

# News Release



FOR IMMEDIATE RELEASE:

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## Buyers remain hesitant as inventory builds

**VANCOUVER, BC – June 3, 2025** – May saw inventory levels across Metro Vancouver\* reach another ten-year high, while home sales registered on the MLS® remained muted.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 2,228 in May 2025, an 18.5 per cent decrease from the 2,733 sales recorded in May 2024. This was 30.5 per cent below the 10-year seasonal average (3,206).

“While there are emerging signs that sales activity might be turning a corner, sales in May were below the ten-year seasonal average, which suggests that some buyers are still sitting on the sidelines or are being especially selective,” said Andrew Lis, GVR’s director of economics and data analytics. “On a year-to-date basis, sales in 2025 rank among the slowest to start the year in the past decade, closely mirroring the trends seen in 2019 and 2020. It’s worth noting that sales rebounded significantly in the latter half of 2020, but whether sales in 2025 might follow a similar pattern remains the million-dollar question.”

There were 6,620 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in May 2025. This represents a 3.9 per cent increase compared to the 6,374 properties listed in May 2024. This was 9.3 per cent above the 10-year seasonal average (6,055).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 17,094, a 25.7 per cent increase compared to May 2024 (13,600). This is 45.9 per cent above the 10-year seasonal average (11,718).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for May 2025 is 13.4 per cent. By property type, the ratio is 10.2 per cent for detached homes, 17.4 per cent for attached, and 14.7 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.

“With some of the healthiest levels of inventory seen in years, many sellers are adjusting price expectations, which has provided buyers more negotiating room and kept a firm lid on price

escalation over the past few months,” Lis said. “From a seasonal perspective, sales in the summer months are typically quieter than the spring, but with such an unusually slow spring, we may have an unusually busy summer with so many having delayed their purchasing decisions. Either way, the market continues tilting in favour of buyers, which bodes well for anyone looking to make a purchase this summer.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,177,100. This represents a 2.9 per cent decrease over May 2024 and a 0.6 per cent decrease compared to April 2025.

Sales of detached homes in May 2025 reached 654, a 22.7 per cent decrease from the 846 detached sales recorded in May 2024. The benchmark price for a detached home is \$1,997,400. This represents a 3.2 per cent decrease from May 2024 and a 1.2 per cent decrease compared to April 2025.

Sales of apartment homes reached 1,087 in May 2025, an 18.8 per cent decrease compared to the 1,338 sales in May 2024. The benchmark price of an apartment home is \$757,300. This represents a 2.4 per cent decrease from May 2024 and a 0.7 per cent decrease compared to April 2025.

Attached home sales in May 2025 totalled 469, a 10.3 per cent decrease compared to the 523 sales in May 2024. The benchmark price of a townhouse is \$1,106,800. This represents a 3.4 per cent decrease from May 2024 and a 0.4 per cent increase compared to April 2025.

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Editor’s Note:

\*Areas covered by Greater Vancouver REALTORS® include: Bowen Island, Burnaby, Coquitlam, Maple Ridge, New Westminister, 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](http://www.gvrealtors.ca).

