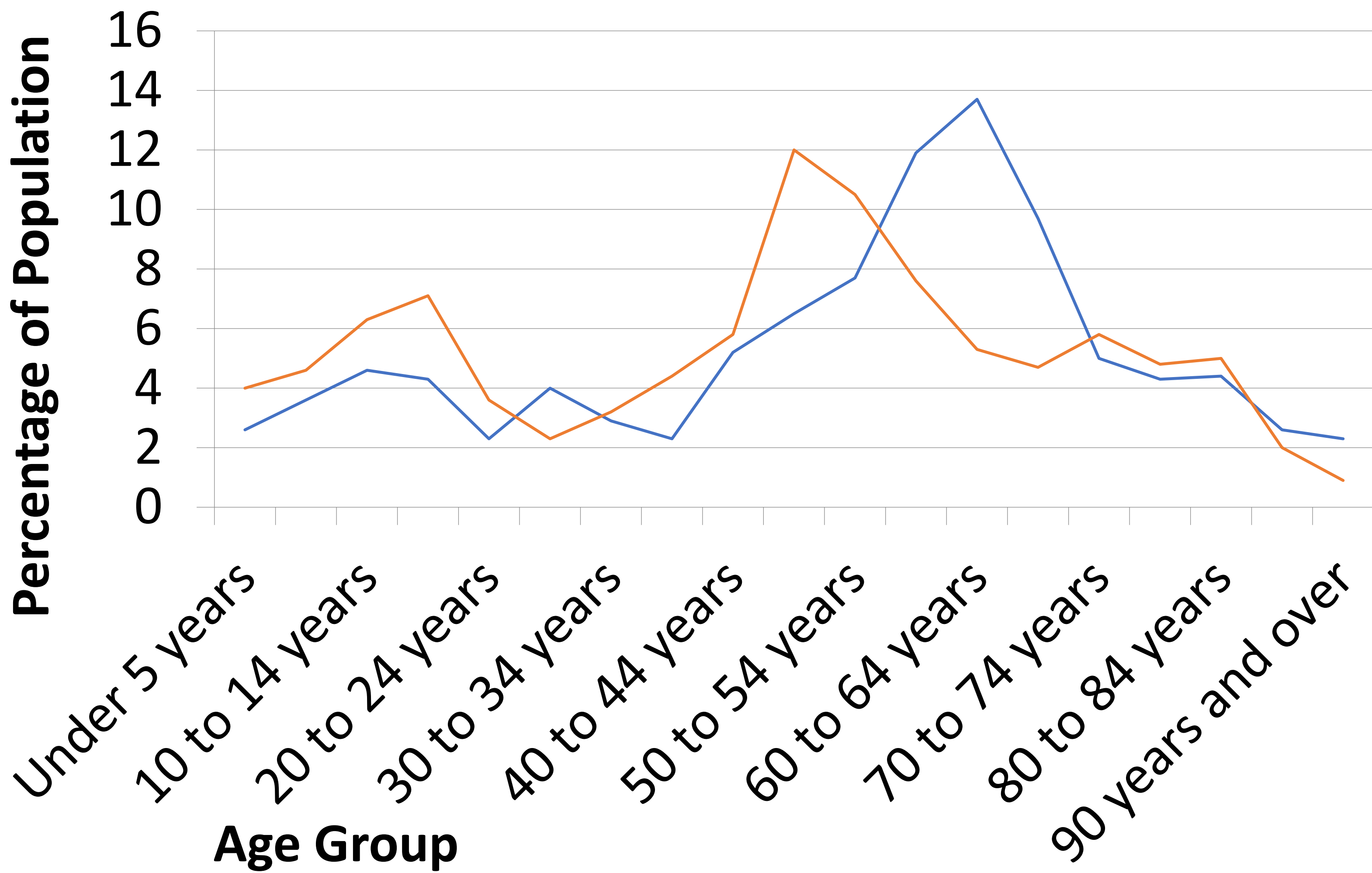


Langley Demographics

2000 - 2010 Age Profiles for Langley

