

# News Release



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FOR IMMEDIATE RELEASE:

## Slow sales and high inventory give buyers the edge in October

**VANCOUVER, B.C. – November 4, 2025** – Home sales registered on the MLS® in Metro Vancouver\* were 14 per cent lower than last October, as the trend of slower sales and building inventory creates favourable conditions for those looking to buy in the fall market.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 2,255 in October 2025, a 14.3 per cent decrease from the 2,632 sales recorded in October 2024. This was 14.5 per cent below the 10-year seasonal average (2,638).

“October is typically the last month of the year where sales activity sees a seasonal uptick, but sales still fell short of last year’s figures and the ten-year seasonal average,” said Andrew Lis, GVR’s chief economist and vice-president of data analytics. “Even the fourth cut this year to the Bank of Canada’s policy rate this October wasn’t enough to entice more buyers back into the market.”

There were 5,438 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in October 2025. This represents a 0.3 per cent decrease compared to the 5,452 properties listed in October 2024. This was 16.3 per cent above the 10-year seasonal average (4,676).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 16,393, a 13.2 per cent increase compared to October 2024 (14,477). This total is 35.9 per cent above the 10-year seasonal average (12,063).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for October 2025 is 14.2 per cent. By property type, the ratio is 11.3 per cent for detached homes, 17.6 per cent for attached, and 15.5 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.

“After peaking in June, inventory levels have edged lower, and prices have eased across all market segments as slower-than-usual sales activity meets the highest inventory levels seen

in many years,” Lis said. “With no further reductions to the Bank of Canada’s policy rate expected in 2025, market conditions appear as favourable for buyers as they’ve been all year.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,132,500. This represents a 3.4 per cent decrease over October 2024 and a 0.8 per cent decrease compared to September 2025.

Sales of detached homes in October 2025 reached 693, a 4.3 per cent decrease from the 724 detached sales recorded in October 2024. The benchmark price for a detached home is \$1,916,400. This represents a 4.3 per cent decrease from October 2024 and a 0.9 per cent decrease compared to September 2025.

Sales of apartment homes reached 1,071 in October 2025, a 23.1 per cent decrease compared to the 1,393 sales in October 2024. The benchmark price of an apartment home is \$718,900. This represents a 5.1 per cent decrease from October 2024 and a 1.4 per cent decrease compared to September 2025.

