News Release

GREATER VANCOUVER REALTORS®

FOR IMMEDIATE RELEASE:

Spring market brings abundance of opportunity for buyers

VANCOUVER, BC – May 2, 2025 – The slowdown in home sales registered on the Multiple Listing Service® (MLS®) in Metro Vancouver* that began early this year continued in April, with sales down nearly 24 per cent year-over-year.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 2,163 in April 2025, a 23.6 per cent decrease from the 2,831 sales recorded in April 2024. This was 28.2 per cent below the 10-year seasonal average (3,014).

"From a historical perspective, the slower sales we're now seeing stand out as unusual, particularly against a backdrop of significantly improved borrowing conditions, which typically helps to boost sales," said Andrew Lis, GVR's director of economics and data analytics. "What's also unusual is starting the year with Canada's largest trading partner threatening to tilt our economy into recession via trade policy, while at the same time having Canadians head to the polls to elect a new federal government. These issues have been hard to ignore, and the April home sales figures suggest some buyers have continued to patiently wait out the storm."

There were 6,850 detached, attached and apartment properties newly listed for sale on the MLS® in Metro Vancouver in April 2025. This represents a 3.4 per cent decrease compared to the 7,092 properties listed in April 2024 and was 19.5 per cent above the 10-year seasonal average (5,731) for the month.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 16,207, a 29.7 per cent increase compared to April 2024 (12,491). This is 47.6 per cent above the 10-year seasonal average (10,979).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for April 2025 is 13.8 per cent. By property type, the ratio is 9.9 per cent for detached homes, 17.5 per cent for attached, and 15.7 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.

“While the headlines have been filled with worrying news lately, there are positives in the current market worth highlighting, especially for buyers,” Lis said. “Inventory levels have just crested 16,000 for the first time since 2019, prices have stayed fairly stable for the past few months, and borrowing costs are the lowest they’ve been in years. These factors benefit buyers, and with balanced conditions across the market overall, there’s plenty of opportunity for anyone looking to make a purchase.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently $1,184,500. This represents a 1.8 per cent decrease over April 2024 and a 0.5 per cent decrease compared to March 2025.

Sales of detached homes in April 2025 reached 578, a 29 per cent decrease from the 814 detached sales recorded in April 2024. The benchmark price for a detached home is $2,021,800. This represents a 0.7 per cent decrease from April 2024 and a 0.6 per cent decrease compared to March 2025.

Sales of apartment homes reached 1,130 in April 2025, a 20.2 per cent decrease compared to the 1,416 sales in April 2024. The benchmark price of an apartment home is $762,800. This represents a two per cent decrease from April 2024 and a 0.6 per cent decrease compared to March 2025.

Attached home sales in April 2025 totalled 442, a 23.8 per cent decrease compared to the 580 sales in April 2024. The benchmark price of a townhouse is $1,102,300. This represents a 2.9 per cent decrease from April 2024 and a one per cent decrease compared to March 2025.

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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.

