News Release

FOR IMMEDIATE RELEASE:

Home sale trend stabilizing in June

VANCOUVER, BC – July 3, 2025 – After a turbulent first half of the year, home sales registered on the MLS® across Metro Vancouver* are showing emerging signs of a recovery, down ten per cent year-over-year – halving the decline seen last month.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 2,181 in June 2025, a 9.8 per cent decrease from the 2,418 sales recorded in June 2024. This was 25.8 per cent below the 10-year seasonal average (2,940).

"On a trended basis, signs are emerging that sales activity is rounding the corner after a challenging first half to the year, with the year-over-year decline in sales in June halving the decline we saw in May," said Andrew Lis, GVR's director of economics and data analytics. "If this momentum continues, it may not be long before sales are up year-over-year, which would mark a shift toward a market with more demand than the unusually low demand we've seen so far this year."

There were 6,315 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in June 2025. This represents a 10.3 per cent increase compared to the 5,723 properties listed in June 2024. This was 12.7 per cent above the 10-year seasonal average (5,604).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 17,561, a 23.8 per cent increase compared to June 2024 (14,182). This is 43.7 per cent above the 10-year seasonal average (12,223).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for June 2025 is 12.8 per cent. By property type, the ratio is 9.9 per cent for detached homes, 16.9 per cent for attached, and 13.9 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.

"As home sales regain their footing, inventory levels aren't building as quickly as we've seen lately," Lis said. "Most market segments remain in balanced market conditions, which has generally kept prices trending sideways since the start of the year. With over 17,000 listings on the market right now, and with mortgage rates down around two per cent since last summer, buyers are enjoying some of the most favorable conditions seen in years."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently $1,173,100. This represents a 2.8 per cent decrease over June 2024 and a 0.3 per cent decrease compared to May 2025.

Sales of detached homes in June 2025 reached 657, a 5.3 per cent decrease from the 694 detached sales recorded in June 2024. The benchmark price for a detached home is $1,994,500. This represents a 3.2 per cent decrease from June 2024 and a 0.1 per cent decrease compared to May 2025.

Sales of apartment homes reached 1,040 in June 2025, a 16.5 per cent decrease compared to the 1,245 sales in June 2024. The benchmark price of an apartment home is $748,400. This represents a 3.2 per cent decrease from June 2024 and a 1.2 per cent decrease compared to May 2025.

