

Langley housing: the August 2026 numbers.

September 2026 edition, analysing the Fraser Valley Real Estate Board’s August 2026 statistics, released 2 September 2026. Langley is the fastest townhome market on the board and the second-fastest house market, and it is the only one of the board’s eight areas whose composite benchmark still stands above where it was five years ago. Prices are 5.0% to 8.8% below a year ago; condo sales rose 35%. Here is exactly where each home type stands.

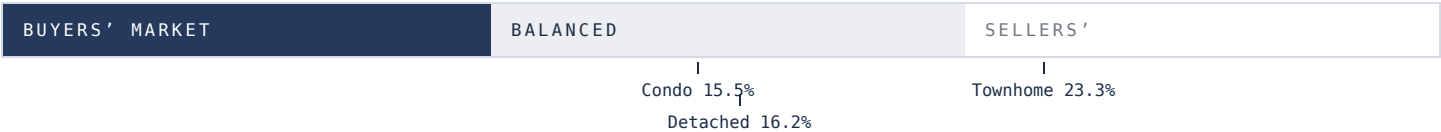
DETACHED HOUSE	TOWNHOME	CONDO
\$1,479,400	\$806,400	\$534,000
-7.1% in a year · -\$113,400 · -1.4% on July	-5.0% in a year · -\$42,500 · -0.6% on July	-8.8% in a year · -\$51,700 · 0.0% on July

MLS® HOME PRICE INDEX BENCHMARK, LANGLEY (TOWNSHIP AND CITY COMBINED), AUGUST 2026, AS PRINTED IN THE BOARD’S PACKAGE.

Sold, listed and still available.

AUGUST 2026 (CHANGE ON AUGUST 2025)	DETACHED	TOWNHOME	CONDO
Homes sold	69 (-4%)	62 (-14%)	65 (+35%)
New listings	128 (-11%)	117 (-22%)	159 (+1%)
Homes for sale at month end	425 (-22%)	266 (-16%)	420 (-20%)
Share of listings sold in the month	16.2% balanced	23.3% sellers’	15.5% balanced
Same share, August 2025	13.2%	22.8%	9.1%
Months of supply (for sale ÷ sold)	6.2	4.3	6.5
Benchmark price	\$1,479,400 (-7%)	\$806,400 (-5%)	\$534,000 (-9%)
Median sale price	\$1,315,000 (-8%)	\$792,500 (-4%)	\$521,600 (+0%)
Average sale price	\$1,367,948	\$807,346	\$540,492

Market temperature.



Under 12% of listings selling in a month is a buyers’ market; 12 to 20% is balanced; above that, sellers hold the cards. Langley townhomes at 23.3% are the only townhome market on the board where sellers set terms this month, and the tightest segment of any type in any area. Houses and condos both sit in balance, and the condo share has risen from 9.1% a year ago to 15.5%: the segment that was the softest last August is now the one moving fastest on the year.

Then, and now.

Homes sold, homes for sale and the benchmark price, August 2025 and August 2026, both columns as printed in the board’s August 2026 package.

DETACHED	SOLD	FOR SALE	BENCHMARK	TOWNHOME	SOLD	FOR SALE	BENCHMARK	CONDO	SOLD	FOR SALE	BENCHMARK
AUG '25	72	545	\$1,592,800	AUG '25	72	316	\$848,900	AUG '25	48	528	\$585,700
AUG '26	69	425	\$1,479,400	AUG '26	62	266	\$806,400	AUG '26	65	420	\$534,000

Every home type is cheaper than a year ago and every one has fewer listings than a year ago: 278 fewer homes for sale across the three types, a fifth of last August’s shelf gone. Detached inventory is down 120 homes, condos down 108, townhomes down 50. Condo sales rose from 48 to 65 in the same twelve months. Supply leaving while prices are still lower and sales hold: that is the order in which corrections end, and price is the last of the three to move.

The wider Fraser Valley.

