

RESIDENTIAL MARKET REPORT

# Langley

March 2025



## Langley Specialists



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## About Langley

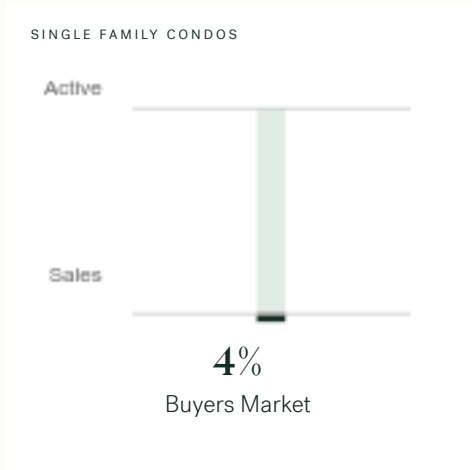
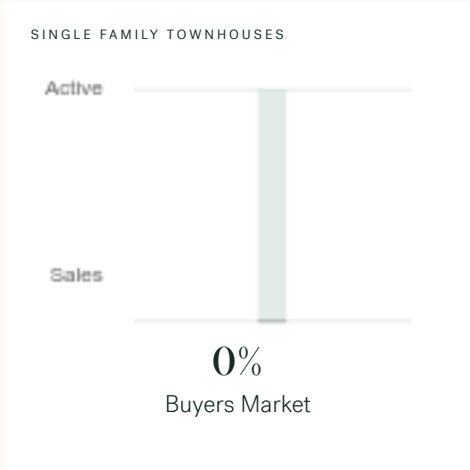
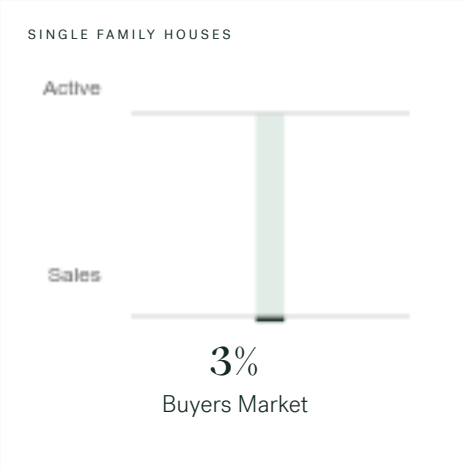
Langley is a suburb of Vancouver, bordering Abbotsford, Surrey and Maple Ridge, with approximately 142,043 (2022) residents living in a land area of 142,043 (2022) square kilometers. Currently there are homes for sale in Langley, with an average price of 2,123,726, an average size of 2,591 sqft, and an average price per square feet of \$820.

## Langley Neighbourhoods

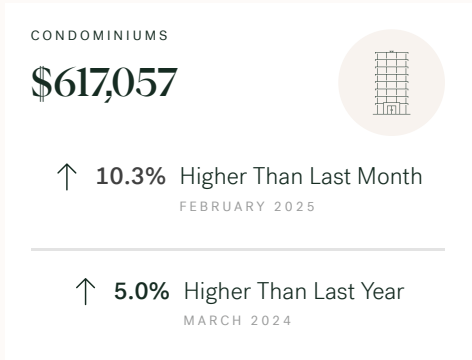
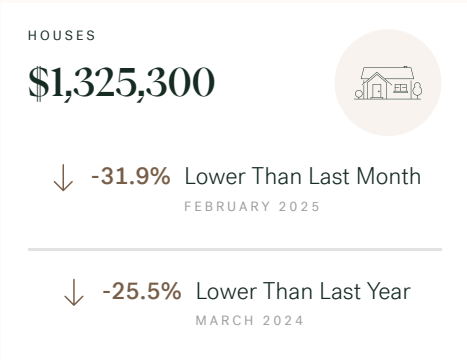
- Aldergrove
- Brookwood
- Campbell Valley
- Fort Langley
- Glen Valley
- Langley City
- Murrayville
- Otter District
- Salmon River
- Walnut Grove
- Willoughby Heights