Attached home sales in June 2025 totalled 473, a 3.7 per cent increase compared to the 456 sales in June 2024. The benchmark price of a townhouse is $1,103,900. This represents a three per cent decrease from June 2024 and a 0.3 per cent decrease compared to May 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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June 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	$1,098,200	335.2	-0.6%	-1.8%	-0.3%	-3.3%	-7.7%	30.1%	58.3%
	Greater Vancouver	$1,173,100	333.6	-0.4%	-1.5%	0.1%	-2.8%	-4.7%	26.3%	49.3%
	Bowen Island	$1,407,400	294.5	-1.3%	1.7%	-1.5%	-7.7%	-16.0%	38.8%	120.3%
	Burnaby East	$1,083,400	344.5	-1.1%	-4.7%	-4.2%	-7.2%	-5.9%	23.1%	63.6%
	Burnaby North	$981,900	327.2	0.1%	-2.7%	-0.5%	-4.0%	-7.9%	21.1%	56.8%
	Burnaby South	$1,095,500	339.5	-1.0%	-2.5%	-2.4%	-4.5%	-6.2%	16.4%	55.9%
	Coquitlam	$1,064,700	334.5	-0.8%	-2.1%	-0.9%	-4.4%	-8.8%	27.5%	75.2%
	Ladner	$1,143,700	332.8	-0.4%	-1.4%	-0.4%	-1.1%	-3.6%	39.6%	85.0%
	Maple Ridge	$969,200	337.1	-0.8%	-0.8%	-0.5%	-2.3%	-8.9%	42.3%	125.6%
	New Westminster	$795,000	363.8	-1.0%	-2.9%	-3.2%	-3.7%	-4.4%	28.0%	83.6%
	North Vancouver	$1,375,600	320.3	-0.3%	0.4%	4.2%	-1.6%	-3.3%	26.7%	59.4%
	Pitt Meadows	$923,500	368.8	-1.1%	-2.7%	-1.2%	-1.6%	-5.2%	42.9%	139.2%
	Port Coquitlam	$946,800	368.1	-1.0%	-0.9%	0.5%	-1.6%	-2.8%	44.8%	113.4%
	Port Moody	$1,102,300	351.8	0.5%	0.6%	-0.5%	-3.6%	-8.4%	35.0%	91.0%
	Richmond	$1,123,300	369.9	-0.7%	-3.0%	-1.9%	-4.4%	-4.8%	28.7%	55.9%
	Squamish	$1,134,100	376.8	-0.5%	0.6%	6.4%	3.1%	-5.2%	43.9%	136.8%
	Sunshine Coast	$834,800	305.8	1.0%	1.6%	0.3%	-3.7%	-11.7%	45.3%	133.1%
	Tsawwassen	$1,192,700	310.0	-1.0%	-2.6%	-1.0%	-3.1%	-8.8%	28.9%	60.5%
	Vancouver East	$1,213,200	378.5	-0.3%	-0.7%	0.5%	-1.6%	-0.5%	27.9%	58.6%
	Vancouver West	$1,320,800	313.3	-0.1%	-1.8%	0.8%	-2.3%	-0.9%	14.3%	19.5%
	West Vancouver	$2,506,100	270.4	0.6%	-1.3%	-2.3%	-5.1%	-13.2%	15.0%	15.1%
	Whistler	$1,373,500	304.2	0.2%	1.2%	5.9%	-1.1%	-14.4%	34.4%	128.9%
Single Family Detached	Lower Mainland	$1,772,300	389.0	-0.6%	-2.4%	-0.5%	-3.4%	-5.0%	38.8%	71.6%
	Greater Vancouver	$1,994,500	371.2	-0.1%	-2.0%	-0.1%	-3.2%	-2.9%	33.2%	53.1%
	Bowen Island	$1,408,400	294.0	-1.3%	1.6%	-1.5%	-7.7%	-16.0%	38.7%	120.4%
	Burnaby East	$1,869,700	401.7	0.1%	-6.3%	-4.5%	-4.8%	0.6%	37.2%	85.5%
	Burnaby North	$2,131,900	407.8	1.8%	-1.4%	0.0%	-1.9%	0.8%	40.1%	76.1%
	Burnaby South	$2,163,100	412.9	-3.7%	-3.4%	-3.1%	-4.5%	-1.9%	30.9%	69.6%
	Coquitlam	$1,750,600	406.3	-1.6%	-3.5%	-1.2%	-5.0%	-5.7%	38.8%	98.5%
	Ladner	$1,407,200	342.7	0.6%	-1.0%	0.8%	-0.2%	-4.1%	41.8%	87.6%
	Maple Ridge	$1,282,700	375.4	-0.3%	-0.4%	-0.3%	-1.5%	-6.7%	47.0%	148.3%
	New Westminster	$1,512,500	371.5	-0.8%	-6.0%	-4.3%	-5.1%	-1.8%	34.9%	85.7%
	North Vancouver	$2,214,800	347.7	-1.1%	-1.3%	3.9%	-3.9%	-3.3%	30.1%	70.0%
	Pitt Meadows	$1,277,000	382.7	-2.4%	-3.6%	-1.8%	-1.9%	-7.5%	41.1%	127.8%
	Port Coquitlam	$1,382,900	391.4	-2.1%	-2.5%	0.2%	-2.9%	-2.7%	48.0%	117.4%
	Port Moody	$2,116,200	404.9	1.9%	0.2%	1.0%	-3.1%	-3.0%	47.1%	106.7%
	Richmond	$2,117,100	429.3	0.6%	-2.5%	-1.1%	-3.7%	-2.5%	31.1%	67.4%
	Squamish	$1,674,400	417.7	-0.2%	1.5%	10.3%	8.2%	-6.3%	42.3%	163.5%
	Sunshine Coast	$891,600	310.1	1.5%	2.0%	-0.6%	-4.4%	-12.8%	45.7%	136.5%
	Tsawwassen	$1,583,800	349.6	-1.1%	-4.0%	-0.7%	-0.4%	-6.6%	37.4%	79.2%
	Vancouver East	$1,831,800	408.6	0.2%	-1.2%	-1.3%	-3.2%	-3.7%	28.2%	61.2%
	Vancouver West	$3,399,000	354.2	1.1%	-1.5%	0.7%	-4.5%	-3.7%	12.9%	23.9%
	West Vancouver	$3,191,100	297.4	-0.1%	-2.6%	-3.5%	-4.3%	-8.3%	21.3%	25.5%
	Whistler	$2,534,200	329.4	-1.9%	-0.6%	5.7%	0.6%	-10.0%	38.8%	128.6%