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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	\$1,104,900	337.3	-0.7%	-0.7%	0.2%	-3.1%	-9.4%	31.2%	62.1%
	Greater Vancouver	\$1,177,100	334.8	-0.6%	-0.7%	0.4%	-2.9%	-6.2%	26.9%	52.5%
	Bowen Island	\$1,426,400	298.5	7.1%	0.5%	-4.1%	0.3%	-15.3%	48.2%	132.8%
	Burnaby East	\$1,095,100	348.2	-3.1%	-3.5%	-2.6%	-7.0%	-7.8%	21.9%	67.3%
	Burnaby North	\$980,900	326.9	-1.8%	-2.2%	-0.8%	-3.8%	-8.7%	19.6%	60.6%
	Burnaby South	\$1,106,700	343.0	-1.5%	-1.7%	-1.2%	-4.4%	-7.8%	16.5%	59.2%
	Coquitlam	\$1,073,400	337.2	-0.6%	-1.4%	0.6%	-4.6%	-11.4%	27.4%	79.7%
	Ladner	\$1,149,100	334.3	-0.3%	-1.0%	-0.4%	-2.2%	-6.5%	43.8%	89.1%
	Maple Ridge	\$976,700	339.7	-0.5%	0.2%	0.7%	-1.9%	-11.8%	42.9%	130.3%
	New Westminster	\$802,900	367.5	-1.6%	-2.0%	-1.1%	-4.5%	-5.3%	28.2%	87.9%
	North Vancouver	\$1,379,400	321.2	1.6%	1.2%	3.9%	-1.9%	-5.3%	28.6%	61.2%
	Pitt Meadows	\$933,400	372.8	-0.6%	0.5%	-1.4%	-2.1%	-8.1%	45.1%	145.6%
	Port Coquitlam	\$956,300	371.8	0.1%	0.0%	1.9%	-1.4%	-5.8%	47.1%	119.2%
	Port Moody	\$1,096,400	350.0	0.6%	0.5%	-0.9%	-4.4%	-10.0%	33.3%	92.4%
	Richmond	\$1,131,300	372.5	-1.2%	-1.5%	-1.0%	-5.2%	-4.8%	29.1%	59.7%
	Squamish	\$1,140,200	378.8	0.8%	3.2%	5.0%	2.6%	-3.6%	47.6%	141.3%
	Sunshine Coast	\$826,600	302.8	4.0%	-0.5%	-4.4%	-3.4%	-13.8%	47.0%	133.1%
	Tsawwassen	\$1,204,600	313.1	-0.8%	-1.1%	-0.4%	-4.9%	-10.2%	33.1%	63.1%
	Vancouver East	\$1,217,400	379.8	-0.5%	0.0%	0.7%	-0.9%	-1.9%	28.5%	63.1%
	Vancouver West	\$1,322,400	313.7	-1.0%	-1.2%	0.6%	-1.7%	-2.8%	14.3%	21.5%
West Vancouver	\$2,490,100	268.7	-2.6%	-1.7%	-0.5%	-6.0%	-13.7%	15.2%	17.7%	
Whistler	\$1,370,100	303.5	0.4%	3.1%	2.7%	-3.3%	-13.4%	38.1%	134.4%	
Single Family Detached	Lower Mainland	\$1,783,900	391.5	-1.4%	-1.4%	0.2%	-2.8%	-6.7%	40.2%	76.2%
	Greater Vancouver	\$1,997,400	371.7	-1.2%	-1.5%	0.0%	-3.2%	-4.3%	33.7%	56.3%
	Bowen Island	\$1,427,700	298.0	7.0%	0.5%	-4.1%	0.2%	-15.3%	48.2%	133.0%
	Burnaby East	\$1,867,200	401.1	-5.2%	-6.3%	-4.4%	-6.9%	-3.5%	33.7%	86.9%
	Burnaby North	\$2,094,100	400.6	-3.5%	-2.8%	-0.7%	-2.8%	-0.7%	34.5%	77.1%
	Burnaby South	\$2,246,500	428.8	0.3%	0.7%	-1.0%	-2.6%	-0.4%	34.6%	78.5%
	Coquitlam	\$1,778,300	412.7	-0.7%	-2.6%	0.5%	-4.1%	-8.1%	40.6%	106.7%
	Ladner	\$1,398,500	340.6	-0.8%	-1.8%	-1.6%	-3.0%	-8.5%	43.8%	88.6%
	Maple Ridge	\$1,287,300	376.7	-1.3%	0.2%	0.3%	-1.1%	-10.3%	48.7%	152.3%
	New Westminster	\$1,524,600	374.5	-4.5%	-4.8%	-2.9%	-6.9%	-4.7%	34.4%	88.7%
	North Vancouver	\$2,240,200	351.7	1.9%	0.6%	4.3%	-2.6%	-3.9%	33.4%	73.9%
	Pitt Meadows	\$1,309,100	392.3	0.5%	3.2%	-2.0%	-0.6%	-9.5%	46.9%	137.6%
	Port Coquitlam	\$1,412,000	399.7	0.3%	-0.6%	1.4%	-2.4%	-6.6%	52.7%	127.2%
	Port Moody	\$2,075,700	397.2	0.6%	-1.0%	-0.5%	-4.4%	-6.2%	42.1%	106.1%
	Richmond	\$2,103,700	426.6	-2.4%	-3.0%	-0.7%	-5.2%	-3.9%	29.5%	69.0%
	Squamish	\$1,678,300	418.6	1.0%	5.2%	10.4%	9.3%	-5.5%	46.7%	172.0%
	Sunshine Coast	\$878,000	305.4	4.5%	-0.9%	-5.9%	-3.8%	-15.8%	46.3%	135.1%
	Tsawwassen	\$1,600,700	353.4	-1.2%	-2.0%	0.0%	-4.0%	-8.1%	42.7%	81.3%
	Vancouver East	\$1,828,600	407.9	-1.3%	-1.8%	-1.8%	-2.7%	-5.8%	28.7%	65.5%
	Vancouver West	\$3,363,100	350.4	-1.9%	-2.9%	-0.7%	-5.2%	-4.5%	10.6%	24.8%
West Vancouver	\$3,195,600	297.8	-4.4%	-1.8%	-1.0%	-4.5%	-7.9%	23.2%	28.9%	
Whistler	\$2,584,100	335.9	-1.3%	5.1%	8.4%	4.5%	-8.1%	46.0%	138.7%	

