Langley housing: the October 2026 numbers.

November 2026 edition, analysing the Fraser Valley Real Estate Board's October 2026 statistics (news release dated 3 November 2026). October in Langley: more townhome sales, fewer house and condo sales, lower benchmarks. 195 homes sold against 192 in September: townhomes 76 against 61, houses 59 against 64, condos 60 against 67. Every benchmark eased on the month: houses 1.6%, townhomes 0.2%, condos 0.7%.

DETACHED HOUSE
$1,448,100
−1.6% on September (−$23,000)
−6.5% on October 2025

TOWNHOME
$800,600
−0.2% on September (−$2,000)
−3.7% on October 2025

CONDO
$522,300
−0.7% on September (−$3,600)
−8.4% on October 2025

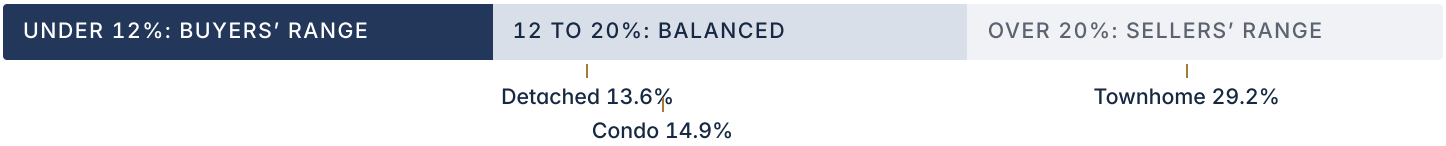
MLS® HOME PRICE INDEX BENCHMARK, LANGLEY (TOWNSHIP AND CITY COMBINED), OCTOBER 2026, FROM THE BOARD'S PACKAGE.

Sold, listed and still active.

As printed in the board's October 2026 package; active listings at 31 October 2026. Sales-to-active-listings ratio = homes sold in the month ÷ listings still active at month end.

OCTOBER 2026 (SEPTEMBER 2026 IN BRACKETS)	DETACHED	TOWNHOME	CONDO
Homes sold in the month	59 (64)	76 (61)	60 (67)
New listings in the month	164 (189)	125 (150)	145 (159)
Active listings at month end	434 (449)	260 (283)	404 (416)
Sales-to-active-listings ratio	**13.6%** (14.3%)	**29.2%** (21.6%)	**14.9%** (16.1%)
Same ratio, October 2025	16.0%	22.5%	13.5%
Months of supply at the month's pace	7.4 (7.0)	3.4 (4.6)	6.7 (6.2)
Benchmark price	$1,448,100 (−1.6%)	$800,600 (−0.2%)	$522,300 (−0.7%)
Median sale price	$1,300,000 ($1,345,000)	$772,444 ($795,000)	$438,825 ($480,000)

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: 29.2% in October against 21.6% in September, above 20%, benchmark down 0.2%. Houses went from 14.3% to 13.6% and condos from 16.1% to 14.9%; both are in the 12 to 20% range.

September to October.

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

DETACHED	SOLD	ACTIVE	BENCHMARK
Oct '25	79	495	$1,548,300
Sep '26	64	449	$1,471,100
Oct '26	**59**	**434**	**$1,448,100**

TOWNHOME	SOLD	ACTIVE	BENCHMARK
Oct '25	71	316	$831,400
Sep '26	61	283	$802,600
Oct '26	**76**	**260**	**$800,600**

CONDO	SOLD	ACTIVE	BENCHMARK
Oct '25	75	555	$570,200
Sep '26	67	416	$525,900
Oct '26	**60**	**404**	**$522,300**

From September to October townhome sales rose from 61 to 76 while house sales went from 64 to 59 and condo sales from 67 to 60. New listings fell in every type (houses 189 to 164, townhomes 150 to 125, condos 159 to 145), and so did active listings: houses 449 to 434, townhomes 283 to 260, condos 416 to 404. In October 2025, 79 houses, 71 townhomes and 75 condos sold; these figures are not seasonally adjusted. The benchmarks eased $23,000 for a house, $2,000 for a townhome and $3,600 for a condo.