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

9,787	941	10%	\$869,900
homes for sale valley-wide, -6% on a year ago and still 33% above the ten-year seasonal average (board figure).	August sales, +1% on last August: only the second year-over-year gain since January 2025 (board release).	of listings sold in the month, a buyers’ market valley-wide. Detached 10.1%, townhome 15.5%, condo 10.9%.	composite benchmark, -0.9% on July and -7.2% in a year (board HPI).

Langley is selling 16.2% of its houses into a valley selling 10.1% of its houses, 23.3% of its townhomes into a valley at 15.5%, and 15.5% of its condos into a valley at 10.9%. Every Langley segment is running ahead of the region around it. Whatever is happening to prices, demand here is holding better than the board as a whole.

Where the numbers lean.

Months of supply is how long the current shelf would take to sell at this month’s pace. The easiest sale and the hardest sale in Langley, ranked against the board’s other seven areas.

AUGUST 2026, BY HOME TYPE	MONTHS OF SUPPLY HERE	RANK (1 = FASTEST)	FASTEST AREA ON THE BOARD	SLOWEST AREA ON THE BOARD
Detached house	6.2	2 of 8	Cloverdale (6.1)	Central Surrey (16.0)
Townhome	4.3	1 of 8	Langley (4.3)	North Surrey (9.2)
Condo	6.5	3 of 8	Cloverdale (4.8)	Central Surrey (25.3)

What buyers are seeing.

425 houses, 266 townhomes and 420 condos for sale. A house buyer in Langley has 6.2 months of supply to choose from, half what a South Surrey buyer has; a townhome buyer has 4.3, the least of any area on the board. Board-wide it took 45 days to sell a house or a condo in August and 37 to sell a townhome. The board publishes no Langley-only days figure.

What sellers are seeing.

One in 4 townhomes, one in 6 houses and one in 6 condos sold in the month. Townhome sellers priced at the benchmark are in the strongest position on the entire board. House and condo sellers are in balance, not distress: the benchmarks moved -1.4% and 0.0% on the month, and the homes that sold went to buyers who were out in August and comparing everything.

Detached houses, neighbourhood by neighbourhood.

The board publishes one Langley figure; its MLS® database goes deeper, and this page reads it. Benchmark: the board’s index price where it publishes one for the sub-area (n/p: not published). Sold 12 months: September 2025 to August 2026 against the twelve months before. Months of supply: homes for sale against the year’s average monthly sales, the same arithmetic in every row (recomputed for the five thin neighbourhoods on 19 September 2026). Days and sold-at-% of ask: medians of the year’s sales. Ranked by homes sold.

DETACHED, BY NEIGHBOURHOOD	BENCHMARK (YEAR)	SOLD 12 MO (VS PRIOR 12)	FOR SALE	MONTHS OF SUPPLY	MEDIAN DAYS	SOLD AT % OF ASK	\$ / SQ FT
Willoughby Heights	\$1,442,200 (-6.9%)	209 +9%	91	5.2	28	96.8%	\$473
Walnut Grove	\$1,337,600 (-4.9%)	142 -10%	43	3.6	21	97.6%	\$572
Brookswood	\$1,400,600 (-6.7%)	129 -2%	80	7.4	29	96.5%	\$567
Langley City	\$1,145,000 (-7.7%)	107 +5%	65	7.3	28	96.3%	\$543
Aldergrove	\$1,084,700 (-6.3%)	103 -1%	53	6.2	20	96.6%	\$495
Murrayville	n/p	61 -2%	21	4.1	26	97.0%	\$567
Fort Langley	\$2,045,200 (-8.6%)	38 -17%	19	6.0	51	95.4%	\$650
Salmon River	\$1,856,900 (-5.2%)	29 -22%	23	9.5	41	95.4%	\$589
Campbell Valley	\$2,539,300 (-8.3%)	11 +0%	16	17.5	64	94.7%	\$596
Otter District	\$2,220,400 (-9.6%)	3 -25%	2	8.0	68	97.0%	\$541
County Line / Glen Valley	\$2,187,400 (-10.9%)	2 +100%	1	6.0	48	95.3%	\$438
All Langley	\$1,479,400 (-7.1%)	835 -2%	414	6.0	23	96.8%	\$527

