News Release

FOR IMMEDIATE RELEASE:

Easing home prices help lift sales in August

VANCOUVER, B.C. – September 3, 2025 – Easing prices brought more Metro Vancouver* homebuyers off the sidelines in August, with home sales on the MLS® up nearly three per cent from August last year.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 1,959 in August 2025, a 2.9 per cent increase from the 1,904 sales recorded in August 2024. This was 19.2 per cent below the 10-year seasonal average (2,424).

“The August sales figures add further confirmation that sales activity across Metro Vancouver appears to be recovering, albeit somewhat slowly, from the challenging first half of the year,” said Andrew Lis, GVR’s director of economics and data analytics. “Sales in the detached and attached segments are up over ten per cent from last August, which suggests buyers shopping in more expensive price points are re-entering the market in a meaningful way.”

There were 4,225 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in August 2025. This represents a 2.8 per cent increase compared to the 4,109 properties listed in August 2024. This was 1.3 per cent above the 10-year seasonal average (4,172).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 16,242, a 17.6 per cent increase compared to August 2024 (13,812). This is 36.9 per cent above the 10-year seasonal average (11,862).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for August 2025 is 12.4 per cent. By property type, the ratio is 9.3 per cent for detached homes, 15.8 per cent for attached, and 14 per cent for apartments.

Analysis of the historical data suggests downward pressure on home prices occurs when the ratio dips below 12 per cent for a sustained period, while home prices often experience upward pressure when it surpasses 20 per cent over several months.

“Prices have eased around two per cent since the start of the year and are down about one per cent month over month in August, signalling that sellers have been willing to lower price expectations,” Lis said. “As sellers’ and buyers’ expectations have become more aligned,

transaction volume has picked up. Newly listed properties remain in line with their ten-year seasonal average however, which when paired with increasing sales activity, is likely to diminish the available inventory. This also means the window of plentiful opportunity for buyers may soon begin closing if these trends continue."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently $1,150,400. This represents a 3.8 per cent decrease over August 2024 and a 1.3 per cent decrease compared to July 2025.

Sales of detached homes in August 2025 reached 575, a 13 per cent increase from the 509 detached sales recorded in August 2024. The benchmark price for a detached home is $1,950,300. This represents a 4.8 per cent decrease from August 2024 and a 1.2 per cent decrease compared to July 2025.

Sales of apartment homes reached 956 in August 2025, a 5.5 per cent decrease compared to the 1,012 sales in August 2024. The benchmark price of an apartment home is $734,400. This represents a 4.4 per cent decrease from August 2024 and a 1.3 per cent decrease compared to July 2025.

Attached home sales in August 2025 totalled 409, a 10.5 per cent increase compared to the 370 sales in August 2024. The benchmark price of a townhouse is $1,079,600. This represents a 3.5 per cent decrease from August 2024 and a 1.8 per cent decrease compared to July 2025.

-30-

Editor's Note:

*Areas covered by Greater Vancouver REALTORS® include: Bowen Island, Burnaby, Coquitlam, Maple Ridge, New Westminster, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, South Delta, Squamish, Sunshine Coast, Vancouver, West Vancouver, and Whistler.

Greater Vancouver REALTORS® is an association representing more than 15,000 REALTORS® and their companies. The association provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit www.gvrealtors.ca.

For more information please contact:

Mark Moldowan
Manager, Communication and Editorial
Greater Vancouver REALTORS®
604.730.3153
mmoldowan@gvrealtors.ca