**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 include duplexes.

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

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	\$975,400	372.4	0.2%	-0.1%	-0.6%	-2.8%	-5.3%	42.5%	120.0%
	Greater Vancouver	\$1,106,800	386.6	0.4%	-0.4%	-1.0%	-3.4%	-3.1%	38.8%	114.7%
	Burnaby East	\$920,200	400.8	-0.1%	2.1%	5.5%	2.5%	4.5%	34.4%	118.2%
	Burnaby North	\$919,200	374.3	0.8%	0.8%	-2.1%	-1.0%	-5.4%	35.0%	116.4%
	Burnaby South	\$1,071,000	392.6	0.4%	-0.5%	1.5%	-1.7%	-2.1%	33.7%	114.9%
	Coquitlam	\$1,085,000	424.5	0.4%	0.2%	2.6%	-1.1%	-3.3%	42.4%	142.8%
	Ladner	\$1,041,400	413.4	1.6%	2.3%	3.3%	1.5%	5.2%	50.1%	135.6%
	Maple Ridge	\$784,400	394.8	0.4%	-0.6%	1.3%	-0.9%	-8.1%	46.2%	171.7%
	New Westminster	\$934,200	400.4	0.5%	-0.3%	-0.8%	-2.8%	-3.0%	44.0%	113.2%
	North Vancouver	\$1,351,400	369.7	2.0%	2.1%	0.1%	-5.3%	-4.1%	38.9%	118.9%
	Pitt Meadows	\$823,400	403.6	-2.5%	-3.1%	1.4%	-4.2%	-10.4%	39.4%	154.8%
	Port Coquitlam	\$956,300	385.4	0.1%	0.7%	2.1%	-0.9%	-5.7%	45.8%	139.1%
	Port Moody	\$1,040,400	402.0	-0.3%	2.5%	1.3%	-1.6%	-8.8%	42.9%	144.7%
	Richmond	\$1,123,700	402.9	1.2%	1.4%	-0.9%	-3.9%	-0.2%	41.0%	112.5%
	Squamish	\$1,037,500	390.6	-0.3%	0.3%	-2.5%	-4.9%	-2.8%	54.3%	160.9%
	Sunshine Coast	\$763,400	357.2	1.3%	1.5%	-1.4%	-5.4%	0.0%	62.5%	146.0%
	Tsawwassen	\$1,000,900	293.6	1.3%	1.1%	0.4%	-1.9%	-4.4%	26.0%	53.7%
	Vancouver East	\$1,120,900	369.6	-0.6%	-3.3%	0.2%	-1.2%	-0.9%	26.3%	89.0%
	Vancouver West	\$1,419,000	334.7	-0.4%	-5.0%	-6.6%	-4.9%	-4.3%	21.2%	71.3%
Whistler	\$1,642,200	402.9	0.0%	-0.7%	-5.7%	-9.5%	-4.5%	58.6%	192.4%	
Apartment	Lower Mainland	\$702,400	352.4	-0.8%	-0.5%	0.4%	-2.6%	-3.4%	24.6%	93.7%
	Greater Vancouver	\$757,300	350.4	-0.7%	-0.3%	0.6%	-2.4%	-2.3%	21.2%	92.3%
	Burnaby East	\$791,500	335.2	0.3%	2.2%	-0.2%	-2.5%	-4.0%	22.0%	92.5%
	Burnaby North	\$736,200	360.0	-1.0%	-1.3%	-0.9%	-3.0%	-4.4%	24.6%	106.2%
	Burnaby South	\$812,200	372.1	-2.9%	-3.1%	-1.8%	-4.1%	-4.0%	13.0%	89.1%
	Coquitlam	\$724,000	405.4	-0.7%	-0.7%	-0.6%	-3.7%	-4.2%	25.6%	133.9%
	Ladner	\$691,200	351.0	0.4%	1.6%	6.6%	2.5%	-7.1%	43.0%	124.7%
	Maple Ridge	\$525,000	375.3	1.2%	0.5%	-0.1%	-3.3%	-7.2%	35.4%	158.5%
	New Westminster	\$643,700	393.7	-0.9%	-1.1%	0.2%	-2.8%	-1.9%	25.2%	118.7%
	North Vancouver	\$815,900	331.3	0.1%	0.4%	2.5%	-0.9%	-1.4%	26.2%	105.5%
	Pitt Meadows	\$601,400	416.2	1.0%	0.6%	-0.5%	-2.8%	-5.7%	33.0%	157.1%
	Port Coquitlam	\$636,500	439.0	-0.7%	0.2%	1.5%	-0.5%	-1.6%	39.1%	166.2%
	Port Moody	\$746,900	409.0	1.6%	1.8%	-1.1%	-0.8%	0.5%	28.4%	135.5%
	Richmond	\$720,400	400.0	-1.7%	-1.6%	-1.5%	-5.8%	-0.4%	25.5%	115.7%
	Squamish	\$632,400	373.8	1.7%	3.9%	7.8%	1.5%	-4.3%	46.1%	165.7%
	Sunshine Coast	\$512,400	309.6	1.0%	2.8%	4.6%	-2.8%	-13.4%	27.3%	103.6%
	Tsawwassen	\$675,600	319.7	0.3%	-0.2%	4.5%	-1.1%	-5.1%	30.5%	107.1%
	Vancouver East	\$696,000	403.9	-1.1%	0.7%	0.5%	-3.2%	-2.4%	15.0%	94.1%
	Vancouver West	\$839,000	324.3	-1.0%	-0.1%	1.6%	-0.6%	-3.2%	12.0%	71.0%
West Vancouver	\$1,289,800	248.8	6.1%	2.7%	6.4%	-3.8%	0.5%	22.5%	62.5%	
Whistler	\$678,400	292.5	2.9%	3.9%	4.5%	-2.4%	-8.2%	47.1%	166.6%	

