



Vancouver Market Area Langley

New Homes Sub Market Report
Data as of Q2 2025

Langley

Submarket Report - Q2 2025



Sales - Q2 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
	218	1	93	5	317

Annual Sales

2019	2020	2021	2022	2023	2024
1,020	1,525	3,094	1,281	1,010	1,326

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise					
Mid Rise	19	2,087	1,202	692	193
Low Rise	2	247	196	27	24
Townhouse	22	1,069	482	278	309
Single Family	5	199	114	17	68
Grand Total	48	3,602	1,994	1,014	594

Langley

Submarket Report - Q2 2025



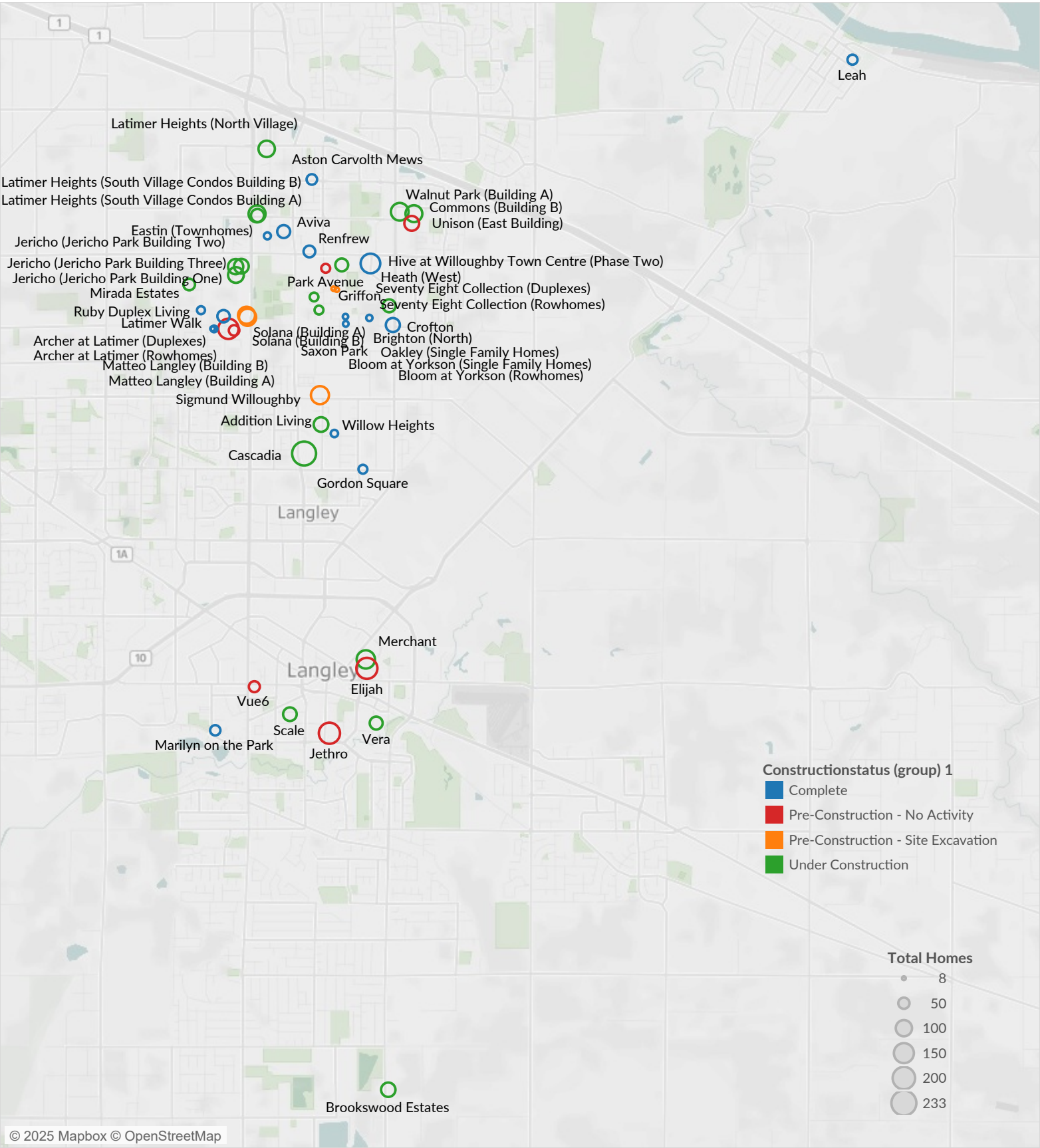
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise	\$800	\$985	\$877	496	1,009
Low Rise	\$762	\$932	\$870	522	1,044
Townhouse	\$568	\$634	\$636	1,703	2,069
Single Family	\$555	\$598	\$597	2,970	3,457

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	85	233
Jethro	Whitetail Homes	Mid Rise	May 2025	\$820	25	182
Elijah	Whitetail Homes	Mid Rise	July 2024	\$910	94	180
Matteo Langley (Building A)	ML Emporio Properties	Mid Rise	April 2025	\$905	59	167
Hive at Willoughby Town Centre (Phase Two)	Apcon Group	Mid Rise	May 2022	\$860	116	156
Merchant	Wesmont Homes	Mid Rise	November 2024	\$870	76	136
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	107	119
Solana (Building A)	Zenterra	Mid Rise	October 2024	\$860	106	118

Current Active Phases



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
Matteo Langley (Building A)	ML Emporio Properties	Mid Rise	April 2025	\$905	59	167
Latimer Heights (North Village)	Vesta Properties Ltd	Mid Rise	May 2025	\$805	45	109
Solana (Building B)	Zenterra	Mid Rise	January 2025	\$860	25	119
Jethro	Whitetail Homes	Mid Rise	May 2025	\$820	25	182
Saxon Park	Wesmont Homes	Townhouse	March 2025	\$665	21	31
Solana (Building A)	Zenterra	Mid Rise	October 2024	\$860	19	118
Matteo Langley (Building B)	ML Emporio Properties	Mid Rise	April 2025	\$935	18	45
Cascadia	StreetSide Developments	Townhouse	March 2024	\$660	17	233
Merchant	Wesmont Homes	Mid Rise	November 2024	\$870	13	136
Latimer Walk	Zenterra Developments	Townhouse	June 2024	\$685	11	62

Future Supply - Langley

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	1	4,000		
Mid Rise	1	3,457	1	7,098
Low Rise	1	70	1	899
Townhouse	1	937	1	2,966
Single Family	1	214	1	2,392
Grand Total	1	8,678	1	13,355

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