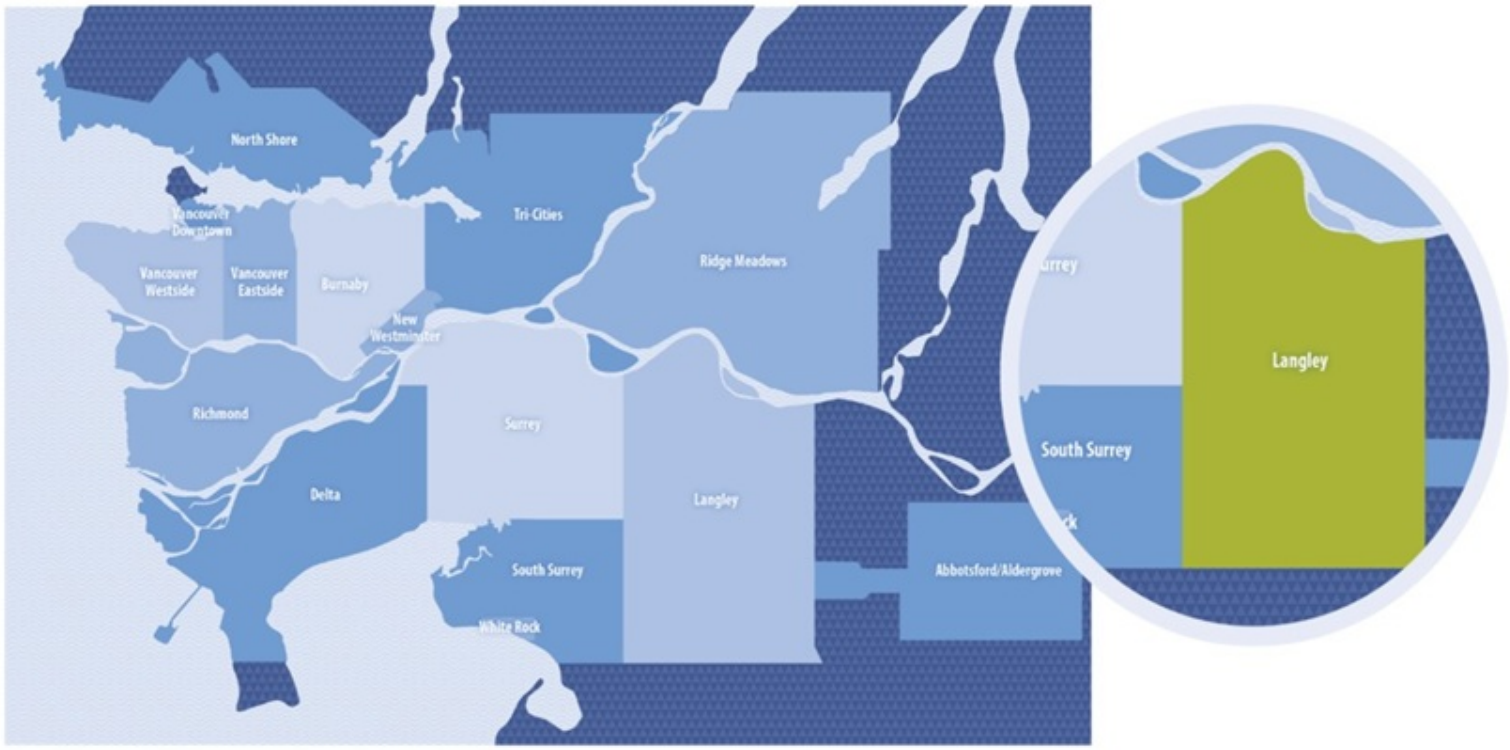
Altus Group

Vancouver Market Area
Langley

New Homes Sub Market Report
Data as of Q1 2025

Langley
Submarket Report - Q1 2025



Sales - Q1 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
	201	0	75	23	299

Annual Sales

2019	2020	2021	2022	2023	2024
1,020	1,525	3,094	1,313	1,009	1,339

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise					
Mid Rise	17	1,897	1,210	625	62
Low Rise	2	247	195	28	24
Townhouse	20	969	389	275	305
Single Family	6	326	201	17	108
Grand Total	45	3,439	1,995	945	499

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Current Pricing & Size

Property Type	Avg. $/SF Min	Avg. $/SF Max	Avg. $/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise	$796	$994	$870	514	1,027
Low Rise	$790	$932	$870	522	1,044
Townhouse	$583	$647	$638	1,750	2,109
Single Family	$550	$587	$576	3,038	3,523

Active Phases - Top Projects by Total Homes

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. $/SF Blended	Homes Sold	Total Homes
Cascadia	StreetSide Developments	Townhouse	March 2024	$660	68	233
Unity South Langley	Whitetail Homes	Mid Rise	June 2023	$770	191	200
Elijah	Whitetail Homes	Mid Rise	July 2024	$910	94	180
Hive at Willoughby Town Centre (Phase Two)	Apcon Group	Mid Rise	May 2022	$860	116	156
Merchant	Wesmont Homes	Mid Rise	November 2024	$870	63	136
Mirada Estates	Miracon	Single Family	November 2021	$620	99	132
Sigmund Willoughby	Inhand Developments	Low Rise	June 2022	$815	108	132
Walnut Park (Building A)	Quadra Homes	Mid Rise	December 2023	$875	120	127
Solana (Building B)	Zenterra	Mid Rise	January 2025	$860	82	119
Solana (Building A)	Zenterra	Mid Rise	October 2024	$860	87	118