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MLS® HOME PRICE INDEX *

April 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	$1,113,200	339.8	-0.4%	0.9%	0.9%	-2.1%	-9.6%	32.1%	66.4%
	Greater Vancouver	$1,184,500	336.9	-0.5%	0.9%	1.0%	-1.8%	-6.0%	27.7%	56.6%
	Bowen Island	$1,332,100	278.7	-3.8%	-8.9%	-7.9%	-5.1%	-20.8%	43.4%	124.2%
	Burnaby East	$1,131,200	359.7	-0.5%	0.2%	-0.7%	-3.0%	-5.1%	25.0%	76.4%
	Burnaby North	$998,800	332.8	-1.1%	0.5%	0.5%	-2.1%	-6.8%	21.0%	66.5%
	Burnaby South	$1,123,900	348.3	0.0%	0.2%	0.5%	-2.4%	-6.9%	19.9%	65.1%
	Coquitlam	$1,080,300	339.4	-0.7%	0.4%	0.0%	-4.0%	-11.8%	28.2%	83.9%
	Ladner	$1,152,200	335.2	-0.7%	0.1%	-1.1%	-2.1%	-6.4%	42.3%	92.4%
	Maple Ridge	$981,600	341.4	0.5%	1.1%	0.5%	-1.2%	-13.3%	44.5%	133.5%
	New Westminster	$815,500	373.2	-0.4%	-0.7%	-0.4%	-2.7%	-4.4%	29.2%	93.1%
	North Vancouver	$1,356,600	315.9	-1.0%	0.8%	2.8%	-2.1%	-7.3%	26.3%	60.0%
	Pitt Meadows	$939,100	375.0	-1.1%	2.4%	-1.6%	-2.3%	-7.7%	46.3%	148.0%
	Port Coquitlam	$955,200	371.4	0.0%	0.5%	0.8%	-1.5%	-7.1%	45.5%	121.6%
	Port Moody	$1,088,900	347.6	-0.6%	0.0%	-2.0%	-4.1%	-10.5%	34.1%	95.8%
	Richmond	$1,145,100	377.0	-1.1%	-0.8%	0.0%	-3.7%	-4.0%	30.0%	63.3%
	Squamish	$1,130,500	375.6	0.3%	4.6%	2.8%	2.8%	-3.4%	43.6%	140.9%
	Sunshine Coast	$794,500	291.0	-3.3%	-7.2%	-5.8%	-4.9%	-15.9%	43.3%	129.9%
	Tsawwassen	$1,215,200	315.9	-0.7%	1.1%	3.0%	-4.6%	-8.9%	33.3%	67.4%
	Vancouver East	$1,224,400	382.0	0.2%	1.2%	0.7%	0.1%	-1.7%	28.7%	67.2%
	Vancouver West	$1,336,800	317.1	-0.7%	2.1%	2.9%	-0.8%	-2.5%	16.3%	26.6%
	West Vancouver	$2,559,800	276.2	0.8%	3.2%	1.8%	-1.3%	-9.8%	17.5%	23.2%
	Whistler	$1,364,600	302.2	0.5%	4.2%	0.8%	-2.7%	-12.8%	34.6%	133.7%
Single Family Detached	Lower Mainland	$1,809,000	397.1	-0.4%	1.0%	1.3%	-0.4%	-6.5%	42.3%	82.7%
	Greater Vancouver	$2,021,800	376.3	-0.6%	0.6%	0.9%	-0.7%	-3.6%	35.4%	62.0%
	Bowen Island	$1,334,000	278.4	-3.8%	-8.9%	-7.9%	-5.1%	-20.8%	43.4%	124.7%
	Burnaby East	$1,969,200	423.0	-1.3%	0.6%	-1.3%	0.9%	1.1%	38.4%	101.6%
	Burnaby North	$2,171,000	415.3	0.4%	1.1%	1.9%	2.6%	2.7%	40.0%	89.4%
	Burnaby South	$2,239,000	427.4	0.0%	-0.7%	-0.1%	-0.2%	-1.7%	35.0%	84.8%
	Coquitlam	$1,792,100	415.9	-1.2%	0.6%	-0.7%	-3.0%	-8.0%	42.2%	111.8%
	Ladner	$1,408,900	343.1	-0.9%	0.0%	-1.9%	-2.4%	-8.1%	45.1%	94.0%
	Maple Ridge	$1,304,200	381.7	1.3%	2.5%	1.3%	0.6%	-11.1%	52.0%	158.6%
	New Westminster	$1,595,400	391.9	-0.8%	-0.1%	-0.2%	-0.5%	-1.2%	38.7%	100.9%
	North Vancouver	$2,199,000	345.2	-2.0%	0.1%	3.0%	-2.6%	-6.8%	31.5%	72.6%
	Pitt Meadows	$1,302,600	390.4	-1.6%	4.5%	-2.2%	-2.3%	-10.8%	46.0%	137.6%
	Port Coquitlam	$1,408,900	398.8	-0.7%	0.6%	-3.3%	-2.1%	-8.0%	50.2%	131.5%
	Port Moody	$2,060,600	394.3	-2.4%	0.0%	-3.1%	-4.1%	-6.3%	42.0%	111.0%
	Richmond	$2,155,200	437.1	-0.7%	-1.1%	0.9%	-2.3%	-2.5%	32.0%	75.3%
	Squamish	$1,661,500	414.4	0.7%	6.5%	9.7%	9.0%	-4.4%	43.7%	172.3%
	Sunshine Coast	$840,000	292.2	-3.8%	-9.1%	-6.8%	-5.6%	-18.1%	43.3%	131.5%
	Tsawwassen	$1,620,500	357.7	-1.8%	1.1%	5.5%	-3.5%	-6.7%	43.5%	87.5%
	Vancouver East	$1,852,000	413.1	-0.1%	0.5%	-2.1%	-0.5%	-4.3%	29.5%	71.4%
	Vancouver West	$3,427,100	357.1	-0.7%	-0.2%	1.7%	-2.5%	-3.8%	14.5%	31.6%
	West Vancouver	$3,345,300	311.7	2.1%	4.6%	3.7%	3.1%	-1.3%	27.4%	36.7%
	Whistler	$2,617,200	340.2	2.7%	9.6%	8.4%	8.3%	-5.0%	45.6%	137.9%

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.
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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.