TOWNHOME	BENCHMARK (YEAR)	SOLD 12 MO	FOR SALE	MOS	DAYS
Willoughby Heights	\$829,300 (-5.0%)	523 +2%	165	3.8	20
Walnut Grove	\$782,800 (-6.9%)	139 -16%	30	2.6	29
Langley City	\$748,600 (-5.4%)	73 -16%	35	5.8	38
Murrayville	\$854,100 (-3.5%)	55 +6%	21	4.6	20
All Langley	\$806,400 (-5.0%)	817 -5%	265	3.9	22

CONDO	BENCHMARK (YEAR)	SOLD 12 MO	FOR SALE	MOS	DAYS
Willoughby Heights	\$571,300 (-9.3%)	463 -5%	197	5.1	24
Langley City	\$482,700 (-9.0%)	239 -32%	159	8.0	30
Walnut Grove	\$520,100 (-9.1%)	41 -11%	15	4.4	38
All Langley	\$534,000 (-8.8%)	819 -17%	412	6.0	25

Where the price bands sit.

Langley cut by price instead of by street. The board publishes no share of homes sold over asking; the nearest measure is the median sale price as a percentage of final list price. Townhome and condo bands are in the text below.

DETACHED, BY PRICE BAND	SOLD AUG 26 / AUG 25	SOLD 13 MO	MONTHS OF SUPPLY	SAME, AUG 25	SOLD AT % OF ASK	MEDIAN DAYS
Under \$1.2M	26 / 16	237	4.7	5.7	95.8%	21
\$1.2M to \$1.5M	20 / 32	341	4.1	5.5	97.4%	33
\$1.5M to \$2.0M	19 / 17	238	5.9	7.3	97.1%	22
\$2.0M to \$3.0M	4 / 6	74	12.8	12.3	97.8%	48
\$3.0M and up	0 / 1	16	24.8	22.2	—	—

The neighbourhood that turned first: Willoughby Heights. The only neighbourhood where all three home types sold more in the last three months than a year earlier: houses 61 against 52, townhomes 153 against 131, condos 114 against 100. It is half of Langley: 1,195 of Langley’s 2,471 sales (Township and City combined) in twelve months. Townhomes there sell in 20 median days at 98.6% of ask with 3.8 months of supply. Walnut Grove is the tight one: 3.6 months for houses, 2.6 for townhomes, and the smallest house price fall in Langley at 4.9%.	The line where supply doubles: \$2 million. Every band under \$2 million is tighter than a year ago: under \$1.2 million 4.7 months (5.7), \$1.2 to 1.5 million 4.1 (5.5), \$1.5 to 2 million 5.9 (7.3). At \$2 million it doubles to 12.8 months, and above \$3 million it is 24.8. The busiest band in August was the cheapest: 26 houses under \$1.2 million sold, up from 16, more than any other band.
The \$900,000 townhome sells at ask; the entry condo does not. Townhomes from \$900,000 to \$1.2 million: 3.2 months of supply, down from 5.2, and a median sale at 100% of list, the only band in Langley at ask. Condos under \$450,000: 120 for sale against 56 a year ago, 9.1 months of supply, the slowest condo band. Condos above \$800,000 went the other way, 8.0 months to 4.6.	Brookswood slowed; Langley City condos slid. Brookswood houses sold 25 in the last three months against 43 a year earlier, the sharpest slowdown in Langley, with 7.4 months of supply and 80 for sale. Langley City condos: 239 sold in twelve months against 351, down 32%, 8.0 months of supply, benchmark down 9.0% to \$482,700. Fort Langley houses: 38 sold, 6.0 months, 51 median days, and the highest price per square foot in the township at \$650.

Neighbourhood and price-band figures: Fraser Valley Real Estate Board MLS® data read from the board’s MLS® database on 5 September 2026, sub-areas F60 to F69 and F6A. The live database runs 1 to 3% below the printed package on homes for sale (withdrawn listings drop out); the package figures on pages 1, 2 and 4 are the figures of record. Benchmarks are the board’s index price, never an average; none is published for Murrayville houses. Months of supply, twelve-month totals and rankings are my own arithmetic on the board’s counts; analysis my own. Townhome and condo tables: neighbourhoods with 30 or more sales in the year; the rural sub-areas have few or none. Assurance, not guarantee: this page describes and informs, it does not advise. Not intended to solicit properties already listed.

