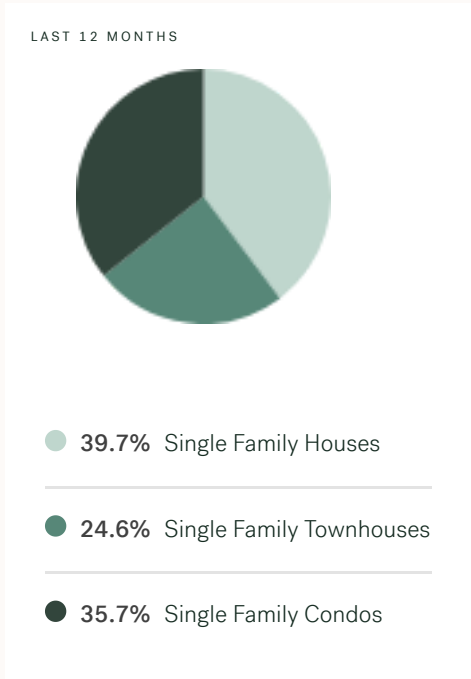
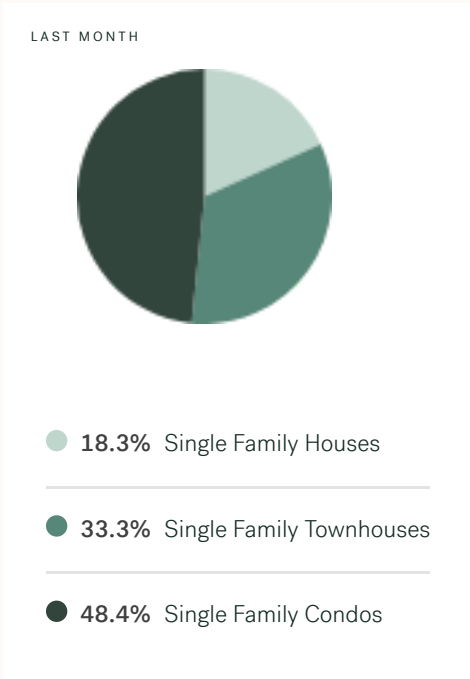
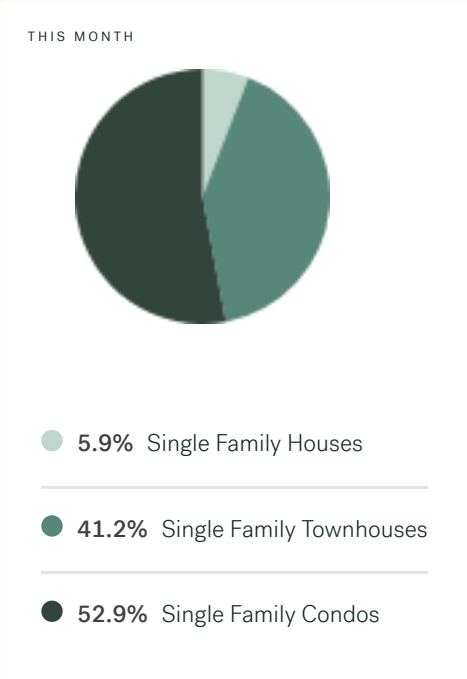
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



