

RESIDENTIAL MARKET REPORT

# Langley

January 2025



## Langley Specialists



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## About Langley

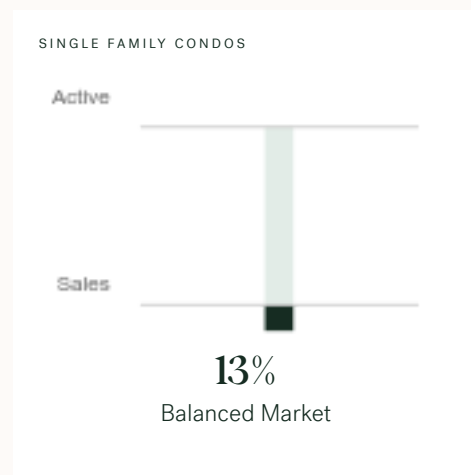
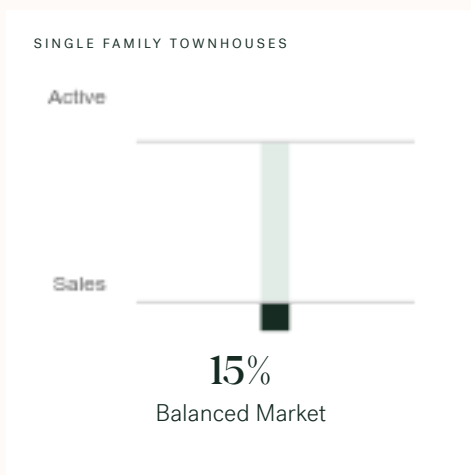
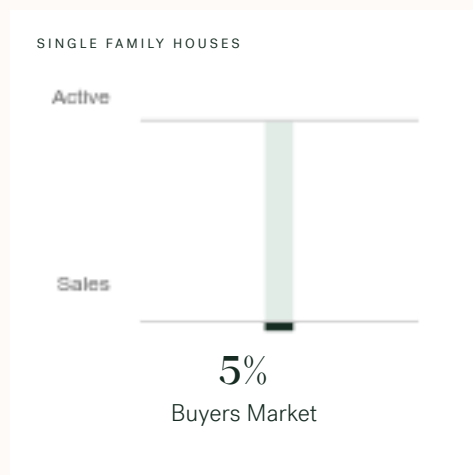
Langley is a suburb of Vancouver, bordering Abbotsford, Surrey and Maple Ridge, with approximately 142,043 (2022) residents living in a land area of 142,043 (2022) square kilometers. Currently there are homes for sale in Langley, with an average price of 1,713,123, an average size of 3,426 sqft, and an average price per square feet of \$500.

## Langley Neighbourhoods

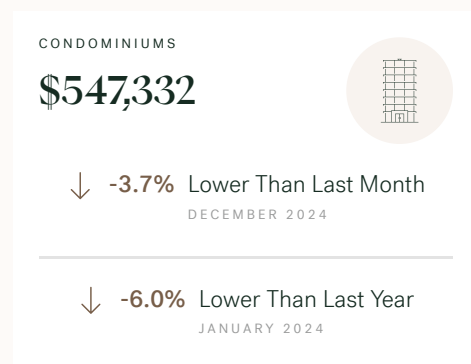
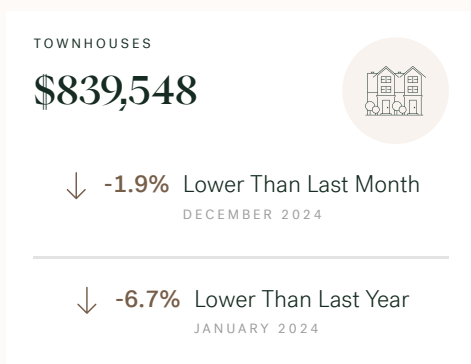
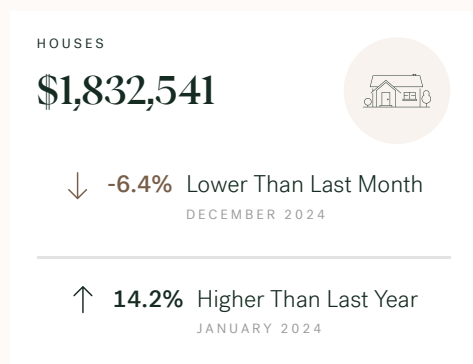
- Aldergrove
- Brookwood
- Campbell Valley
- Fort Langley
- Glen Valley
- Langley City
- Murrayville
- Otter District
- Salmon River
- Walnut Grove
- Willoughby Heights