The detached benchmark, area by area.

August 2026 detached benchmarks across the board’s eight areas, as printed in the package. Langley is the second most expensive house market on the board, \$169,800 below South Surrey and White Rock and \$139,700 above Cloverdale.



What the index says over one month, one year and ten.

The board’s MLS® Home Price Index, August 2026: benchmark price and the percentage change over each horizon. Langley against the board and the Lower Mainland.

HPI, AUGUST 2026	BENCHMARK	1 MONTH	3 MONTHS	6 MONTHS	1 YEAR	3 YEARS	5 YEARS	10 YEARS
Langley, all types	\$948,600	-0.8%	-1.9%	-1.6%	-6.6%	-9.2%	+0.2%	+38.2%
Langley detached	\$1,479,400	-1.4%	-2.8%	-2.4%	-7.1%	-9.2%	0.0%	+56.9%
Langley townhome	\$806,400	-0.6%	-1.3%	-0.5%	-5.0%	-6.6%	+8.6%	+79.7%
Langley condo	\$534,000	0.0%	-2.7%	-3.4%	-8.8%	-11.9%	+5.6%	+99.1%
Fraser Valley Board, all types	\$869,900	-0.9%	-2.6%	-2.8%	-7.2%	-15.6%	-6.6%	+27.3%
Lower Mainland, all types	\$1,011,700	-0.7%	-1.9%	-1.9%	-5.9%	-11.5%	-2.2%	+11.0%

The only area above its five-year-ago price.

Langley’s composite benchmark is +0.2% on August 2021. Every other area on the board is below where it stood five years ago: Cloverdale -0.1%, North Delta -7.1%, Abbotsford -8.0%, South Surrey and White Rock -8.1%, Surrey -8.2%, Mission -11.3%, North Surrey -15.1%. That is the HPI table, not opinion.

The shallowest three-year fall on the board.

Langley is -9.2% on August 2023 against -15.6% for the board as a whole and -20.1% for South Surrey and White Rock. Langley gave back about half of what the valley did from the 2023 peak. Townhomes here are -6.6% over three years and +8.6% over five, the strongest five-year townhome figure of any area on the board.

The decade belonged to the condo.

The Langley condo benchmark is +99.1% over ten years, the townhome +79.7%, the house +56.9%. The cheapest door into Langley did the decade’s heavy lifting, and it is the one that fell furthest this year at -8.8%. Ten-year gains are the index compounding from January 2005 = 100, as the board publishes them.

The gap to the next rung narrowed by \$61,700.

Prices fall in dollars, not percentages. The distance between the benchmark condo and the benchmark detached house in Langley was \$1,007,100 a year ago. In August it was \$945,400. For a condo owner looking at a house, the move costs \$61,700 less than it did last August, before a dollar of rate change.

How Langley trades against the board.

The board’s live MLS® database, the year to August 2026: how long a Langley sale took, how close to ask it closed, what a square foot fetched, and August’s months of supply, against the same figures for the whole Fraser Valley board. Medians of the year’s sales; supply as at 5 September.

YEAR TO AUG 2026	LANGLEY MEDIAN DAYS	SOLD AT % OF ASK	\$ / SQ FT	MONTHS OF SUPPLY (AUG)	WHOLE BOARD MEDIAN DAYS	SOLD AT % OF ASK	\$ / SQ FT	MONTHS OF SUPPLY (AUG)
Detached	23	96.8%	\$527	6.0	27	96.5%	\$486	9.3
Townhome	22	—	\$525	3.9	25	97.9%	\$499	6.0
Condo	25	97.3%	\$622	6.0	30	97.1%	\$593	8.0

Langley sold faster than the board in every home type over the year: 23 median days for a house against 27, 22 against 25 for a townhome, 25 against 30 for a condo, and carried less supply in every type: 6.0 months against 9.3 for houses, 3.9 against 6.0 for townhomes, 6.0 against 8.0 for condos. Langley houses closed at 96.8% of ask against the board’s 96.5%. A Langley square foot cost more than the board average in every type (\$527 against \$486 for a house, \$622 against \$593 for a condo): the newest housing stock in the valley, priced as such. The board publishes no Langley-wide townhome sale-to-list figure in this data.