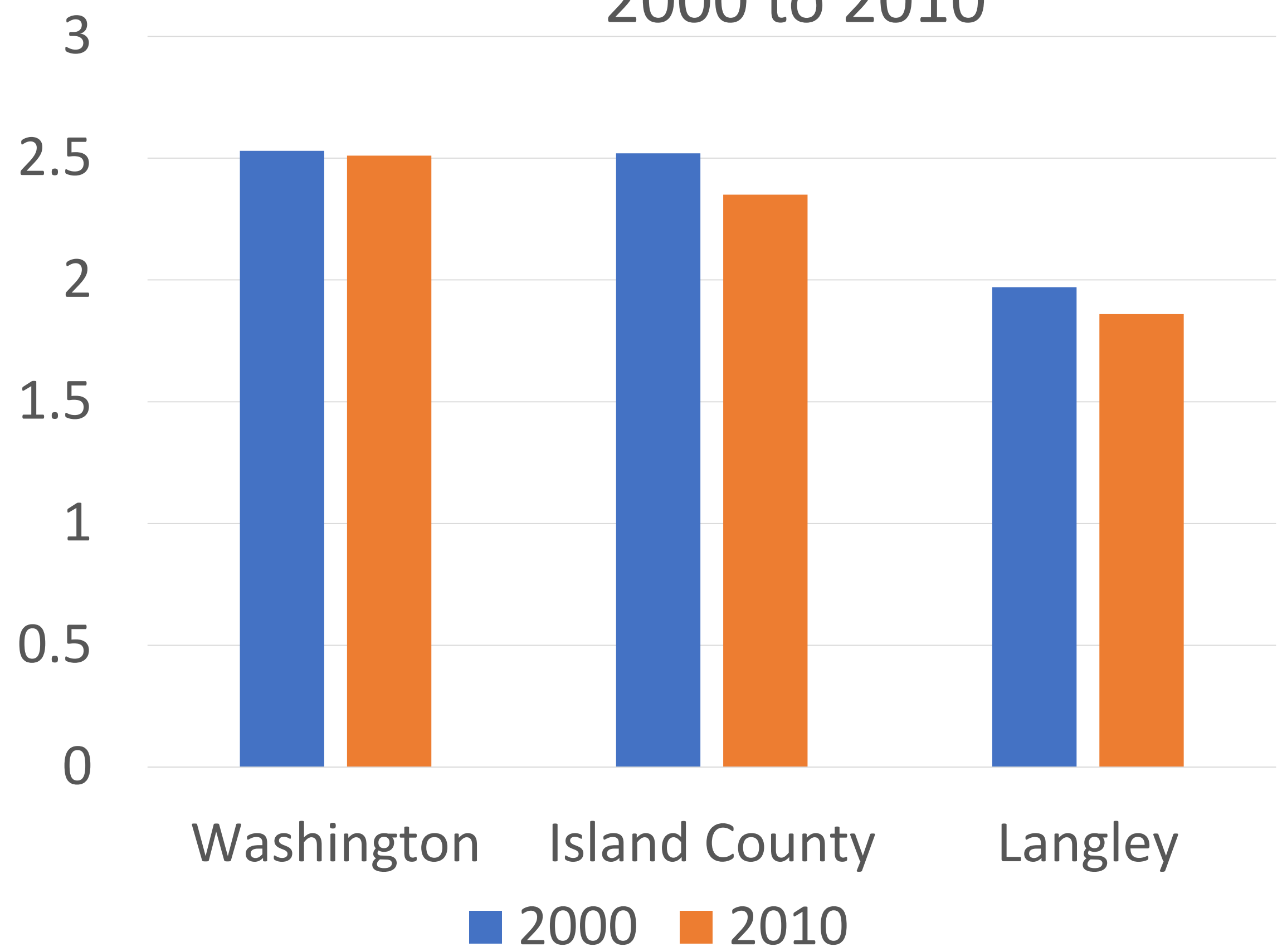


Langley residents are getting older and the number of persons per households is shrinking.