Attached home sales in October 2025 totalled 477, a 4.8 per cent decrease compared to the 501 sales in October 2024. The benchmark price of a townhouse is \$1,066,700. This represents a 3.8 per cent decrease from October 2024 and a 0.3 per cent decrease compared to September 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    | \$1,060,700     | 323.8       | -0.8%            | -2.7%            | -4.7%            | -3.9%           | -2.4%           | 21.0%           | 44.8%            |
|                         | Greater Vancouver | \$1,132,500     | 322.1       | -0.8%            | -2.8%            | -4.4%            | -3.4%           | -1.0%           | 18.2%           | 36.4%            |
|                         | Bowen Island      | \$1,400,300     | 293.0       | 0.1%             | 1.3%             | 5.1%             | -3.2%           | -1.5%           | 23.7%           | 121.0%           |
|                         | Burnaby East      | \$1,038,300     | 330.1       | -2.5%            | -6.0%            | -8.1%            | -8.9%           | -5.6%           | 12.1%           | 50.0%            |
|                         | Burnaby North     | \$940,600       | 313.4       | -1.5%            | -3.3%            | -5.9%            | -5.3%           | -5.1%           | 11.6%           | 42.1%            |
|                         | Burnaby South     | \$1,073,600     | 332.7       | -0.8%            | -1.8%            | -4.5%            | -4.0%           | -0.6%           | 14.0%           | 46.3%            |
|                         | Coquitlam         | \$1,036,400     | 325.6       | -0.5%            | -2.2%            | -4.0%            | -4.0%           | -4.7%           | 19.7%           | 61.3%            |
|                         | Ladner            | \$1,099,700     | 320.0       | -2.3%            | -4.3%            | -4.6%            | -5.6%           | -0.6%           | 30.8%           | 62.0%            |
|                         | Maple Ridge       | \$932,200       | 324.2       | -1.2%            | -2.7%            | -5.1%            | -4.5%           | -0.4%           | 31.9%           | 109.6%           |
|                         | New Westminster   | \$780,300       | 357.1       | -1.0%            | -2.6%            | -4.4%            | -4.7%           | -2.0%           | 19.9%           | 73.3%            |
|                         | North Vancouver   | \$1,331,000     | 309.9       | -0.8%            | -2.9%            | -1.9%            | 0.8%            | 1.1%            | 18.1%           | 44.4%            |
|                         | Pitt Meadows      | \$865,800       | 345.8       | -3.7%            | -4.6%            | -7.8%            | -9.3%           | 0.2%            | 30.0%           | 117.1%           |
|                         | Port Coquitlam    | \$913,000       | 355.0       | -0.1%            | -2.1%            | -4.4%            | -3.7%           | 1.1%            | 34.4%           | 99.1%            |
|                         | Port Moody        | \$1,085,300     | 346.4       | 0.6%             | -0.3%            | -0.4%            | -2.3%           | -2.5%           | 30.1%           | 77.3%            |
|                         | Richmond          | \$1,089,000     | 358.6       | -0.6%            | -2.3%            | -4.9%            | -4.9%           | -2.2%           | 20.8%           | 40.0%            |
|                         | Squamish          | \$1,114,500     | 370.3       | 0.2%             | -2.3%            | -1.5%            | 1.4%            | 4.2%            | 34.0%           | 119.1%           |
|                         | Sunshine Coast    | \$816,700       | 299.2       | 0.0%             | -1.6%            | 2.8%             | -3.1%           | -2.7%           | 28.5%           | 119.8%           |
|                         | Tsawwassen        | \$1,126,300     | 292.8       | -2.5%            | -3.0%            | -7.2%            | -4.5%           | -6.6%           | 19.2%           | 36.1%            |
|                         | Vancouver East    | \$1,167,800     | 364.4       | -0.7%            | -2.6%            | -4.6%            | -4.0%           | 4.2%            | 19.9%           | 45.1%            |
|                         | Vancouver West    | \$1,267,100     | 300.5       | -1.1%            | -3.0%            | -5.2%            | -2.5%           | 0.2%            | 8.9%            | 9.5%             |
|                         | West Vancouver    | \$2,372,700     | 256.0       | -0.3%            | -5.5%            | -7.2%            | -5.6%           | -12.5%          | 0.7%            | -0.1%            |