Fraser Valley Real Estate Board MLS® Summary and Home Price Index, August 2026 package, released 2 September 2026. Benchmarks are the board’s index price, never an average. Months of supply, share-sold percentages, dollar gaps and area rankings are my own arithmetic on the board’s printed counts; analysis my own. Assurance, not guarantee: this page describes and informs, it does not advise. Not intended to solicit properties already listed.

Bedrooms, not square feet.

Every Langley sale in the twelve months to August 2026, cut by bedroom count, by new build against resale, and by the age and size of the house. Medians and dollars per square foot are sales-weighted over the year; days and sold-at-% of ask are medians; months of supply is the year's average. Source: FVREB MLS® data, read 5 September 2026.

BY BEDROOMS, LANGLEY-WIDE				SOLD 12 MO (VS PRIOR)	MEDIAN	\$ / SQ FT
House, 3 bedrooms				191 +10%	\$1,190,000	\$638
House, 4 or more				632 -5%	\$1,468,000	\$502
Townhome, 2 bedrooms				176 -23%	\$706,000	\$535
Townhome, 3 bedrooms				401 -12%	\$813,000	\$525
Townhome, 4 or more				240 +34%	\$923,000	\$499
Condo, 1 bedroom				221 -23%	\$427,000	\$655
Condo, 2 bedrooms				517 -18%	\$553,000	\$611
Condo, 3 bedrooms				77 +26%	\$691,000	\$605

HOUSES BY AGE AND SIZE				SOLD 12 MO	MEDIAN	\$ / SQ FT
Built before 1990				396	\$1,215,000	\$575
Built 1990 to 1999				118	\$1,399,000	\$564
Built 2000 to 2011				138	\$1,497,000	\$444
Built 2012 or later				180	\$1,742,000	\$482
Under 2,000 sq ft				185	\$1,078,000	\$654
2,000 to 3,799 sq ft				519	\$1,403,000	\$519
3,800 sq ft or more				130	\$1,990,000	\$434

New build against resale.

NEW BUILD AGAINST RESALE	SOLD 12 MO	MEDIAN	\$ / SQ FT	MEDIAN DAYS	% OF ASK	MOS (12-MO AVG)
House, new build	72	\$1,833,000	\$499	46	95.2%	10.6
House, resale	762	\$1,359,000	\$530	22	96.9%	5.9
Townhome, new build	152 +37%	\$933,000	\$606	15	100.0%	4.9
Townhome, resale	665 -12%	\$794,000	\$508	24	98.0%	3.9
Condo, new build	129	\$520,000	\$707	23	98.4%	11.9
Condo, resale	690 -17%	\$527,000	\$606	26	97.2%	5.5

The same cuts, neighbourhood by neighbourhood.

4-BEDROOM-PLUS HOUSE, BY NEIGHBOURHOOD	SOLD 12 MO	MEDIAN	\$ / SQ FT
Fort Langley	30	\$2,178,000	\$638
Salmon River	21	\$2,143,000	\$534
Brookswood	85	\$1,632,000	\$527
Murrayville	48	\$1,558,000	\$555
Willoughby	193	\$1,505,000	\$469
Walnut Grove	100	\$1,421,000	\$543
Langley City	68	\$1,302,000	\$503
Aldergrove	72	\$1,114,000	\$471
All Langley	632	\$1,468,000	\$502

TOWNHOME MEDIAN (SALES), BY NEIGHBOURHOOD	2 BEDROOMS	3 BEDROOMS	4 OR MORE
Willoughby	\$691,000 (104)	\$828,000 (244)	\$931,000 (175)
Walnut Grove	\$813,000 (29)	\$798,000 (87)	\$933,000 (23)
Langley City	\$670,000 (21)	\$722,000 (34)	\$789,000 (18)
Murrayville	\$771,000 (18)	\$831,000 (17)	\$1,010,000 (20)
Aldergrove	–	\$572,000 (18)	–
All Langley	\$706,000 (176)	\$813,000 (401)	\$923,000 (240)

The 4-bedroom townhome is Langley's family home.

