

# 2026 First-Time Buyer Guide

## Langley & Surrey, BC

Your comprehensive roadmap to homeownership in one of Metro Vancouver's most exciting and affordable markets. From deposit structures to government incentives, this guide covers everything you need to confidently buy your first home.





UNDERSTANDING YOUR INVESTMENT

# Deposit Structure Explained: Presale vs Resale

## Presale Deposits

Staged payments totaling **15–20%** spread over months or years. This eases the upfront financial burden, letting you build equity gradually before completion.

## Resale Deposits

Typically **5–10%** of the purchase price, paid upfront upon offer acceptance. Funds are held in trust until closing day.

- ❏ Understanding these key differences helps you plan your finances confidently and choose the path that best fits your savings timeline.

# Current Opportunities Under \$500K in Langley, BC



## What's Available Now

Langley offers a growing selection of **affordable condos and townhomes** near transit corridors and community amenities — ideal for first-time buyers entering the market.

- 2-bedroom units starting around **\$480K** with modern finishes
- In-suite laundry, parking, and access to gyms
- Walking distance to shops, parks, and future SkyTrain stations

Browse current listings at [romankahlone.com/listing](https://romankahlone.com/listing) for up-to-date options.



# First-Time Buyer Incentives in BC



## BC HOME Partnership

Up to **5% down payment assistance** through the BC Home Owner Mortgage and Equity program — a 25-year, interest-free loan to help you get started.



## Property Transfer Tax Exemption

First Time Home Buyers' Program offers a **full exemption** on property transfer tax for homes valued up to **\$500K**, with partial relief up to \$525K.



## GST New Housing Rebate

Receive a **partial GST rebate** on new home purchases, potentially saving you thousands of dollars at closing.

YOUR ROADMAP

# Step-by-Step Buying Timeline



Most first-time purchases in Langley and Surrey take **60–90 days** from pre-approval to closing. Starting early with mortgage pre-approval gives you a competitive edge and a clear budget to work with.

# Why Buying Near Future SkyTrain Matters

## 1 The Langley Extension

The SkyTrain expansion to Langley City is expected by **2028**, dramatically improving commute times to Surrey, Burnaby, and downtown Vancouver.

## 2 Faster Appreciation

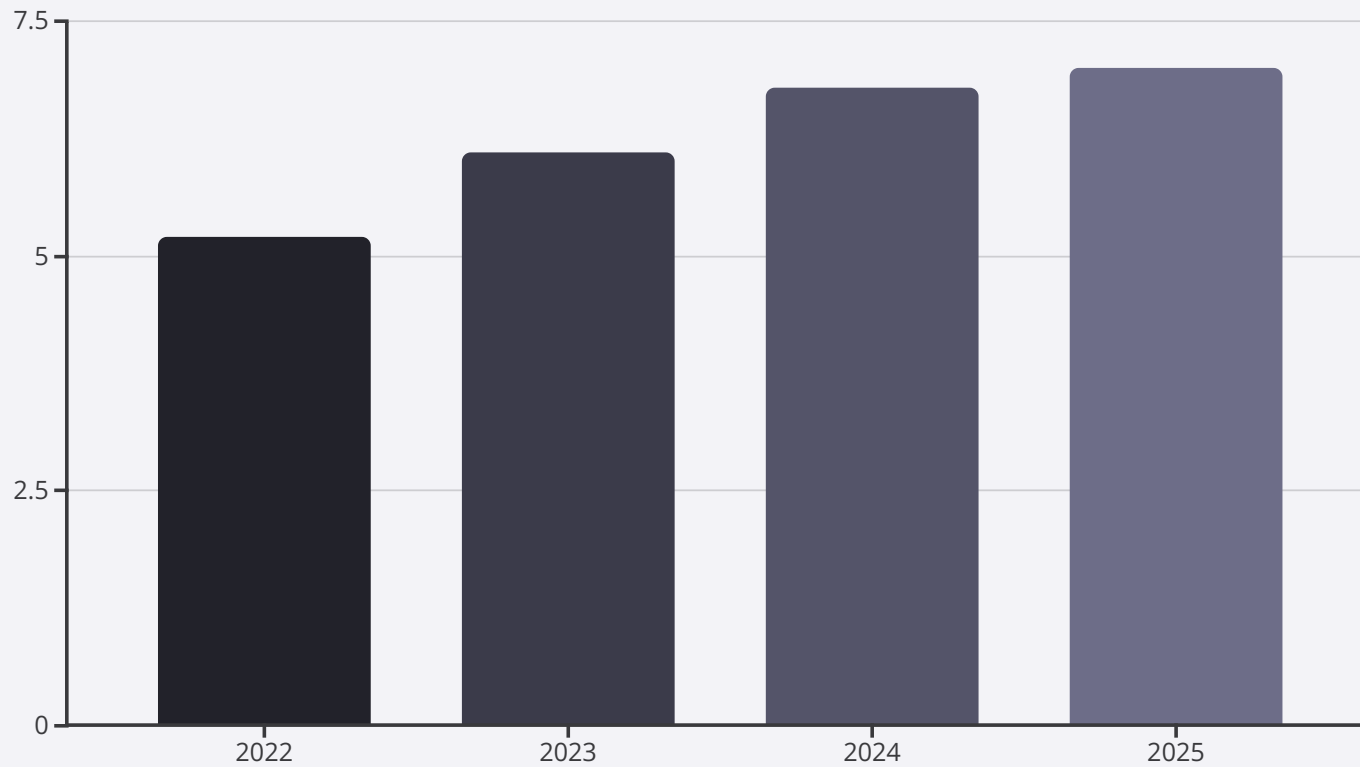
Properties near confirmed transit stations historically appreciate **faster** than surrounding areas, offering stronger long-term resale value.

## 3 Lock In Today's Prices

Early buyers can secure more affordable prices **before** the full impact of transit-driven demand pushes values higher.



# Market Snapshot: Langley & Surrey Trends



## Steady & Strong Growth

Langley and Surrey have seen consistent price growth averaging **5-7% annually** over the past three years — driven by transit expansion and growing local amenities.

- Increasing demand from young professionals and families
- Growing inventory of homes **under \$500K**
- New community developments boosting desirability

# Financing Tips for First-Time Buyers



## Save for Your Down Payment

Aim for a minimum **5% down** — though saving more means better mortgage rates and lower monthly payments over the life of your loan.



## Understand Mortgage Insurance

If your down payment is **less than 20%**, CMHC mortgage insurance is required. Factor this premium into your overall budget planning.



## Leverage Government Programs

Combine federal and provincial grants — like the **FHSA**, RRSP Home Buyers' Plan, and BC HOME Partnership — to significantly reduce upfront costs.



⚠ WATCH OUT

# Common Pitfalls to Avoid



## Overextending Your Budget

Stick to your mortgage pre-approval amount. Stretching beyond it can lead to financial stress and risk.

## Skipping Due Diligence

Never skip a home inspection or legal review — hidden issues can cost thousands after closing.

## Ignoring Future Development

Overlooking planned projects like the SkyTrain expansion means missing key factors that impact your home's future value.

# Contact Roman Kahlone

Your Langley & Surrey Real Estate Expert

**eXp Realty**

Trusted brokerage with cutting-edge tools and local expertise.

 **778-708-1187**

Call or text anytime for a free consultation.

 **[roman@romankahlone.com](mailto:roman@romankahlone.com)**

Send your questions — I reply within 24 hours.

 **[www.romankahlone.com](http://www.romankahlone.com)**

Ready to guide you every step of the way to your first home. Let's make 2026 the year you become a homeowner!