MLS® HOME PRICE INDEX *

August 2025

GREATER VANCOUVER REALTORS®

Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Residential / Composite	Lower Mainland	$1,078,000	329.1	-1.1%	-2.4%	-3.1%	-4.3%	-4.1%	25.2%	51.3%
	Greater Vancouver	$1,150,400	327.2	-1.3%	-2.3%	-2.9%	-3.8%	-2.2%	21.8%	42.6%
	Bowen Island	$1,406,800	294.4	1.8%	-1.4%	-0.8%	1.9%	-9.6%	33.0%	127.0%
	Burnaby East	$1,101,100	350.1	-0.3%	0.5%	-3.0%	-4.7%	1.7%	22.0%	62.2%
	Burnaby North	$961,800	320.5	-1.1%	-2.0%	-4.1%	-5.0%	-4.6%	16.2%	48.5%
	Burnaby South	$1,071,800	332.1	-2.0%	-3.2%	-4.8%	-6.0%	-3.6%	15.3%	47.0%
	Coquitlam	$1,052,800	330.8	-0.6%	-1.9%	-3.3%	-4.7%	-5.8%	24.2%	68.0%
	Ladner	$1,131,300	329.2	-1.6%	-1.5%	-2.5%	-2.7%	-0.8%	38.6%	76.0%
	Maple Ridge	$951,100	330.8	-0.7%	-2.6%	-2.4%	-3.3%	-3.8%	37.7%	117.6%
	New Westminster	$799,300	365.8	-0.3%	-0.5%	-2.4%	-3.9%	-0.6%	25.8%	81.0%
	North Vancouver	$1,345,500	313.3	-1.8%	-2.5%	-1.3%	-1.5%	-0.6%	21.6%	54.0%
	Pitt Meadows	$900,800	359.7	-0.7%	-3.5%	-3.0%	-3.7%	0.1%	38.7%	129.0%
	Port Coquitlam	$922,500	358.7	-1.1%	-3.5%	-3.5%	-4.0%	1.4%	39.1%	105.2%
	Port Moody	$1,089,400	347.7	0.0%	-0.7%	-0.2%	-4.3%	-6.7%	33.0%	82.9%
	Richmond	$1,105,700	364.1	-0.8%	-2.3%	-3.7%	-5.9%	-2.5%	24.4%	48.6%
	Squamish	$1,126,600	374.3	-1.3%	-1.2%	2.0%	6.0%	-1.4%	40.6%	129.6%
	Sunshine Coast	$829,200	303.7	-0.2%	0.3%	-0.2%	0.2%	-6.1%	36.9%	130.3%
	Tsawwassen	$1,147,000	298.2	-1.3%	-4.8%	-5.8%	-8.4%	-7.3%	21.0%	46.6%
	Vancouver East	$1,190,200	371.4	-0.7%	-2.2%	-2.2%	-2.6%	1.8%	22.5%	51.0%
	Vancouver West	$1,285,900	305.0	-1.6%	-2.8%	-4.0%	-3.7%	-0.2%	10.2%	13.3%
	West Vancouver	$2,430,200	262.2	-3.2%	-2.4%	-4.1%	-7.6%	-11.9%	5.4%	7.8%
	Whistler	$1,357,000	300.6	-2.1%	-1.0%	2.1%	1.7%	-11.3%	30.9%	122.7%
Single Family Detached	Lower Mainland	$1,737,200	381.3	-1.1%	-2.6%	-4.0%	-4.9%	-0.6%	32.8%	62.7%
	Greater Vancouver	$1,950,300	363.0	-1.2%	-2.3%	-3.8%	-4.8%	0.1%	27.7%	44.4%
	Bowen Island	$1,407,700	293.8	1.8%	-1.4%	-0.9%	1.8%	-9.7%	32.9%	126.9%
	Burnaby East	$1,991,800	427.9	1.9%	6.7%	-0.1%	-0.8%	17.1%	41.9%	92.4%
	Burnaby North	$2,064,400	394.9	-3.1%	-1.4%	-4.2%	-3.6%	5.8%	35.0%	63.1%
	Burnaby South	$2,114,700	403.6	-2.4%	-5.9%	-5.2%	-6.0%	3.4%	29.4%	56.4%
	Coquitlam	$1,719,700	399.1	-1.0%	-3.3%	-5.8%	-6.0%	-3.2%	33.4%	88.2%
	Ladner	$1,381,600	336.5	-2.5%	-1.2%	-2.9%	-2.4%	-1.9%	39.6%	74.8%
	Maple Ridge	$1,255,400	367.4	-0.8%	-2.5%	-2.3%	-3.8%	-1.7%	41.8%	138.0%
	New Westminster	$1,596,300	392.1	0.8%	4.7%	-0.3%	-1.1%	10.3%	38.7%	89.4%
	North Vancouver	$2,174,600	341.4	-1.0%	-2.9%	-2.3%	-4.2%	0.0%	24.1%	64.4%
	Pitt Meadows	$1,229,100	368.3	-1.7%	-6.1%	-3.1%	-5.8%	-1.2%	33.3%	116.8%
	Port Coquitlam	$1,356,600	384.0	-0.2%	-3.9%	-4.5%	-5.3%	2.6%	41.3%	107.5%
	Port Moody	$2,095,300	400.9	0.6%	0.9%	-0.1%	-3.8%	-1.5%	45.4%	99.4%
	Richmond	$2,083,400	422.5	-0.2%	-1.0%	-3.9%	-6.2%	-1.7%	26.4%	58.9%
	Squamish	$1,690,200	421.6	0.0%	0.7%	6.0%	12.4%	-2.8%	42.4%	157.9%
	Sunshine Coast	$885,000	307.8	0.0%	0.8%	-0.1%	-0.6%	-7.3%	37.0%	133.5%
	Tsawwassen	$1,513,800	334.2	-1.4%	-5.4%	-7.3%	-7.1%	-5.4%	28.3%	61.1%
	Vancouver East	$1,785,000	398.2	-0.5%	-2.4%	-4.2%	-4.5%	-0.5%	21.2%	50.1%
	Vancouver West	$3,264,900	340.2	-1.4%	-2.9%	-5.7%	-5.6%	-3.0%	9.1%	14.0%
	West Vancouver	$3,106,500	289.5	-2.8%	-2.8%	-4.5%	-8.2%	-6.8%	11.8%	17.6%
	Whistler	$2,524,900	328.2	-1.0%	-2.3%	2.7%	3.1%	-8.0%	40.4%	119.5%

HOW TO READ THE TABLE:

• Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.

• Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.

• x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)

In January 2005, the indexes are set to 100.

Townhome properties are similar to Attached properties, a category that was used in the previous MLSLink HPI, but do not included duplexes.

The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.