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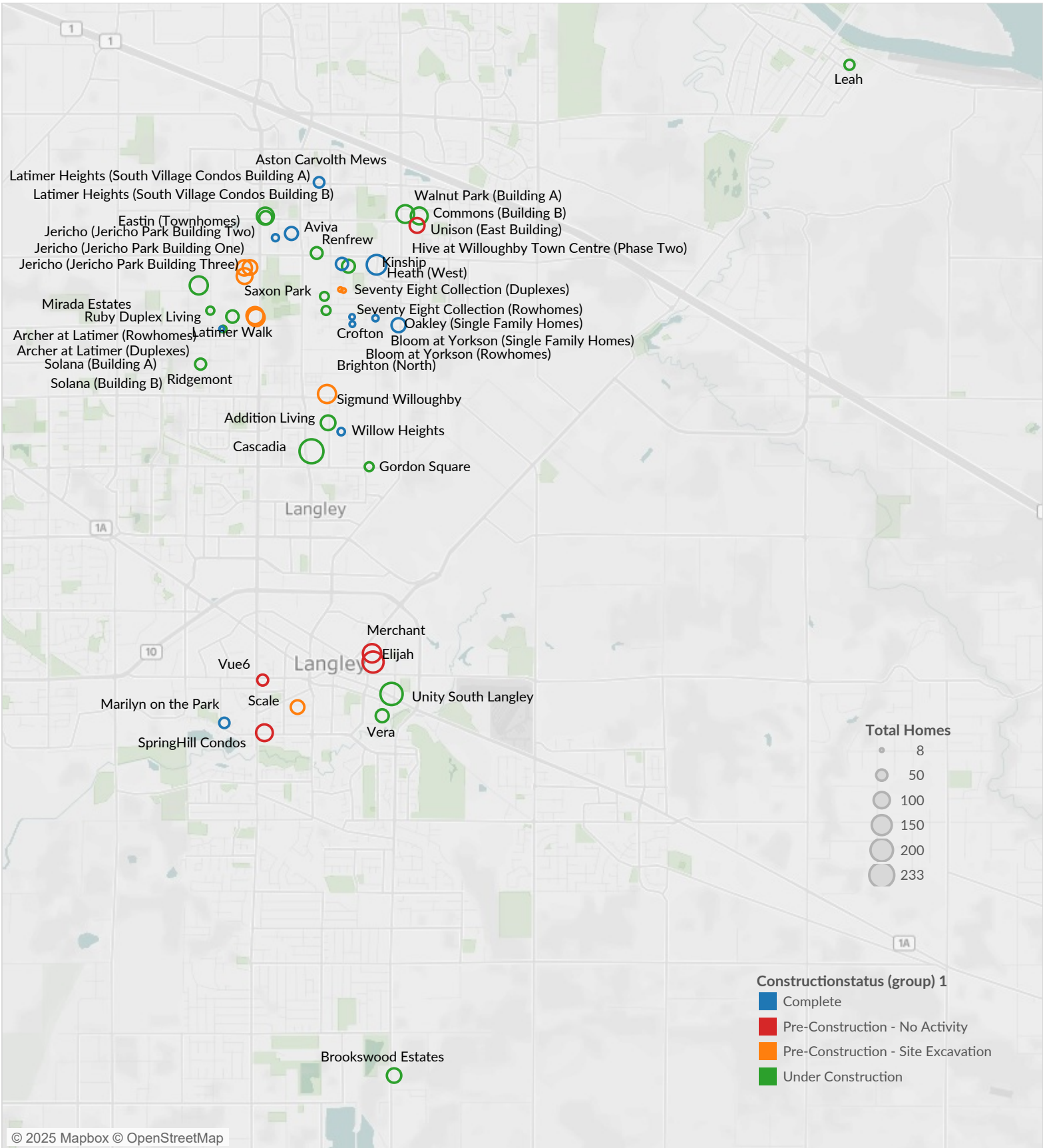
Current Active Phases



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Active Phases - Top Projects by Current Quarter Sales

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. $/SF Blended	Quarter Sales	Total Homes
Solana (Building B)	Zenterra	Mid Rise	January 2025	$860	82	119
Merchant	Wesmont Homes	Mid Rise	November 2024	$870	63	136
Hive at Willoughby Town Centre (Phase Two)	Apcon Group	Mid Rise	May 2022	$860	21	156
Solana (Building A)	Zenterra	Mid Rise	October 2024	$860	19	118
Brighton (North)	Qualico Group	Single Family	July 2024	$620	13	32
Renfrew	Castle Hill Homes	Townhouse	May 2024	$730	10	56
Addition Living	Redekop Ferrario Properties	Townhouse	February 2025	$680	10	87
Heath (West)	BGM Real Estate	Townhouse	January 2025	$675	8	67
Cascadia	StreetSide Developments	Townhouse	March 2024	$660	8	233
Aviva	Zail Properties	Townhouse	May 2024	$640	8	68

Future Supply - Langley

	Coming Soon		Dev Application	
Project Type	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	1	4,370		
Mid Rise	1	3,962	1	7,098
Low Rise	1	70	1	899
Townhouse	1	1,037	1	2,966
Single Family	1	214	1	2,392
Grand Total	1	9,653	1	13,355

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