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MLS® HOME PRICE INDEX *

April 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	$973,300	371.6	-0.6%	0.2%	-0.1%	-2.5%	-6.4%	42.4%	122.0%
	Greater Vancouver	$1,102,300	385.0	-1.0%	-0.3%	-0.6%	-2.9%	-4.0%	38.7%	117.1%
	Burnaby East	$921,400	401.3	1.6%	5.6%	2.7%	1.7%	6.1%	38.0%	125.1%
	Burnaby North	$912,100	371.4	0.8%	0.4%	-3.1%	-1.2%	-3.2%	33.3%	114.7%
	Burnaby South	$1,066,600	391.0	1.4%	0.9%	3.1%	-2.8%	-1.4%	33.3%	115.8%
	Coquitlam	$1,081,400	423.1	-0.2%	1.7%	4.6%	0.1%	-5.9%	43.8%	147.1%
	Ladner	$1,024,300	406.6	0.2%	-0.5%	0.1%	0.2%	1.6%	40.3%	135.3%
	Maple Ridge	$781,400	393.3	-1.5%	-0.5%	1.6%	-0.8%	-10.9%	46.3%	174.5%
	New Westminster	$929,900	398.6	0.7%	-1.5%	-2.4%	-2.5%	-2.6%	40.9%	115.5%
	North Vancouver	$1,325,300	362.6	0.9%	-3.3%	-2.9%	-4.5%	-5.1%	36.7%	116.3%
	Pitt Meadows	$844,000	413.7	-1.1%	2.4%	4.7%	-2.3%	-8.0%	43.2%	156.8%
	Port Coquitlam	$955,400	385.1	0.5%	3.4%	8.2%	-1.1%	-6.9%	46.0%	139.9%
	Port Moody	$1,043,800	403.3	0.9%	2.3%	-0.2%	-0.3%	-8.3%	43.4%	149.4%
	Richmond	$1,110,300	398.1	-1.2%	-0.1%	-1.5%	-3.8%	-1.3%	39.0%	113.0%
	Squamish	$1,040,700	391.8	-0.9%	3.0%	-2.4%	-3.9%	-3.6%	54.9%	164.9%
	Sunshine Coast	$753,700	352.7	-1.7%	2.0%	-3.6%	-3.8%	-2.7%	59.9%	144.4%
	Tsawwassen	$988,000	289.8	1.7%	-1.4%	-2.0%	-2.9%	-6.3%	16.7%	55.6%
	Vancouver East	$1,128,400	372.0	-2.7%	-1.1%	-2.4%	-1.4%	-0.9%	29.0%	94.7%
	Vancouver West	$1,424,700	336.1	-3.7%	-3.6%	-2.2%	-4.4%	-4.9%	22.3%	76.9%
	Whistler	$1,642,100	402.9	-1.9%	0.8%	-5.3%	-6.8%	-5.9%	60.1%	191.5%
Apartment	Lower Mainland	$707,800	355.1	-0.6%	1.7%	0.5%	-2.1%	-2.5%	25.5%	97.1%
	Greater Vancouver	$762,800	353.0	-0.6%	2.0%	0.7%	-2.0%	-1.2%	22.1%	95.5%
	Burnaby East	$789,200	334.3	0.7%	1.3%	0.3%	-3.0%	-4.8%	19.4%	88.6%
	Burnaby North	$743,400	363.5	-1.8%	1.4%	-0.2%	-3.4%	-2.8%	23.9%	107.2%
	Burnaby South	$836,900	383.4	-0.1%	0.9%	0.4%	-1.1%	-1.0%	18.7%	94.5%
	Coquitlam	$729,100	408.2	-0.7%	-0.1%	-0.8%	-3.4%	-4.1%	26.0%	137.9%
	Ladner	$686,800	348.8	-0.9%	7.6%	4.2%	0.4%	-5.8%	43.0%	122.2%
	Maple Ridge	$518,900	370.9	-0.1%	-1.3%	-6.5%	-4.5%	-8.1%	33.9%	152.8%
	New Westminster	$649,200	397.1	-0.5%	-0.1%	0.5%	-1.6%	-1.6%	25.8%	121.7%
	North Vancouver	$815,200	331.0	-0.3%	3.9%	3.1%	-1.0%	0.0%	25.8%	109.1%
	Pitt Meadows	$595,500	412.1	0.4%	-1.4%	-6.6%	-4.1%	-7.1%	32.3%	154.1%
	Port Coquitlam	$641,100	442.1	-0.1%	-0.7%	0.5%	0.0%	-1.8%	39.3%	166.8%
	Port Moody	$734,900	402.5	-0.4%	0.0%	-1.6%	-0.9%	-0.8%	27.4%	134.4%
	Richmond	$732,500	406.7	-1.7%	0.0%	-0.5%	-3.8%	2.2%	27.5%	115.3%
	Squamish	$621,600	367.4	2.8%	3.1%	0.7%	-0.8%	-3.5%	33.6%	165.5%
	Sunshine Coast	$507,500	306.6	2.7%	3.9%	-1.6%	-4.5%	-12.0%	18.6%	100.3%
	Tsawwassen	$673,500	318.7	-0.5%	6.4%	2.3%	-3.4%	-2.9%	31.7%	105.7%
	Vancouver East	$703,600	408.4	0.1%	1.1%	2.6%	-2.1%	-1.8%	15.1%	100.0%
	Vancouver West	$847,200	327.5	-0.2%	4.6%	2.1%	-0.6%	-1.7%	14.1%	75.0%
	West Vancouver	$1,216,700	234.7	-3.9%	2.3%	-2.0%	-8.8%	-9.0%	16.9%	63.7%
	Whistler	$659,300	284.3	1.2%	0.3%	-4.3%	-6.9%	-6.1%	33.1%	160.8%

