



Vancouver Market Area Langley

New Homes Sub Market Report
Data as of Q3 2025

Langley

Submarket Report - Q3 2025



Sales - Q3 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
	101	4	109	5	219

Annual Sales

2019	2020	2021	2022	2023	2024
1,020	1,465	3,094	1,281	971	1,326

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise					
Mid Rise	20	2,191	1,303	695	193
Low Rise	2	247	200	23	24
Townhouse	24	1,231	571	269	391
Single Family	4	183	103	15	65
Grand Total	50	3,852	2,177	1,002	673

Langley

Submarket Report - Q3 2025



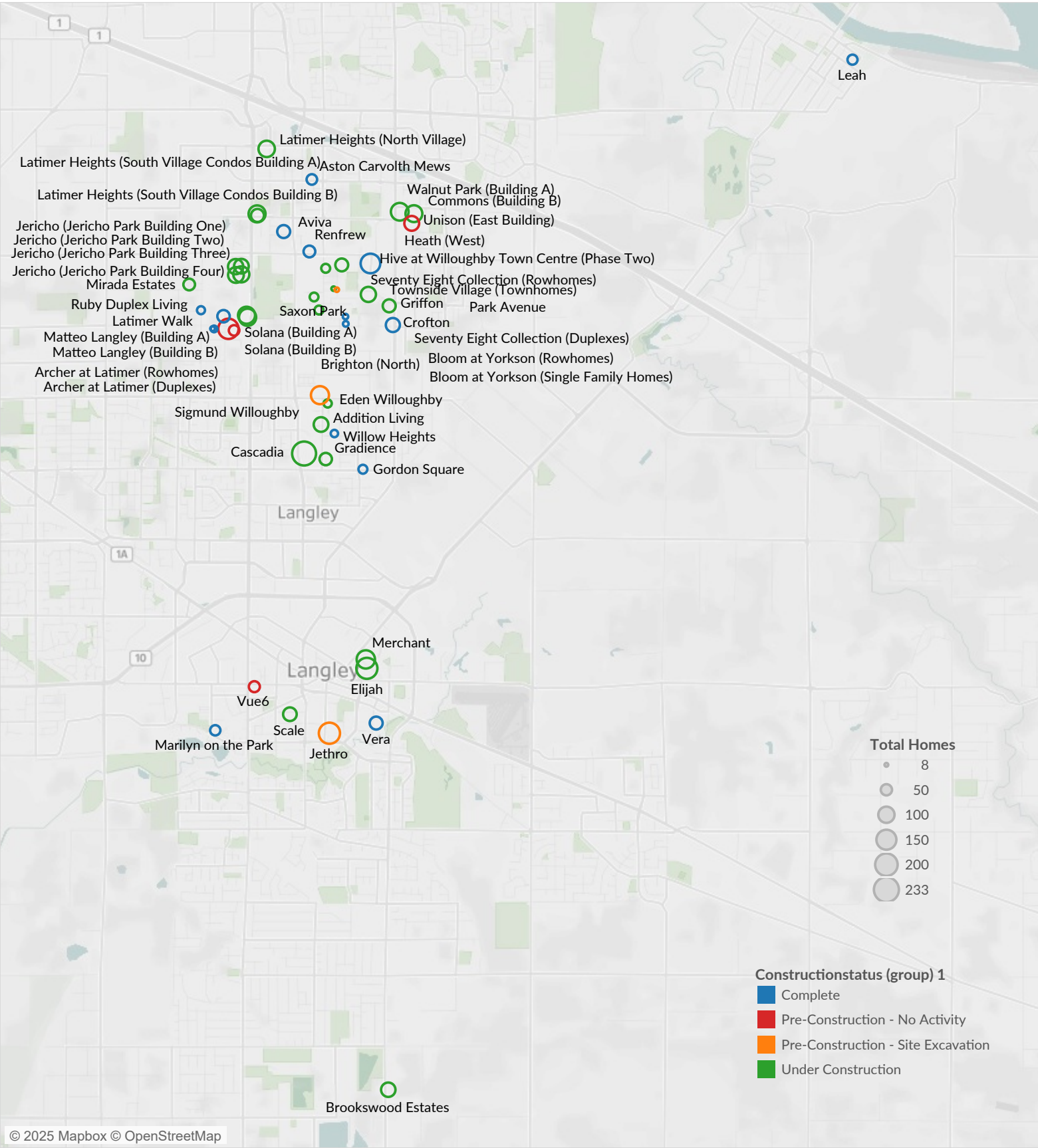
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise	\$797	\$981	\$875	496	1,012
Low Rise	\$745	\$919	\$870	522	1,044
Townhouse	\$558	\$629	\$627	1,695	2,080
Single Family	\$599	\$635	\$615	3,098	3,633

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	95	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	77	167
Hive at Willoughby Town Centre (Phase Two)	Apcon Group	Mid Rise	May 2022	\$860	121	156
Merchant	Wesmont Homes	Mid Rise	November 2024	\$870	79	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	113	119
Solana (Building A)	Zenterra	Mid Rise	October 2024	\$860	112	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
Jericho (Jericho Park Building Four)	Essence Properties Inc	Mid Rise	September 2025	\$845	41	104
Matteo Langley (Building A)	ML Emporio Properties	Mid Rise	April 2025	\$905	18	167
Latimer Walk	Zenterra Developments	Townhouse	June 2024	\$685	15	62
Townside Village (Townhomes)	Warwickshire Homes	Townhouse	July 2025	\$640	13	93
Cascadia	StreetSide Developments	Townhouse	March 2024	\$660	10	233
Gradience	Apna Group	Townhouse	July 2025	\$580	9	62
Addition Living	Redekop Ferrario Properties	Townhouse	February 2025	\$680	9	87
Marilyn on the Park	Sync Properties	Townhouse	January 2024	\$655	8	43
Latimer Heights (North Village)	Vesta Properties Ltd	Mid Rise	May 2025	\$805	8	109
Griffon	Sunmark	Townhouse	May 2025	\$615	7	68

Future Supply - Langley

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	2	4,000		
Mid Rise	13	3,463	33	7,098
Low Rise	2	127	11	899
Townhouse	8	962	40	2,966
Single Family	5	214	20	2,392
Grand Total	30	8,766	104	13,355

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