Hamish Ross

MACDONALD REALTY · WHITE ROCK

MARKET REPORT

August 2026

JULY BOARD DATA · THE LATEST COMPLETE MONTH

Langley housing, the August edition.

Prices eased across every home type again, but Langley is not one market and the three parts of it are not moving together. Townhomes are tight, houses are balanced, condos are soft. Here is exactly where each one stands.

The board publishes each month's figures in the first week of the month after. Every number here is **July 2026**, the most recent complete month on record, released 5 August.

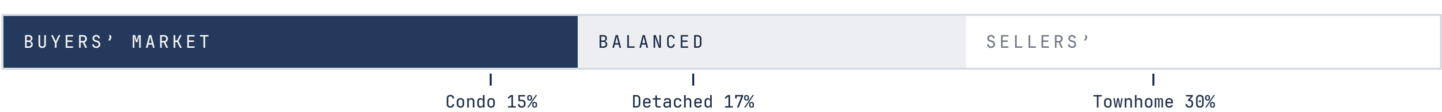
DETACHED HOUSE	TOWNHOME	CONDO
$1,500,900	$811,400	$534,200
-6.2% in a year · -$99,200	-4.9% in a year · -$41,800	-9.0% in a year · -$52,800

MLS® HOME PRICE INDEX BENCHMARK, LANGLEY, JULY 2026

Sold, listed and still available.

JULY 2026	DETACHED	TOWNHOME	CONDO
Homes sold	79 (-11%)	83 (+1%)	64 (-22%)
New listings	171	148	164
Active listings	460	281	413
Sales to active listings	17% balanced	30% sellers'	15% balanced
Months of supply	5.8	3.4	6.5
Median sale price	$1,350,000	$819,900	$504,000
Average sale price	$1,404,903	$825,259	$529,787
Sale price to list price	96.9%	98.5%	96.8%

Market temperature.



Under 12% of listings selling in a month is a buyers' market; 12–20% is balanced; above that, sellers hold the cards. Langley townhomes are the tightest segment in the municipality and the only one where sellers currently set terms. Houses and condos both sit in balance, which is a materially stronger position than most of the Fraser Valley.

Then, and now.

Homes sold, homes for sale and the benchmark price — a year ago and today.

DETACHED	SOLD	FOR SALE	BENCHMARK
JUL ’25	89	571	$1,600,100
JUL ’26	79	460	$1,500,900

TOWNHOME	SOLD	FOR SALE	BENCHMARK
JUL ’25	82	328	$853,200
JUL ’26	83	281	$811,400

CONDO	SOLD	FOR SALE	BENCHMARK
JUL ’25	82	524	$587,000
JUL ’26	64	413	$534,200

Every home type is cheaper than a year ago and every one has fewer listings than a year ago. Detached inventory is down 111 homes, condos down 111, townhomes down 47. Supply is tightening underneath easing prices, and townhome sales actually rose. That combination is how corrections end.

The wider Fraser Valley.

The backdrop every local decision is made against — July 2026, all board areas.

10,044

homes for sale valley-wide — 32% above the ten-year seasonal average.

1,089

July sales — 9% fewer than last July and well below seasonal norms.

11%

of listings sold in the month — firmly a buyers’ market, valley-wide.

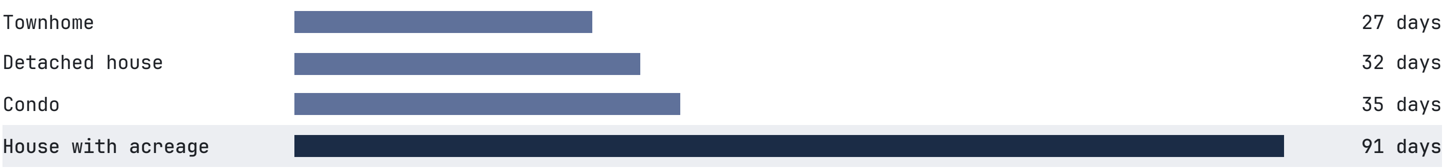
$877,600

composite benchmark — down 7% in a year and easing each month.

Langley is selling 17% of its detached listings and 30% of its townhomes into a valley running at 11%. Whatever is happening to prices, demand here is holding better than the region around it.

How long a sale takes.

Average days to sell in Langley, July 2026. Patience is part of the price.



If you are buying.

With 1,434 homes for sale across Langley you can view, compare and sleep on it. But this is not the valley-wide buyers’ market the headlines describe. In townhomes you are competing, homes are going at 98.5% of ask in under a month, and hesitation costs more than it saves. Houses and condos give you room; townhomes do not.

If you are selling.

Townhome sellers have the strongest hand in Langley — priced right, yours finds its buyer in about four weeks near full ask. Detached and condo sellers are in balance, not distress: the first two weeks decide your number, and buyers out looking in a market like this are serious ones. Launch at the market, not above it.

The deep dive: neighbourhood by neighbourhood.

Every Langley neighbourhood, indexed.

Benchmark price and one-year change by sub-area. A dash means the board publishes no benchmark for that type there — too little supply to index, which is itself worth knowing.