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® HOME PRICE INDEX *

June 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	$970,200	370.4	-0.5%	-1.0%	-0.6%	-2.8%	-3.5%	41.3%	116.5%
	Greater Vancouver	$1,103,900	385.6	-0.3%	-0.8%	-1.0%	-3.0%	-1.1%	38.2%	111.6%
	Burnaby East	$907,000	395.0	-1.4%	0.1%	2.9%	-2.3%	4.5%	34.5%	115.3%
	Burnaby North	$930,700	378.9	1.2%	2.9%	2.0%	-2.6%	-4.1%	35.1%	115.7%
	Burnaby South	$1,075,700	394.3	0.4%	2.3%	1.8%	-2.3%	0.4%	33.2%	112.9%
	Coquitlam	$1,096,600	429.0	1.1%	1.2%	2.3%	1.1%	0.8%	44.1%	144.6%
	Ladner	$997,500	396.0	-4.2%	-2.4%	-3.7%	-1.4%	2.5%	37.4%	118.9%
	Maple Ridge	$773,300	389.2	-1.4%	-2.5%	-0.5%	-2.4%	-6.6%	46.4%	167.5%
	New Westminster	$905,100	388.0	-3.1%	-1.9%	-5.4%	-4.9%	-5.1%	34.1%	102.8%
	North Vancouver	$1,352,100	369.9	0.1%	3.0%	3.1%	-2.7%	-0.3%	37.6%	118.7%
	Pitt Meadows	$839,200	411.4	1.9%	-1.7%	3.2%	0.6%	-4.3%	42.0%	158.9%
	Port Coquitlam	$949,600	382.7	-0.7%	-0.1%	0.9%	-0.1%	-2.7%	44.3%	134.5%
	Port Moody	$1,039,000	401.5	-0.1%	0.4%	0.8%	-0.9%	-6.9%	41.1%	141.3%
	Richmond	$1,098,300	393.8	-2.3%	-2.3%	-3.2%	-5.6%	-0.7%	36.1%	104.9%
	Squamish	$1,053,400	396.6	1.5%	0.3%	2.2%	-1.5%	0.1%	53.8%	162.8%
	Sunshine Coast	$756,900	354.2	-0.8%	-1.3%	1.3%	-3.1%	0.0%	58.1%	142.1%
	Tsawwassen	$948,300	278.2	-5.2%	-2.4%	-5.9%	-5.3%	-7.1%	14.8%	42.8%
	Vancouver East	$1,104,400	364.1	-1.5%	-4.8%	-3.7%	-3.8%	-1.0%	27.1%	86.2%
	Vancouver West	$1,432,300	337.9	1.0%	-3.2%	-6.2%	-4.0%	-0.2%	24.1%	71.0%
	Whistler	$1,672,900	410.4	1.9%	-0.1%	0.6%	-4.3%	-2.0%	58.9%	188.4%
Apartment	Lower Mainland	$693,900	348.2	-1.2%	-2.5%	-0.4%	-3.4%	-2.8%	23.4%	90.1%
	Greater Vancouver	$748,400	346.3	-1.2%	-2.5%	-0.2%	-3.2%	-1.8%	20.2%	88.7%
	Burnaby East	$773,200	327.5	-2.3%	-1.4%	-1.9%	-3.6%	-3.7%	19.2%	87.9%
	Burnaby North	$724,900	354.5	-1.5%	-4.3%	-1.4%	-4.6%	-4.6%	23.6%	101.2%
	Burnaby South	$811,100	371.6	-0.1%	-3.1%	-3.1%	-3.8%	-1.4%	14.2%	88.2%
	Coquitlam	$710,800	398.0	-1.8%	-3.2%	-2.5%	-4.8%	-3.7%	25.9%	129.9%
	Ladner	$693,500	352.2	0.3%	0.0%	7.9%	-1.2%	-5.4%	42.8%	115.5%
	Maple Ridge	$514,600	367.8	-2.0%	-0.9%	-3.0%	-3.8%	-7.4%	36.0%	150.4%
	New Westminster	$637,800	390.1	-0.9%	-2.2%	-1.9%	-2.2%	-1.9%	25.0%	114.2%
	North Vancouver	$817,600	332.0	0.2%	0.0%	2.7%	-0.8%	1.5%	25.1%	105.4%
	Pitt Meadows	$587,100	406.3	-2.4%	-1.0%	-2.8%	-3.4%	-6.3%	32.9%	148.2%
	Port Coquitlam	$638,300	440.2	0.3%	-0.5%	1.0%	-1.4%	-0.5%	39.2%	163.8%
	Port Moody	$741,300	406.0	-0.7%	0.4%	-1.4%	-2.5%	1.0%	30.1%	133.6%
	Richmond	$708,800	393.6	-1.6%	-4.9%	-2.1%	-5.1%	-2.9%	25.2%	112.3%
	Squamish	$619,800	366.3	-2.0%	2.5%	9.9%	3.7%	-11.9%	40.5%	157.4%
	Sunshine Coast	$509,700	308.0	-0.5%	3.2%	9.1%	0.4%	-18.1%	24.0%	98.5%
	Tsawwassen	$671,500	317.8	-0.6%	-0.8%	5.0%	-4.9%	-4.1%	31.0%	97.0%
	Vancouver East	$686,500	398.4	-1.4%	-2.3%	-0.5%	-3.5%	-2.5%	14.0%	87.7%
	Vancouver West	$824,500	318.7	-1.7%	-2.9%	0.6%	-3.0%	-1.5%	9.7%	66.9%
	West Vancouver	$1,324,000	255.4	2.7%	4.5%	8.0%	-2.0%	4.2%	28.8%	62.5%
	Whistler	$666,600	287.5	-1.7%	2.4%	8.5%	-1.4%	-14.5%	41.1%	155.3%