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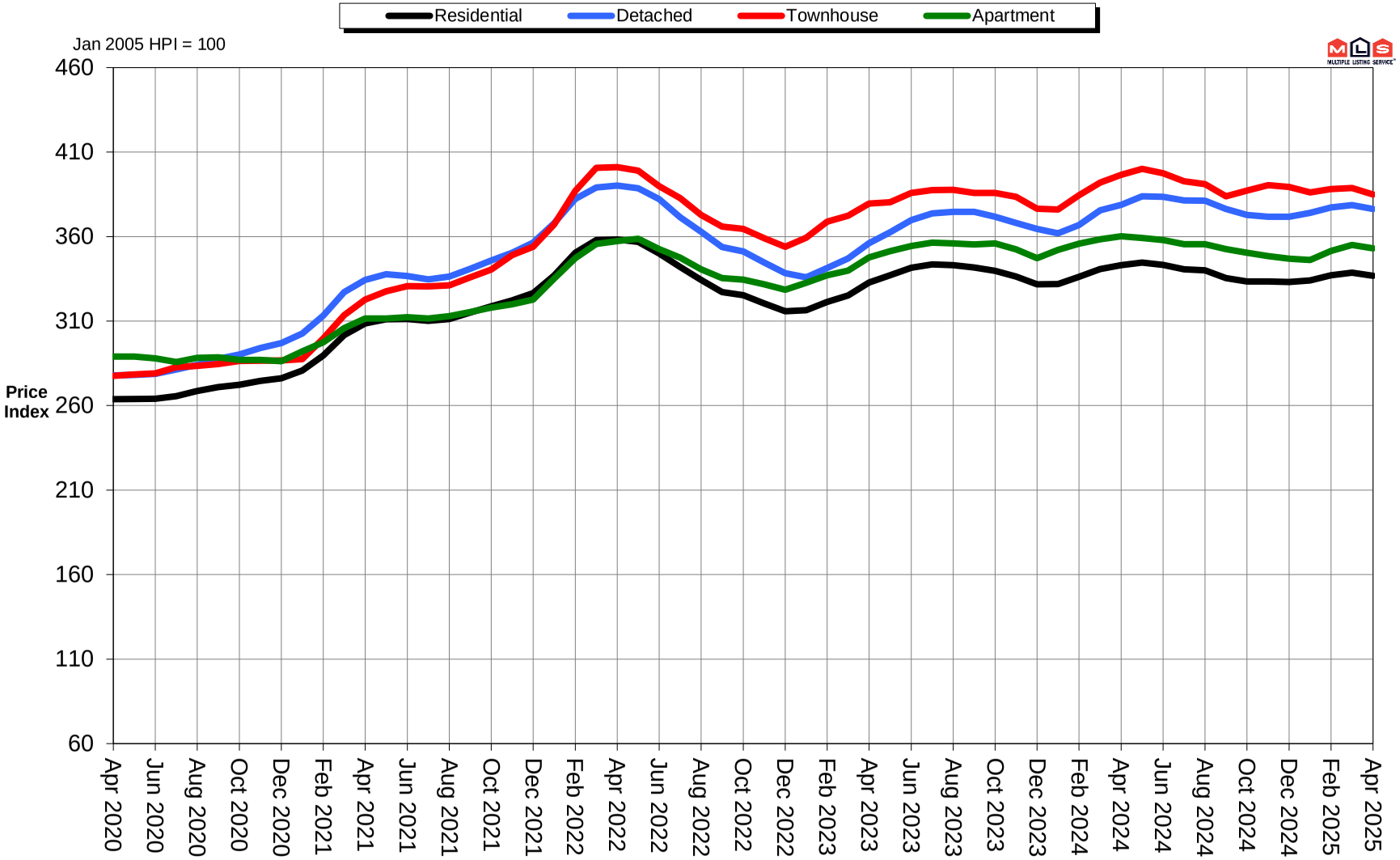
MLS® HOME PRICE INDEX