Months of supply, ranked against the board.

Active listings at month end ÷ October's sales alone (the neighbourhood pages use the three-month pace, so their 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.

OCTOBER 2026, BY HOME TYPE	MONTHS OF SUPPLY HERE	RANK (1 = LEAST SUPPLY)	LEAST SUPPLY ON THE BOARD	MOST SUPPLY ON THE BOARD
Detached house	7.4	4 of 8	North Delta (4.8)	Mission (12.4)
Townhome	3.4	1 of 8	Langley (3.4)	North Surrey (14.6)
Condo	6.7	2 of 8	South Surrey / White Rock (6.4)	Cloverdale (22.7)

What buyers are seeing.

434 houses, 260 townhomes and 404 condos active at month end. At October's pace that is 7.4 months of houses (7.0 in September), 3.4 of townhomes (4.6) and 6.7 of condos (6.2). Across the whole board (not Langley alone) the average was 50 days to sell a house, 44 a condo and 37 a townhome. Langley's own last three months, neighbourhood by neighbourhood, are on pages 3 and 4.

What sellers are seeing.

October sales were 29.2% of month-end townhome listings, 14.9% of condo listings and 13.6% of house listings. Langley townhomes carried the least supply of the board's eight areas at October's pace, and their benchmark eased 0.2% in the month and 1.3% over three months (board HPI). The house benchmark fell 1.6% in October, the largest one-month detached fall of the board's eight areas.

Detached houses, the last three months.

The board publishes one Langley figure; its MLS® database goes deeper, and this page reads it for August to October 2026, with May to July 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 July. Months of supply: active listings at the end of October against the average monthly sales of August to October, 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 October 2026 figure as it stood when read on 5 November 2026 (Pacific time); it is within two listings of the package count on the cover. Houses are the board's House category; houses with acreage are counted separately.

DETACHED, BY MLS NEIGHBOURHOOD	BENCHMARK (CHANGE SINCE JULY)	SOLD AUG–OCT (MAY–JUL)	SOLD IN OCT	ACTIVE, OCT (JUL)	MONTHS OF SUPPLY	DAYS	% OF LIST
Willoughby Heights	$1,422,300 (−1.4%)	43 (71)	13	88 (98)	6.1	36	96.3%
Walnut Grove	$1,296,700 (−5.9%)	38 (52)	12	38 (51)	3.0	17	97.5%
Aldergrove	$1,066,600 (−2.2%)	28 (27)	9	49 (53)	5.3	17	97.1%
Langley City	$1,165,000 (−0.8%)	25 (27)	5	63 (73)	7.6	26	96.6%
Brookswood	$1,383,100 (−0.2%)	23 (36)	10	93 (81)	12.1	22	96.6%
Murrayville	$1,411,700 (−0.2%)	12 (15)	3	37 (24)	9.3	20	96.9%
Salmon River	$1,781,600 (−6.6%)	12 (9)	2	28 (28)	7.0	20	96.7%
Fort Langley	$1,996,600 (−6.5%)	7 (11)	2	16 (19)	6.9	32	97.0%
Campbell Valley	$2,380,400 (−7.8%)	2 (4)	2	19 (16)	—	—	—
County Line / Glen Valley	$2,198,800 (−1.7%)	1 (1)	0	0 (1)	—	—	—
Otter District	$2,147,600 (−5.8%)	0 (2)	0	4 (1)	—	—	—
All Langley	**$1,448,100 (−3.5%)**	**191** (255)	**58**	**435** (445)	**6.8**	**21**	**96.8%**

Where the price moved since July.