|                         | Whistler          | \$1,335,600     | 295.8       | -0.4%            | -3.6%            | -2.2%            | -1.3%           | -7.8%           | 22.4%           | 111.1%           |
| Single Family Detached  | Lower Mainland    | \$1,706,800     | 374.6       | -0.8%            | -2.9%            | -5.6%            | -4.4%           | 1.7%            | 27.6%           | 54.8%            |
|                         | Greater Vancouver | \$1,916,400     | 356.7       | -0.9%            | -2.9%            | -5.2%            | -4.3%           | 1.6%            | 22.9%           | 37.4%            |
|                         | Bowen Island      | \$1,401,200     | 292.5       | 0.1%             | 1.3%             | 5.1%             | -3.3%           | -1.6%           | 23.6%           | 121.1%           |
|                         | Burnaby East      | \$1,809,400     | 388.7       | -3.6%            | -7.4%            | -8.1%            | -9.3%           | 0.7%            | 25.4%           | 69.3%            |
|                         | Burnaby North     | \$1,981,900     | 379.1       | -2.5%            | -6.9%            | -8.7%            | -7.0%           | 2.4%            | 26.8%           | 53.9%            |
|                         | Burnaby South     | \$2,115,400     | 403.8       | -1.3%            | -2.4%            | -5.5%            | -5.6%           | 5.1%            | 25.8%           | 56.3%            |
|                         | Coquitlam         | \$1,706,000     | 395.9       | -0.8%            | -1.8%            | -4.8%            | -5.4%           | -1.8%           | 28.6%           | 80.9%            |
|                         | Ladner            | \$1,333,700     | 324.8       | -3.0%            | -5.9%            | -5.4%            | -7.1%           | -0.6%           | 29.2%           | 59.5%            |
|                         | Maple Ridge       | \$1,239,300     | 362.7       | -1.1%            | -2.1%            | -5.0%            | -3.7%           | 3.5%            | 35.9%           | 129.8%           |
|                         | New Westminster   | \$1,477,000     | 362.8       | -2.9%            | -6.7%            | -7.5%            | -7.6%           | -1.2%           | 24.7%           | 69.6%            |
|                         | North Vancouver   | \$2,151,000     | 337.7       | -1.0%            | -2.1%            | -2.2%            | 0.7%            | 2.8%            | 20.9%           | 52.4%            |
|                         | Pitt Meadows      | \$1,156,800     | 346.7       | -6.1%            | -7.5%            | -11.2%           | -13.1%          | -2.5%           | 22.2%           | 101.3%           |
|                         | Port Coquitlam    | \$1,364,800     | 386.3       | 0.2%             | 0.4%             | -3.1%            | -6.3%           | 4.4%            | 37.6%           | 104.0%           |
|                         | Port Moody        | \$2,081,500     | 398.3       | 0.1%             | -0.1%            | 0.9%             | -2.1%           | 3.3%            | 38.9%           | 91.9%            |
|                         | Richmond          | \$2,027,100     | 411.1       | -0.9%            | -2.9%            | -5.9%            | -5.1%           | -1.7%           | 19.9%           | 46.9%            |
|                         | Squamish          | \$1,646,000     | 410.6       | -0.9%            | -2.6%            | -1.0%            | 8.7%            | -0.6%           | 32.5%           | 139.6%           |
|                         | Sunshine Coast    | \$870,100       | 302.6       | -0.4%            | -1.7%            | 3.6%             | -3.4%           | -4.9%           | 27.4%           | 123.5%           |
|                         | Tsawwassen        | \$1,475,100     | 325.6       | -3.6%            | -4.0%            | -9.0%            | -4.0%           | -4.3%           | 24.9%           | 47.3%            |
|                         | Vancouver East    | \$1,749,100     | 390.2       | -0.4%            | -2.5%            | -5.5%            | -7.5%           | 2.0%            | 17.6%           | 44.4%            |
|                         | Vancouver West    | \$3,246,200     | 338.3       | 0.4%             | -2.0%            | -5.3%            | -3.6%           | 1.0%            | 6.7%            | 10.7%            |
|                         | West Vancouver    | \$3,084,300     | 287.4       | 0.7%             | -3.5%            | -7.8%            | -4.4%           | -6.7%           | 9.7%            | 10.0%            |
|                         | Whistler          | \$2,398,400     | 311.7       | -4.2%            | -5.9%            | -8.4%            | -0.6%           | -9.7%           | 25.9%           | 104.8%           |