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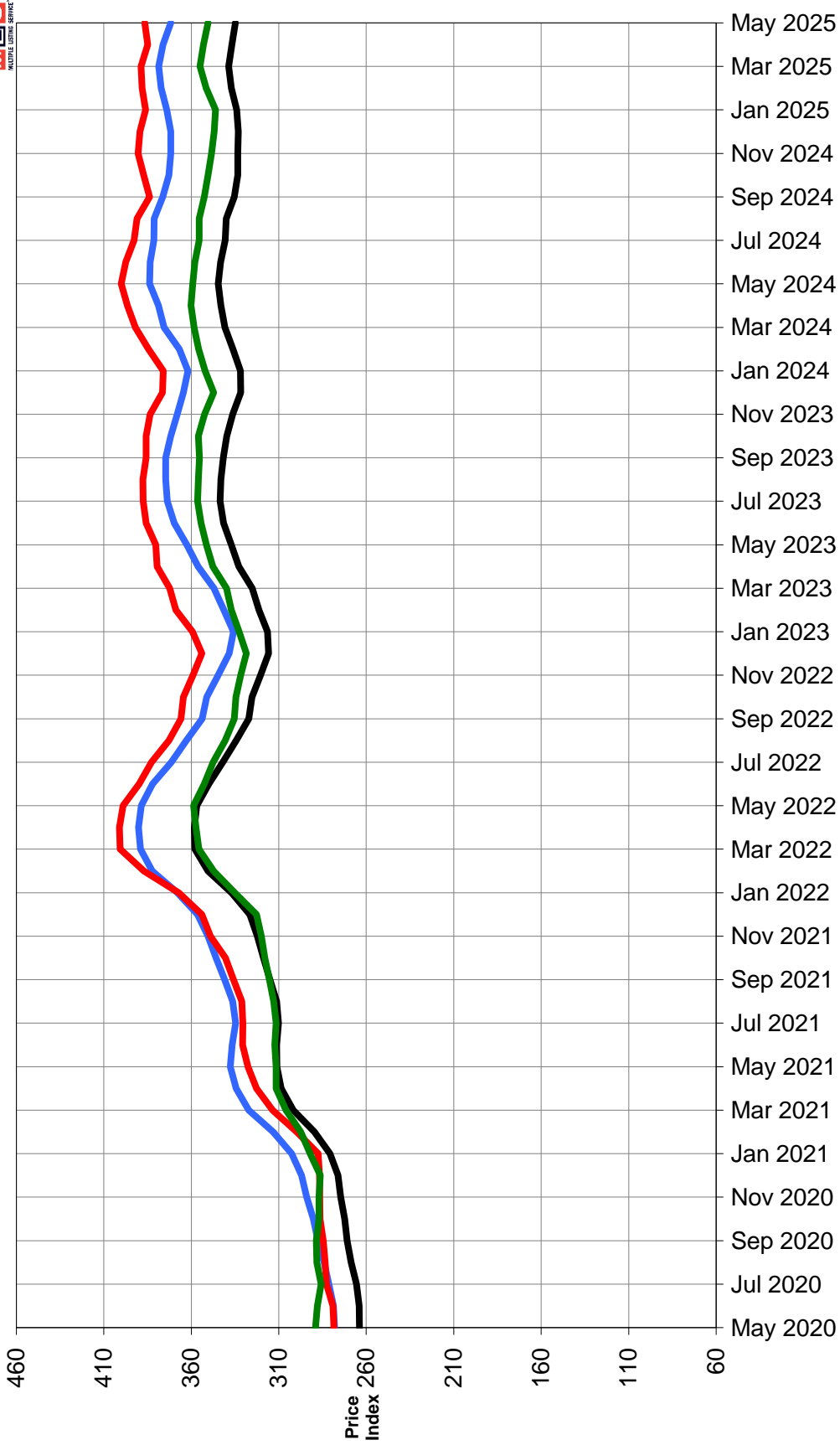
Lower Mainland includes areas serviced by both Greater Vancouver Realtors & Fraser Valley Real Estate Board.