Langley's house benchmark fell 3.5% in three months. Among neighbourhoods with ten or more sales it fell furthest in Salmon River, 6.6% (−2.4% in October alone, on 12 House-category sales; acreage is counted separately), and Walnut Grove, 5.9% (from $1,377,600 to $1,296,700; −2.1% in October), then Aldergrove 2.2% and Willoughby Heights 1.4%. Least: Murrayville 0.2%, Brookswood 0.2% and Langley City 0.8%. All seven of these neighbourhoods eased since July.

Where the supply is.

Brookswood has 93 houses for sale and sold 23 from August to October: 12.1 months of supply, the most of the neighbourhoods with ten or more sales; it had 81 for sale at the end of July. Murrayville is next at 9.3 months, with 37 for sale against 24 in July. Walnut Grove is the other end: 38 for sale, 38 sold, 3.0 months. Willoughby Heights houses took 36 days to sell, 19 from May to July (all Langley: 21 and 20).

Neighbourhood and price-band figures come from the board's MLS® database, not its printed package, and cannot be checked against the package. At area level the database matched every October benchmark and, within one sale, every October sales count in the package. Three months of sales in one neighbourhood is a small number; the counts are printed, and a neighbourhood index can move 5% or more on a handful of sales. Definitions and sources are on page 7.

Townhomes, the last three months.

TOWNHOME, BY MLS NEIGHBOURHOOD (TEN OR MORE SALES)	BENCHMARK (CHANGE SINCE JULY)	SOLD AUG–OCT (MAY–JUL)	SOLD IN OCT	ACTIVE, OCT (JUL)	MONTHS OF SUPPLY	DAYS	% OF LIST
Willoughby Heights	$828,400 (−0.6%)	121 (158)	45	152 (173)	3.8	18	98.4%
Walnut Grove	$770,500 (−2.2%)	33 (47)	12	40 (34)	3.6	25	96.9%
Langley City	$733,700 (−2.9%)	23 (21)	12	36 (41)	4.7	34	98.1%
Murrayville	$825,600 (−4.4%)	14 (16)	5	18 (22)	3.9	21	97.8%
All Langley	**$800,600 (−1.3%)**	**200** (248)	**76**	**261** (283)	**3.9**	**22**	**98.1%**

Condos, the last three months.

CONDO, BY MLS NEIGHBOURHOOD (TEN OR MORE SALES)	BENCHMARK (CHANGE SINCE JULY)	SOLD AUG–OCT (MAY–JUL)	SOLD IN OCT	ACTIVE, OCT (JUL)	MONTHS OF SUPPLY	DAYS	% OF LIST
Willoughby Heights	$565,400 (−2.7%)	92 (121)	26	201 (191)	6.6	27	97.6%
Langley City	$461,400 (−1.0%)	70 (57)	24	149 (155)	6.4	29	96.4%
Aldergrove	$416,900 (−7.3%)	10 (9)	3	26 (28)	7.8	65	96.0%
Walnut Grove	$517,600 (−2.0%)	10 (11)	5	11 (14)	3.3	27	96.3%
All Langley	**$522,300 (−2.2%)**	**191** (210)	**60**	**406** (410)	**6.4**	**30**	**97.1%**

Houses: the largest monthly fall on the board.

The Langley house benchmark fell 1.6% in October and 3.5% in three months. The board's detached benchmark fell 0.5% and 3.1% over the same periods. No other area's detached benchmark fell more in October; over three months North Delta (3.9%), Abbotsford (4.6%) and Mission (5.5%) fell more. The benchmark is $52,800 lower than in July.

Townhomes: more sales, the least supply.

76 sold in October against 61 in September, with 260 for sale against 283; 3.4 months of supply at October's pace, the least of the board's eight areas. The benchmark eased 0.2% in the month and 1.3% in three, against 2.0% for the board's townhomes over three months.

Townhomes, and condos under $450,000.

