

RESIDENTIAL MARKET REPORT

Langley

April 2025



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About Langley

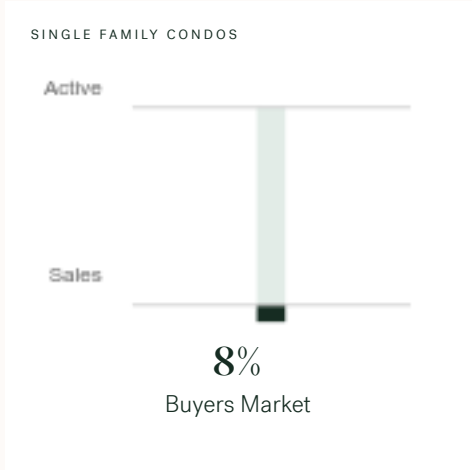
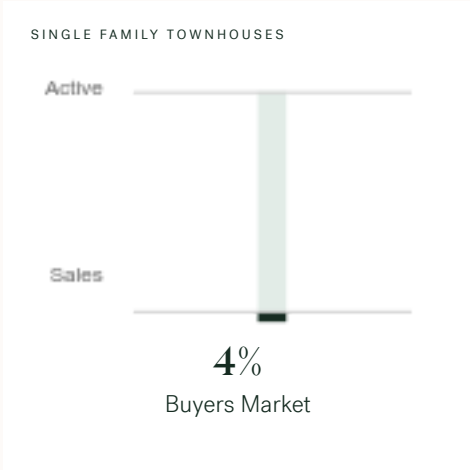
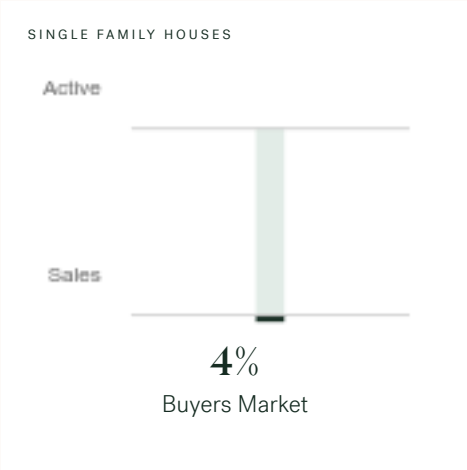
Langley is a suburb of Vancouver, bordering Abbotsford, Surrey and Maple Ridge, with approximately 142,043 (2022) residents living in a land area of 142,043 (2022) square kilometers. Currently there are homes for sale in Langley, with an average price of 2,979,451, an average size of 2,670 sqft, and an average price per square feet of \$1,116.

Langley Neighbourhoods

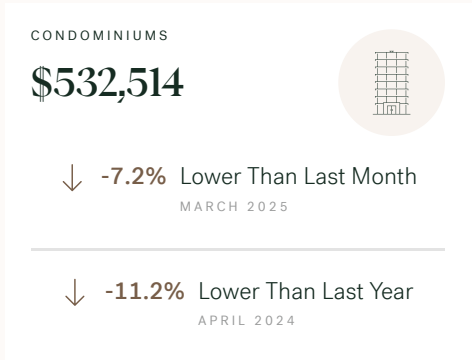
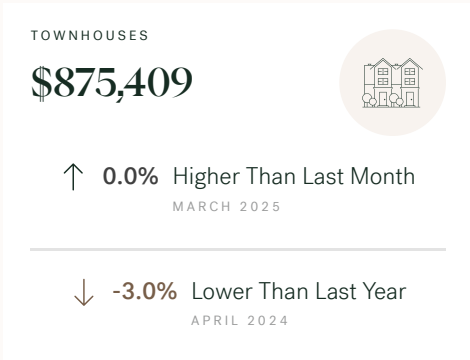
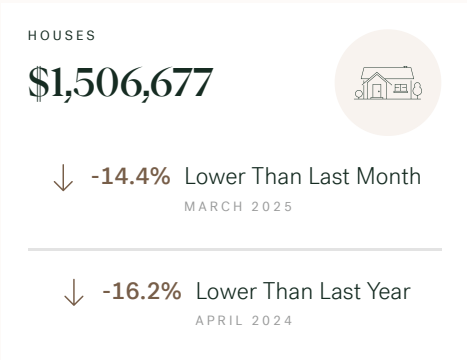
- Aldergrove
- Brookwood
- Campbell Valley
- Fort Langley
- Glen Valley
- Langley City
- Murrayville
- Otter District
- Salmon River
- Walnut Grove
- Willoughby Heights