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- 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.

| 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    | \$933,100       | 356.3       | -0.7%            | -3.1%            | -4.1%            | -4.2%           | 0.7%            | 32.8%           | 101.5%           |
|               | Greater Vancouver | \$1,066,700     | 372.6       | -0.3%            | -2.9%            | -3.2%            | -3.8%           | 2.2%            | 30.1%           | 95.6%            |
|               | Burnaby East      | \$870,200       | 379.0       | -3.2%            | -3.8%            | -5.6%            | -3.0%           | 5.7%            | 24.6%           | 107.6%           |
|               | Burnaby North     | \$912,300       | 371.5       | -1.2%            | -2.6%            | 0.0%             | -3.1%           | 4.6%            | 30.2%           | 108.6%           |
|               | Burnaby South     | \$1,045,500     | 383.2       | 0.1%             | -2.7%            | -2.0%            | 1.0%            | 7.9%            | 25.5%           | 102.9%           |
|               | Coquitlam         | \$1,040,800     | 407.2       | -1.1%            | -4.9%            | -3.7%            | 0.7%            | 2.5%            | 35.1%           | 121.1%           |
|               | Ladner            | \$1,009,500     | 400.8       | -1.7%            | -0.8%            | -1.5%            | -1.3%           | 9.3%            | 42.1%           | 110.6%           |
|               | Maple Ridge       | \$750,600       | 377.8       | -1.3%            | -2.9%            | -4.0%            | -2.4%           | 3.1%            | 37.8%           | 151.4%           |
|               | New Westminster   | \$907,500       | 389.0       | -1.5%            | -1.2%            | -2.4%            | -4.8%           | -1.2%           | 32.8%           | 96.7%            |
|               | North Vancouver   | \$1,287,200     | 352.2       | -0.8%            | -2.1%            | -2.9%            | -5.7%           | 3.6%            | 28.0%           | 88.1%            |
|               | Pitt Meadows      | \$809,200       | 396.7       | -1.9%            | -1.8%            | -4.2%            | 0.4%            | -0.7%           | 35.6%           | 140.6%           |
|               | Port Coquitlam    | \$898,600       | 362.2       | -1.7%            | -4.9%            | -6.0%            | 1.8%            | 1.3%            | 35.5%           | 118.3%           |
|               | Port Moody        | \$1,014,600     | 392.0       | -0.9%            | -2.5%            | -2.8%            | -3.0%           | -1.0%           | 33.5%           | 121.3%           |
|               | Richmond          | \$1,049,100     | 376.2       | 0.6%             | -4.1%            | -5.5%            | -6.9%           | -0.8%           | 28.1%           | 85.0%            |
|               | Squamish          | \$1,049,000     | 395.0       | 1.6%             | 1.1%             | 0.8%             | -1.6%           | 7.8%            | 44.2%           | 143.1%           |
|               | Sunshine Coast    | \$752,700       | 352.2       | 0.5%             | 0.0%             | -0.1%            | -3.8%           | 7.5%            | 46.6%           | 125.6%           |
|               | Tsawwassen        | \$949,300       | 278.5       | -1.6%            | -1.3%            | -3.9%            | -5.8%           | -2.0%           | 19.2%           | 41.4%            |
|               | Vancouver East    | \$1,053,900     | 347.5       | 0.5%             | -5.7%            | -6.6%            | -8.9%           | 3.9%            | 18.1%           | 69.9%            |
|               | Vancouver West    | \$1,378,900     | 325.3       | 0.4%             | -2.7%            | -3.2%            | -5.3%           | -3.2%           | 13.5%           | 57.1%            |
|               | Whistler          | \$1,664,300     | 408.3       | 1.4%             | 0.0%             | 1.3%             | -4.0%           | 5.1%            | 47.6%           | 168.6%           |