Townhomes, August to October (database counts): 200 sold, 261 for sale, 3.9 months. Willoughby Heights was 121 of those sales (3.8 months, 18 days); Langley City is at 4.7 months and Murrayville at 3.9. From $900,000 to under $1.2 million they sold at 99.9% of list in 17 days. Condos under $450,000: 72 sold from August to October (59 from May to July) while the number for sale went from 92 in July to 125. Langley City condos: 70 sold, 149 for sale, 6.4 months, benchmark −1.0% since July.

Willoughby Heights: 256 of Langley's 582 sales.

256 of the 582 houses, townhomes and condos sold in Langley from August to October were in Willoughby Heights: 43 houses, 121 townhomes and 92 condos. Langley-wide sales counts lean heavily on Willoughby Heights.

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 OCT (SEP)	SOLD AUG–OCT (MAY–JUL)	ACTIVE, OCT (JUL)	MONTHS OF SUPPLY	% OF LIST	DAYS
Under $1.2M	24 (18)	68 (66)	83 (87)	3.7	96.1%	22
$1.2M to under $1.5M	23 (26)	69 (103)	107 (114)	4.7	97.0%	23
$1.5M to under $2.0M	7 (13)	39 (67)	128 (125)	9.8	97.1%	18
$2.0M to under $3.0M	4 (7)	15 (15)	79 (86)	15.8	96.2%	55
$3.0M and over	0 (0)	0 (4)	38 (33)	—	—	—

TOWNHOME, BY PRICE BAND	SOLD IN OCT (SEP)	SOLD AUG–OCT (MAY–JUL)	ACTIVE, OCT (JUL)	MONTHS OF SUPPLY	% OF LIST	DAYS
Under $700k	15 (15)	49 (41)	41 (52)	2.5	97.5%	30
$700k to under $900k	49 (33)	107 (147)	143 (143)	4.0	98.1%	21
$900k to under $1.2M	10 (12)	40 (55)	66 (78)	5.0	99.9%	17
$1.2M and over	2 (1)	4 (5)	11 (10)	—	—	—

CONDO, BY PRICE BAND	SOLD IN OCT (SEP)	SOLD AUG–OCT (MAY–JUL)	ACTIVE, OCT (JUL)	MONTHS OF SUPPLY	% OF LIST	DAYS
Under $450k	31 (23)	72 (59)	125 (92)	5.2	96.3%	29
$450k to under $600k	25 (33)	86 (101)	181 (198)	6.3	97.1%	23
$600k to under $800k	4 (10)	29 (45)	88 (107)	9.1	97.4%	41
$800k and over	0 (1)	4 (5)	12 (13)	—	—	—

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

Houses under $1.2 million: 68 sold from August to October with 83 for sale, 3.7 months of supply. From $1.2 to under $1.5 million: 4.7 months. From $1.5 to under $2 million: 9.8. From $2 to under $3 million, 79 are for sale and 15 sold in the three months, 15.8 months, at 55 days. At $3 million and over 38 houses are for sale; none sold from August to October (4 from May to July).

One Langley figure hides the price bands.

From August to October 137 houses sold under $1.5 million with 190 active at the end of October; at $2 million and over, 15 sold with 117 active (database counts). A Langley-wide months-of-supply figure (6.8 at the three-month pace) describes neither. The price-band tables have every band.

The largest and the newest houses took longest to sell.

August to October 2026, with May to July in brackets; active listings at the end of October.

HOUSES BY YEAR BUILT AND BY SIZE	SOLD AUG–OCT (MAY–JUL)	ACTIVE, OCT	MONTHS OF SUPPLY	WEIGHTED PRICE	DAYS
Built before 1990	96 (121)	197	6.2	$1,182,000	19
Built 1990 to 1999	29 (35)	47	4.9	$1,381,000	13
Built 2000 to 2011	28 (44)	54	5.8	$1,348,000	31
Built 2012 or later	37 (54)	133	10.8	$1,581,000	39
Under 2,000 sq ft	45 (58)	103	6.9	$1,069,000	17
2,000 to 3,799 sq ft	122 (160)	213	5.2	$1,327,000	20
3,800 sq ft or more	24 (37)	119	14.9	$2,015,000	53