April 2025 Langley Overview

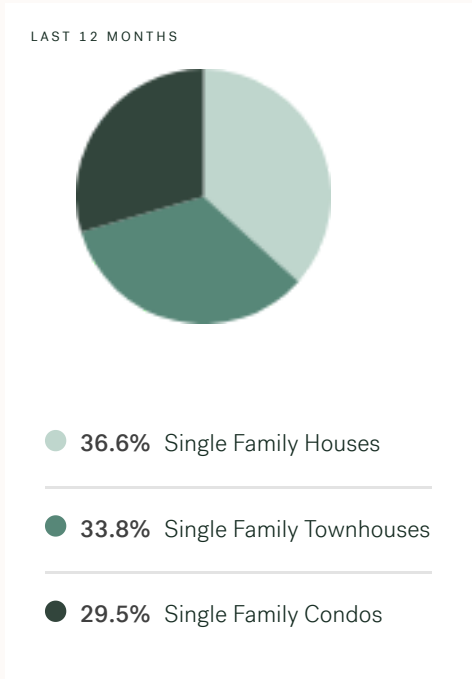
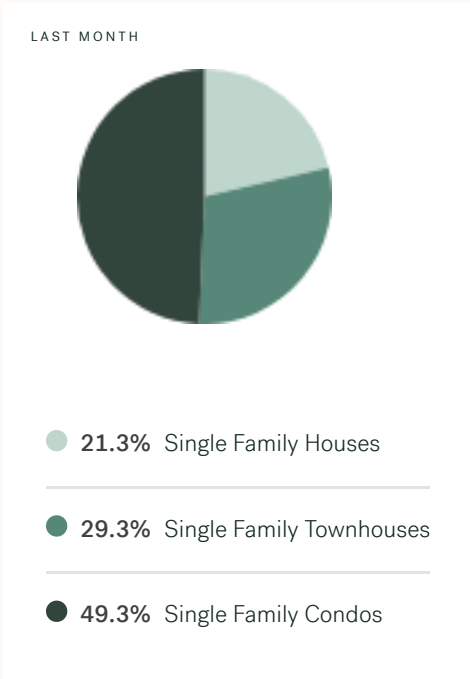
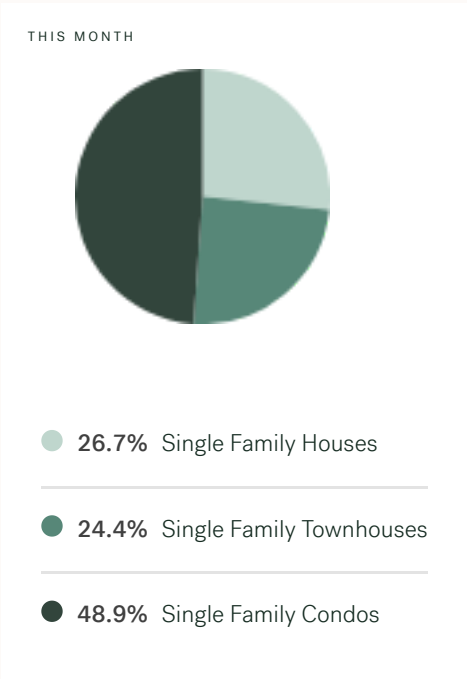
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



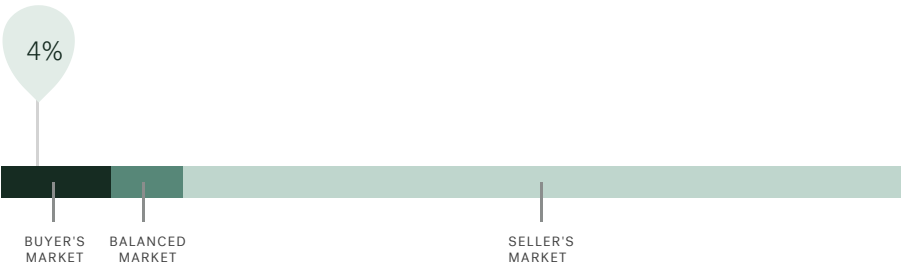
Langley Single Family Houses

APRIL 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 House Listings Sold
IN PAST 30 DAYS