| Apartment     | Lower Mainland    | \$667,000       | 334.7       | -1.2%            | -3.1%            | -5.8%            | -5.3%           | -1.1%           | 18.5%           | 77.0%            |
|               | Greater Vancouver | \$718,900       | 332.7       | -1.4%            | -3.3%            | -5.8%            | -5.1%           | -0.5%           | 15.9%           | 75.9%            |
|               | Burnaby East      | \$753,000       | 318.9       | 0.3%             | -1.7%            | -4.6%            | -4.3%           | -0.7%           | 14.8%           | 81.0%            |
|               | Burnaby North     | \$707,900       | 346.2       | -1.0%            | -1.5%            | -4.8%            | -5.0%           | -3.1%           | 17.3%           | 91.3%            |
|               | Burnaby South     | \$792,500       | 363.0       | -1.1%            | -2.0%            | -5.3%            | -4.9%           | 1.4%            | 14.0%           | 78.6%            |
|               | Coquitlam         | \$690,700       | 386.7       | -0.1%            | -2.1%            | -5.3%            | -6.0%           | -1.7%           | 21.8%           | 115.9%           |
|               | Ladner            | \$647,400       | 328.8       | 0.8%             | -3.7%            | -5.9%            | -1.8%           | -9.3%           | 28.1%           | 90.8%            |
|               | Maple Ridge       | \$491,600       | 351.4       | -0.7%            | -2.5%            | -5.3%            | -11.4%          | -5.0%           | 28.4%           | 140.4%           |
|               | New Westminster   | \$625,700       | 382.7       | 0.1%             | -1.0%            | -3.6%            | -3.1%           | 1.1%            | 19.9%           | 106.4%           |
|               | North Vancouver   | \$786,200       | 319.2       | -0.6%            | -4.1%            | -3.5%            | -0.5%           | 2.5%            | 18.6%           | 90.2%            |
|               | Pitt Meadows      | \$566,400       | 392.0       | -0.1%            | -2.3%            | -4.9%            | -11.1%          | -3.0%           | 26.3%           | 141.1%           |
|               | Port Coquitlam    | \$603,900       | 416.5       | -0.2%            | -3.1%            | -5.8%            | -5.4%           | 0.0%            | 28.9%           | 139.5%           |
|               | Port Moody        | \$727,900       | 398.6       | 2.4%             | -0.5%            | -1.0%            | -2.5%           | 6.0%            | 29.2%           | 123.2%           |
|               | Richmond          | \$696,800       | 386.9       | -1.1%            | -1.8%            | -4.9%            | -5.3%           | 1.8%            | 23.2%           | 99.4%            |
|               | Squamish          | \$587,000       | 346.9       | 0.9%             | -6.6%            | -5.6%            | -4.9%           | 7.9%            | 26.0%           | 135.3%           |
|               | Sunshine Coast    | \$481,600       | 291.0       | 4.6%             | -4.4%            | -5.1%            | -6.6%           | 1.1%            | 12.7%           | 80.7%            |
|               | Tsawwassen        | \$628,600       | 297.5       | 0.5%             | -3.5%            | -6.7%            | -4.5%           | -7.5%           | 20.8%           | 73.8%            |
|               | Vancouver East    | \$651,500       | 378.1       | -3.2%            | -4.1%            | -7.4%            | -5.0%           | -2.4%           | 8.4%            | 73.2%            |
|               | Vancouver West    | \$785,500       | 303.6       | -2.3%            | -4.2%            | -7.3%            | -5.4%           | -3.1%           | 7.7%            | 53.7%            |
|               | West Vancouver    | \$1,092,000     | 210.6       | -8.0%            | -16.0%           | -10.2%           | -12.0%          | -9.3%           | -6.1%           | 42.7%            |
|               | Whistler          | \$627,100       | 270.4       | 2.3%             | -7.1%            | -4.9%            | -9.0%           | 3.8%            | 27.2%           | 136.4%           |

