



Community Profile

Rings: 10, 20, 50 mile radii

20090 Langley Bypass, Langley, BC V3A

Latitude: 49.1132

Longitude: -122.6659

	10 mile	20 mile	50 mile
Population Summary			
2010 Total Population	5,732	65,758	295,244
2020 Total Population	6,747	77,439	331,344
2020 Group Quarters	71	456	7,275
2022 Total Population	6,948	79,297	338,252
2022 Group Quarters	71	456	7,275
2027 Total Population	7,199	81,437	346,752
2022-2027 Annual Rate	0.71%	0.53%	0.50%
2022 Total Daytime Population	7,541	71,518	339,591
Workers	4,124	30,540	169,151
Residents	3,417	40,978	170,440
Household Summary			
2010 Households	2,306	24,755	118,729
2010 Average Household Size	2.46	2.64	2.43
2020 Total Households	2,591	28,722	132,399
2020 Average Household Size	2.58	2.68	2.45
2022 Households	2,666	29,403	135,059
2022 Average Household Size	2.58	2.68	2.45
2027 Households	2,756	30,129	138,338
2027 Average Household Size	2.59	2.69	2.45
2022-2027 Annual Rate	0.67%	0.49%	0.48%
2010 Families	1,518	17,848	73,841
2010 Average Family Size	3.02	3.11	2.96
2022 Families	1,705	20,855	82,169
2022 Average Family Size	3.19	3.18	3.01
2027 Families	1,758	21,403	84,204
2027 Average Family Size	3.19	3.17	3.00
2022-2027 Annual Rate	0.61%	0.52%	0.49%
Housing Unit Summary			
2000 Housing Units	2,005	24,434	112,201
Owner Occupied Housing Units	55.7%	58.0%	57.0%
Renter Occupied Housing Units	36.2%	21.7%	29.8%
Vacant Housing Units	8.1%	20.3%	13.1%
2010 Housing Units	2,488	29,018	137,978
Owner Occupied Housing Units	56.8%	61.7%	54.8%
Renter Occupied Housing Units	35.9%	23.7%	31.2%
Vacant Housing Units	7.3%	14.7%	14.0%
2020 Housing Units	2,761	32,734	150,355
Vacant Housing Units	6.2%	12.3%	11.9%
2022 Housing Units	2,824	33,428	153,397
Owner Occupied Housing Units	60.9%	66.5%	57.9%
Renter Occupied Housing Units	33.5%	21.4%	30.1%
Vacant Housing Units	5.6%	12.0%	12.0%
2027 Housing Units	2,922	34,326	157,206
Owner Occupied Housing Units	63.3%	67.8%	58.9%
Renter Occupied Housing Units	31.0%	20.0%	29.1%
Vacant Housing Units	5.7%	12.2%	12.0%
Median Household Income			
2022	\$79,921	\$83,895	\$76,241
2027	\$90,872	\$100,068	\$90,489
Median Home Value			
2022	\$432,530	\$460,670	\$459,914
2027	\$603,316	\$582,358	\$591,547
Per Capita Income			
2022	\$35,956	\$39,409	\$40,744
2027	\$42,683	\$47,625	\$48,904
Median Age			
2010	40.6	39.4	38.4
2022	42.6	41.5	40.6
2027	42.7	42.1	41.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households.

Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2022 Households by Income			
Household Income Base	2,666	29,403	135,059
<\$15,000	3.8%	5.0%	7.0%
\$15,000 - \$24,999	8.5%	5.2%	6.9%
\$25,000 - \$34,999	3.0%	6.0%	7.2%
\$35,000 - \$49,999	7.5%	7.9%	9.5%
\$50,000 - \$74,999	21.6%	18.3%	18.3%
\$75,000 - \$99,999	21.1%	17.6%	15.5%
\$100,000 - \$149,999	23.6%	23.6%	18.9%
\$150,000 - \$199,999	7.0%	9.4%	8.7%
\$200,000+	3.9%	7.1%	7.9%
Average Household Income	\$94,625	\$106,275	\$101,881
2027 Households by Income			
Household Income Base	2,756	30,129	138,338
<\$15,000	2.4%	3.1%	5.0%
\$15,000 - \$24,999	5.4%	3.2%	4.9%
\$25,000 - \$34,999	1.6%	3.3%	5.2%
\$35,000 - \$49,999	6.2%	5.6%	7.5%
\$50,000 - \$74,999	20.4%	16.5%	16.6%
\$75,000 - \$99,999	19.8%	18.3%	15.6%
\$100,000 - \$149,999	28.6%	27.0%	22.4%
\$150,000 - \$199,999	10.0%	13.4%	12.5%
\$200,000+	5.7%	9.7%	10.2%
Average Household Income	\$112,591	\$128,705	\$122,421
2022 Owner Occupied Housing Units by Value			
Total	1,719	22,237	88,825
<\$50,000	0.9%	1.8%	2.3%
\$50,000 - \$99,999	0.0%	0.8%	0.9%
\$100,000 - \$149,999	0.7%	0.9%	0.8%
\$150,000 - \$199,999	5.0%	1.5%	1.6%
\$200,000 - \$249,999	4.0%	2.7%	2.5%
\$250,000 - \$299,999	6.6%	3.8%	5.5%
\$300,000 - \$399,999	23.4%	20.5%	21.9%
\$400,000 - \$499,999	29.0%	29.7%	24.3%
\$500,000 - \$749,999	16.0%	27.9%	25.7%
\$750,000 - \$999,999	12.5%	6.5%	8.3%
\$1,000,000 - \$1,499,999	1.8%	3.2%	4.4%
\$1,500,000 - \$1,999,999	0.1%	0.3%	1.2%
\$2,000,000 +	0.0%	0.4%	0.6%
Average Home Value	\$483,338	\$512,683	\$535,365
2027 Owner Occupied Housing Units by Value			
Total	1,851	23,262	92,549
<\$50,000	0.1%	0.4%	0.7%
\$50,000 - \$99,999	0.0%	0.0%	0.2%
\$100,000 - \$149,999	0.0%	0.0%	0.2%
\$150,000 - \$199,999	0.1%	0.2%	0.3%
\$200,000 - \$249,999	0.5%	0.6%	0.6%
\$250,000 - \$299,999	1.7%	1.1%	1.9%
\$300,000 - \$399,999	12.4%	10.4%	13.3%
\$400,000 - \$499,999	26.5%	26.0%	21.7%
\$500,000 - \$749,999	21.2%	34.5%	30.6%
\$750,000 - \$999,999	31.4%	14.2%	15.9%
\$1,000,000 - \$1,499,999	5.8%	10.6%	11.3%
\$1,500,000 - \$1,999,999	0.3%	1.3%	2.3%
\$2,000,000 +	0.1%	0.8%	1.1%
Average Home Value	\$654,554	\$670,595	\$688,415

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2010 Population by Age			
Total	5,734	65,757	295,246
0 - 4	6.6%	6.7%	5.7%
5 - 9	6.3%	6.7%	5.7%
10 - 14	6.5%	7.5%	6.1%
15 - 24	12.3%	12.6%	16.1%
25 - 34	11.6%	11.2%	12.5%
35 - 44	12.6%	12.6%	11.8%
45 - 54	15.4%	14.8%	13.8%
55 - 64	14.5%	13.3%	13.8%
65 - 74	8.6%	8.3%	8.1%
75 - 84	3.9%	4.4%	4.5%
85 +	1.7%	1.8%	2.0%
18 +	76.2%	74.4%	78.6%
2022 Population by Age			
Total	6,948	79,297	338,251
0 - 4	5.6%	5.9%	5.1%
5 - 9	6.0%	6.4%	5.4%
10 - 14	6.1%	6.6%	5.5%
15 - 24	10.4%	10.6%	13.6%
25 - 34	12.6%	12.6%	13.6%
35 - 44	12.1%	12.1%	11.8%
45 - 54	11.9%	11.9%	11.0%
55 - 64	14.4%	14.2%	13.5%
65 - 74	12.4%	12.1%	12.3%
75 - 84	6.5%	5.7%	5.9%
85 +	2.0%	1.9%	2.3%
18 +	78.9%	77.6%	81.0%
2027 Population by Age			
Total	7,199	81,437	346,751
0 - 4	5.5%	5.9%	5.1%
5 - 9	5.8%	6.2%	5.3%
10 - 14	6.3%	6.8%	5.6%
15 - 24	10.0%	10.1%	13.1%
25 - 34	11.9%	11.7%	12.5%
35 - 44	13.4%	13.0%	12.7%
45 - 54	11.5%	11.6%	10.9%
55 - 64	13.0%	12.9%	12.2%
65 - 74	12.0%	12.6%	12.6%
75 - 84	8.4%	7.2%	7.6%
85 +	2.3%	2.1%	2.5%
18 +	78.9%	77.4%	80.9%
2010 Population by Sex			
Males	2,867	32,558	146,061
Females	2,865	33,200	149,183
2022 Population by Sex			
Males	3,471	39,371	168,159
Females	3,477	39,926	170,093
2027 Population by Sex			
Males	3,606	40,508	172,504
Females	3,592	40,929	174,248