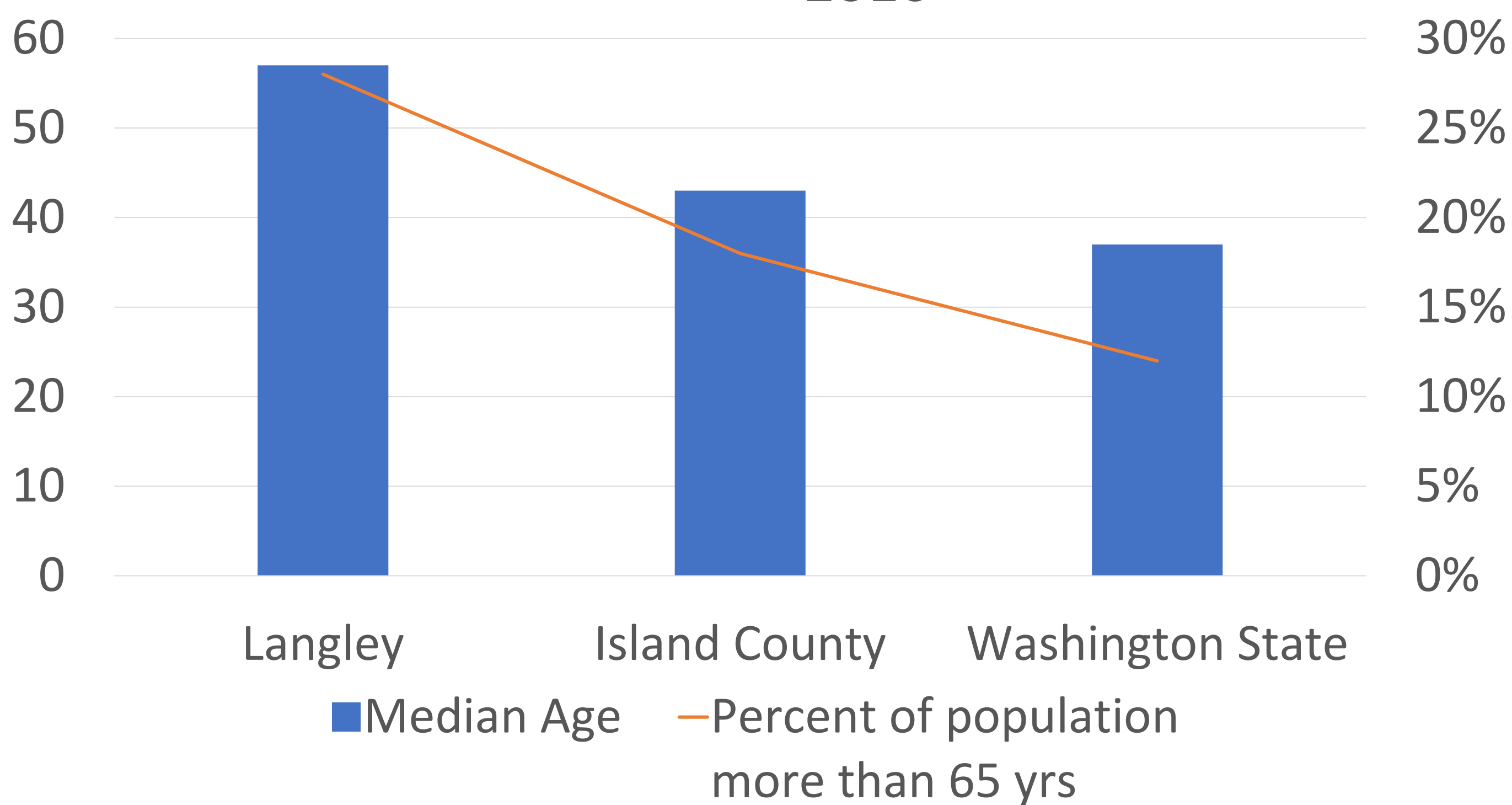
— Langley 2010
— Langley 2000

Average Persons per Household, 2000 to 2010

Older smaller households typically seek smaller units located close to services.