Greater Vancouver
5 Year Trend

GREATER VANCOUVER REALTORS®



MLS® SALES Facts

GREATER VANCOUVER REALTORS®

April 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
April 2025	Number of Sales	Detached	4	38	46	26	2	74	12	73	27	14	47	25	41	67	52	26	4	578
		Attached	0	32	64	11	1	41	11	33	19	13	49	24	6	63	53	1	21	442
		Apartment	0	191	77	19	0	38	64	96	24	22	117	19	7	110	321	10	15	1,130
	Median Selling Price	Detached	n/a	$2,125,000	$1,725,000	$1,514,500	n/a	$1,227,500	n/a	$2,100,000	$1,485,000	n/a	$2,080,000	$1,679,000	$1,000,000	$1,780,000	$3,197,500	$2,373,750	n/a	
		Attached	n/a	$1,027,500	$1,189,000	n/a	n/a	$795,000	n/a	$1,450,000	n/a	n/a	$1,050,000	$1,150,000	n/a	$1,500,000	$1,448,000	n/a	$995,000	n/a
		Apartment	n/a	$708,000	$626,950	n/a	n/a	$526,250	$628,750	$809,000	$590,000	$717,500	$660,888	n/a	n/a	$663,500	$851,800	n/a	n/a	
March 2025	Number of Sales	Detached	3	34	49	33	5	61	6	60	19	13	46	13	31	69	52	28	5	527
		Attached	0	48	71	13	1	47	12	33	15	10	51	20	7	73	51	3	17	472
		Apartment	0	145	113	21	0	27	86	77	28	28	122	11	2	105	291	9	19	1,084
	Median Selling Price	Detached	n/a	$2,526,500	$1,700,000	$1,500,000	n/a	$1,277,500	n/a	$2,172,500	n/a	n/a	$1,915,000	n/a	$904,761	$1,950,000	$3,337,500	$3,984,500	n/a	
		Attached	n/a	$1,074,000	$1,180,000	n/a	n/a	$820,650	n/a	$1,390,000	n/a	n/a	$1,100,000	$1,001,950	n/a	$1,469,167	$1,595,000	n/a	n/a	n/a
		Apartment	n/a	$725,000	$686,900	$650,000	n/a	$525,000	$610,000	$805,000	$612,750	$772,500	$645,000	n/a	n/a	$692,000	$835,000	n/a	n/a	
April 2024	Number of Sales	Detached	4	56	64	34	2	109	12	76	35	11	86	12	50	117	90	44	12	814
		Attached	0	53	46	26	0	67	16	55	21	27	64	23	8	89	67	1	17	580
		Apartment	0	225	127	24	0	43	77	117	46	33	180	15	6	143	313	24	43	1,416
	Median Selling Price	Detached	n/a	$2,207,535	$1,789,950	$1,542,500	n/a	$1,235,000	n/a	$2,211,000	$1,500,000	n/a	$2,055,000	n/a	$1,029,000	$1,990,000	$3,589,950	$2,994,000	n/a	
		Attached	n/a	$1,088,000	$1,185,450	$1,095,000	n/a	$825,888	n/a	$1,534,500	$999,999	$1,065,000	$1,156,250	$1,055,000	n/a	$1,485,000	$1,770,000	n/a	n/a	n/a
		Apartment	n/a	$755,000	$675,000	$661,250	n/a	$525,000	$626,000	$812,500	$640,500	$760,000	$690,000	n/a	n/a	$725,000	$845,000	$1,401,000	$564,000	
Jan. - Apr. 2025 *Year-to-date*	Number of Sales	Detached	16	139	168	94	12	250	32	223	80	45	184	60	140	221	175	98	25	1,962
		Attached	0	131	197	50	2	166	37	117	63	40	191	78	21	249	177	11	64	1,594
		Apartment	0	622	371	78	2	129	271	333	112	86	441	52	14	378	1,030	37	80	4,036
	Median Selling Price	Detached	n/a	$2,150,000	$1,706,000	$1,520,000	n/a	$1,292,500	$1,550,000	$2,195,000	$1,429,950	$1,850,000	$1,942,900	$1,680,000	$902,381	$1,861,535	$3,300,000	$3,042,500	$3,221,500	
		Attached	n/a	$1,050,000	$1,198,900	$980,000	n/a	$820,000	$1,035,000	$1,390,000	$951,000	$1,057,500	$1,099,000	$1,092,000	$792,000	$1,470,000	$1,566,500	n/a	$992,500	n/a
		Apartment	n/a	$725,000	$680,000	$662,550	n/a	$532,869	$615,000	$800,000	$600,000	$751,900	$670,000	$722,500	n/a	$688,000	$835,000	$1,150,000	$650,000	
Jan. - Apr. 2024 *Year-to-date*	Number of Sales	Detached	14	195	195	115	12	361	53	211	86	36	263	47	137	296	259	136	31	2,447
		Attached	0	152	173	74	1	207	38	138	72	61	213	58	20	297	190	7	62	1,763
		Apartment	0	727	403	65	0	158	254	364	140	95	522	32	17	453	1,063	56	112	4,461
	Median Selling Price	Detached	n/a	$2,150,000	$1,790,000	$1,499,000	n/a	$1,290,000	$1,665,000	$2,200,000	$1,482,500	$1,930,000	$2,150,000	$1,561,000	$931,250	$1,925,000	$3,538,500	$2,900,000	$2,400,000	
		Attached	n/a	$1,042,500	$1,180,000	$1,087,500	n/a	$819,900	$1,025,000	$1,443,000	$963,750	$1,051,000	$1,181,000	$1,007,000	$580,000	$1,505,500	$1,725,400	n/a	$1,415,000	n/a
		Apartment	n/a	$735,000	$678,000	$690,000	n/a	$539,900	$636,250	$812,000	$640,000	$740,000	$716,000	$600,000	n/a	$700,045	$840,000	$1,438,500	$589,000	