MLS® MULTIPLE LISTING SERVICE®

* MLS®, Multiple Listing Service®, and all related graphics are trademarks of The Canadian Real Estate Association

MLS® HOME PRICE INDEX *

August 2025

GREATER VANCOUVER REALTORS®

Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Townhouse	Lower Mainland	$950,100	362.8	-1.4%	-2.6%	-2.7%	-3.7%	-0.5%	36.6%	110.3%
	Greater Vancouver	$1,079,600	377.1	-1.8%	-2.5%	-2.8%	-3.6%	1.1%	33.0%	104.8%
	Burnaby East	$892,400	388.7	-1.4%	-3.0%	-1.0%	-3.8%	4.2%	31.7%	112.6%
	Burnaby North	$928,600	378.1	-0.9%	1.0%	1.8%	-1.8%	0.8%	34.4%	111.9%
	Burnaby South	$1,044,100	382.7	-2.8%	-2.5%	-3.0%	-0.6%	5.5%	27.7%	105.8%
	Coquitlam	$1,087,100	425.3	-0.6%	0.2%	0.4%	1.0%	2.7%	43.5%	137.2%
	Ladner	$1,027,500	407.9	1.0%	-1.3%	0.9%	0.4%	12.3%	44.4%	118.9%
	Maple Ridge	$777,100	391.1	0.5%	-0.9%	-1.5%	-0.4%	4.1%	43.0%	162.8%
	New Westminster	$916,900	393.0	-0.2%	-1.8%	-2.2%	-3.8%	-0.8%	35.1%	104.2%
	North Vancouver	$1,286,900	352.1	-2.1%	-4.8%	-2.8%	-3.1%	-0.7%	28.4%	99.9%
	Pitt Meadows	$837,400	410.5	1.6%	1.7%	-1.5%	1.1%	1.4%	42.2%	150.6%
	Port Coquitlam	$917,900	370.0	-2.9%	-4.0%	-3.4%	-3.6%	1.8%	38.5%	128.1%
	Port Moody	$1,036,300	400.4	-0.4%	-0.4%	2.1%	-2.5%	-5.5%	37.5%	136.9%
	Richmond	$1,059,600	379.9	-3.1%	-5.7%	-4.4%	-7.4%	0.2%	31.0%	92.7%
	Squamish	$1,011,600	380.9	-2.5%	-2.5%	-2.2%	-3.6%	-0.2%	43.4%	145.1%
	Sunshine Coast	$732,000	342.5	-2.8%	-4.1%	-2.7%	-4.7%	0.7%	47.4%	126.5%
	Tsawwassen	$966,900	283.6	0.5%	-3.4%	-2.3%	-4.6%	1.1%	19.6%	46.5%
	Vancouver East	$1,077,700	355.3	-3.6%	-3.9%	-7.0%	-6.6%	-1.4%	20.8%	81.7%
	Vancouver West	$1,395,000	329.1	-1.6%	-1.7%	-6.6%	-4.2%	-0.9%	15.8%	69.1%
	Whistler	$1,605,400	393.9	-3.5%	-2.2%	-2.9%	-5.9%	-1.7%	48.1%	172.2%
Apartment	Lower Mainland	$680,400	341.4	-1.2%	-3.1%	-3.6%	-4.6%	-1.1%	20.6%	84.0%
	Greater Vancouver	$734,400	339.8	-1.2%	-3.0%	-3.3%	-4.4%	-0.3%	17.9%	83.1%
	Burnaby East	$765,900	324.4	0.0%	-3.2%	-1.1%	-1.9%	-2.0%	18.2%	86.8%
	Burnaby North	$721,200	352.7	0.4%	-2.0%	-3.3%	-4.7%	-2.0%	20.2%	98.4%
	Burnaby South	$795,500	364.4	-1.6%	-2.1%	-5.1%	-6.3%	-1.9%	15.6%	81.9%
	Coquitlam	$703,700	394.0	-0.3%	-2.8%	-3.5%	-5.3%	-0.4%	24.0%	124.4%
	Ladner	$654,700	332.5	-2.6%	-5.3%	-3.8%	-6.8%	-8.0%	30.6%	104.1%
	Maple Ridge	$494,700	353.6	-1.9%	-5.8%	-5.3%	-5.3%	-8.1%	31.8%	143.5%
	New Westminster	$628,700	384.5	-0.5%	-2.3%	-3.4%	-4.3%	-1.5%	22.0%	110.6%
	North Vancouver	$794,800	322.7	-3.0%	-2.6%	-2.2%	-1.0%	3.4%	23.5%	99.2%
	Pitt Meadows	$569,400	394.0	-1.8%	-5.3%	-4.8%	-5.0%	-6.1%	30.3%	142.6%
	Port Coquitlam	$617,100	425.6	-1.0%	-3.1%	-2.9%	-4.8%	1.6%	33.4%	151.4%
	Port Moody	$723,600	396.3	-1.1%	-3.1%	-1.3%	-3.5%	2.4%	30.1%	120.9%
	Richmond	$704,300	391.1	-0.8%	-2.2%	-3.7%	-5.4%	1.6%	23.0%	109.4%
	Squamish	$617,900	365.2	-1.7%	-2.3%	1.5%	11.2%	-2.7%	34.1%	160.5%
	Sunshine Coast	$504,700	305.0	0.2%	-1.5%	1.2%	7.7%	-9.8%	18.3%	97.9%
	Tsawwassen	$632,700	299.4	-2.9%	-6.3%	-6.6%	-10.1%	-6.5%	21.6%	85.8%
	Vancouver East	$679,000	394.1	0.0%	-2.4%	-1.8%	-3.7%	-1.5%	11.7%	85.7%
	Vancouver West	$804,800	311.1	-1.9%	-4.1%	-4.1%	-5.7%	-1.0%	7.3%	59.9%
	West Vancouver	$1,255,800	242.2	-3.4%	-2.7%	0.0%	1.7%	0.7%	18.9%	56.6%
	Whistler	$662,900	285.9	-1.8%	-2.3%	1.6%	6.2%	-6.8%	35.8%	157.1%

