

Langley housing: the September 2026 numbers.

October 2026 edition, analysing the Fraser Valley Real Estate Board’s September 2026 statistics (news release dated 5 October 2026). September in Langley: about as many sales as August (192 homes against 196), more new listings (498 against 404), slightly lower benchmarks. Every benchmark eased on the month: houses 0.6%, townhomes 0.5%, condos 1.5%.

DETACHED HOUSE	TOWNHOME	CONDO
\$1,471,100	\$802,600	\$525,900
-0.6% on August (-\$8,300)	-0.5% on August (-\$3,800)	-1.5% on August (-\$8,100)
-6.7% on September 2025	-4.4% on September 2025	-9.2% on September 2025

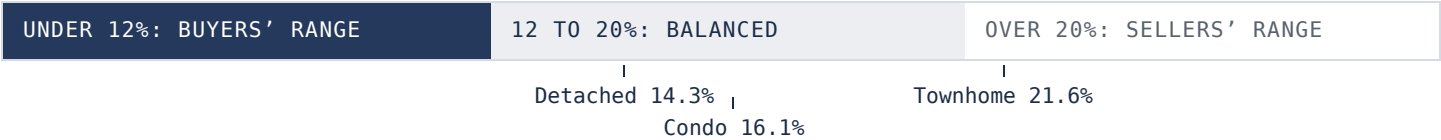
MLS® HOME PRICE INDEX BENCHMARK, LANGLEY (TOWNSHIP AND CITY COMBINED), SEPTEMBER 2026, FROM THE BOARD’S PACKAGE.

Sold, listed and still active.

As printed in the board’s September 2026 package; active listings at 30 September 2026. Sales-to-active-listings ratio = homes sold in the month ÷ listings still active at month end.

SEPTEMBER 2026 (AUGUST 2026 IN BRACKETS)	DETACHED	TOWNHOME	CONDO
Homes sold in the month	64 (69)	61 (62)	67 (65)
New listings in the month	189 (128)	150 (117)	159 (159)
Active listings at month end	449 (425)	283 (266)	416 (420)
Sales-to-active-listings ratio	14.3% (16.2%)	21.6% (23.3%)	16.1% (15.5%)
Same ratio, September 2025	12.6%	17.9%	11.2%
Months of supply at the month’s pace	7.0 (6.2)	4.6 (4.3)	6.2 (6.5)
Benchmark price	\$1,471,100 (-0.6%)	\$802,600 (-0.5%)	\$525,900 (-1.5%)
Median sale price	\$1,345,000 (\$1,315,000)	\$795,000 (\$792,500)	\$480,000 (\$521,600)

Market temperature.



A sales-to-active-listings ratio under 12% is conventionally called a buyers’ market, 12 to 20% balanced, above 20% a sellers’ market. A threshold describes the month; it does not guarantee negotiating power or rising prices. Townhomes: 21.6% in September against 23.3% in August, still above 20%, benchmark down 0.5%. Houses eased from 16.2% to 14.3%, condos edged up from 15.5% to 16.1%; both are in the 12 to 20% range.

August to September.

Homes sold, active listings at month end and the benchmark price: September 2026 beside August 2026, with September 2025 above them. All as printed in the board’s monthly packages.

DETACHED	SOLD	ACTIVE	BENCHMARK	TOWNHOME	SOLD	ACTIVE	BENCHMARK	CONDO	SOLD	ACTIVE	BENCHMARK
Sep '25	68	539	\$1,576,500	Sep '25	59	330	\$839,800	Sep '25	66	589	\$579,300
Aug '26	69	425	\$1,479,400	Aug '26	62	266	\$806,400	Aug '26	65	420	\$534,000
Sep '26	64	449	\$1,471,100	Sep '26	61	283	\$802,600	Sep '26	67	416	\$525,900

From August to September house sales went from 69 to 64, townhomes from 62 to 61 and condos from 65 to 67: level. What changed was the shelf. 189 new house listings arrived against 128 in August and 150 townhome listings against 117, lifting houses for sale from 425 to 449 and townhomes from 266 to 283. Last September brought 206 new house listings; these figures are not seasonally adjusted. The benchmarks eased \$8,300 for a house, \$3,800 for a townhome and \$8,100 for a condo.