# January 2025 Langley Overview

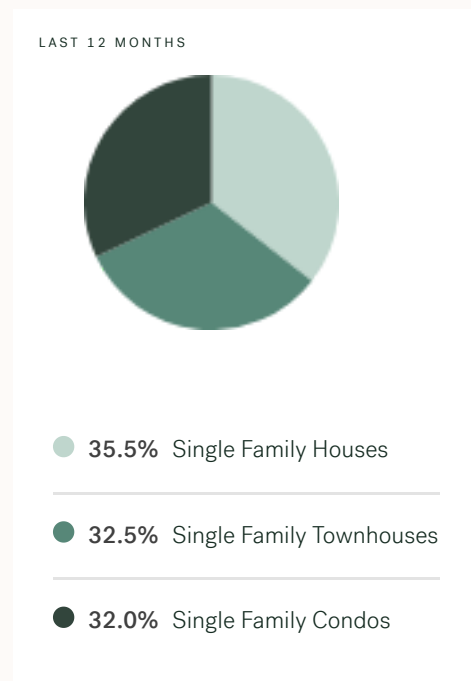
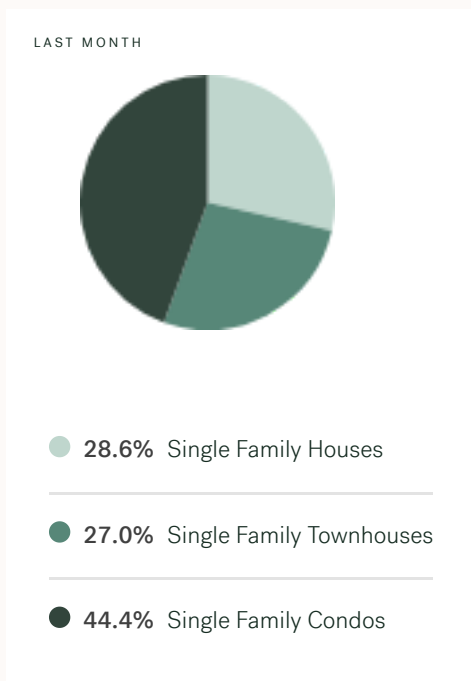
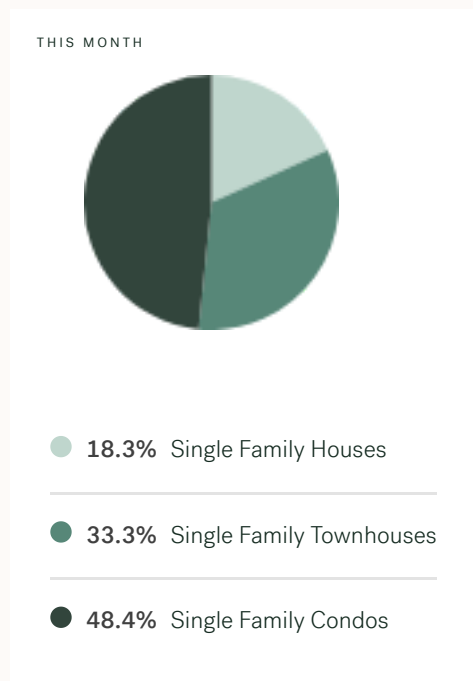
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



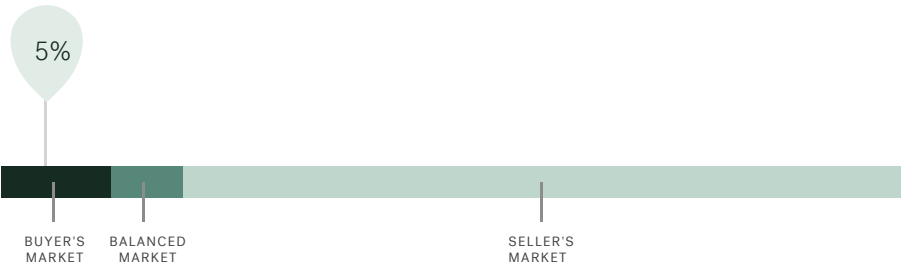
# Langley Single Family Houses

JANUARY 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 House Listings Sold  
IN PAST 30 DAYS