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

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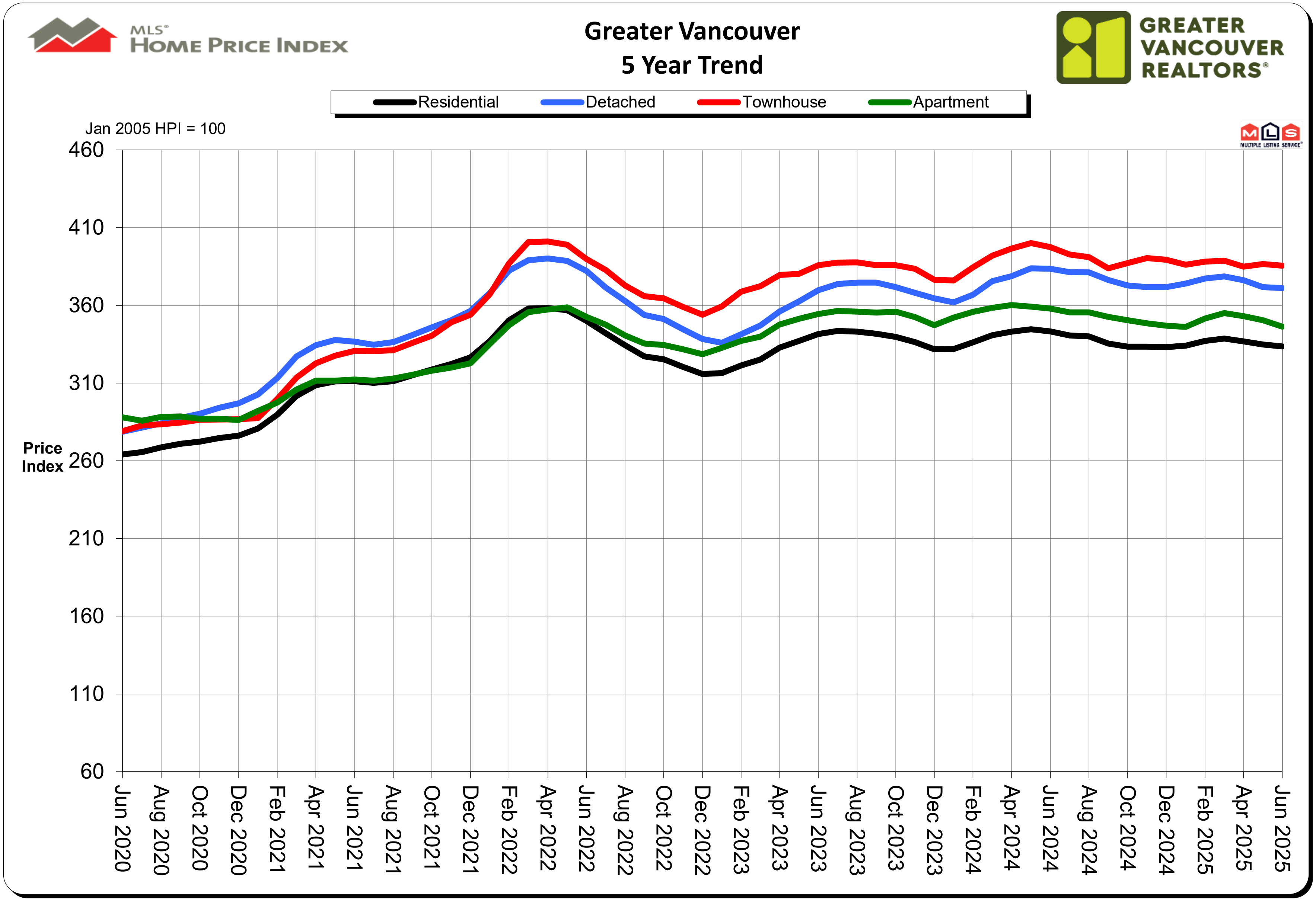
MLS MULTIPLE LISTING SERVICE® *


MLS® Home Price Index
Greater Vancouver
5 Year Trend
Greater Vancouver Realtors®
Residential
Detached
Townhouse
Apartment
Jan 2005 HPI = 100
Price Index
460
410
360
310
260
210
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Jun 2020
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MLS® SALES Facts