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### Greater Vancouver 5 Year Trend



Jan 2005 HPI = 100





**GREATER VANCOUVER REALTORS®**

**May 2025**

# MLS® SALES FACTS

	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
<b>May 2025</b>	6	37	54	33	6	76	20	81	16	17	62	17	51	72	53	45	8	654
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	0	49	37	18	0	39	12	40	21	14	44	21	4	70	66	9	25	469
	0	176	98	23	0	34	59	83	18	30	125	17	4	101	290	14	15	1,087
	n/a	\$1,950,000	\$1,649,000	\$1,511,000	n/a	\$1,290,000	\$1,425,000	\$2,150,000	n/a	n/a	\$1,950,000	n/a	\$875,000	\$1,866,000	\$3,425,000	\$3,045,000	n/a	n/a
	n/a	\$1,105,000	\$1,100,000	n/a	n/a	\$790,000	n/a	\$1,351,000	\$970,000	n/a	\$1,107,500	\$1,019,000	n/a	\$1,350,000	\$1,457,000	n/a	\$1,750,000	n/a
	n/a	\$646,500	\$677,810	\$696,000	n/a	\$567,450	\$655,000	\$802,500	n/a	\$790,000	\$647,857	n/a	n/a	\$704,500	\$820,000	n/a	n/a	\$1,750,000
<b>April 2025</b>	4	38	46	26	2	74	12	73	27	14	47	25	41	67	52	26	4	578
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	0	32	64	11	1	41	11	33	19	13	49	24	6	63	53	1	21	442
	0	191	77	19	0	38	64	96	24	22	117	19	7	110	321	10	15	1,130
	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	n/a
	n/a	\$1,027,500	\$1,189,000	n/a	n/a	\$795,000	n/a	\$1,450,000	n/a	\$1,050,000	\$1,150,000	n/a	n/a	\$1,500,000	\$1,448,000	n/a	\$995,000	n/a
	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	n/a
<b>May 2024</b>	9	65	78	34	4	98	14	98	30	16	77	20	51	104	97	34	17	846
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	0	48	46	19	0	62	13	39	24	15	70	20	5	86	56	6	14	523
	0	209	102	19	0	42	87	108	41	26	151	13	4	138	349	26	23	1,338
	n/a	\$2,150,000	\$1,789,444	\$1,524,450	n/a	\$1,275,000	n/a	\$2,392,500	\$1,430,000	n/a	\$2,198,000	\$1,573,750	\$950,000	\$2,016,500	\$3,550,000	\$3,104,000	n/a	n/a
	n/a	\$1,070,000	\$1,139,500	n/a	n/a	\$799,000	n/a	\$1,370,000	\$979,800	n/a	\$1,145,000	\$981,500	n/a	\$1,486,000	\$1,637,500	n/a	n/a	n/a
	n/a	\$710,000	\$710,000	n/a	n/a	\$544,750	\$645,000	\$809,000	\$618,000	\$601,000	\$700,000	n/a	n/a	\$699,950	\$848,888	\$1,297,500	\$525,000	n/a
<b>Jan. - May 2025</b>	22	176	222	127	18	326	52	304	96	62	246	77	191	293	228	143	33	2,616
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	0	180	234	68	2	205	49	157	84	54	235	99	25	319	243	20	89	2,063
	0	798	469	101	2	183	330	416	130	116	566	69	18	479	1,320	51	95	5,123
	\$1,569,500	\$2,122,500	\$1,700,000	\$1,511,000	n/a	\$1,290,000	\$1,505,000	\$2,162,944	\$1,430,000	\$1,837,500	\$1,950,000	\$1,690,000	\$899,000	\$1,861,535	\$3,341,500	\$3,045,000	\$2,890,000	n/a
	n/a	\$1,088,500	\$1,180,000	\$980,000	n/a	\$815,000	\$1,005,000	\$1,385,000	\$962,500	\$1,062,000	\$1,100,000	\$1,075,000	\$745,000	\$1,428,450	\$1,549,750	\$1,950,000	\$1,050,000	n/a
	n/a	\$717,000	\$680,000	\$669,000	n/a	\$533,357	\$624,980	\$800,000	\$599,500	\$767,450	\$665,000	\$718,000	n/a	\$688,500	\$835,000	\$1,175,000	\$680,000	n/a
<b>Jan. - May 2024</b>	23	260	273	149	16	459	67	309	116	52	340	67	188	400	356	170	48	3,293
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached
	0	200	219	93	1	269	51	177	96	76	283	78	25	383	246	13	76	2,286
	0	936	505	84	0	341	341	472	181	121	673	45	21	591	1,412	82	135	5,799
	\$1,480,000	\$2,150,000	\$1,790,000	\$1,499,000	n/a	\$1,285,000	\$1,551,000	\$2,250,000	\$1,466,051	\$1,899,000	\$2,159,000	\$1,561,000	\$938,000	\$1,963,000	\$3,550,000	\$2,934,400	\$2,350,000	n/a
	n/a	\$1,042,500	\$1,168,500	\$1,079,900	n/a	\$815,000	\$1,015,000	\$1,425,000	\$967,000	\$1,062,500	\$1,173,000	\$985,000	\$610,000	\$1,497,500	\$1,704,250	n/a	\$1,415,000	n/a
	n/a	\$734,000	\$679,000	\$668,750	n/a	\$540,000	\$637,142	\$812,000	\$640,000	\$745,000	\$710,000	\$601,000	\$580,000	\$700,000	\$842,500	\$1,382,500	\$565,000	n/a