# March 2025 Langley Overview

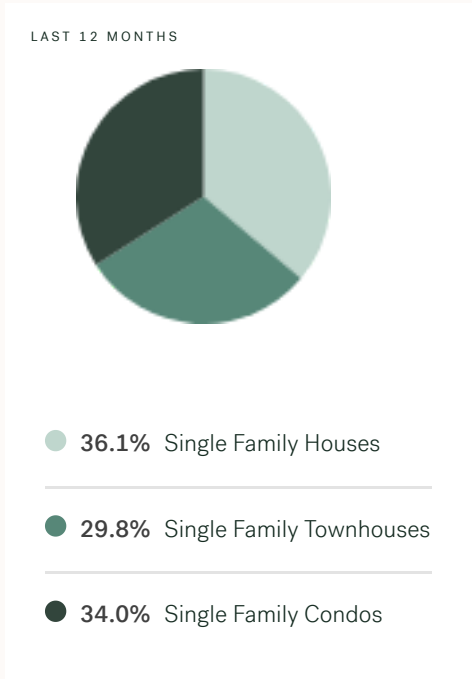
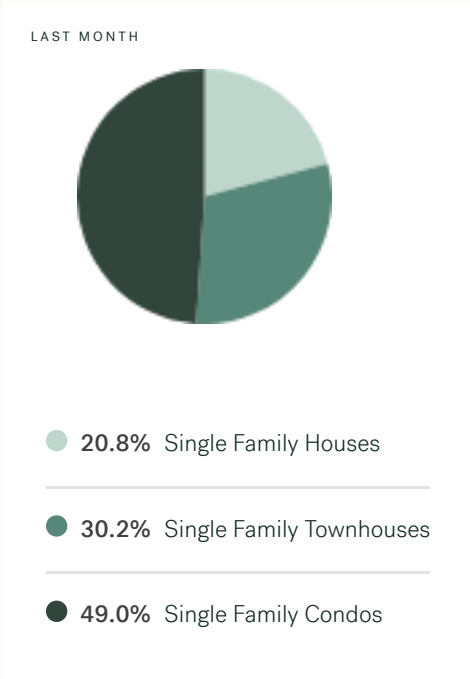
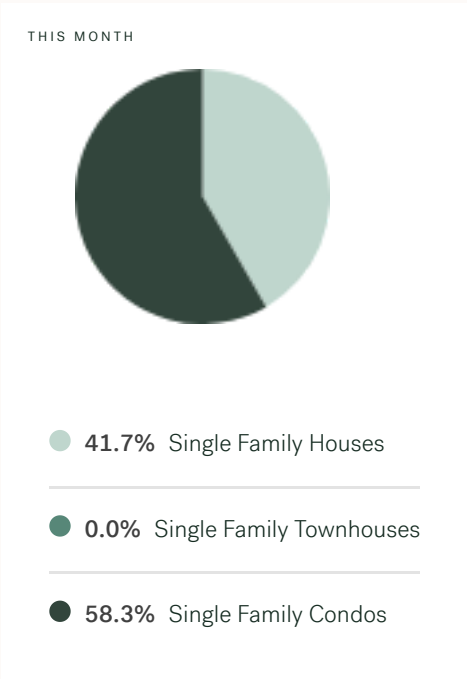
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



# Langley Single Family Houses

MARCH 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.



3%

Of Single Family  
House Listings Sold  
IN PAST 30 DAYS

179

Active Single Family  
House Listings  
IN PAST 30 DAYS

5

Single Family  
House Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

-32%



Lower Than  
Last Month  
FEBRUARY 2025

-25%



Lower Than  
Last Year  
MARCH 2024

## Summary of Sales Volume Change

-75%



Lower Than  
Last Month  
FEBRUARY 2025

-95%

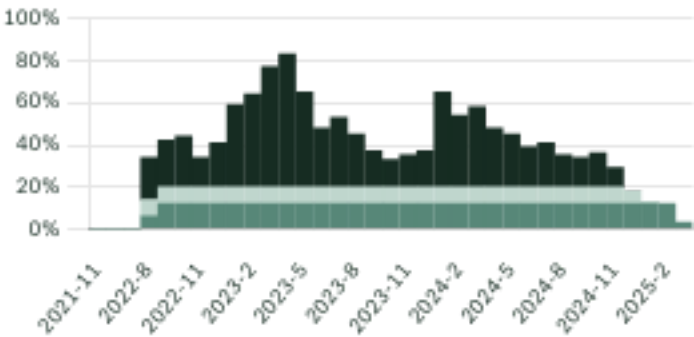


Lower Than  
Last Year  
MARCH 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