Coverage: the year-built rows hold 190 of the 191 house sales and 431 of the 435 active house listings; the size rows hold 191 and 435. The remainder are not in any year-built group in the database; the reason was not established. The bedroom cuts are selected counts: 189 of 191 house sales, 200 of 200 townhome sales and 189 of 191 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 AUG–OCT (MAY–JUL)	ACTIVE, OCT	MONTHS OF SUPPLY	WEIGHTED PRICE	$ / SQ FT	DAYS	% OF LIST
House, new build	10 (24)	53	15.9	$1,658,000	$471	68	93.8%
House, resale	181 (231)	382	6.3	$1,303,000	$503	19	97.0%
Townhome, new build	31 (37)	64	6.2	$955,000	$567	11	100.0%
Townhome, resale	169 (211)	197	3.5	$759,000	$499	24	97.8%
Condo, new build	37 (39)	100	8.1	$471,000	$653	23	98.9%
Condo, resale	154 (171)	306	6.0	$489,000	$534	32	96.8%

Age and size, in days.

Days to sell a Langley house from August to October, by year built: before 1990, 19; the 1990s, 13; 2000 to 2011, 31; 2012 or later, 39. By size: under 2,000 square feet, 17; 2,000 to 3,799, 20; 3,800 or more, 53. The largest houses also carry the most supply of any age or size group: 119 for sale, 24 sold in the three months, 14.9 months. A 3-bedroom house took 16 days; four bedrooms or more, 23.

New build: more supply than resale in every type.

New houses: 10 sold in three months (24 from May to July), 53 for sale, 15.9 months of supply and 68 days, against 6.3 months and 19 days for resale houses. New townhomes: 31 sold, 64 for sale, 6.2 months against 3.5 for resale, though they sold in 11 days against 24. New condos: 37 sold, 100 for sale, 8.1 months against 6.0; 23 days against 32.

The market gauge: 17.8%, in the balanced range.

One gauge for Langley: October sales divided by active listings at month end, all three home types together (195 of 1,098). 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.



BALANCED, A LITTLE HIGHER THAN SEPTEMBER'S 16.7%. THE SAME THREE HOME TYPES ACROSS ALL THE BOARD'S AREAS READ 13.4%.

October: more townhome sales.

195 homes sold against 192 in September: townhomes up from 61 to 76, houses and condos down. 434 new listings against 498; homes for sale fell from 1,148 to 1,098.

Least townhome supply on the board.

3.4 months of townhomes at October's pace, the least of the board's eight areas; the townhome sales-to-active ratio was 29.2%.

Every benchmark eased.

In October: houses −1.6%, townhomes −0.2%, condos −0.7%. Since July: houses −3.5%, townhomes −1.3%, condos −2.2%.

What I'm watching in the November numbers.

01 **The house benchmark.** −1.6% in October to $1,448,100, the largest monthly detached fall of the board's eight areas, and −3.5% since July.

02 **Townhomes above 20%.** A townhome sales-to-active ratio of 29.2% in October against 21.6% in September; 76 sold and 260 were for sale at month end.

03 **Entry condos.** 125 condos under $450,000 active at the end of October against 92 at the end of July (database counts); 72 sold from August to October.

How does your home compare with this market?

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

Hamish Ross

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

Definitions and sources. Pages 1 and 2 use the board's Monthly Statistics Package for October 2026 (fvreb.bc.ca), the figures of record, and its news release of 3 November 2026. Pages 3 to 6 use the board's MLS® statistics database, read on 5 November 2026 (Pacific time); the package does not print those figures. Benchmarks and their changes on pages 3 and 4 are the board's MLS® HPI Detail report for October 2026. 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 October ÷ the average monthly sales of August to October. Three-month days, % of list, prices and $ per square foot are sales-weighted averages of the three monthly medians, 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. 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.