HOW TO READ THE TABLE:

• Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.

• Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.

• x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)

In January 2005, the indexes are set to 100.

Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not included duplexes.

Lower Mainland includes areas serviced by both Greater Vancouver Realtors & Fraser Valley Real Estate Board.

The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.

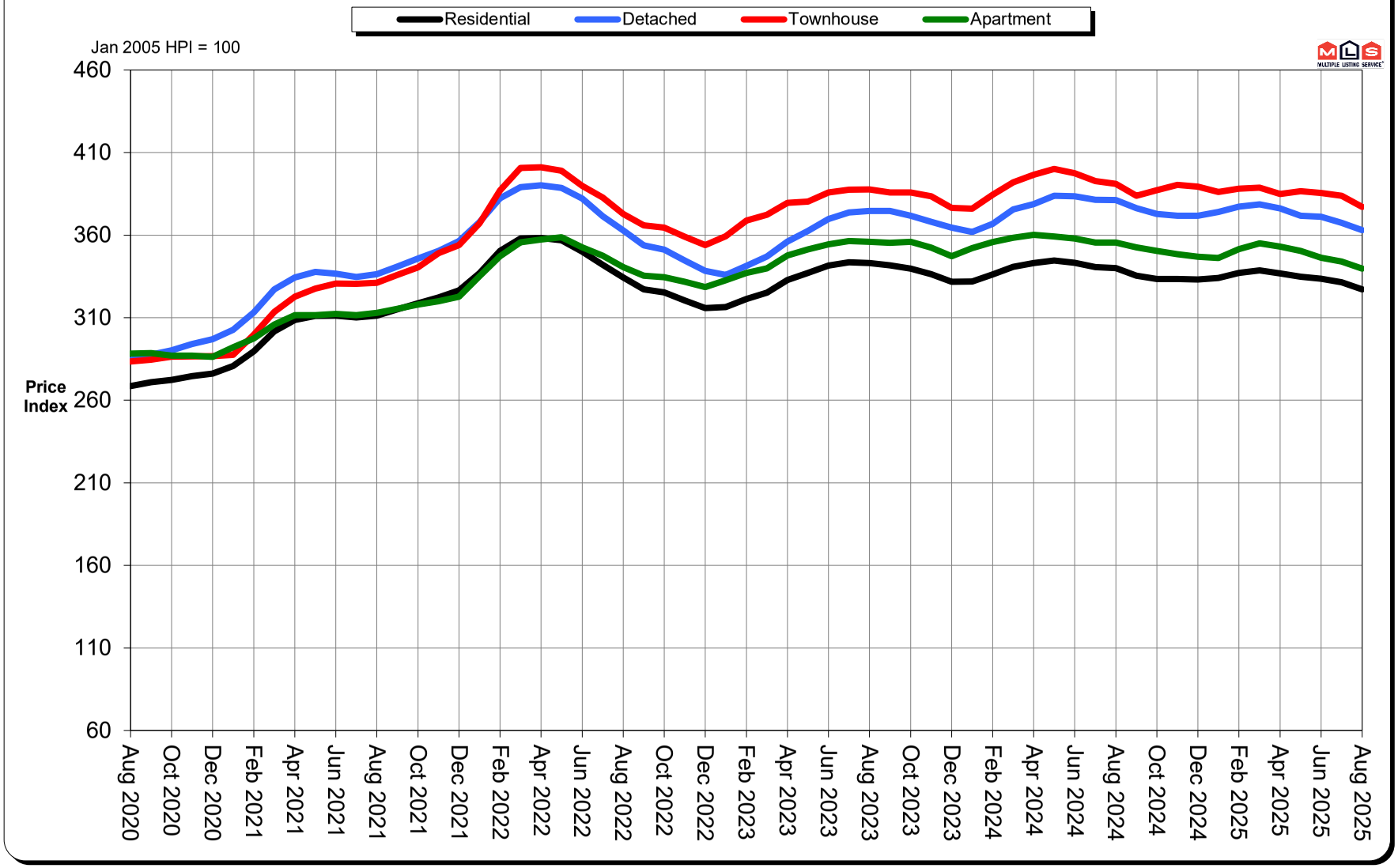
MLS® MULTIPLE LISTING SERVICE®

* MLS®, Multiple Listing Service®, and all related graphics are trademarks of The Canadian Real Estate Association