Months of supply, ranked against the board.

Active listings at month end ÷ September’s sales alone (the neighbourhood section uses the three-month pace, so its figures differ), ranked against the board’s other seven areas. Some areas sold fewer than ten of a type in the month, so their figures swing.

SEPTEMBER 2026, BY HOME TYPE	MONTHS OF SUPPLY HERE	RANK (1 = LEAST SUPPLY)	LEAST SUPPLY ON THE BOARD	MOST SUPPLY ON THE BOARD
Detached house	7.0	2 of 8	Cloverdale (6.3)	North Surrey (15.1)
Townhome	4.6	1 of 8	Langley (4.6)	North Surrey (26.8)
Condo	6.2	1 of 8	Langley (6.2)	Central Surrey (18.2)

What buyers are seeing.

449 houses, 283 townhomes and 416 condos active at month end. At September’s pace that is 7.0 months of houses (6.2 in August), 4.6 of townhomes (4.3) and 6.2 of condos (6.5). Across the whole board (not Langley alone) the average was 45 days to sell a house, 46 a condo and 38 a townhome. Langley’s own last three months, neighbourhood by neighbourhood, are in the neighbourhood section.

What sellers are seeing.

September sales were 21.6% of month-end townhome listings, 16.1% of condo listings and 14.3% of house listings. Langley townhomes and condos carry the least supply of any area on the board, and their benchmarks still eased: over three months the townhome is down 1.3% and the condo 3.0% (board HPI). 449 houses were for sale at month end; 64 sold in the month.

Detached houses, the last three months.

The board publishes one Langley figure; its MLS® database goes deeper, and this page reads it for July to September 2026, with April to June in brackets. These figures are not seasonally adjusted, so the change between the two quarters can reflect both seasonal patterns and changes in market conditions. Benchmark: the board’s index price and its change since June. Months of supply: active listings at the end of September against the average monthly sales of July to September, the same arithmetic in every row. Days and % of list price: the three monthly medians, weighted by sales. A dash where fewer than five sold. Active listings: the database’s September 2026 figure as it stood when read on 5 October 2026 (Pacific time); it runs a little below the package count on the cover.

DETACHED, BY MLS NEIGHBOURHOOD	BENCHMARK (CHANGE SINCE JUNE)	SOLD JUL– SEP (APR– JUN)	SOLD IN SEP	ACTIVE, SEP (JUN)	MONTHS OF SUPPLY	DAYS	% OF LIST
Willoughby Heights	\$1,438,900 (–1.9%)	56 (63)	13	97 (119)	5.2	32	96.4%
Walnut Grove	\$1,323,900 (–3.7%)	43 (54)	13	42 (53)	2.9	18	97.3%
Langley City	\$1,156,900 (+1.1%)	27 (30)	8	61 (78)	6.8	20	96.9%
Aldergrove	\$1,083,200 (–2.1%)	27 (29)	9	53 (58)	5.9	17	97.1%
Brookwood	\$1,387,300 (–0.4%)	24 (35)	7	98 (86)	12.3	24	97.5%
Murrayville	\$1,423,500 (+1.5%)	13 (16)	5	28 (25)	6.5	20	96.9%
Salmon River	\$1,825,900 (–2.2%)	10 (10)	5	21 (21)	6.3	23	96.1%
Fort Langley	\$2,083,200 (0.0%)	7 (14)	3	19 (18)	8.1	35	96.4%
County Line / Glen Valley	\$2,222,300 (–2.1%)	2 (0)	1	0 (2)	–	–	–
Campbell Valley	\$2,491,800 (–1.6%)	2 (2)	0	15 (16)	–	–	–
Otter District	\$2,170,900 (–2.1%)	1 (1)	0	2 (3)	–	–	–
All Langley	\$1,471,100 (–1.6%)	212 (254)	64	436 (479)	6.2	22	96.8%

Where the price moved since June.

Langley’s house benchmark eased 1.6% in three months. Among neighbourhoods with ten or more sales it fell furthest in Walnut Grove, 3.7% (from \$1,375,300 to \$1,323,900), then Salmon River 2.2%, Aldergrove 2.1% and Willoughby 1.9%. Brookwood eased 0.4%. Two rose since June: Langley City +1.1% (+1.1% in September alone) and Murrayville +1.5% (–1.0% in September), on 27 and 13 sales. Walnut Grove also has the lowest supply of these (2.9 months).