240 sold in the year, up 34%, while 2-bedroom townhomes fell 23% and 1-bedroom condos fell 23%. The same pattern in condos: 3-bedrooms up 26%, everything smaller down. Each extra bedroom costs less per square foot: a 4-bedroom townhome at \$499 a foot against \$535 for a 2-bedroom; a 4-bedroom house at \$502 against \$638 for a 3-bedroom. Langley buyers bought rooms, and the market priced rooms cheaper than floor area.

A new house sells slower, and cheaper per foot.

New-build houses: 46 median days, 95.2% of ask, 10.6 months of supply. Resale houses: 22 days, 96.9%, 5.9 months. Yet the new house is cheaper per square foot (\$499 against \$530) because it is bigger; the 3,800-plus-square-foot house sold at \$434 a foot, the under-2,000 at \$654. Size is the discount, age is the premium: a 2012-or-later house fetched \$1,742,000 against \$1,215,000 for one built before 1990.

New townhomes clear at ask; new condos do not.

152 new-build townhomes sold, up 37%, at a median 100% of list in 15 days, \$98 a square foot above resale. New condos carried 11.9 months of supply against 5.5 for resale, and sold for \$707 a foot against \$606: the \$100-a-foot premium is what the shelf is made of. In Langley City the new-condo shelf reached 18.6 months over the year.

Brookswood is two markets on one street.

85 Brookswood houses built before 1990 sold at a median \$1,304,000; 30 built in 2012 or later sold at \$2,209,000. That \$905,000 gap is the rebuild premium, and the three Brookswood-Fernridge neighbourhood plans (revised for small-scale multi-unit housing, eight school sites designated) are what will decide whether the old side of that gap is land or a home. Willoughby is the opposite: 101 of its 209 house sales were 2012-or-later builds.

Fraser Valley Real Estate Board MLS® data, sub-areas F60 to F69 and F6A, twelve months to August 2026 against the twelve months before; read 5 September 2026. Bedroom, construction, age and size cuts are the board's own listing fields. Medians are of sold prices, never averages of the index. Rows with fewer than ten sales are not shown. Analysis my own. Assurance, not guarantee: this page describes and informs, it does not advise. Not intended to solicit properties already listed.

The schools, and what each catchment is known for.

The programs families choose Langley schools for, as published by the Langley School District and each school's own site and course guide (read 25 September 2026). Market columns are this edition's neighbourhood figures (page 3). A school is a reason to buy on a street; the numbers beside it say what that street cost this year.

NEIGHBOURHOOD	ELEMENTARY SCHOOLS AND PROGRAMS	SECONDARY SCHOOL AND WHAT IT IS KNOWN FOR	MOS	DAYS	% OF ASK	BENCHMARK, YEAR
Walnut Grove	Alex Hope (Late French Immersion, grade 6 entry), Gordon Greenwood, West Langley, Topham, Dorothy Peacock	Walnut Grove Secondary: French immersion, Advanced Placement with AP Capstone, Honours, the EDGE outdoor academy	3.6	21	97.6%	-4.9%
Willoughby	Willoughby Elementary and the neighbourhood schools on SD35's map	R.E. Mountain, Langley's IB World School: Pre-IB in grades 9 and 10; the IB Diploma (11 and 12) is open to any Langley resident by application	5.2	28	96.8%	-6.9%
Fort Langley	Fort Langley Elementary: the LEAP Academy, K to 6, outdoors 60% of the time, entry by lottery	Langley Fine Arts, K to 12 in the village: visual art, dance, music, drama, creative writing; secondary entry by audition, Langley residents first	6.0	51	95.4%	-8.6%
Langley City	Neighbourhood schools per SD35	Langley Secondary (first graduates 1949): AVID, Intensive Fine Arts, baseball, softball and hockey academies, plumbing dual credit	7.3	28	96.3%	-7.7%
Brookwood	Neighbourhood schools per SD35	Brookwood Secondary: French immersion since 1986, about 250 students in it, and an equestrian program	7.4	29	96.5%	-6.7%
Aldergrove	Coghlan Fundamental (Fundamental program, by application)	Aldergrove Community: a hockey academy; Youth Train in Trades on site in automotive, carpentry and hairstyling, with college partners	6.2	20	96.6%	-6.3%
Salmon River, rural	Neighbourhood schools per SD35	D.W. Poppy: a high-performance rugby program (grades 9 to 12), Youth Train in Trades, a music department from jazz band to choir	9.5	41	95.4%	-5.2%
Any Langley address, by application	Early French Immersion (Belmont, James Kennedy); Montessori (Uplands); Fundamental (Coghlan, Langley Fundamental); U-Connect (Simonds)	Langley Fundamental Middle and Secondary; Langley Fine Arts. Choice programs fill by application and an annual lottery				