GREATER VANCOUVER REALTORS®

June 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
June 2025	Number of Sales	Detached	7	39	48	50	4	69	10	67	21	14	59	16	45	95	68	30	15	657
		Attached	0	33	46	20	0	47	14	48	13	13	60	16	0	64	69	7	23	473
		Apartment	0	177	77	20	0	32	47	85	24	20	124	18	2	108	280	15	11	1,040
	Median Selling Price	Detached	n/a	$2,146,250	$1,722,500	$1,489,750	n/a	$1,200,000	n/a	$2,180,000	$1,350,000	n/a	$1,990,000	n/a	$1,050,000	$1,856,500	$3,290,000	$2,750,000	n/a	
		Attached	n/a	$1,035,000	$1,168,000	$886,500	n/a	$799,900	n/a	$1,405,000	n/a	n/a	$1,086,000	n/a	n/a	$1,336,500	$1,500,000	n/a	$1,620,000	n/a
		Apartment	n/a	$695,000	$649,000	$611,000	n/a	$505,000	$620,000	$765,000	$590,000	$681,500	$672,300	n/a	n/a	$677,500	$800,000	n/a	n/a	
May 2025	Number of Sales	Detached	6	37	54	33	6	76	20	81	16	17	62	17	51	72	53	45	8	654
		Attached	0	49	37	18	0	39	12	40	21	14	44	21	4	70	66	9	25	469
		Apartment	0	176	98	23	0	34	59	83	18	30	125	17	4	101	290	14	15	1,087
	Median Selling Price	Detached	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	
		Attached	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
		Apartment	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	
June 2024	Number of Sales	Detached	3	65	54	33	2	82	18	70	20	6	75	22	35	75	83	43	8	694
		Attached	0	51	39	20	0	34	9	45	15	16	56	17	9	67	59	6	13	456
		Apartment	0	208	94	16	0	41	82	103	27	33	130	12	2	127	327	25	18	1,245
	Median Selling Price	Detached	n/a	$2,220,000	$1,793,000	$1,488,000	n/a	$1,327,500	n/a	$2,437,500	$1,451,250	n/a	$1,960,000	$1,655,000	$997,000	$2,095,000	$3,634,000	$2,875,000	n/a	
		Attached	n/a	$1,135,000	$1,213,000	$892,500	n/a	$820,000	n/a	$1,442,500	n/a	n/a	$1,192,500	n/a	n/a	$1,515,000	$1,520,000	n/a	n/a	n/a
		Apartment	n/a	$729,450	$702,000	n/a	n/a	$533,000	$632,000	$730,000	$544,400	$852,000	$728,000	n/a	n/a	$680,000	$888,000	$940,000	n/a	
Jan. - Jun. 2025 *Year-to-date*	Number of Sales	Detached	29	215	270	177	22	395	62	371	117	76	305	93	236	388	296	173	48	3,273
		Attached	0	213	280	88	2	252	63	205	97	67	295	115	25	383	312	27	112	2,536
		Apartment	0	975	546	121	2	195	377	501	154	136	690	87	20	587	1,600	66	106	6,163
	Median Selling Price	Detached	$1,500,000	$2,120,000	$1,705,000	$1,509,523	$852,500	$1,270,000	$1,505,000	$2,175,000	$1,429,950	$1,850,000	$1,950,000	$1,690,000	$902,881	$1,860,768	$3,334,000	$2,998,000	$2,633,500	
		Attached	n/a	$1,075,000	$1,178,000	$970,000	n/a	$805,000	$942,000	$1,389,000	$960,000	$1,060,000	$1,098,000	$1,075,000	$700,000	$1,412,500	$1,528,000	$1,900,000	$1,317,500	n/a
		Apartment	n/a	$710,000	$674,750	$660,000	n/a	$533,238	$623,990	$795,250	$599,500	$762,500	$668,000	$707,500	$559,500	$687,500	$825,000	$1,225,000	$692,000	
Jan. - Jun. 2024 *Year-to-date*	Number of Sales	Detached	26	325	327	182	18	541	85	379	136	58	415	89	223	475	439	213	56	3,987
		Attached	0	251	258	113	1	303	60	222	111	92	339	95	34	450	305	19	89	2,742
		Apartment	0	1,144	599	100	0	241	423	575	208	154	803	57	23	718	1,739	107	153	7,044
	Median Selling Price	Detached	$1,375,000	$2,160,000	$1,790,000	$1,494,000	n/a	$1,290,000	$1,555,000	$2,275,000	$1,465,000	$1,899,000	$2,100,000	$1,570,000	$945,857	$1,974,950	$3,557,500	$2,922,200	$2,350,000	
		Attached	n/a	$1,075,000	$1,169,000	$1,070,000	n/a	$815,000	$1,012,500	$1,425,000	$962,500	$1,062,500	$1,180,000	$1,005,000	$644,500	$1,500,000	$1,675,000	n/a	$1,450,000	n/a
		Apartment	n/a	$730,000	$683,000	$677,500	n/a	$539,800	$636,000	$799,875	$625,700	$763,500	$713,800	$606,000	$580,000	$699,900	$850,000	$1,300,000	$558,800	