Where the supply is.

Brookwood has 98 houses for sale and sold 24 in three months: 12.3 months of supply, the most of the neighbourhoods with ten or more sales. Its shelf grew from 80 in August as 41 new listings arrived in September (24 in August). Walnut Grove is the other end: 42 for sale, 43 sold, 2.9 months. Willoughby sits at 5.2 months, and its houses took 32 days to sell, 14 in the spring quarter (whole board: 30 and 23).

Neighbourhood and price-band figures come from the board’s MLS® database, not its printed package, and cannot be checked against the package. Three months of sales in one neighbourhood is a small number; the counts are printed. Definitions and sources are on page 7.

Townhomes, the last three months.

TOWNHOME, BY MLS NEIGHBOURHOOD (TEN OR MORE SALES)	BENCHMARK (CHANGE SINCE JUNE)	SOLD JUL- SEP (APR- JUN)	SOLD IN SEP	ACTIVE, SEP (JUN)	MONTHS OF SUPPLY	DAYS	% OF LIST
Willoughby Heights	\$825,200 (-1.4%)	131 (149)	39	160 (185)	3.7	15	98.4%
Walnut Grove	\$775,000 (-2.0%)	35 (44)	8	41 (43)	3.5	29	97.7%
Langley City	\$750,700 (0.0%)	20 (23)	7	39 (42)	5.9	35	97.8%
Murrayville	\$851,800 (-0.5%)	12 (17)	5	23 (14)	5.8	9	97.8%
All Langley	\$802,600 (-1.3%)	207 (238)	61	278 (297)	4.0	19	98.2%

Condos, the last three months.

CONDO, BY MLS NEIGHBOURHOOD (TEN OR MORE SALES)	BENCHMARK (CHANGE SINCE JUNE)	SOLD JUL- SEP (APR- JUN)	SOLD IN SEP	ACTIVE, SEP (JUN)	MONTHS OF SUPPLY	DAYS	% OF LIST
Willoughby Heights	\$565,700 (-2.8%)	103 (131)	31	204 (223)	5.9	24	97.4%
Langley City	\$468,900 (-3.9%)	63 (69)	27	152 (156)	7.2	29	96.6%
All Langley	\$525,900 (-3.0%)	195 (233)	67	408 (438)	6.3	27	97.1%

Houses: the smallest fall on the board since June.

The Langley house benchmark eased 0.6% in September and 1.6% in three months. The board's detached benchmark fell 1.5% and 3.7% over the same periods, and no other area's three-month fall was smaller than Langley's. Smaller is still a fall: the benchmark is \$23,700 lower than in June.

Townhomes: easing slowly.

-0.5% in the month and -1.3% in three, against -2.5% for the board's townhomes over three months; only Central Surrey's townhome benchmark fell less since June. 61 sold in September against 62 in August, with 283 for sale against 266.

Townhomes tight, entry condos filling up.

Townhomes: 207 sold, 278 for sale, 4.0 months. Willoughby was 131 of those sales (3.7 months, 15 days); Langley City is at 5.9 months and Murrayville at 5.8. From \$900,000 to \$1.2 million they sold at 99.7% of list in 16 days. Condos under \$450,000 sold 61 in each of the last two quarters while the number for sale went from 83 in June to 118. Langley City condos: 63 sold, 152 for sale, 7.2 months, benchmark -3.9% since June.

Willoughby Heights is nearly half of Langley's sales.

290 of the 614 houses, townhomes and condos sold in Langley from July to September were in Willoughby Heights: 56 houses, 131 townhomes and 103 condos. Langley-wide sales counts are, to a large degree, Willoughby Heights counts.

Where the price bands sit.

The same three months cut by price. Each band includes its lower figure and excludes its upper one. The board publishes no share of homes sold over asking; the nearest measure is the sale price as a percentage of list price. A dash where fewer than five sold.