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2010 Population by Race/Ethnicity			
Total	5,732	65,758	295,243
White Alone	87.4%	86.9%	85.4%
Black Alone	1.2%	0.7%	0.9%
American Indian Alone	1.0%	1.7%	2.4%
Asian Alone	4.1%	2.8%	2.9%
Pacific Islander Alone	1.1%	0.3%	0.2%
Some Other Race Alone	1.4%	4.5%	4.5%
Two or More Races	3.8%	3.1%	3.6%
Hispanic Origin	6.1%	10.0%	9.9%
Diversity Index	32.0	37.7	39.7
2020 Population by Race/Ethnicity			
Total	6,747	77,439	331,344
White Alone	78.9%	78.3%	77.3%
Black Alone	1.1%	0.8%	0.9%
American Indian Alone	1.3%	1.5%	2.4%
Asian Alone	5.3%	4.1%	3.6%
Pacific Islander Alone	1.3%	0.4%	0.3%
Some Other Race Alone	2.7%	5.6%	5.6%
Two or More Races	9.4%	9.2%	9.8%
Hispanic Origin	9.0%	12.4%	12.0%
Diversity Index	46.9	51.0	51.7
2022 Population by Race/Ethnicity			
Total	6,949	79,297	338,252
White Alone	78.3%	77.8%	76.9%
Black Alone	1.1%	0.8%	0.9%
American Indian Alone	1.4%	1.6%	2.5%
Asian Alone	5.4%	4.2%	3.7%
Pacific Islander Alone	1.4%	0.4%	0.3%
Some Other Race Alone	2.7%	5.7%	5.7%
Two or More Races	9.8%	9.5%	10.1%
Hispanic Origin	9.1%	12.6%	12.1%
Diversity Index	47.6	51.7	52.3
2027 Population by Race/Ethnicity			
Total	7,199	81,435	346,753
White Alone	77.0%	76.6%	75.7%
Black Alone	1.2%	0.8%	0.9%
American Indian Alone	1.4%	1.6%	2.5%
Asian Alone	5.8%	4.5%	3.9%
Pacific Islander Alone	1.4%	0.4%	0.3%
Some Other Race Alone	2.8%	6.0%	5.9%
Two or More Races	10.4%	10.1%	10.8%
Hispanic Origin	9.2%	12.8%	12.3%
Diversity Index	49.2	53.2	53.8
2010 Population by Relationship and Household Type			
Total	5,733	65,758	295,244
In Households	99.1%	99.4%	97.6%
In Family Households	82.8%	86.5%	76.5%
Householder	26.2%	27.1%	25.0%
Spouse	19.9%	22.3%	19.7%
Child	30.5%	31.8%	26.3%
Other relative	3.2%	3.1%	3.0%
Nonrelative	2.9%	2.2%	2.6%
In Nonfamily Households	16.4%	12.9%	21.1%
In Group Quarters	0.9%	0.6%	2.4%
Institutionalized Population	0.9%	0.3%	0.6%
Noninstitutionalized Population	0.0%	0.3%	1.8%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 01, 2022