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®

June 2025

Period	Measure	Type	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
June 2025	Number of Listings	Detached	24	161	168	110	19	221	55	206	77	47	186	32	133	248	217	151	29	2,084
		Attached	0	120	136	37	0	105	51	108	34	42	165	42	21	195	169	14	30	1,269
		Apartment	0	454	262	36	0	85	163	211	65	72	375	17	5	305	814	57	37	2,958
	% Sales to Listings	Detached	29%	24%	29%	45%	21%	31%	18%	33%	27%	30%	32%	50%	34%	38%	31%	20%	52%	n/a
		Attached	n/a	28%	34%	54%	n/a	45%	27%	44%	38%	31%	36%	38%	0%	33%	41%	50%	77%	
		Apartment	n/a	39%	29%	56%	n/a	38%	29%	40%	37%	28%	33%	106%	40%	35%	34%	26%	30%	
May 2025	Number of Listings	Detached	19	184	200	114	15	271	39	214	68	58	220	45	158	248	254	164	45	2,316
		Attached	0	111	112	54	0	126	41	97	45	44	157	36	16	202	191	20	26	1,278
		Apartment	0	477	205	47	0	84	178	246	72	87	353	48	9	314	821	41	38	3,020
	% Sales to Listings	Detached	32%	20%	27%	29%	40%	28%	51%	38%	24%	29%	28%	38%	32%	29%	21%	27%	18%	n/a
		Attached	n/a	44%	33%	33%	n/a	31%	29%	41%	47%	32%	28%	58%	25%	35%	35%	45%	96%	
		Apartment	n/a	37%	48%	49%	n/a	40%	33%	34%	25%	34%	35%	35%	44%	32%	35%	34%	39%	
June 2024	Number of Listings	Detached	14	151	148	70	18	235	34	162	60	43	163	37	140	211	224	142	34	1,886
		Attached	0	108	92	35	3	96	29	87	40	29	119	28	20	178	172	18	26	1,080
		Apartment	0	522	211	37	0	68	147	205	71	60	275	27	10	257	778	53	34	2,755
	% Sales to Listings	Detached	21%	43%	36%	47%	11%	35%	53%	43%	33%	14%	46%	59%	25%	36%	37%	30%	24%	n/a
		Attached	n/a	47%	42%	57%	0%	35%	31%	52%	38%	55%	47%	61%	45%	38%	34%	33%	50%	
		Apartment	n/a	40%	45%	43%	n/a	60%	56%	50%	38%	55%	47%	44%	20%	49%	42%	47%	53%	
Jan. - Jun. 2025 Year-to-date*	Number of Listings	Detached	99	875	956	582	92	1,345	236	1,063	390	264	1,141	203	799	1,301	1,290	924	168	11,728
		Attached	0	633	730	264	1	591	215	543	215	203	853	201	87	1,122	1,065	98	174	6,995
		Apartment	0	2,906	1,558	265	3	536	1,055	1,381	399	426	2,125	205	59	1,744	4,959	262	236	18,119
	% Sales to Listings	Detached	29%	25%	28%	30%	24%	29%	26%	35%	30%	29%	27%	46%	30%	30%	23%	19%	29%	n/a
		Attached	n/a	34%	38%	33%	200%	43%	29%	38%	45%	33%	35%	57%	29%	34%	29%	28%	64%	
		Apartment	n/a	34%	35%	46%	67%	36%	36%	36%	39%	32%	32%	42%	34%	34%	32%	25%	45%	
Jan. - Jun. 2024 Year-to-date*	Number of Listings	Detached	78	739	828	422	79	1,337	232	851	326	197	1,037	212	710	1,179	1,206	903	163	10,499
		Attached	1	535	554	197	7	583	137	505	201	158	651	163	78	1,072	885	74	213	6,014
		Apartment	0	2,711	1,202	207	0	554	827	1,158	353	284	1,686	131	60	1,603	4,636	297	273	15,982
	% Sales to Listings	Detached	33%	44%	39%	43%	23%	40%	37%	45%	42%	29%	40%	42%	31%	40%	36%	24%	34%	n/a
		Attached	0%	47%	47%	57%	14%	52%	44%	44%	55%	58%	52%	58%	44%	42%	34%	26%	42%	
		Apartment	n/a	42%	50%	48%	n/a	44%	51%	50%	59%	54%	48%	44%	38%	45%	38%	36%	56%	