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®

April 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
April 2025	Number of Listings	Detached	23	159	194	111	19	234	43	248	74	51	217	44	172	240	260	198	20	2,307
		Attached	0	120	152	47	0	111	38	113	42	39	154	43	14	175	191	13	38	1,290
		Apartment	0	530	276	43	3	93	197	267	78	85	362	36	12	312	860	62	34	3,250
	% Sales to Listings	Detached	17%	24%	24%	23%	11%	32%	28%	29%	36%	27%	22%	57%	24%	28%	20%	13%	20%	n/a
		Attached	n/a	27%	42%	23%	n/a	37%	29%	29%	45%	33%	32%	56%	43%	36%	28%	8%	55%	
		Apartment	n/a	36%	28%	44%	0%	41%	32%	36%	31%	26%	32%	53%	58%	35%	37%	16%	44%	
March 2025	Number of Listings	Detached	19	153	159	88	21	230	43	159	61	37	194	35	161	234	204	157	28	1,983
		Attached	0	112	139	40	0	89	42	81	43	36	137	22	15	185	185	11	29	1,166
		Apartment	0	522	288	36	0	89	183	268	71	74	395	39	16	310	924	34	53	3,302
	% Sales to Listings	Detached	16%	22%	31%	38%	24%	27%	14%	38%	31%	35%	24%	37%	19%	29%	25%	18%	18%	n/a
		Attached	n/a	43%	51%	33%	n/a	53%	29%	41%	35%	28%	37%	91%	47%	39%	28%	27%	59%	
		Apartment	n/a	28%	39%	58%	n/a	30%	47%	29%	39%	38%	31%	28%	13%	34%	31%	26%	36%	
April 2024	Number of Listings	Detached	14	163	218	102	27	262	47	231	69	51	236	43	143	303	262	214	32	2,417
		Attached	0	117	103	42	1	136	24	115	44	38	155	28	13	213	218	15	48	1,310
		Apartment	0	569	224	38	0	87	176	254	74	68	369	27	10	340	1,009	58	51	3,354
	% Sales to Listings	Detached	29%	34%	29%	33%	7%	42%	26%	33%	51%	22%	36%	28%	35%	39%	34%	21%	38%	n/a
		Attached	n/a	45%	45%	62%	0%	49%	67%	48%	48%	71%	41%	82%	62%	42%	31%	7%	35%	
		Apartment	n/a	40%	57%	63%	n/a	49%	44%	46%	62%	49%	49%	56%	60%	42%	31%	41%	84%	
Jan. - Apr. 2025 *Year-to-date**	Number of Listings	Detached	56	530	588	358	58	853	142	643	245	159	735	126	508	805	819	609	94	7,328
		Attached	0	402	482	173	1	360	123	338	136	117	531	123	50	725	705	64	118	4,448
		Apartment	0	1,975	1,091	182	3	367	714	924	262	267	1,397	140	45	1,125	3,324	164	161	12,141
	% Sales to Listings	Detached	29%	26%	29%	26%	21%	29%	23%	35%	33%	28%	25%	48%	28%	27%	21%	16%	27%	n/a
		Attached	n/a	33%	41%	29%	200%	46%	30%	35%	46%	34%	36%	63%	42%	34%	25%	17%	54%	
		Apartment	n/a	31%	34%	43%	67%	35%	38%	36%	43%	32%	32%	37%	31%	34%	31%	23%	50%	
Jan. - Apr. 2024 *Year-to-date**	Number of Listings	Detached	45	438	516	263	45	832	157	512	196	116	693	131	435	732	740	585	83	6,519
		Attached	1	307	358	123	1	381	89	292	116	96	403	95	49	697	559	45	136	3,748
		Apartment	0	1,663	748	125	0	399	526	724	228	178	1,080	79	40	1,058	2,940	174	183	10,145
	% Sales to Listings	Detached	31%	45%	38%	44%	27%	43%	34%	41%	44%	31%	38%	36%	31%	40%	35%	23%	37%	n/a
		Attached	0%	50%	48%	60%	100%	54%	43%	47%	62%	64%	53%	61%	41%	43%	34%	16%	46%	
		Apartment	n/a	44%	54%	52%	n/a	40%	48%	50%	61%	53%	48%	41%	43%	43%	36%	32%	61%	