MLS® HOME PRICE INDEX

Greater Vancouver
5 Year Trend

GREATER VANCOUVER REALTORS®



MLS® SALES Facts

GREATER VANCOUVER REALTORS®

August 2025

			Bowen Island	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
August 2025	Number of Sales	Detached	6	38	59	33	9	72	7	42	19	12	58	11	51	66	55	26	11	575
		Attached	0	31	36	18	0	35	14	27	9	11	57	17	6	76	54	3	15	409
		Apartment	0	170	68	14	0	40	52	68	18	22	108	19	4	75	271	13	14	956
	Median Selling Price	Detached	n/a	$2,000,000	$1,655,000	$1,512,500	n/a	$1,225,000	n/a	$1,897,500	n/a	n/a	$1,940,000	n/a	$926,500	$1,745,000	$3,100,000	$2,974,500	n/a	
		Attached	n/a	$1,055,000	$1,075,000	n/a	n/a	$790,000	n/a	$1,295,000	n/a	n/a	$1,025,000	n/a	n/a	$1,435,000	$1,580,925	n/a	n/a	n/a
		Apartment	n/a	$662,750	$665,000	n/a	n/a	$553,500	$584,000	$756,500	n/a	$749,000	$640,000	n/a	n/a	$690,000	$830,000	n/a	n/a	
July 2025	Number of Sales	Detached	5	54	65	34	2	70	14	73	31	9	60	27	42	63	62	40	9	660
		Attached	0	55	47	20	0	43	15	45	19	26	49	11	5	63	42	5	14	459
		Apartment	0	227	93	12	1	33	70	71	35	31	132	8	2	115	292	17	19	1,158
	Median Selling Price	Detached	n/a	$2,117,500	$1,750,000	$1,590,000	n/a	$1,227,500	n/a	$1,981,000	$1,350,000	n/a	$2,122,500	$1,749,900	$848,000	$1,809,444	$3,190,000	$2,762,500	n/a	
		Attached	n/a	$1,060,000	$1,098,000	$987,000	n/a	$788,500	n/a	$1,371,000	n/a	$1,024,875	$1,098,900	n/a	n/a	$1,499,900	$1,515,000	n/a	n/a	n/a
		Apartment	n/a	$680,000	$660,000	n/a	n/a	$499,900	$580,500	$784,000	$540,000	$767,000	$668,500	n/a	n/a	$666,000	$830,000	n/a	n/a	
August 2024	Number of Sales	Detached	5	43	40	31	7	66	16	43	12	6	45	16	44	45	47	35	8	509
		Attached	0	35	37	14	1	44	9	26	20	9	40	9	4	66	38	1	17	370
		Apartment	0	204	94	11	0	34	54	76	24	24	104	7	5	82	251	21	21	1,012
	Median Selling Price	Detached	n/a	$2,150,000	$1,717,000	$1,500,000	n/a	$1,257,500	n/a	$2,135,000	n/a	n/a	$2,150,600	n/a	$986,000	$1,872,500	$3,790,000	$2,800,000	n/a	
		Attached	n/a	$1,185,000	$1,070,000	n/a	n/a	$765,750	n/a	$1,450,000	$922,500	n/a	$1,080,000	n/a	n/a	$1,480,000	$1,570,825	n/a	n/a	n/a
		Apartment	n/a	$720,000	$672,500	n/a	n/a	$530,000	$646,000	$795,950	$620,450	$690,000	$659,900	n/a	n/a	$647,000	$849,500	$1,330,000	$765,000	
Jan. - Aug. 2025 *Year-to-date*	Number of Sales	Detached	40	307	394	244	33	537	83	486	167	97	423	131	329	517	413	239	68	4,508
		Attached	0	299	363	126	2	330	92	277	125	104	401	143	36	522	408	35	141	3,404
		Apartment	0	1,372	707	147	3	268	499	640	207	189	930	114	26	777	2,163	96	139	8,277
	Median Selling Price	Detached	$1,522,500	$2,100,000	$1,700,000	$1,515,500	$830,000	$1,255,000	$1,550,000	$2,125,000	$1,394,000	$1,855,000	$1,984,476	$1,681,000	$900,000	$1,830,000	$3,268,000	$2,950,000	$2,550,000	
		Attached	n/a	$1,065,000	$1,156,300	$972,500	n/a	$801,500	$965,000	$1,375,000	$950,000	$1,037,500	$1,095,000	$1,065,000	$647,500	$1,425,000	$1,541,250	$1,880,000	$1,295,000	n/a
		Apartment	n/a	$700,000	$670,000	$650,000	n/a	$532,869	$613,750	$789,000	$595,000	$765,000	$663,000	$673,500	$530,000	$685,000	$828,944	$1,240,000	$690,000	
Jan. - Aug. 2024 *Year-to-date*	Number of Sales	Detached	34	419	420	252	30	696	119	491	171	81	521	120	311	609	553	284	73	5,184
		Attached	0	323	331	143	2	410	80	286	143	117	431	125	42	576	394	27	119	3,549
		Apartment	0	1,569	782	131	0	316	546	745	263	203	1,047	81	33	914	2,288	144	186	9,248
	Median Selling Price	Detached	$1,434,000	$2,160,000	$1,780,000	$1,488,500	$830,000	$1,299,900	$1,580,000	$2,238,000	$1,452,500	$1,927,500	$2,136,800	$1,563,000	$952,500	$1,968,888	$3,540,000	$2,941,000	$2,170,000	
		Attached	n/a	$1,077,000	$1,150,000	$1,067,881	n/a	$810,000	$990,000	$1,440,250	$950,000	$1,076,500	$1,173,000	$1,005,000	$654,500	$1,493,000	$1,630,000	$2,362,500	$1,380,000	n/a
		Apartment	n/a	$728,000	$682,500	$659,000	n/a	$536,950	$635,000	$800,000	$625,000	$762,000	$708,000	$606,000	$557,500	$699,900	$850,000	$1,292,500	$551,900	