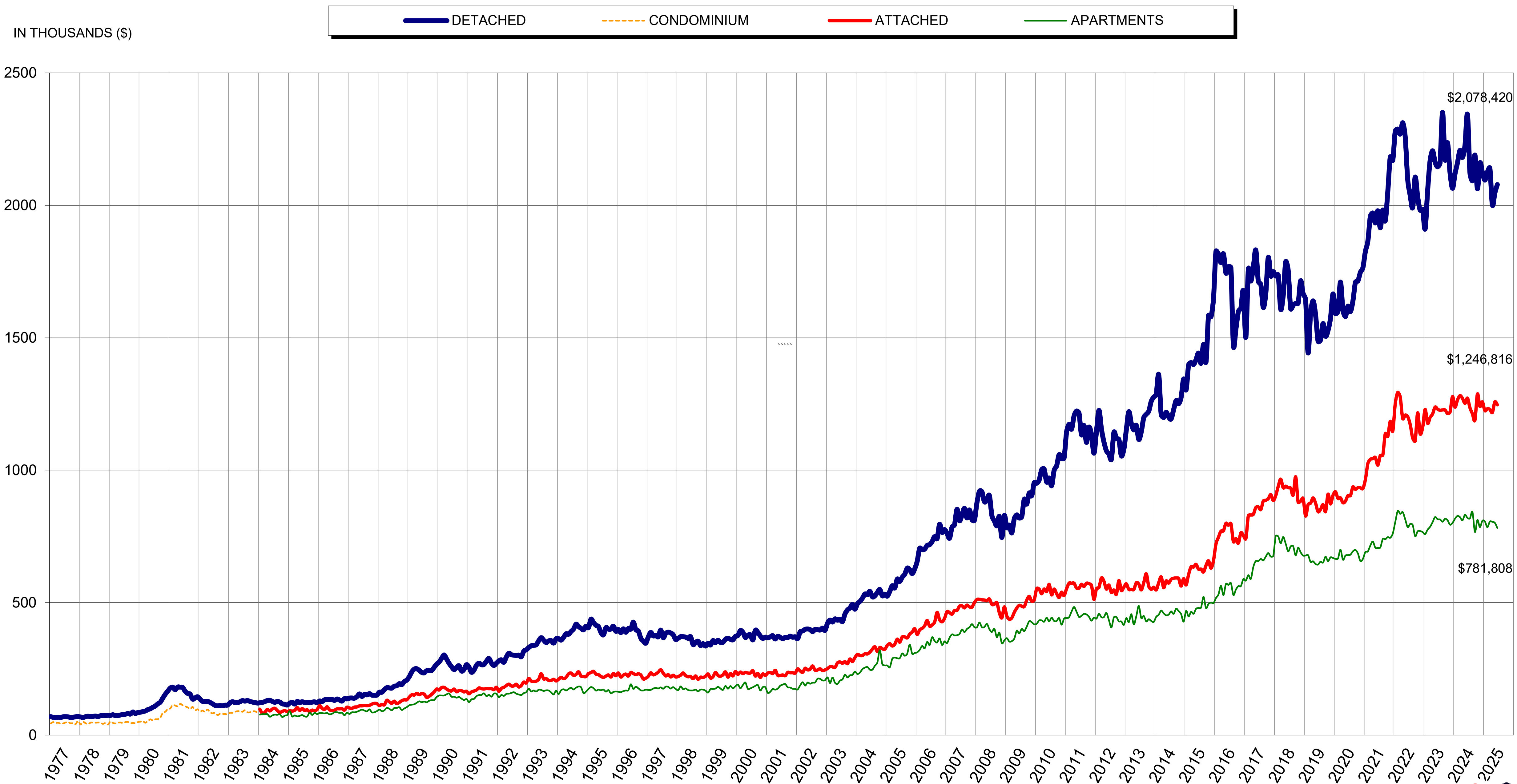
* Year-to-date listings represent a cumulative total of listings rather than total active listings.