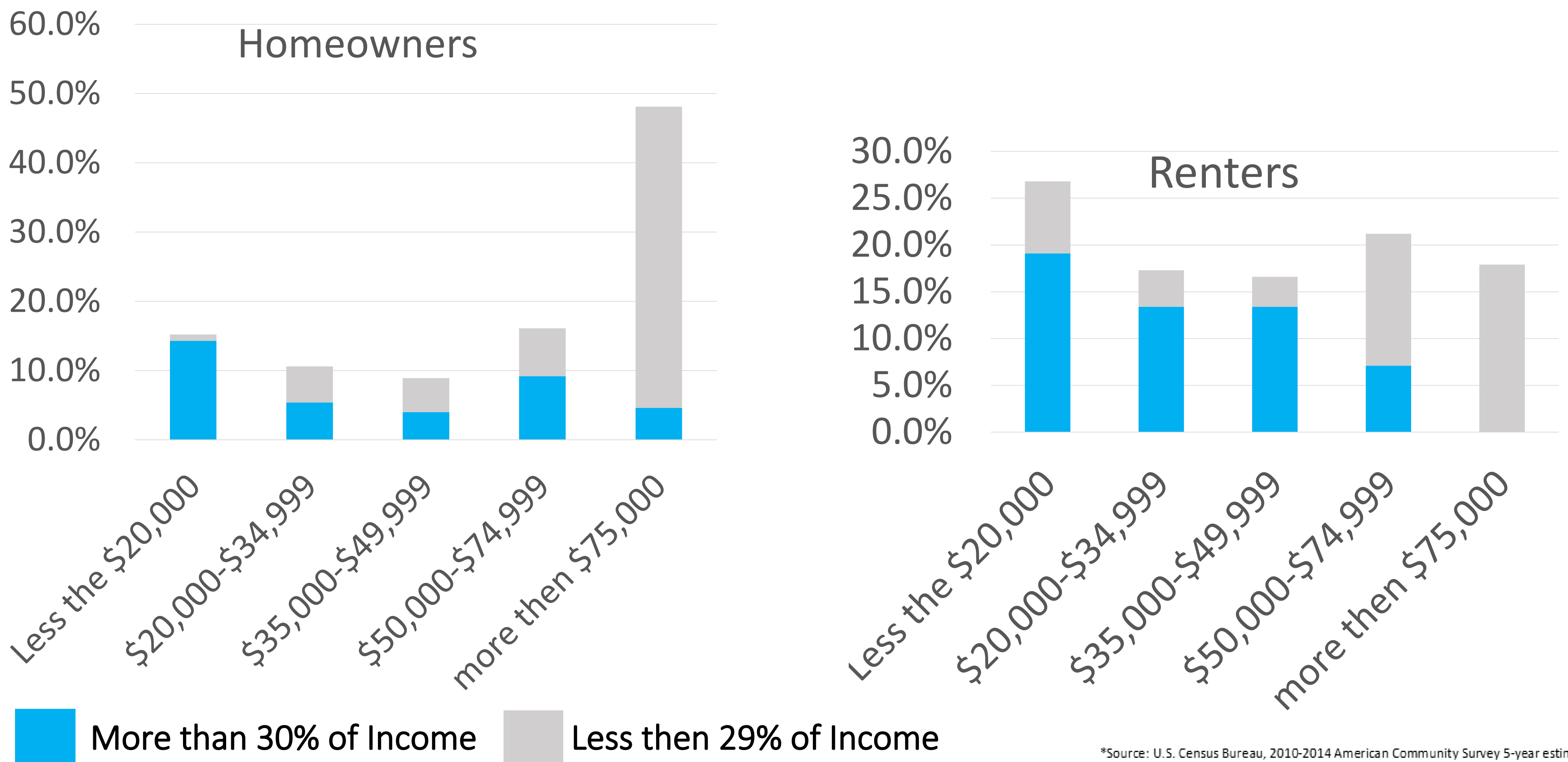
Age Characteristics - Langley, County and State 2010



The median age in Langley is 20 years older than the state average.

Langley Housing Affordability

Percent of Annual Household Income Spent on Shelter and Related Costs (2016)



Households that spend more than the 30% of their income on housing and related costs are considered Cost Burdened.

In Langley in 2016, 37.5% of owner households are cost burdened and 53% of renter households are cost burdened.