Note: Median Selling Prices are not reported for areas with less than 20 sales or for the Gulf Islands

MLS® MULTIPLE LISTING SERVICE®

MLS® LISTINGS Facts

GREATER VANCOUVER REALTORS®

August 2025

			Bowen Island	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
August 2025	Number of Listings	Detached	19	111	142	73	6	158	37	100	43	14	145	20	84	141	149	98	25	1,365
		Attached	0	79	84	32	0	62	23	58	31	23	136	19	9	142	122	13	29	862
		Apartment	0	335	192	25	0	59	127	143	44	46	273	22	13	175	493	26	21	1,994
	% Sales to Listings	Detached	32%	34%	42%	45%	150%	46%	19%	42%	44%	86%	40%	55%	61%	47%	37%	27%	44%	
		Attached	n/a	39%	43%	56%	n/a	56%	61%	47%	29%	48%	42%	89%	67%	54%	44%	23%	52%	n/a
		Apartment	n/a	51%	35%	56%	n/a	68%	41%	48%	41%	48%	40%	86%	31%	43%	55%	50%	67%	
July 2025	Number of Listings	Detached	17	144	156	98	17	225	37	150	43	47	176	31	109	194	175	141	29	1,789
		Attached	0	111	105	51	0	97	30	81	45	41	148	29	14	181	158	20	21	1,132
		Apartment	0	490	241	34	0	90	166	230	58	69	307	30	14	225	689	44	31	2,718
	% Sales to Listings	Detached	29%	38%	42%	35%	12%	31%	38%	49%	72%	19%	34%	87%	39%	32%	35%	28%	31%	
		Attached	n/a	50%	45%	39%	n/a	44%	50%	56%	42%	63%	33%	38%	36%	35%	27%	25%	67%	n/a
		Apartment	n/a	46%	39%	35%	n/a	37%	42%	31%	60%	45%	43%	27%	14%	51%	42%	39%	61%	
August 2024	Number of Listings	Detached	8	90	161	38	9	173	23	80	46	39	151	23	90	146	120	101	20	1,318
		Attached	0	71	59	30	0	57	15	42	22	12	131	20	5	127	104	7	28	730
		Apartment	0	399	198	34	0	79	103	146	33	36	252	12	3	182	531	22	26	2,056
	% Sales to Listings	Detached	63%	48%	25%	82%	78%	38%	70%	54%	26%	15%	30%	70%	49%	31%	39%	35%	40%	
		Attached	n/a	49%	63%	47%	n/a	77%	60%	62%	91%	75%	31%	45%	80%	52%	37%	14%	61%	n/a
		Apartment	n/a	51%	47%	32%	n/a	43%	52%	52%	73%	67%	41%	58%	167%	45%	47%	95%	81%	
Jan. - Aug. 2025 *Year-to-date**	Number of Listings	Detached	135	1,130	1,254	753	115	1,728	310	1,313	476	325	1,462	254	992	1,636	1,614	1,163	222	14,882
		Attached	0	823	919	347	1	750	268	682	291	267	1,137	249	110	1,445	1,345	131	224	8,989
		Apartment	0	3,731	1,991	324	3	685	1,348	1,754	501	541	2,705	257	86	2,144	6,141	332	288	22,831
	% Sales to Listings	Detached	30%	27%	31%	32%	29%	31%	27%	37%	35%	30%	29%	52%	33%	32%	26%	21%	31%	
		Attached	n/a	36%	39%	36%	200%	44%	34%	41%	43%	39%	35%	57%	33%	36%	30%	27%	63%	n/a
		Apartment	n/a	37%	36%	45%	100%	39%	37%	36%	41%	35%	34%	44%	30%	36%	35%	29%	48%	
Jan. - Aug. 2024 *Year-to-date**	Number of Listings	Detached	105	965	1,155	531	99	1,726	298	1,084	436	269	1,372	267	935	1,519	1,534	1,151	209	13,655
		Attached	1	690	708	256	7	747	180	617	274	204	917	217	91	1,368	1,136	104	271	7,788
		Apartment	0	3,622	1,637	263	0	718	1,067	1,497	434	360	2,250	167	78	2,014	5,945	362	327	20,741
	% Sales to Listings	Detached	32%	43%	36%	47%	30%	40%	40%	45%	39%	30%	38%	45%	33%	40%	36%	25%	35%	
		Attached	0%	47%	47%	56%	29%	55%	44%	46%	52%	57%	47%	58%	46%	42%	35%	26%	44%	n/a
		Apartment	n/a	43%	48%	50%	n/a	44%	51%	50%	61%	56%	47%	49%	42%	45%	38%	40%	57%	