DETACHED, BY PRICE BAND	SOLD IN SEP (AUG)	SOLD JUL–SEP (APR–JUN)	ACTIVE, SEP (JUN)	MONTHS OF SUPPLY	% OF LIST	DAYS
Under \$1.2M	18 (26)	62 (67)	76 (78)	3.7	96.4%	20
\$1.2M to under \$1.5M	26 (20)	84 (96)	113 (137)	4.0	97.0%	24
\$1.5M to under \$2.0M	13 (19)	51 (67)	133 (140)	7.8	97.1%	21
\$2.0M to under \$3.0M	7 (4)	14 (20)	77 (92)	16.5	96.2%	66
\$3.0M and over	0 (0)	1 (4)	37 (32)	–	–	–

TOWNHOME, BY PRICE BAND	SOLD IN SEP (AUG)	SOLD JUL–SEP (APR–JUN)	ACTIVE, SEP (JUN)	MONTHS OF SUPPLY	% OF LIST	DAYS
Under \$700k	15 (19)	48 (35)	54 (48)	3.4	97.4%	25
\$700k to under \$900k	33 (25)	109 (139)	155 (159)	4.3	98.2%	19
\$900k to under \$1.2M	12 (18)	46 (61)	59 (79)	3.8	99.7%	16
\$1.2M and over	1 (1)	4 (3)	10 (11)	–	–	–

CONDO, BY PRICE BAND	SOLD IN SEP (AUG)	SOLD JUL–SEP (APR–JUN)	ACTIVE, SEP (JUN)	MONTHS OF SUPPLY	% OF LIST	DAYS
Under \$450k	23 (18)	61 (61)	118 (83)	5.8	96.6%	31
\$450k to under \$600k	33 (28)	88 (112)	189 (219)	6.4	97.1%	21
\$600k to under \$800k	10 (15)	39 (55)	87 (122)	6.7	97.4%	30
\$800k and over	1 (3)	7 (5)	14 (14)	6.0	98.0%	27

Under \$1.5 million, over \$2 million.

Houses under \$1.2 million: 62 sold in three months with 76 for sale, 3.7 months of supply. From \$1.2 to \$1.5 million: 4.0 months. From \$1.5 to \$2 million: 7.8. From \$2 to \$3 million, 77 are for sale and 14 sold in the three months, 16.5 months, at 66 days. Above \$3 million 37 houses are for sale and one sold in the three months.

One Langley figure hides the price bands.

In the last three months 146 houses sold under \$1.5 million with 189 active at the end of September; at \$2 million and over, 15 sold with 114 active (database counts). A Langley-wide months-of-supply figure describes neither. The price-band tables have every band.

The newer and the larger the house, the longer it took to sell.

July to September 2026, with April to June in brackets; active listings at the end of September.

HOUSES BY YEAR BUILT AND BY SIZE	SOLD JUL–SEP (APR–JUN)	ACTIVE, SEP	MONTHS OF SUPPLY	WEIGHTED PRICE	DAYS
Built before 1990	109 (123)	191	5.3	\$1,210,000	18
Built 1990 to 1999	27 (35)	49	5.4	\$1,412,000	22
Built 2000 to 2011	27 (49)	60	6.7	\$1,405,000	28
Built 2012 or later	48 (46)	132	8.3	\$1,586,000	44
Under 2,000 sq ft	47 (58)	94	6.0	\$1,091,000	17
2,000 to 3,799 sq ft	136 (160)	228	5.0	\$1,342,000	21
3,800 sq ft or more	29 (36)	114	11.8	\$1,934,000	54

Coverage: the year-built rows hold 211 of the 212 house sales and 432 of the 436 active house listings; the size rows hold 212 and 436. The remainder are not in any year-built group in the database; the reason was not established. Bedroom figures quoted in this report are selected counts: 209 of 212 house sales, 207 of 207 townhome sales and 192 of 195 condo sales.

New build and resale.

New build is the listing’s new-construction field as the listing agent entered it. A builder’s list price is set differently from a resale seller’s, so % of list is not like for like.