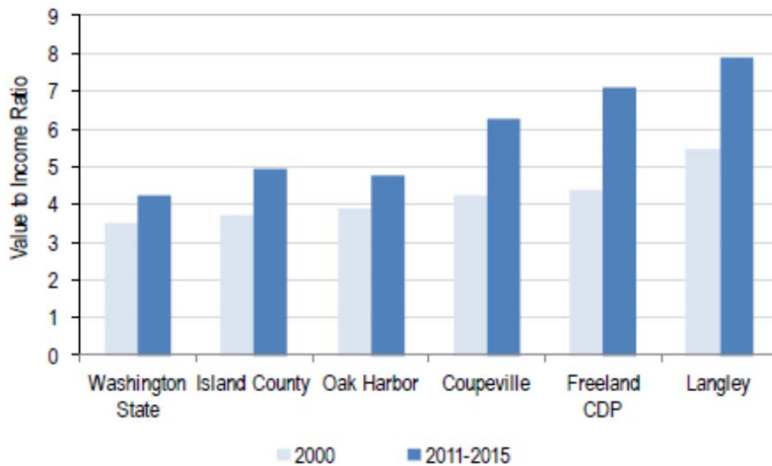
A family of 4 must make **\$52,356** to afford a fair market rent of **\$1,309** in 2016. But the average renter household income was **\$36,563**.



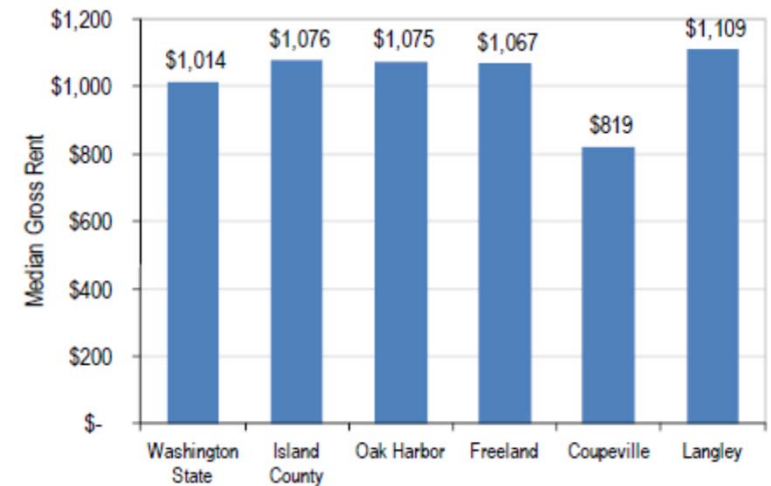
On average Langley renters spend 36% of their income on rent.

Langley Housing Affordability

Ratio of Median Housing Value to Median Household Income, Island County, WA State, and Urban Areas, 2000 to 2011-2015



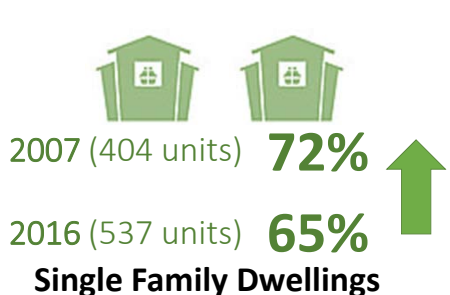
Median Gross Rent, Island County, WA State, and Urban Areas, 2000 to 2011-2015



Since 2000, housing costs in Island County have increased faster than incomes compared to the WA State average. The decrease in housing affordability was greatest in Langley.

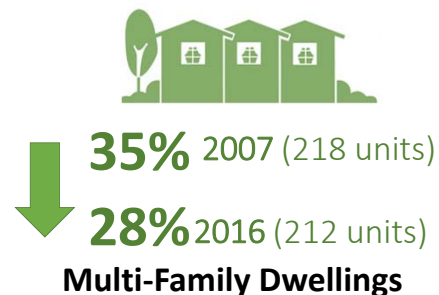
Rent in Island County are higher than the WA State average. Rents are highest in Langley