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





**GREATER VANCOUVER REALTORS®**

**May 2025**

# MLS® LISTINGS Facts

	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/Hove Sound	Whistler/Pemberton	TOTALS
<b>May 2025</b>	19	184	200	114	15	271	39	214	68	58	220	45	158	248	254	164	45	2,316
	0	111	112	54	0	126	41	97	45	44	157	36	16	202	191	20	26	1,278
	0	477	205	47	0	84	178	246	72	87	353	48	9	314	821	41	38	3,020
	32%	20%	27%	29%	40%	28%	51%	38%	24%	29%	28%	38%	32%	29%	21%	27%	18%	n/a
	n/a	44%	33%	33%	n/a	31%	29%	41%	47%	32%	28%	58%	25%	35%	35%	45%	96%	n/a
	n/a	37%	48%	49%	n/a	40%	33%	34%	25%	34%	35%	35%	44%	32%	35%	34%	39%	n/a
<b>April 2025</b>	23	159	194	111	19	234	43	248	74	51	217	44	172	240	260	198	20	2,307
	0	120	152	47	0	111	38	113	42	39	154	43	14	175	191	13	38	1,290
	0	530	276	43	3	93	197	267	78	85	362	36	12	312	860	62	34	3,250
	17%	24%	24%	23%	11%	32%	28%	29%	36%	27%	22%	57%	24%	28%	20%	13%	20%	n/a
	n/a	27%	42%	23%	n/a	37%	29%	29%	45%	33%	32%	56%	43%	36%	28%	8%	55%	n/a
	n/a	36%	28%	44%	0%	41%	32%	36%	31%	26%	32%	53%	58%	35%	37%	16%	44%	n/a
<b>May 2024</b>	19	150	164	89	16	270	41	177	70	38	181	44	135	236	242	176	46	2,094
	0	120	104	39	3	106	19	126	45	33	129	40	9	197	154	11	51	1,186
	0	526	243	45	0	87	154	229	54	46	331	25	10	288	918	70	56	3,082
	47%	43%	48%	38%	25%	36%	34%	55%	43%	42%	43%	45%	38%	44%	40%	19%	37%	n/a
	n/a	40%	44%	49%	0%	56%	68%	31%	53%	45%	54%	50%	56%	44%	36%	55%	27%	n/a
	n/a	40%	42%	42%	n/a	48%	56%	47%	76%	57%	46%	52%	40%	48%	38%	37%	41%	n/a
<b>Jan. - May 2025 Year-to-date*</b>	75	714	788	472	73	1,124	181	857	313	217	955	171	666	1,053	1,073	773	139	9,644
	0	513	594	227	1	486	164	435	181	161	688	159	66	927	896	84	144	5,726
	0	2,452	1,296	229	3	451	892	1,170	334	354	1,750	188	54	1,439	4,145	205	199	15,161
	29%	25%	28%	27%	25%	29%	29%	35%	31%	29%	26%	45%	29%	28%	21%	18%	24%	n/a
	n/a	35%	39%	30%	200%	42%	30%	36%	46%	34%	34%	62%	38%	34%	27%	24%	62%	n/a
	n/a	33%	36%	44%	67%	36%	37%	36%	39%	33%	32%	37%	33%	33%	32%	25%	48%	n/a
<b>Jan. - May 2024 Year-to-date*</b>	64	588	680	352	61	1,102	198	689	266	154	874	175	570	968	982	761	129	8,613
	1	427	462	162	4	487	108	418	161	129	532	135	58	894	713	56	187	4,934
	0	2,189	991	170	0	486	680	953	282	224	1,411	104	50	1,346	3,858	244	239	13,227
	36%	44%	40%	42%	26%	42%	34%	45%	44%	34%	39%	38%	33%	41%	36%	22%	37%	n/a
	0%	47%	47%	57%	25%	55%	47%	42%	60%	59%	53%	58%	43%	43%	35%	23%	41%	n/a
	n/a	43%	51%	49%	n/a	41%	50%	50%	64%	54%	48%	43%	42%	44%	37%	34%	58%	n/a