*** Year-to-date listings represent a cumulative total of listings rather than total active listings.**

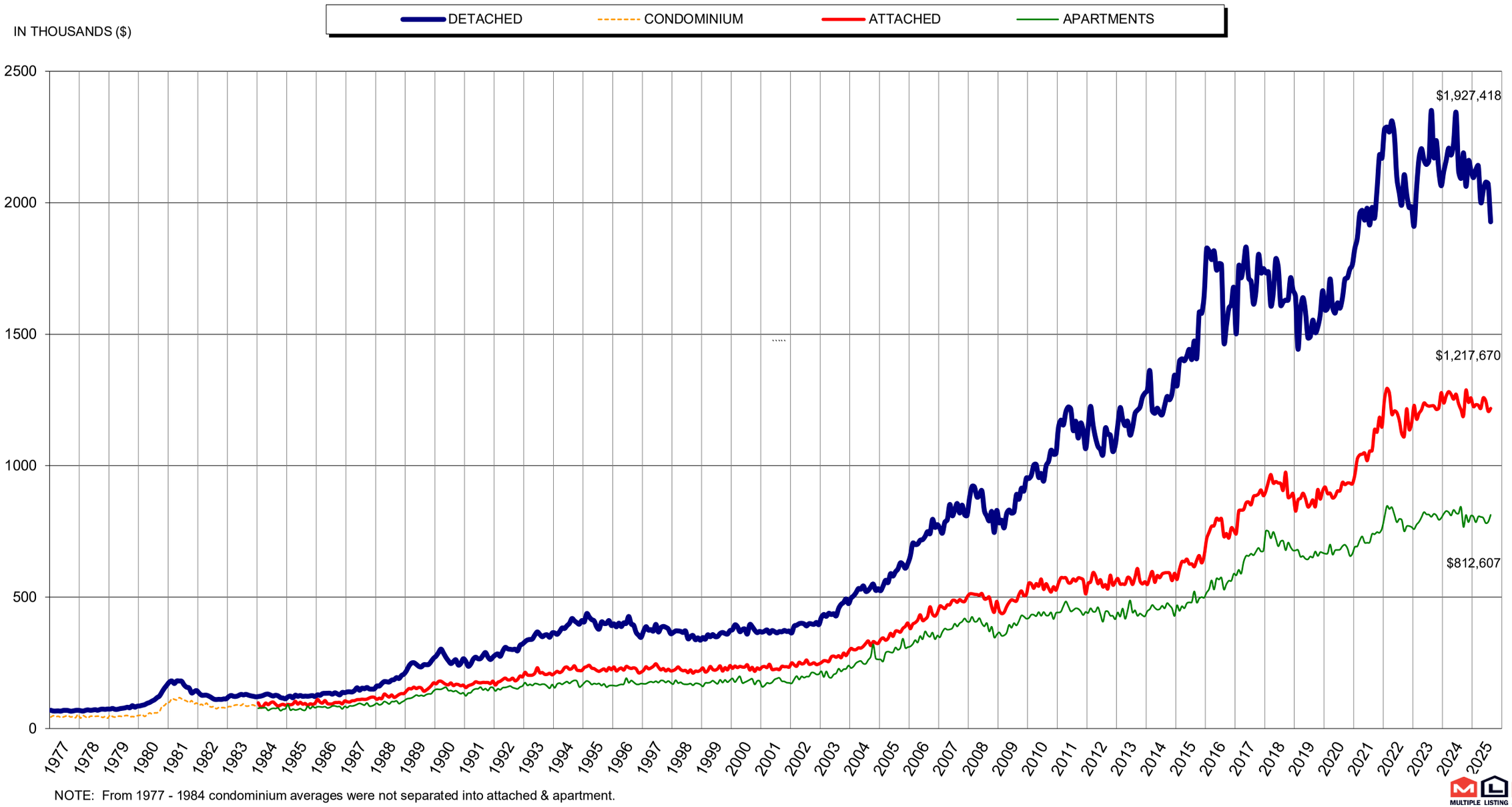
MLS® MULTIPLE LISTING SERVICE®

Listing & Sales Activity Summary

	Listings				Sales						
	1 Aug 2024	2 Jul 2025	3 Aug 2025	Col. 2 & 3 Percentage Variance	5 Aug 2024	6 Jul 2025	7 Aug 2025	Col. 6 & 7 Percentage Variance	9 Jun 2024 - Aug 2024	10 Jun 2025 - Aug 2025	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	8	17	19	11.8	5	5	6	20.0	11	18	63.6
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
BURNABY				%				%			%
DETACHED	90	144	111	-22.9	43	54	38	-29.6	159	131	-17.6
ATTACHED	71	111	79	-28.8	35	55	31	-43.6	123	119	-3.3
APARTMENTS	399	490	335	-31.6	204	227	170	-25.1	633	574	-9.3
COQUITLAM											
DETACHED	161	156	142	-9.0	40	65	59	-9.2	147	172	17.0
ATTACHED	59	105	84	-20.0	37	47	36	-23.4	112	129	15.2
APARTMENTS	198	241	192	-20.3	94	93	68	-26.9	277	238	-14.1
DELTA											
DETACHED	38	98	73	-25.5	31	34	33	-2.9	103	117	13.6
ATTACHED	30	51	32	-37.3	14	20	18	-10.0	50	58	16.0
APARTMENTS	34	34	25	-26.5	11	12	14	16.7	47	46	-2.1
ISLANDS - GULF											
DETACHED	9	17	6	-64.7	7	2	9	350.0	14	15	7.1
ATTACHED	0	0	0	0.0	1	0	0	0.0	1	0	-100.0
APARTMENTS	0	0	0	0.0	0	1	0	-100.0	0	1	100.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	173	225	158	-29.8	66	70	72	2.9	237	211	-11.0
ATTACHED	57	97	62	-36.1	44	43	35	-18.6	141	125	-11.3
APARTMENTS	79	90	59	-34.4	34	33	40	21.2	116	105	-9.5
NEW WESTMINSTER											
DETACHED	23	37	37	0.0	16	14	7	-50.0	52	31	-40.4
ATTACHED	15	30	23	-23.3	9	15	14	-6.7	29	43	48.3
APARTMENTS	103	166	127	-23.5	54	70	52	-25.7	205	169	-17.6
NORTH VANCOUVER											
DETACHED	80	150	100	-33.3	43	73	42	-42.5	182	182	0.0
ATTACHED	42	81	58	-28.4	26	45	27	-40.0	109	120	10.1
APARTMENTS	146	230	143	-37.8	76	71	68	-4.2	273	224	-17.9
PORT COQUITLAM											
DETACHED	46	43	43	0.0	12	31	19	-38.7	55	71	29.1
ATTACHED	22	45	31	-31.1	20	19	9	-52.6	47	41	-12.8
APARTMENTS	33	58	44	-24.1	24	35	18	-48.6	82	77	-6.1