Langley Housing By Type

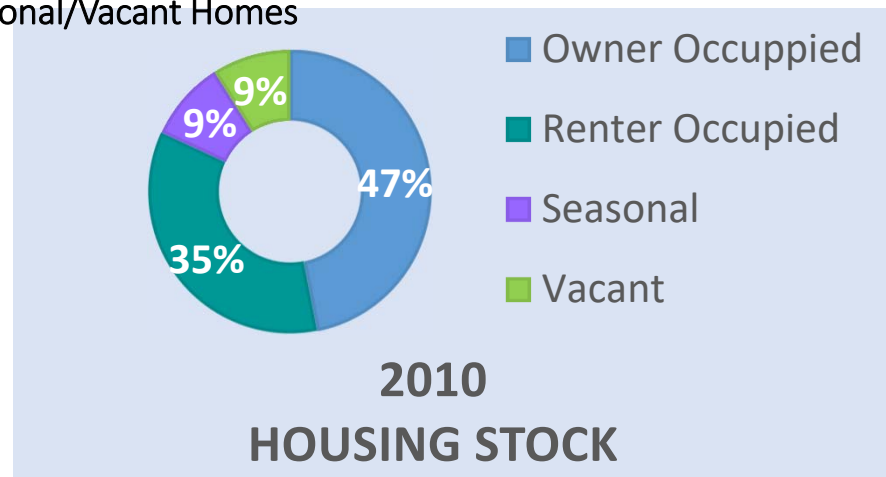
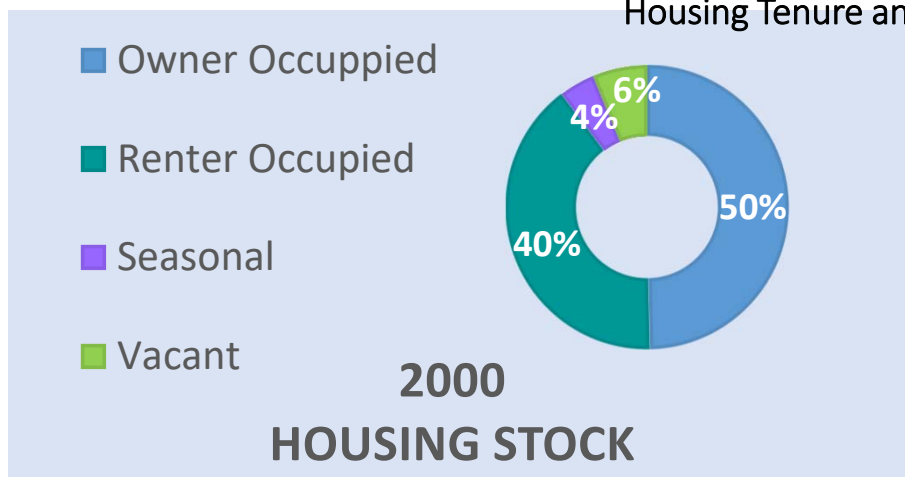


In **Langley** from 2007 to 2016 the number of multi-family housing units **dropped by 7%**

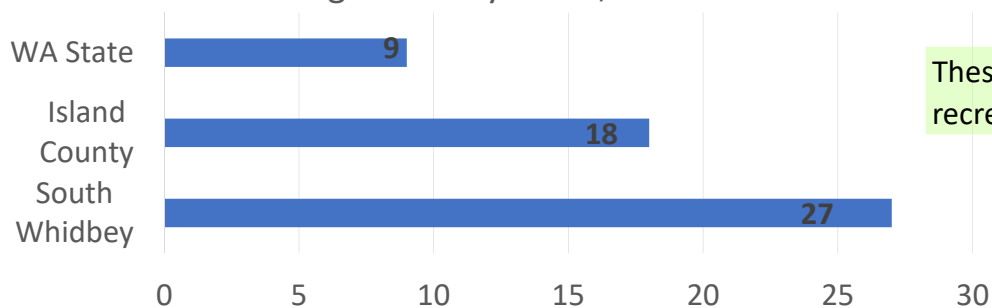
Source: City of Langley Permit Log



Housing Tenure and Seasonal/Vacant Homes



Average Vacancy Rates, 2011-2015



These units tend to be used as seasonal, recreational and occasional dwellings.

In Island County just over **one percent** of all housing units are 'for rent' vacancies.