Walnut Grove is where the choices stack up (late French immersion at Alex Hope; AP, Honours and the EDGE academy at the secondary), and it is Langley's tightest house market (3.6 months of supply), second-quickest (21 days, behind Aldergrove at 20), closest to ask (97.6%) and smallest benchmark fall (-4.9%). Willoughby, half of Langley's sales, holds R.E. Mountain, the IB school; the Diploma is open to any Langley resident. Fort Langley holds two programs families apply into from anywhere: Fine Arts and LEAP.

SkyTrain, late 2029: two Langley stations. The 16-kilometre Surrey-Langley extension ends at Langley City Centre (203 Street) with a second Langley stop at Willowbrook (196 Street); testing in 2028, service "expected to be opened" in late 2029 (project office, January 2026). Guideway foundations were 70% complete at the turn of the year and all eight stations begin construction in 2026. The condos nearest the terminus are the ones whose sales fell furthest this year: Langley City condos, 239 sold against 351 (-32%), benchmark -9.0% (Fort Langley's fell 12.3%, Willoughby's 9.3%), resale at \$526 a square foot against \$569 the year before.	Growth has not stopped; it has been throttled. The Township counts 157,831 residents (2025 estimate), 3,707 more than the year before, a three-year growth rate of 2.36% a year that the mayor put about 30% below 2023. School enrolment tells the same story: up 641 students in 2025 after years above 1,000. Council chose to phase Willoughby's neighbourhoods rather than open them all at once. Fewer new doors a year is the supply side of a market where months of supply fell in every price band under \$2 million.
Where the next houses come from. Willoughby delivered 101 of Langley's 180 sales of houses built since 2012. The next supply is Brookwood-Fernridge: three neighbourhood plans revised for provincial small-scale multi-unit rules, 135 acres of employment land, eight school sites, 27% of the community set aside as environmental protection. Until those plans build out, a Brookwood lot with a 1970s house on it is priced by what can be built on it, not what stands on it.	The bands that tightened, and the two that did not. Under \$2 million every detached band carries less supply than a year ago: 4.7, 4.1 and 5.9 months. Above \$2 million, 12.8 and 24.8. In townhomes the \$900,000 to \$1.2 million band went from 5.2 months to 3.2 and sells at 100% of list. In condos the \$600,000-plus bands tightened (7.6 to 5.0, 8.0 to 4.6) while the under-\$450,000 band loosened to 9.1 months with 120 for sale. The market is moving up in price and up in bedrooms at the same time.

Schools and programs: Langley School District choice-program list and special-programs page; R.E. Mountain's IB page; Walnut Grove Secondary's course guide and About page; Langley Secondary's welcome page; Brookwood's French immersion and course planning pages; Aldergrove's Youth Train in Trades page and course booklet; D.W. Poppy's rugby page and 2025-26 action plan; Fort Langley Elementary's LEAP page; Langley Fine Arts' secondary page; all read 25 September 2026. Catchments per School District 35. SkyTrain: Surrey Langley SkyTrain project office as reported 28 January 2026. Population and enrolment: Township of Langley 2025 estimate as reported 3 February 2026. Brookwood-Fernridge: Township of Langley neighbourhood plan revisions, first reading April 2024. Market figures: FVREB MLS® data, 5 September 2026. Analysis my own. Assurance, not guarantee: this page describes and informs, it does not advise.