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



# Listing & Sales Activity Summary

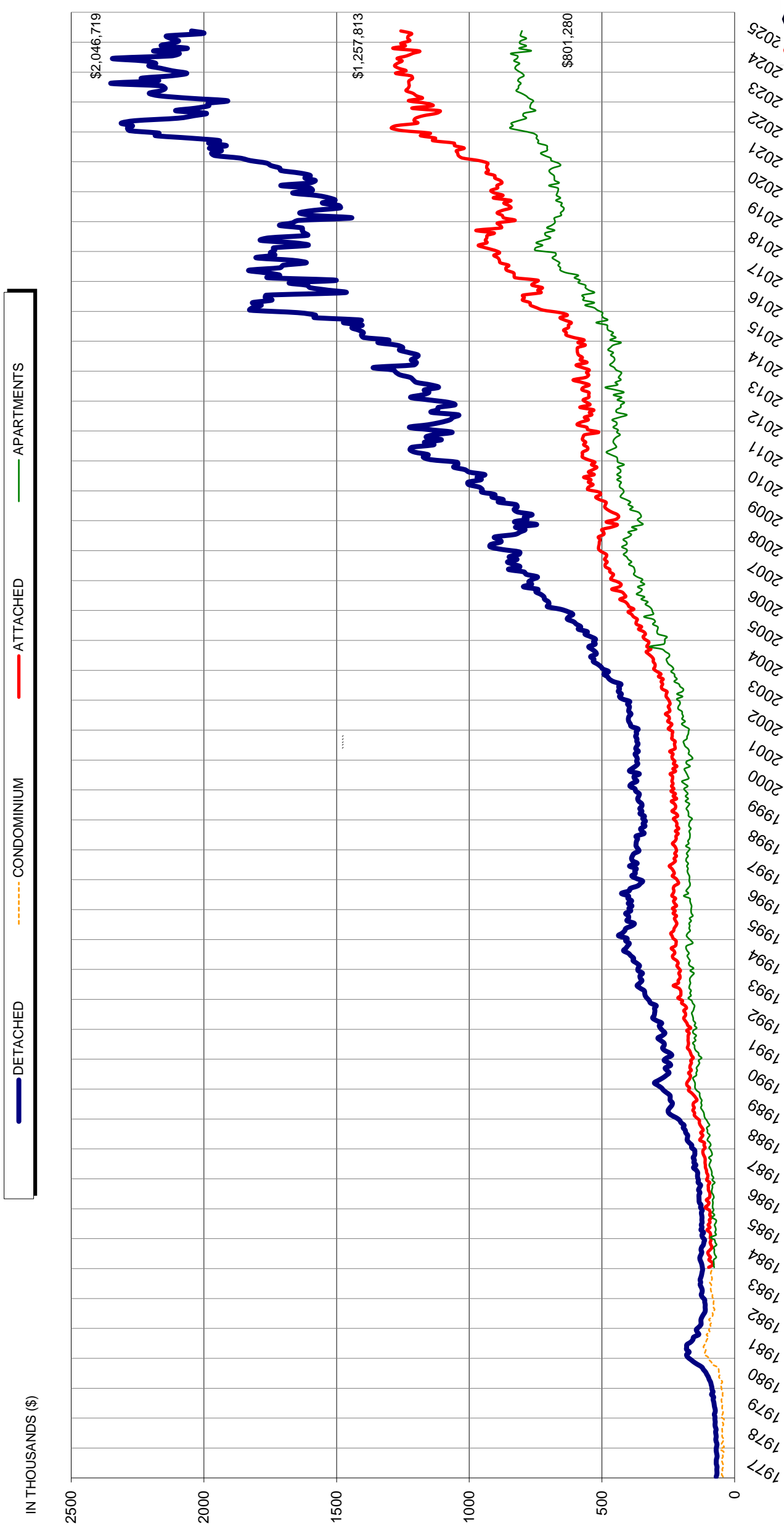
	<u>Listings</u>				<u>Sales</u>						
	1 May 2024	2 Apr 2025	3 May 2025	Col. 2 & 3 Percentage Variance	5 May 2024	6 Apr 2025	7 May 2025	Col. 6 & 7 Percentage Variance	9 Mar 2024 - May 2024	10 Mar 2025 - May 2025	Col. 9 & 10 Percentage Variance
<b>BOWEN ISLAND</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	19	23	19	-17.4	9	4	6	50.0	17	13	-23.5
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
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	150	159	184	15.7	65	38	37	-2.6	178	109	-38.8
ATTACHED	120	120	111	-7.5	48	32	49	53.1	133	129	-3.0
APARTMENTS	526	530	477	-10.0	209	191	176	-7.9	626	512	-18.2
<b>COQUITLAM</b>											
DETACHED	164	194	200	3.1	78	46	54	17.4	200	149	-25.5
ATTACHED	104	152	112	-26.3	46	64	37	-42.2	156	172	10.3
APARTMENTS	243	276	205	-25.7	102	77	98	27.3	341	288	-15.5
<b>DELTA</b>											
DETACHED	89	111	114	2.7	34	26	33	26.9	99	92	-7.1
ATTACHED	39	47	54	14.9	19	11	18	63.6	65	42	-35.4
APARTMENTS	45	43	47	9.3	19	19	23	21.1	56	63	12.5
<b>ISLANDS - GULF</b>											
DETACHED	16	19	15	-21.1	4	2	6	200.0	10	13	30.0
ATTACHED	3	0	0	0.0	0	1	0	-100.0	0	2	200.0
APARTMENTS	0	3	0	-100.0	0	0	0	0.0	0	0	0.0
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	270	234	271	15.8	98	74	76	2.7	321	211	-34.3
ATTACHED	106	111	126	13.5	62	41	39	-4.9	193	127	-34.2
APARTMENTS	87	93	84	-9.7	42	38	34	-10.5	121	99	-18.2
<b>NEW WESTMINSTER</b>											
DETACHED	41	43	39	-9.3	14	12	20	66.7	50	38	-24.0
ATTACHED	19	38	41	7.9	13	11	12	9.1	40	35	-12.5
APARTMENTS	154	197	178	-9.6	87	64	59	-7.8	237	209	-11.8
<b>NORTH VANCOUVER</b>											
DETACHED	177	248	214	-13.7	98	73	81	11.0	230	214	-7.0
ATTACHED	126	113	97	-14.2	39	33	40	21.2	131	106	-19.1
APARTMENTS	229	267	246	-7.9	108	96	83	-13.5	319	256	-19.7
<b>PORT COQUITLAM</b>											
DETACHED	70	74	68	-8.1	30	27	16	-40.7	91	62	-31.9
ATTACHED	45	42	45	7.1	24	19	21	10.5	64	55	-14.1
APARTMENTS	54	78	72	-7.7	41	24	18	-25.0	131	70	-46.6
<b>PORT MOODY/BELCARRA</b>											