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

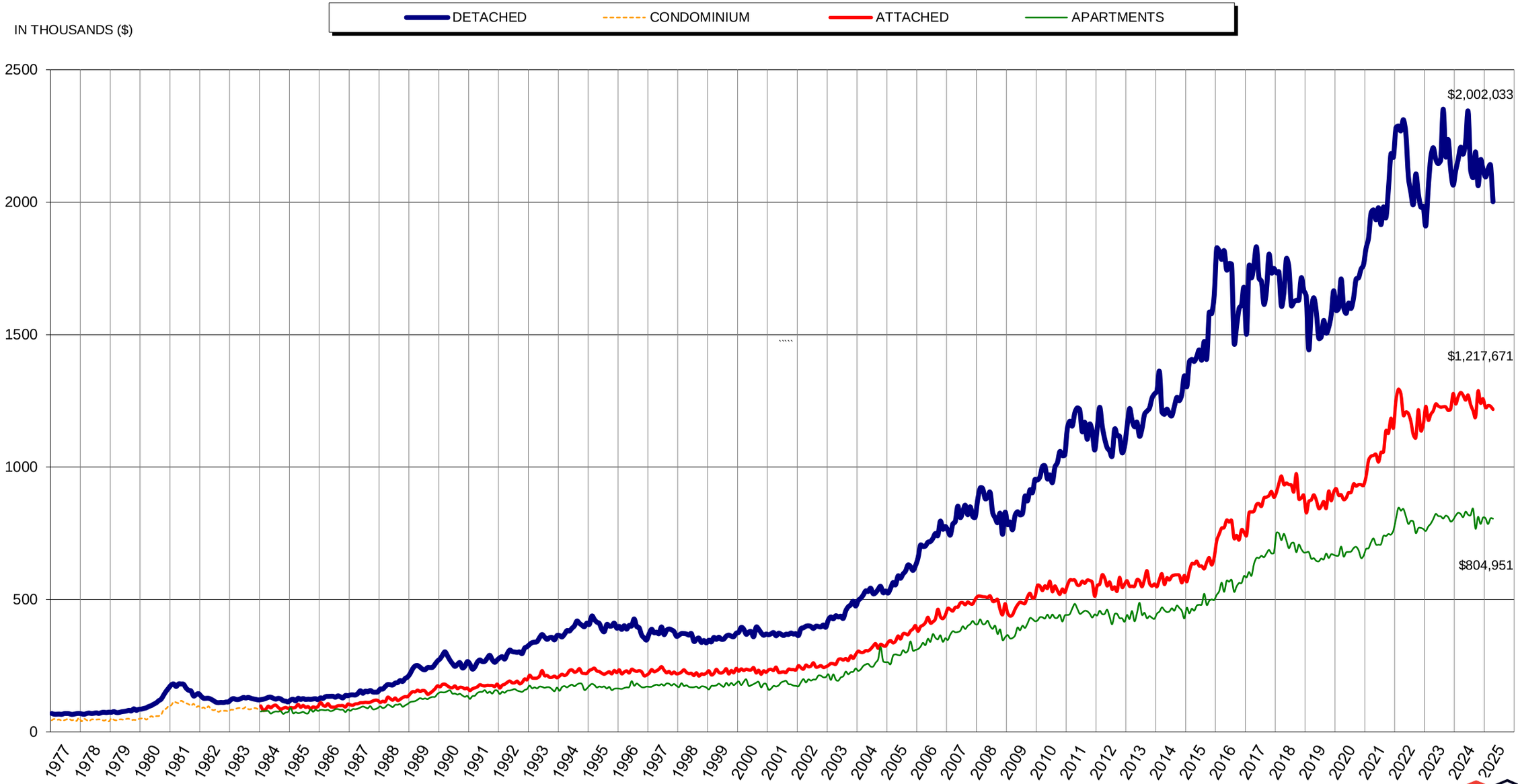
MULTIPLE LISTING SERVICE®

Listing & Sales Activity Summary

	Listings				Sales						
	1 Apr 2024	2 Mar 2025	3 Apr 2025	Col. 2 & 3 Percentage Variance	5 Apr 2024	6 Mar 2025	7 Apr 2025	Col. 6 & 7 Percentage Variance	9 Feb 2024 - Apr 2024	10 Feb 2025 - Apr 2025	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	14	19	23	21.1	4	3	4	33.3	11	14	27.3
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	163	153	159	3.9	56	34	38	11.8	153	107	-30.1
ATTACHED	117	112	120	7.1	53	48	32	-33.3	123	114	-7.3
APARTMENTS	569	522	530	1.5	225	145	191	31.7	593	491	-17.2
COQUITLAM											
DETACHED	218	159	194	22.0	64	49	46	-6.1	167	135	-19.2
ATTACHED	103	139	152	9.4	46	71	64	-9.9	150	168	12.0
APARTMENTS	224	288	276	-4.2	127	113	77	-31.9	342	278	-18.7
DELTA											
DETACHED	102	88	111	26.1	34	33	26	-21.2	86	76	-11.6
ATTACHED	42	40	47	17.5	26	13	11	-15.4	63	41	-34.9
APARTMENTS	38	36	43	19.4	24	21	19	-9.5	60	62	3.3
ISLANDS - GULF											
DETACHED	27	21	19	-9.5	2	5	2	-60.0	10	11	10.0
ATTACHED	1	0	0	0.0	0	1	1	0.0	0	2	200.0
APARTMENTS	0	0	3	300.0	0	0	0	0.0	0	2	200.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	262	230	234	1.7	109	61	74	21.3	304	198	-34.9
ATTACHED	136	89	111	24.7	67	47	41	-12.8	180	131	-27.2
APARTMENTS	87	89	93	4.5	43	27	38	40.7	117	108	-7.7
NEW WESTMINSTER											
DETACHED	47	43	43	0.0	12	6	12	100.0	46	29	-37.0
ATTACHED	24	42	38	-9.5	16	12	11	-8.3	32	32	0.0
APARTMENTS	176	183	197	7.7	77	86	64	-25.6	213	218	2.3
NORTH VANCOUVER											
DETACHED	231	159	248	56.0	76	60	73	21.7	174	181	4.0
ATTACHED	115	81	113	39.5	55	33	33	0.0	121	93	-23.1
APARTMENTS	254	268	267	-0.4	117	77	96	24.7	301	251	-16.6
PORT COQUITLAM											
DETACHED	69	61	74	21.3	35	19	27	42.1	76	64	-15.8
ATTACHED	44	43	42	-2.3	21	15	19	26.7	57	46	-19.3
APARTMENTS	74	71	78	9.9	46	28	24	-14.3	122	80	-34.4
PORT MOODY/BELCARRA											