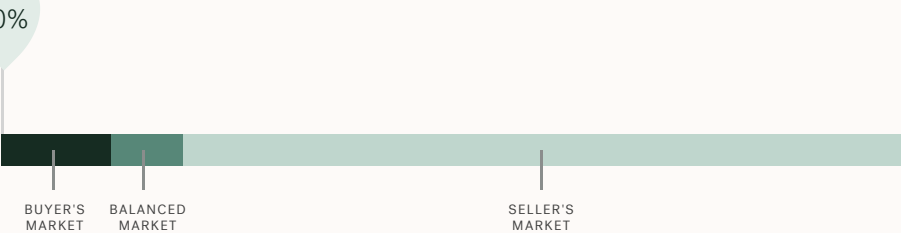
# Langley Single Family Townhomes

MARCH 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.



0%

Of Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

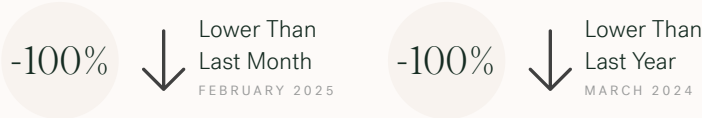
120

Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

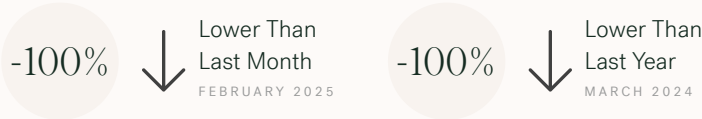
0

Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



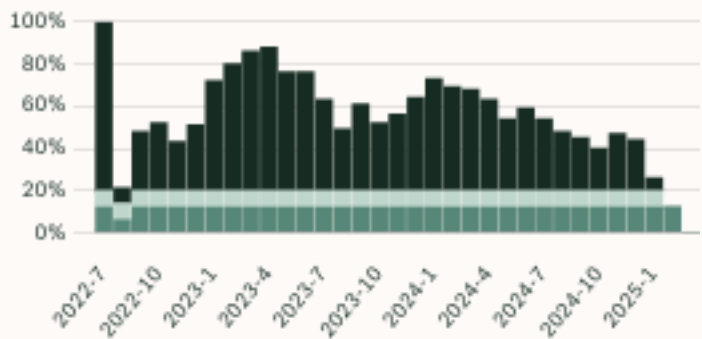
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Langley Single Family Condos

MARCH 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.



4%

Of Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

183

Active Single Family  
Condo Listings  
IN PAST 30 DAYS

7

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



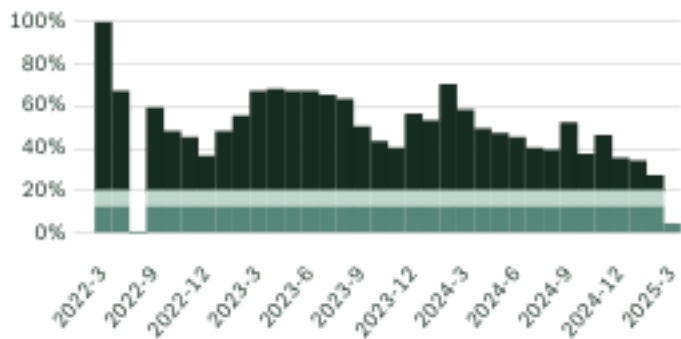
## Summary of Sales Volume Change



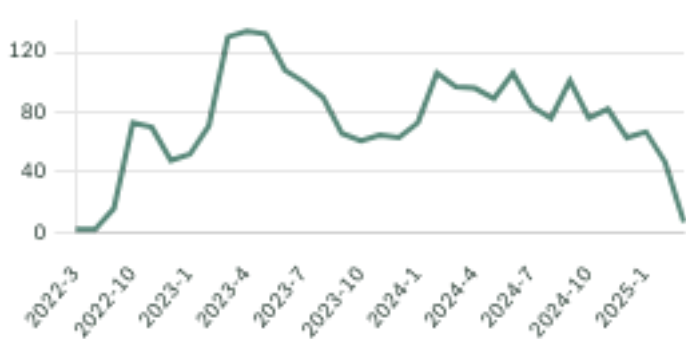
## Sales Price



## 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.