Listing & Sales Activity Summary

	Listings				Sales						
	1 Jun 2024	2 May 2025	3 Jun 2025	Col. 2 & 3 Percentage Variance	5 Jun 2024	6 May 2025	7 Jun 2025	Col. 6 & 7 Percentage Variance	9 Apr 2024 - Jun 2024	10 Apr 2025 - Jun 2025	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	14	19	24	26.3	3	6	7	16.7	16	17	6.3
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	151	184	161	-12.5	65	37	39	5.4	186	114	-38.7
ATTACHED	108	111	120	8.1	51	49	33	-32.7	152	114	-25.0
APARTMENTS	522	477	454	-4.8	208	176	177	0.6	642	544	-15.3
COQUITLAM											
DETACHED	148	200	168	-16.0	54	54	48	-11.1	196	148	-24.5
ATTACHED	92	112	136	21.4	39	37	46	24.3	131	147	12.2
APARTMENTS	211	205	262	27.8	94	98	77	-21.4	323	252	-22.0
DELTA											
DETACHED	70	114	110	-3.5	33	33	50	51.5	101	109	7.9
ATTACHED	35	54	37	-31.5	20	18	20	11.1	65	49	-24.6
APARTMENTS	37	47	36	-23.4	16	23	20	-13.0	59	62	5.1
ISLANDS - GULF											
DETACHED	18	15	19	26.7	2	6	4	-33.3	8	12	50.0
ATTACHED	3	0	0	0.0	0	0	0	0.0	0	1	100.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	235	271	221	-18.5	82	76	69	-9.2	289	219	-24.2
ATTACHED	96	126	105	-16.7	34	39	47	20.5	163	127	-22.1
APARTMENTS	68	84	85	1.2	41	34	32	-5.9	126	104	-17.5
NEW WESTMINSTER											
DETACHED	34	39	55	41.0	18	20	10	-50.0	44	42	-4.5
ATTACHED	29	41	51	24.4	9	12	14	16.7	38	37	-2.6
APARTMENTS	147	178	163	-8.4	82	59	47	-20.3	246	170	-30.9
NORTH VANCOUVER											
DETACHED	162	214	206	-3.7	70	81	67	-17.3	244	221	-9.4
ATTACHED	87	97	108	11.3	45	40	48	20.0	139	121	-12.9
APARTMENTS	205	246	211	-14.2	103	83	85	2.4	328	264	-19.5
PORT COQUITLAM											
DETACHED	60	68	77	13.2	20	16	21	31.3	85	64	-24.7
ATTACHED	40	45	34	-24.4	15	21	13	-38.1	60	53	-11.7
APARTMENTS	71	72	65	-9.7	27	18	24	33.3	114	66	-42.1
PORT MOODY/BELCARRA											
DETACHED	43	58	47	-19.0	6	17	14	-17.6	33	45	36.4
ATTACHED	29	44	42	-4.5	16	14	13	-7.1	58	40	-31.0
APARTMENTS	60	87	72	-17.2	33	30	20	-33.3	92	72	-21.7
RICHMOND											
DETACHED	163	220	186	-15.5	75	62	59	-4.8	238	168	-29.4
ATTACHED	119	157	165	5.1	56	44	60	36.4	190	153	-19.5
APARTMENTS	275	353	375	6.2	130	125	124	-0.8	461	366	-20.6
SQUAMISH											
DETACHED	37	45	32	-28.9	22	17	16	-5.9	54	58	7.4
ATTACHED	28	36	42	16.7	17	21	16	-23.8	60	61	1.7
APARTMENTS	27	48	17	-64.6	12	17	18	5.9	40	54	35.0
SUNSHINE COAST											
DETACHED	140	158	133	-15.8	35	51	45	-11.8	136	137	0.7
ATTACHED	20	16	21	31.3	9	4	0	-100.0	22	10	-54.5
APARTMENTS	10	9	5	-44.4	2	4	2	-50.0	12	13	8.3
VANCOUVER EAST											
DETACHED	211	248	248	0.0	75	72	95	31.9	296	234	-20.9
ATTACHED	178	202	195	-3.5	67	70	64	-8.6	242	197	-18.6
APARTMENTS	257	314	305	-2.9	127	101	108	6.9	408	319	-21.8
VANCOUVER WEST											
DETACHED	224	254	217	-14.6	83	53	68	28.3	270	173	-35.9
ATTACHED	172	191	169	-11.5	59	66	69	4.5	182	188	3.3
APARTMENTS	778	821	814	-0.9	327	290	280	-3.4	989	891	-9.9
WEST VANCOUVER/HOWE SOUND											
DETACHED	142	164	151	-7.9	43	45	30	-33.3	121	101	-16.5
ATTACHED	18	20	14	-30.0	6	9	7	-22.2	13	17	30.8
APARTMENTS	53	41	57	39.0	25	14	15	7.1	75	39	-48.0
WHISTLER/PEMBERTON											
DETACHED	34	45	29	-35.6	8	8	15	87.5	37	27	-27.0
ATTACHED	26	26	30	15.4	13	25	23	-8.0	44	69	56.8
APARTMENTS	34	38	37	-2.6	18	15	11	-26.7	84	41	-51.2
GRAND TOTALS											
DETACHED	**1886**	**2316**	**2084**	**-10.0**	**694**	**654**	**657**	**0.5**	**2354**	**1889**	**-19.8**
ATTACHED	**1080**	**1278**	**1269**	**-0.7**	**456**	**469**	**473**	**0.9**	**1559**	**1384**	**-11.2**
APARTMENTS	**2755**	**3020**	**2958**	**-2.1**	**1245**	**1087**	**1040**	**-4.3**	**3999**	**3257**	**-18.6**

GREATER VANCOUVER REALTORS®

Residential Average Sale Prices - January 1977 to June 2025



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

MULTIPLE LISTING SERVICE®