	10 mile	20 mile	50 mile
2022 Population 25+ by Educational Attainment			
Total	4,991	55,903	238,208
Less than 9th Grade	2.7%	3.1%	2.4%
9th - 12th Grade, No Diploma	5.1%	4.5%	4.1%
High School Graduate	27.9%	23.1%	19.5%
GED/Alternative Credential	3.9%	5.3%	4.3%
Some College, No Degree	18.5%	22.0%	21.8%
Associate Degree	9.6%	13.4%	11.6%
Bachelor's Degree	21.3%	19.3%	22.9%
Graduate/Professional Degree	11.0%	9.4%	13.4%
2022 Population 15+ by Marital Status			
Total	5,718	64,338	284,081
Never Married	25.8%	26.0%	32.7%
Married	55.2%	59.2%	51.2%
Widowed	5.5%	5.1%	5.1%
Divorced	13.5%	9.7%	11.0%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	3,735	40,117	175,891
Population 16+ Employed	95.3%	96.6%	96.4%
Population 16+ Unemployment rate	4.7%	3.4%	3.6%
Population 16-24 Employed	10.8%	12.7%	15.6%
Population 16-24 Unemployment rate	20.0%	12.7%	10.3%
Population 25-54 Employed	59.8%	62.3%	59.8%
Population 25-54 Unemployment rate	2.8%	1.8%	2.6%
Population 55-64 Employed	17.9%	18.2%	16.9%
Population 55-64 Unemployment rate	1.7%	2.4%	1.8%
Population 65+ Employed	11.5%	6.8%	7.7%
Population 65+ Unemployment rate	1.9%	0.8%	0.8%
2022 Employed Population 16+ by Industry			
Total	3,560	38,753	169,505
Agriculture/Mining	2.9%	4.1%	3.0%
Construction	8.8%	11.2%	8.7%
Manufacturing	11.2%	11.3%	9.5%
Wholesale Trade	2.2%	2.1%	2.4%
Retail Trade	6.3%	10.3%	11.3%
Transportation/Utilities	14.8%	7.4%	5.5%
Information	4.3%	2.1%	1.7%
Finance/Insurance/Real Estate	2.9%	4.1%	4.9%
Services	37.2%	41.7%	47.9%
Public Administration	9.4%	5.7%	5.0%
2022 Employed Population 16+ by Occupation			
Total	3,561	38,752	169,507
White Collar	58.5%	55.5%	57.8%
Management/Business/Financial	23.0%	19.0%	16.7%
Professional	18.6%	18.2%	22.4%
Sales	7.1%	7.5%	8.6%
Administrative Support	9.7%	10.7%	10.1%
Services	11.9%	15.7%	18.1%
Blue Collar	29.6%	28.8%	24.1%
Farming/Forestry/Fishing	1.7%	2.5%	1.8%
Construction/Extraction	6.8%	7.1%	6.2%
Installation/Maintenance/Repair	1.2%	3.9%	3.3%
Production	7.2%	6.1%	5.4%
Transportation/Material Moving	12.8%	9.3%	7.6%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