361

Active Single Family House Listings  
IN PAST 30 DAYS

17

Single Family House Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



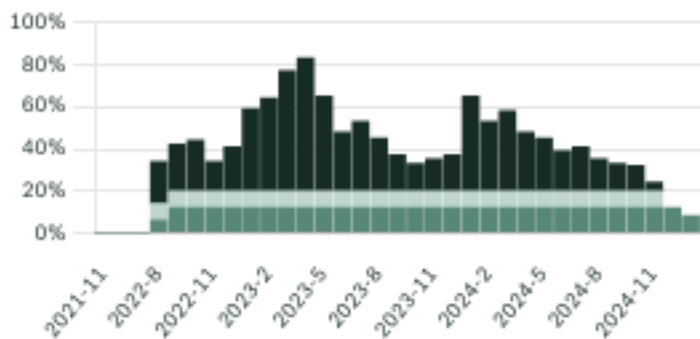
## Summary of Sales Volume Change



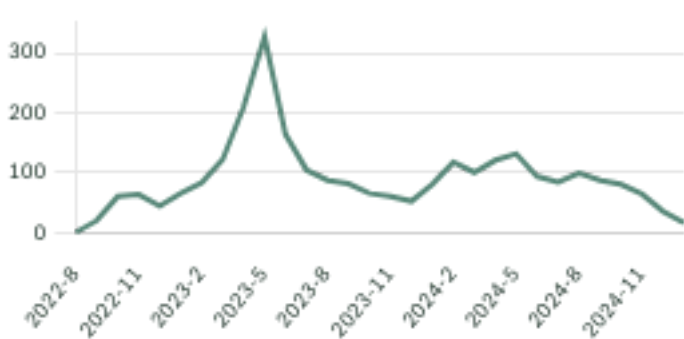
## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



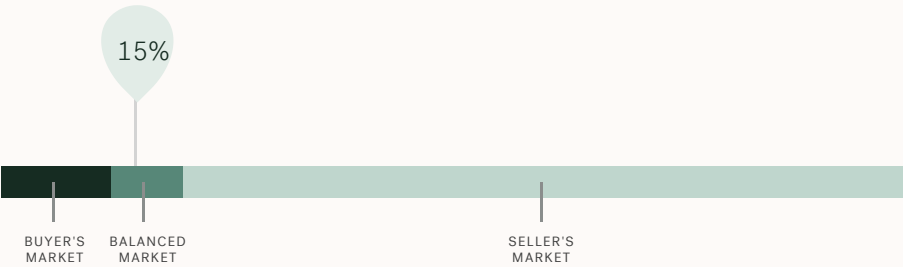
# Langley Single Family Townhomes

JANUARY 2025 - 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.



15%

Of Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

203

Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

31

Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

-2%



Lower Than  
Last Month  
DECEMBER 2024

-7%



Lower Than  
Last Year  
JANUARY 2024

## Summary of Sales Volume Change

-9%



Lower Than  
Last Month  
DECEMBER 2024

-58%

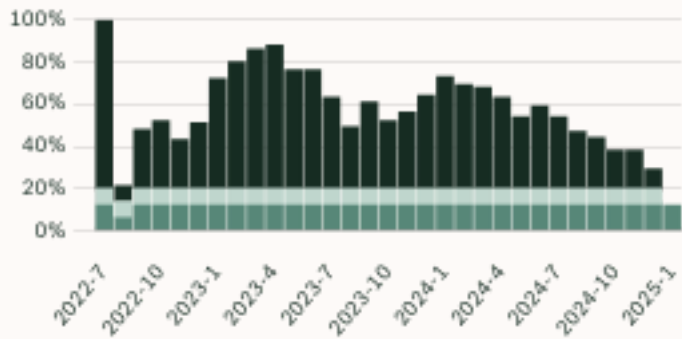


Lower Than  
Last Year  
JANUARY 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Langley Single Family Condos

JANUARY 2025 - 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.



13%

Of Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

350

Active Single Family  
Condo Listings  
IN PAST 30 DAYS

45

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

-4%



Lower Than  
Last Month  
DECEMBER 2024

-6%



Lower Than  
Last Year  
JANUARY 2024

## Summary of Sales Volume Change

-20%



Lower Than  
Last Month  
DECEMBER 2024

-38%

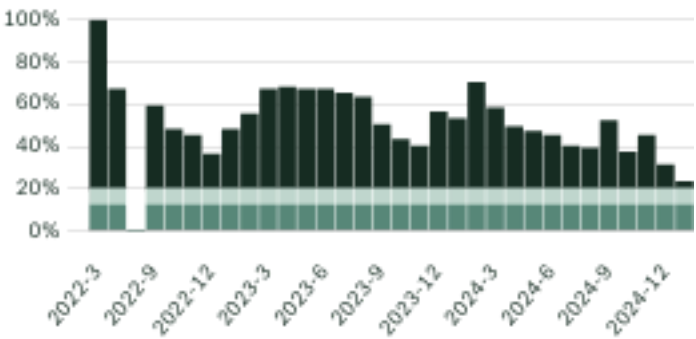


Lower Than  
Last Year  
JANUARY 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions





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