SUB-AREA	DETACHED	1YR	TOWNHOME	1YR	CONDO	1YR	COMPOSITE
Langley (all)	$1,500,900	-6.2%	$811,400	-4.9%	$534,200	-9.0%	$955,800
Aldergrove	$1,091,100	-7.4%	$581,500	-3.9%	$449,900	-6.5%	$901,000
Brookswood	$1,386,500	-7.3%	—		—		$1,386,500
Campbell Valley	$2,583,200	-7.5%	—		—		$2,583,200
County Line Glen Valley	$2,237,600	-9.1%	—		—		$2,237,600
Fort Langley	$2,135,600	-4.3%	$909,300	-6.0%	$775,800	-8.6%	$1,714,300
Langley City	$1,174,400	-5.3%	$755,400	-5.1%	$466,100	-12.2%	$651,900
Murrayville	$1,414,500	-9.0%	$863,700	-1.9%	$522,700	-7.2%	$1,012,800
Otter District	$2,281,000	-7.8%	—		—		$2,281,000
Salmon River	$1,907,400	-2.8%	$1,002,900	-5.8%	$451,100	-8.0%	$1,607,600
Walnut Grove	$1,377,600	-2.9%	$788,000	-6.9%	$527,900	-8.3%	$1,008,100
Willoughby Heights	$1,442,900	-8.1%	$833,500	-5.1%	$581,300	-8.1%	$849,300

Where Langley sits.

July detached benchmarks across the valley. Langley is the second most expensive detached market on the board and still $146,300 below the top.

What the index is telling us.

Read straight off the board’s own sub-area figures, not from impression.

Salmon River and Walnut Grove — the holders.

Down 2.8% and 2.9% on the year against a Langley benchmark down 6.2%. These two gave back roughly half what the municipality did. Salmon River also carries the highest townhome benchmark in Langley at $1,002,900, above Fort Langley’s.

Langley City — the entry point.

The lowest composite benchmark in the municipality at $651,900, and the steepest condo fall at -12.2%. That is the cheapest door into Langley ownership and it got cheaper faster than any other door this year.

Fort Langley — scarcity, measured.

A condo in the village benchmarks at $775,800, against $581,300 in Willoughby and $466,100 in Langley City. Detached carries a 42% premium to Langley. The village premium is real and it is type-specific: townhomes there run only 12% above the Langley benchmark.

Aldergrove — the discount.

The lowest detached, townhome and condo benchmarks in Langley. Detached sits $409,800 under the Langley benchmark, a 27.3% discount, on the same municipal services and the same school district.

91 days

is how long a house with acreage took to sell in Langley in July, against 32 days for a detached house on a town lot — and it closed at 91.8% of ask where town lots closed at 96.9%. Land is a different market inside the same municipality, and pricing it like a house is the costliest mistake made out here.

Fraser Valley Real Estate Board MLS® Summary and Home Price Index, July 2026. Year-ago benchmarks derived from the board’s published one-year change. Analysis my own. Believed accurate but not guaranteed. Not intended to solicit properties already listed.

The insider's look.

ONLY IN THIS REPORT

The tide gauge: mid tide, holding.

My signature read of Langley — one gauge, blended from the month's sales pace, supply and price momentum.

JULY 2026 READING

WE ARE HERE

LOW TIDE · BUYERS' WATER	THE TURN	HIGH TIDE · SELLERS'

Langley is not the valley.

17% of detached listings and 30% of townhomes sold in the month, against 11% board-wide. Demand here is running well ahead of the region and has been all year.

Supply is leaving quietly.

269 fewer homes for sale across the three main types than a year ago. Sellers are withdrawing rather than discounting, and that is how floors form.

Price has not turned yet.

Benchmarks still fell 4.9% to 9.0% on the year. Momentum is a lagging light. Watch sales pace and supply first; price follows them.

The four windows of our year.

DEC – JAN **Buy.** The quietest weeks of the year — the fewest rivals and the most motivated sellers.

FEB – MAR **List.** Be on the market before the spring surge, not during it — buyers arrive faster than listings do.

APR – JUN **Harvest.** Spring is when demand runs deepest — the season that earns full asking price.

JUL – AUG **Negotiate.** The summer lull: sellers who missed spring are listening. The best weeks for conditional offers.

What I'm watching for next month.

01 **The townhome squeeze.** 3.4 months of supply and 98.5% of ask. If August holds, this segment turns seller-led before the fall listings arrive.

02 **The condo floor.** Sales fell 22% on the year but listings fell 21% with them. That is a market clearing, not collapsing. Watch whether September sales beat August.

03 **Acreage on the market.** 179 acreage listings against 16 sales is over eleven months of supply. That is where the negotiating is this autumn.

Four smart moves in a market like this.

Upsizing? The gap has closed by $46,400.

Prices fall in dollars, not percentages. The distance between the benchmark condo and the benchmark detached house in Langley narrowed from $1,013,100 to $966,700 in a year. Every month this window stays open, the next rung costs less.

Buying a townhome? Move like it is 2021.

27 days on market and 98.5% of ask is not a browsing market. Have your financing arranged, know your number before you view, and expect to decide in days rather than weeks.

Buying acreage? Take your time and use it.

91 days on market and 91.8% of ask. Land rewards the patient and the prepared. Price the parcel on what it can carry, not on the house standing on it, and never on the photograph.

Selling? Your neighbourhood is not the municipality.

Salmon River gave back 2.8% this year and Murrayville gave back 9.0%. A Langley-wide number is the wrong yardstick for your street. Price against your sub-area, then against your block.

The tide gauge, windows and watchlist are my own analysis of Fraser Valley Real Estate Board MLS® data, July 2026. This guidance is general — your street, your home and your timing deserve their own numbers.

What is your home worth in this market? Probably not what you think.

The benchmark moved again last month, and your street is not the benchmark. Call or email me for a free, no-obligation appraisal of your exact home in today's numbers. Want this report in your inbox every month? Email **info@hamishross.com** with the word LANGLEY and I will add you.

Hamish Ross

604 376 7687

info@hamishross.com

langley.ai