PORT MOODY/BELCARRA											
DETACHED	39	47	14	-70.2	6	9	12	33.3	29	35	20.7
ATTACHED	12	41	23	-43.9	9	26	11	-57.7	41	50	22.0
APARTMENTS	36	69	46	-33.3	24	31	22	-29.0	82	73	-11.0
RICHMOND											
DETACHED	151	176	145	-17.6	45	60	58	-3.3	181	177	-2.2
ATTACHED	131	148	136	-8.1	40	49	57	16.3	148	166	12.2
APARTMENTS	252	307	273	-11.1	104	132	108	-18.2	374	364	-2.7
SQUAMISH											
DETACHED	23	31	20	-35.5	16	27	11	-59.3	53	54	1.9
ATTACHED	20	29	19	-34.5	9	11	17	54.5	47	44	-6.4
APARTMENTS	12	30	22	-26.7	7	8	19	137.5	36	45	25.0
SUNSHINE COAST											
DETACHED	90	109	84	-22.9	44	42	51	21.4	123	138	12.2
ATTACHED	5	14	9	-35.7	4	5	6	20.0	17	11	-35.3
APARTMENTS	3	14	13	-7.1	5	2	4	100.0	12	8	-33.3
VANCOUVER EAST											
DETACHED	146	194	141	-27.3	45	63	66	4.8	209	224	7.2
ATTACHED	127	181	142	-21.5	66	63	76	20.6	193	203	5.2
APARTMENTS	182	225	175	-22.2	82	115	75	-34.8	323	298	-7.7
VANCOUVER WEST											
DETACHED	120	175	149	-14.9	47	62	55	-11.3	197	185	-6.1
ATTACHED	104	158	122	-22.8	38	42	54	28.6	148	165	11.5
APARTMENTS	531	689	493	-28.4	251	292	271	-7.2	876	843	-3.8
WEST VANCOUVER/HOWE SOUND											
DETACHED	101	141	98	-30.5	35	40	26	-35.0	114	96	-15.8
ATTACHED	7	20	13	-35.0	1	5	3	-40.0	14	15	7.1
APARTMENTS	22	44	26	-40.9	21	17	13	-23.5	62	45	-27.4
WHISTLER/PEMBERTON											
DETACHED	20	29	25	-13.8	8	9	11	22.2	25	35	40.0
ATTACHED	28	21	29	38.1	17	14	15	7.1	43	52	20.9
APARTMENTS	26	31	21	-32.3	21	19	14	-26.3	51	44	-13.7
GRAND TOTALS											
DETACHED	**1318**	**1789**	**1365**	**-23.7**	**509**	**660**	**575**	**-12.9**	**1891**	**1892**	**0.1**
ATTACHED	**730**	**1132**	**862**	**-23.9**	**370**	**459**	**409**	**-10.9**	**1263**	**1341**	**6.2**
APARTMENTS	**2056**	**2718**	**1994**	**-26.6**	**1012**	**1158**	**956**	**-17.4**	**3449**	**3154**	**-8.6**

GREATER VANCOUVER REALTORS®

Residential Average Sale Prices - January 1977 to August 2025



NOTE: From 1977 - 1984 condominium averages were not separated into attached & apartment.

MLS® MULTIPLE LISTING SERVICE®