	10 mile	20 mile	50 mile
2010 Households by Type			
Total	2,306	24,755	118,728
Households with 1 Person	28.7%	22.8%	27.8%
Households with 2+ People	71.3%	77.2%	72.2%
Family Households	65.8%	72.1%	62.2%
Husband-wife Families	50.0%	59.1%	48.9%
With Related Children	20.7%	25.0%	18.9%
Other Family (No Spouse Present)	15.8%	13.0%	13.2%
Other Family with Male Householder	5.0%	4.1%	4.2%
With Related Children	3.2%	2.5%	2.6%
Other Family with Female Householder	10.8%	8.9%	9.0%
With Related Children	7.0%	5.9%	6.1%
Nonfamily Households	5.5%	5.1%	10.0%
All Households with Children	31.4%	33.9%	28.1%
Multigenerational Households	2.6%	2.8%	2.5%
Unmarried Partner Households	7.1%	5.5%	7.5%
Male-female	6.3%	4.9%	6.7%
Same-sex	0.7%	0.6%	0.8%
2010 Households by Size			
Total	2,305	24,756	118,728
1 Person Household	28.7%	22.8%	27.8%
2 Person Household	33.3%	36.9%	37.3%
3 Person Household	15.5%	14.7%	14.5%
4 Person Household	12.1%	13.4%	11.6%
5 Person Household	6.5%	7.3%	5.2%
6 Person Household	2.6%	2.9%	2.1%
7 + Person Household	1.3%	2.0%	1.5%
2010 Households by Tenure and Mortgage Status			
Total	2,306	24,756	118,730
Owner Occupied	61.3%	72.3%	63.7%
Owned with a Mortgage/Loan	45.1%	51.4%	43.9%
Owned Free and Clear	16.2%	20.9%	19.8%
Renter Occupied	38.7%	27.7%	36.3%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	86	85	76
Percent of Income for Mortgage	28.5%	28.9%	31.8%
Wealth Index	81	104	102
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	2,488	29,018	137,978
Housing Units Inside Urbanized Area	0.0%	18.4%	48.1%
Housing Units Inside Urbanized Cluster	69.3%	47.6%	18.0%
Rural Housing Units	30.7%	34.0%	33.9%
2010 Population By Urban/ Rural Status			
Total Population	5,732	65,758	295,244
Population Inside Urbanized Area	0.0%	20.8%	52.3%
Population Inside Urbanized Cluster	65.6%	43.7%	17.6%
Rural Population	34.4%	35.5%	30.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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Top 3 Tapestry Segments			
1.	Parks and Rec (5C)	Middleburg (4C)	The Great Outdoors (6C)
2.	Green Acres (6A)	Green Acres (6A)	Middleburg (4C)
3.	In Style (5B)	Southern Satellites (10A)	Old and Newcomers (8F)
2022 Consumer Spending			
Apparel & Services: Total \$	\$5,652,560	\$70,152,715	\$313,825,620
Average Spent	\$2,120.24	\$2,385.90	\$2,323.62
Spending Potential Index	88	99	96
Education: Total \$	\$5,099,357	\$52,751,266	\$252,499,942
Average Spent	\$1,912.74	\$1,794.08	\$1,869.55
Spending Potential Index	98	91	95
Entertainment/Recreation: Total \$	\$8,904,341	\$114,002,675	\$490,573,265
Average Spent	\$3,339.96	\$3,877.25	\$3,632.29
Spending Potential Index	91	106	99
Food at Home: Total \$	\$14,506,191	\$186,795,420	\$819,778,735
Average Spent	\$5,441.18	\$6,352.94	\$6,069.78
Spending Potential Index	88	103	98
Food Away from Home: Total \$	\$9,880,647	\$125,621,598	\$563,641,570
Average Spent	\$3,706.17	\$4,272.41	\$4,173.30
Spending Potential Index	86	99	97
Health Care: Total \$	\$17,245,943	\$228,312,811	\$962,964,579
Average Spent	\$6,468.85	\$7,764.95	\$7,129.95
Spending Potential Index	91	110	101
HH Furnishings & Equipment: Total \$	\$6,175,625	\$77,705,167	\$338,073,016
Average Spent	\$2,316.44	\$2,642.76	\$2,503.15
Spending Potential Index	90	103	98
Personal Care Products & Services: Total \$	\$2,441,182	\$30,384,129	\$134,202,190
Average Spent	\$915.67	\$1,033.37	\$993.66
Spending Potential Index	90	101	97
Shelter: Total \$	\$54,408,234	\$650,783,899	\$2,979,204,661
Average Spent	\$20,408.19	\$22,133.25	\$22,058.54
Spending Potential Index	89	97	96
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,520,691	\$90,070,761	\$382,216,765
Average Spent	\$2,445.87	\$3,063.32	\$2,830.00
Spending Potential Index	90	113	104
Travel: Total \$	\$7,069,363	\$86,660,460	\$378,599,055
Average Spent	\$2,651.67	\$2,947.33	\$2,803.21
Spending Potential Index	92	103	98
Vehicle Maintenance & Repairs: Total \$	\$2,970,091	\$39,405,187	\$172,037,313
Average Spent	\$1,114.06	\$1,340.18	\$1,273.79
Spending Potential Index	88	106	101

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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