NEW BUILD AND RESALE	SOLD JUL–SEP (APR–JUN)	ACTIVE, SEP	MONTHS OF SUPPLY	WEIGHTED PRICE	\$ / SQ FT	DAYS	% OF LIST
House, new build	18 (20)	51	8.5	\$1,591,000	\$470	50	95.5%
House, resale	194 (234)	385	6.0	\$1,308,000	\$515	20	97.0%
Townhome, new build	36 (41)	54	4.5	\$923,000	\$599	10	100.0%
Townhome, resale	171 (197)	224	3.9	\$780,000	\$494	23	97.8%
Condo, new build	35 (38)	95	8.1	\$453,000	\$663	21	99.6%
Condo, resale	160 (195)	313	5.9	\$514,000	\$564	30	96.8%

Age and size, in days. Days to sell a Langley house from July to September, by year built: before 1990, 18; the 1990s, 22; 2000 to 2011, 28; 2012 or later, 44. By size: under 2,000 square feet, 17; 2,000 to 3,799, 21; 3,800 or more, 54. The largest houses also carry the most supply: 114 for sale, 29 sold in the three months, 11.8 months. A 3-bedroom house took 12 days; four bedrooms or more, 25.	New build: more supply than resale in every type. New townhomes: 36 sold in three months at 10 days, with 54 for sale, 4.5 months against 3.9 for resale. New houses: 18 sold, 51 for sale, 8.5 months of supply and 50 days, against 6.0 months and 20 days for resale houses. New condos: 35 sold, 95 for sale, 8.1 months against 5.9 for resale, though they sold in 21 days against 30. A builder’s list price is set differently from a resale seller’s, so % of list is not like for like.
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The market gauge: 16.7%, in the balanced range.

One gauge for Langley: September sales divided by active listings at month end, all three home types together (192 of 1,148). Under 12% is conventionally called a buyers' market, 12 to 20% balanced, above 20% a sellers' market. These are conventions; a threshold does not guarantee negotiating power or rising prices.

SEPTEMBER 2026

UNDER 12%: BUYERS' RANGE	12 TO 20%: BALANCED	OVER 20%: SELLERS' RANGE
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BALANCED, A LITTLE LOWER THAN AUGUST'S 17.6%. THE SAME THREE HOME TYPES ACROSS THE WHOLE VALLEY READ 11.1%.

September: level sales, more listings.

192 homes sold against 196 in August. 498 new listings arrived against 404, and homes for sale rose from 1,111 to 1,148.

Least townhome and condo supply on the board.

4.6 months of townhomes and 6.2 of condos at September's pace, each the least of the board's eight areas. Both benchmarks still eased in the month.

Price has not turned.

Since June the house benchmark is down 1.6%, the townhome 1.3%, the condo 3.0%. All three eased in September.

What I'm watching in the October numbers.

- 01 **The condo benchmark.** Flat in August, then -1.5% in September to \$525,900, the largest monthly condo fall on the board. One month, so far.
- 02 **The Brookwood shelf.** 98 houses active against 80 in August (database counts); 41 new listings in September and 7 sales.
- 03 **Townhomes above 20%.** A townhome sales-to-active ratio of 21.6% in September against 23.3% in August, as 150 new listings arrived.

How does your home compare with this market?

Hamish Ross

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. Want the November edition the week the October numbers land? Email info@hamishross.com with the word LANGLEY.

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Definitions and sources. Pages 1 and 2 use the board's Monthly Statistics Package for September 2026 (fvreb.bc.ca), the figures of record. Pages 3 to 6 use the board's MLS® statistics database, read on 5 October 2026 (Pacific time); the package does not print those figures. Sales-to-active-listings ratio: homes sold in the month ÷ listings still active at month end. Months of supply: on pages 1 and 2, active listings ÷ the month's sales; on pages 3 to 6, active listings at the end of September ÷ the average monthly sales of July to September. Three-month days, % of list, prices and \$ per square foot average the monthly medians, weighted by sales; they are not medians of the individual sales. Houses with acreage are a separate board category, not in these tables. A benchmark is the board's index price for a typical home, never an average; neighbourhood indexes rest on few sales. A dash where fewer than five sold. Nothing is seasonally adjusted. Arithmetic and analysis my own. Assurance, not guarantee: this report describes and informs, it does not advise. Not intended to solicit properties already listed. Hamish Ross, Macdonald Realty WR, 604 376 7687, info@hamishross.com, langley.ai.