Langley Single Family Houses

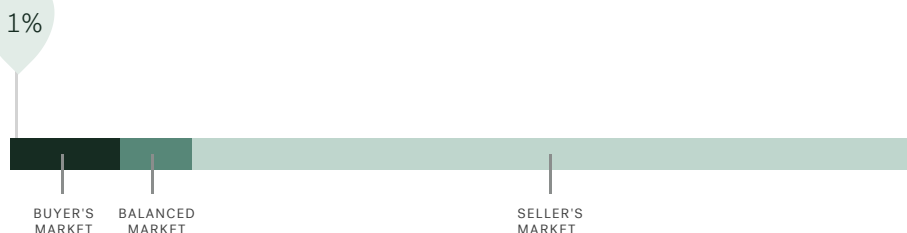
FEBRUARY 2025 - 5 YEAR TREND

KLEIN | ROYAL LEPAGE

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

187

Active Single Family House Listings
IN PAST 30 DAYS

1

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-15%



Lower Than Last Month
JANUARY 2025

-17%



Lower Than Last Year
FEBRUARY 2024

Summary of Sales Volume Change

-94%



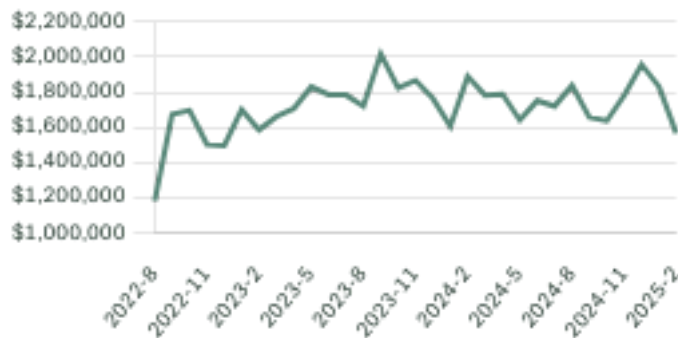
Lower Than Last Month
JANUARY 2025

-99%

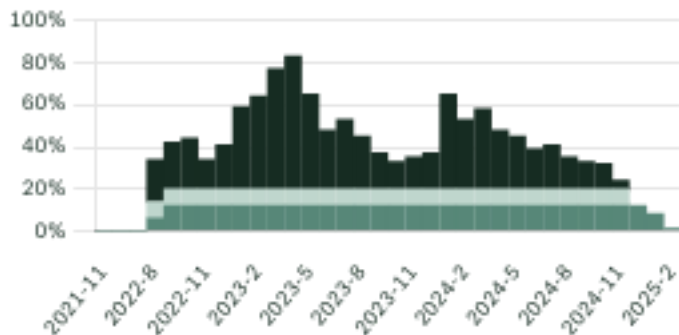


Lower Than Last Year
FEBRUARY 2024

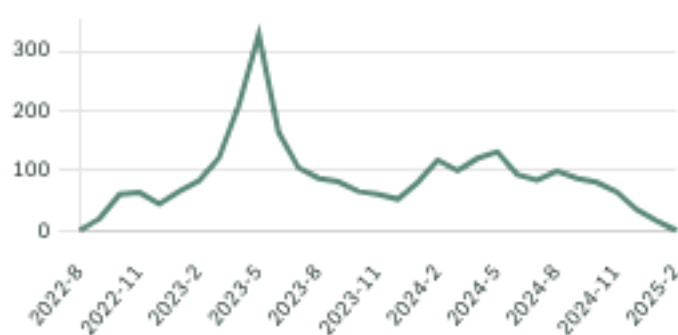
Sales Price



Sales-to-Active Ratio



Number of Transactions



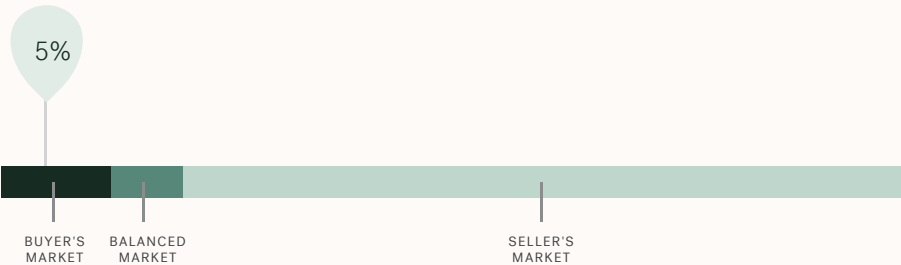
Langley Single Family Townhomes

FEBRUARY 2025 - 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.



5%

Of Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

129

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

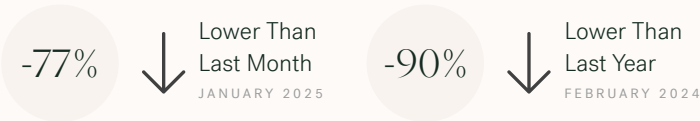
7

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



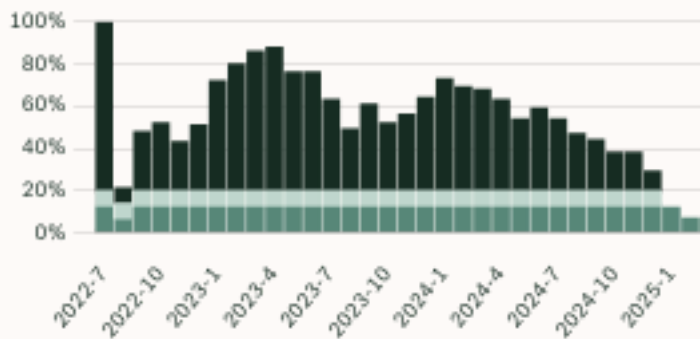
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



Langley Single Family Condos

FEBRUARY 2025 - 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.



5%

Of Single Family
Condo Listings Sold
IN PAST 30 DAYS

190

Active Single Family
Condo Listings
IN PAST 30 DAYS

9

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-2%



Lower Than
Last Month
JANUARY 2025

-8%



Lower Than
Last Year
FEBRUARY 2024

Summary of Sales Volume Change

-80%



Lower Than
Last Month
JANUARY 2025

-92%

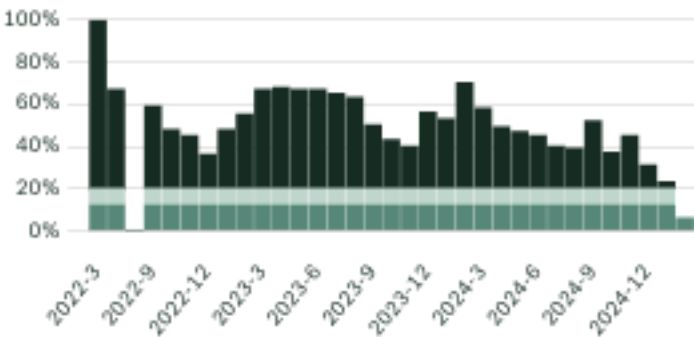


Lower Than
Last Year
FEBRUARY 2024

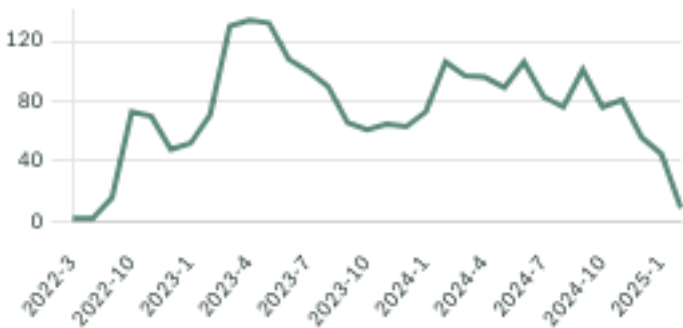
Sales Price



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