332

Active Single Family House Listings
IN PAST 30 DAYS

12

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-14%



Lower Than Last Month
MARCH 2025

-16%



Lower Than Last Year
APRIL 2024

Summary of Sales Volume Change

-63%



Lower Than Last Month
MARCH 2025

-90%

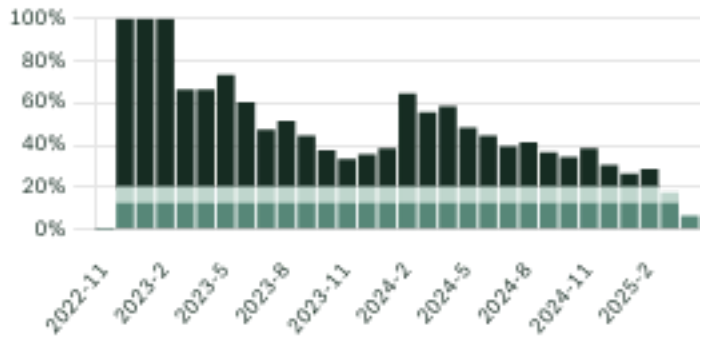


Lower Than Last Year
APRIL 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



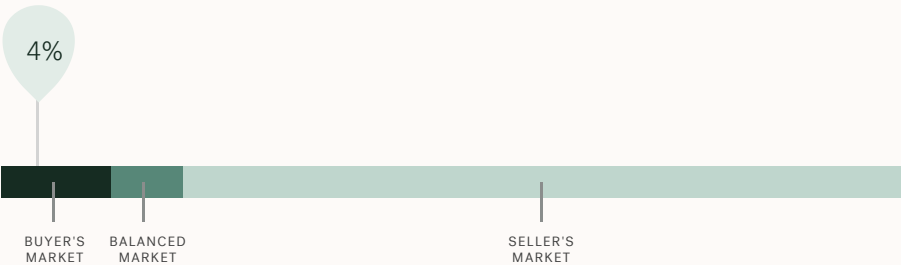
Langley Single Family Townhomes

APRIL 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
Townhouse Listings Sold
IN PAST 30 DAYS

246

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

11

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

0%



Higher Than
Last Month
MARCH 2025

-3%



Lower Than
Last Year
APRIL 2024

Summary of Sales Volume Change

-75%



Lower Than
Last Month
MARCH 2025

-90%

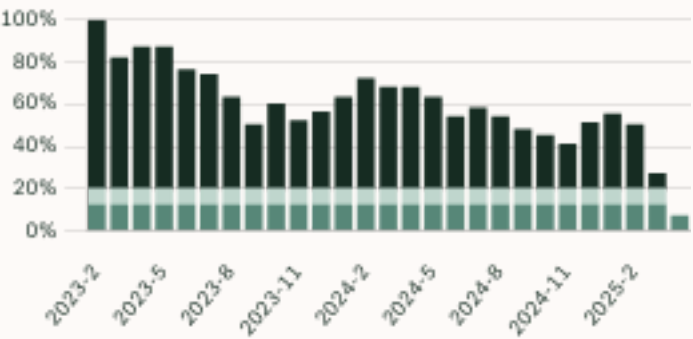


Lower Than
Last Year
APRIL 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



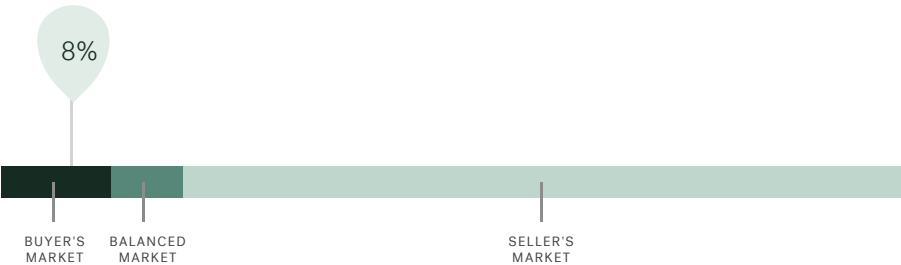
Langley Single Family Condos

APRIL 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.



8%

Of Single Family
Condo Listings Sold
IN PAST 30 DAYS

276

Active Single Family
Condo Listings
IN PAST 30 DAYS

22

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-7%



Lower Than
Last Month
MARCH 2025

-11%



Lower Than
Last Year
APRIL 2024

Summary of Sales Volume Change

-70%



Lower Than
Last Month
MARCH 2025

-77%

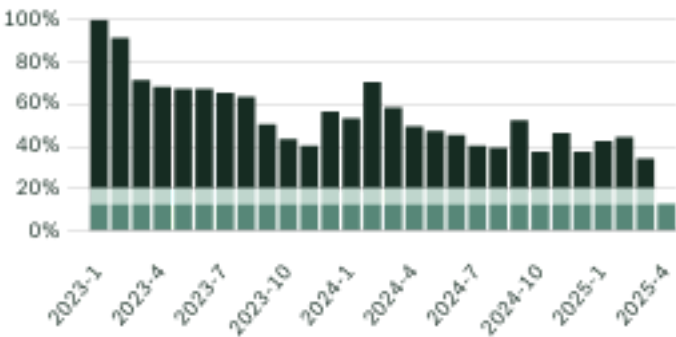


Lower Than
Last Year
APRIL 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



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