The market gauge: balanced, reading 17.6%.

One gauge for Langley: homes sold in August as a share of homes for sale, all three home types together AUGUST 2026 READING (196 of 1,111). Under 12% is a buyers' market, 12 to 20% is balanced, above 20% sellers set terms.

WE ARE HERE

BUYERS' MARKET	BALANCED	SELLERS' MARKET
----------------	----------	-----------------

LANGLEY READS BALANCED WHILE THE VALLEY READS BUYERS' AT 10%. WHEN THE MARKET TURNS, WE CALL THE TURN EARLY.

Langley is not the valley. 16.2% of houses, 23.3% of townhomes and 15.5% of condos sold in the month, against 10.1%, 15.5% and 10.9% board-wide. Every Langley segment is ahead of the region, and townhomes lead the whole board.	Supply is leaving quietly. 278 fewer homes for sale across the three types than a year ago, and 128 new house listings is 25% fewer than July. Sellers are withdrawing rather than discounting, and that is how floors form.	Price has not turned on the year. Benchmarks are still 5.0% to 8.8% below last August, and the condo held flat on the month. Momentum is a lagging light. Watch sales pace and supply first; price follows them by months.
--	--	--

The four seasons of our year.

SEP – NOV	The second season. Listings return after Labour Day and the buyers who waited out summer come with them.
DEC – JAN	The quiet. The fewest listings and the fewest rivals; the sellers who are on the market in these weeks mean it.
FEB – MAR	The run-up. Buyers return before listings do; the first homes of the year meet the most eyes per listing.
APR – JUN	The peak. Demand runs deepest and the share of homes selling near ask is highest.

What I'm watching in the September numbers.

- 01
- The townhome squeeze. 4.3 months of supply and 23.3% sold in the month, with the benchmark down only 0.6% on July. If the post-Labour-Day listings do not refill this shelf, the townhome is the first Langley price to stop falling.
- 02
- The condo floor. Sales up 35% on last August, 65 against 48, into 20% fewer listings, and the benchmark flat on the month at \$534,000. A second flat month with sales holding is the sign to watch for.
- 03
- The house shelf. 425 houses for sale is 120 fewer than last August. If September's new listings stay below August's 128, house buyers who waited for autumn choose from less than they expect.

Four smart moves in a market like this.

Upsizing? The gap has closed by \$61,700. Prices fall in dollars, not percentages. The distance between the benchmark condo and the benchmark house in Langley narrowed from \$1,007,100 to \$945,400 in a year. Every month this window stays open, the next rung costs less.	Buying a townhome? Move like it is 2021. One in four Langley townhomes sold in August and the shelf is 4.3 months deep, the tightest segment on the entire board. Have your financing arranged, know your number before you view, and expect to decide in days rather than weeks.
Buying a house or a condo? You have room, not forever. 6.2 and 6.5 months of supply is balance, and the benchmarks moved -1.4% and 0.0% on the month. Compare everything, then commit: 22% of last August's house shelf and 20% of the condo shelf are already gone.	Selling? Price to Langley, not to the valley. The valley is a buyers' market at 10%; Langley is balanced at 17.6% and its townhomes are sellers' territory. A Langley-wide headline is still the wrong yardstick for your street; the neighbourhood pass on page 3 is where your number starts.

The market gauge, seasons and watchlist are my own analysis of Fraser Valley Real Estate Board MLS® data, August 2026 package. September 2026 edition. This report describes and informs; 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 for a free, no-obligation valuation of your exact home in this month's numbers. Want the October edition in your inbox the week the September numbers land? Email info@hamishross.com with the word LANGLEY.

Hamish Ross

Macdonald Realty WR
604 376 7687
info@hamishross.com
langley.ai