DETACHED	51	37	51	37.8	11	13	14	7.7	29	37	27.6
ATTACHED	38	36	39	8.3	27	10	13	30.0	49	33	-32.7
APARTMENTS	68	74	85	14.9	33	28	22	-21.4	84	69	-17.9
RICHMOND											
DETACHED	236	194	217	11.9	86	46	47	2.2	231	134	-42.0
ATTACHED	155	137	154	12.4	64	51	49	-3.9	178	139	-21.9
APARTMENTS	369	395	362	-8.4	180	122	117	-4.1	430	337	-21.6
SQUAMISH											
DETACHED	43	35	44	25.7	12	13	25	92.3	41	56	36.6
ATTACHED	28	22	43	95.5	23	20	24	20.0	50	67	34.0
APARTMENTS	27	39	36	-7.7	15	11	19	72.7	27	40	48.1
SUNSHINE COAST											
DETACHED	143	161	172	6.8	50	31	41	32.3	116	111	-4.3
ATTACHED	13	15	14	-6.7	8	7	6	-14.3	15	18	20.0
APARTMENTS	10	16	12	-25.0	6	2	7	250.0	14	12	-14.3
VANCOUVER EAST											
DETACHED	303	234	240	2.6	117	69	67	-2.9	258	190	-26.4
ATTACHED	213	185	175	-5.4	89	73	63	-13.7	237	194	-18.1
APARTMENTS	340	310	312	0.6	143	105	110	4.8	386	307	-20.5
VANCOUVER WEST											
DETACHED	262	204	260	27.5	90	52	52	0.0	220	140	-36.4
ATTACHED	218	185	191	3.2	67	51	53	3.9	171	139	-18.7
APARTMENTS	1009	924	860	-6.9	313	291	321	10.3	877	848	-3.3
WEST VANCOUVER/HOWE SOUND											
DETACHED	214	157	198	26.1	44	28	26	-7.1	122	82	-32.8
ATTACHED	15	11	13	18.2	1	3	1	-66.7	4	8	100.0
APARTMENTS	58	34	62	82.4	24	9	10	11.1	50	26	-48.0
WHISTLER/PEMBERTON											
DETACHED	32	28	20	-28.6	12	5	4	-20.0	24	17	-29.2
ATTACHED	48	29	38	31.0	17	17	21	23.5	48	48	0.0
APARTMENTS	51	53	34	-35.8	43	19	15	-21.1	99	61	-38.4
GRAND TOTALS											
DETACHED	**2417**	**1983**	**2307**	**16.3**	**814**	**527**	**578**	**9.7**	**2068**	**1582**	**-23.5**
ATTACHED	**1310**	**1166**	**1290**	**10.6**	**580**	**472**	**442**	**-6.4**	**1478**	**1273**	**-13.9**
APARTMENTS	**3354**	**3302**	**3250**	**-1.6**	**1416**	**1084**	**1130**	**4.2**	**3715**	**3190**	**-14.1**

GREATER VANCOUVER REALTORS®

Residential Average Sale Prices - January 1977 to April 2025



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

MULTIPLE LISTING SERVICE®