DETACHED	38	51	58	13.7	16	14	17	21.4	38	44	15.8
ATTACHED	33	39	44	12.8	15	13	14	7.7	56	37	-33.9
APARTMENTS	46	85	87	2.4	26	22	30	36.4	79	80	1.3
<b>RICHMOND</b>											
DETACHED	181	217	220	1.4	77	47	62	31.9	241	155	-35.7
ATTACHED	129	154	157	1.9	70	49	44	-10.2	192	144	-25.0
APARTMENTS	331	362	353	-2.5	151	117	125	6.8	473	364	-23.0
<b>SQUAMISH</b>											
DETACHED	44	44	45	2.3	20	25	17	-32.0	43	55	27.9
ATTACHED	40	43	36	-16.3	20	24	21	-12.5	57	65	14.0
APARTMENTS	25	36	48	33.3	13	19	17	-10.5	35	47	34.3
<b>SUNSHINE COAST</b>											
DETACHED	135	172	158	-8.1	51	41	51	24.4	136	123	-9.6
ATTACHED	9	14	16	14.3	5	6	4	-33.3	17	17	0.0
APARTMENTS	10	12	9	-25.0	4	7	4	-42.9	14	13	-7.1
<b>VANCOUVER EAST</b>											
DETACHED	236	240	248	3.3	104	67	72	7.5	298	208	-30.2
ATTACHED	197	175	202	15.4	86	63	70	11.1	256	206	-19.5
APARTMENTS	288	312	314	0.6	138	110	101	-8.2	407	316	-22.4
<b>VANCOUVER WEST</b>											
DETACHED	242	260	254	-2.3	97	52	53	1.9	251	157	-37.5
ATTACHED	154	191	191	0.0	56	53	66	24.5	181	170	-6.1
APARTMENTS	918	860	821	-4.5	349	321	290	-9.7	964	902	-6.4
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	176	198	164	-17.2	34	26	45	73.1	116	99	-14.7
ATTACHED	11	13	20	53.8	6	1	9	800.0	8	13	62.5
APARTMENTS	70	62	41	-33.9	26	10	14	40.0	64	33	-48.4
<b>WHISTLER/PEMBERTON</b>											
DETACHED	46	20	45	125.0	17	4	8	100.0	35	17	-51.4
ATTACHED	51	38	26	-31.6	14	21	25	19.0	49	63	28.6
APARTMENTS	56	34	38	11.8	23	15	15	0.0	94	49	-47.9
<b>GRAND TOTALS</b>											
DETACHED	<b>2094</b>	<b>2307</b>	<b>2316</b>	<b>0.4</b>	<b>846</b>	<b>578</b>	<b>654</b>	<b>13.1</b>	<b>2354</b>	<b>1759</b>	<b>-25.3</b>
ATTACHED	<b>1186</b>	<b>1290</b>	<b>1278</b>	<b>-0.9</b>	<b>523</b>	<b>442</b>	<b>469</b>	<b>6.1</b>	<b>1598</b>	<b>1383</b>	<b>-13.5</b>
APARTMENTS	<b>3082</b>	<b>3250</b>	<b>3020</b>	<b>-7.1</b>	<b>1338</b>	<b>1130</b>	<b>1087</b>	<b>-3.8</b>	<b>3961</b>	<b>3301</b>	<b>-16.7</b>





**GREATER  
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## Residential Average Sale Prices - January 1977 to May 2025



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