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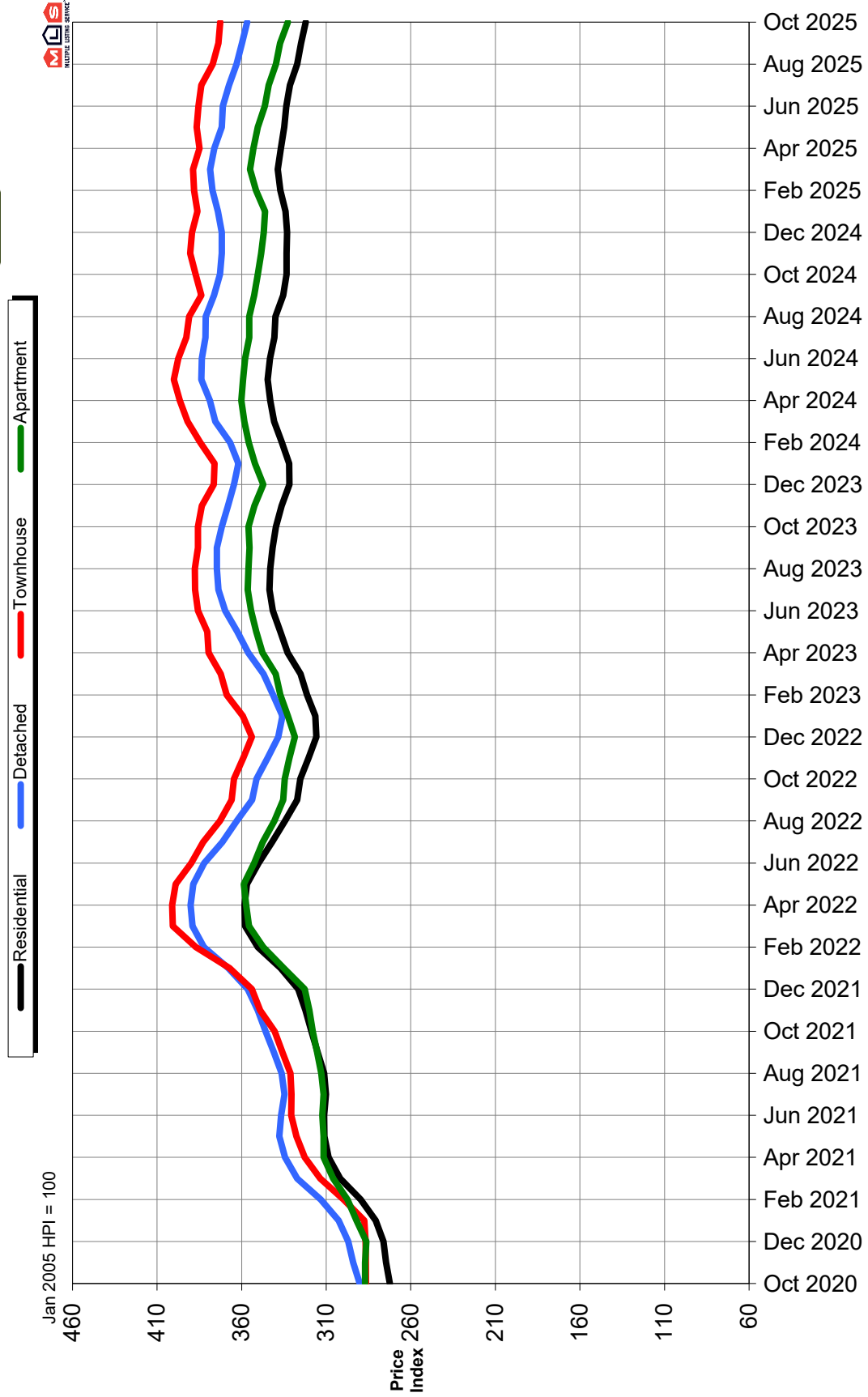


MLS<sup>®</sup>  
HOME PRICE INDEX

## Greater Vancouver 5 Year Trend



GREATER  
VANCOUVER  
REALTORS<sup>®</sup>






GREATER  
VANCOUVER  
REALTORS®

October  
2025

# MLS® SALES Facts

| <div></div> <div>October 2025</div> |                      |          | 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 |  |    |  |       |  |  |
|--|----------------------|----------|--------------|-----------------|-------------|---|-------------|-----|---------------|----|----------------|----|--------------------------|---|-----------------|----|-----------------|----|----------------|----|---------------------|----|-------------|----|-------------|-----|----------------|----|----------------|----|----------------|-----|---------------------------|-----|--------------------|----|--------|--|----|--|-------|--|--|
|  |                      |          | October 2025 | Number of Sales | Detached    | 6 |             | 54  |               | 51 |                | 37 |                          | 5 |                 | 70 |                 | 17 |                | 75 |                     | 22 |             | 20 |             | 57  |                | 17 |                | 45 |                | 91  |                           | 68  |                    | 42 |        |  | 16 |  | 693   |  |  |
|  |                      |          |              |                 |             | 0 |             | 60  |               | 37 |                | 20 |                          | 1 |                 | 44 |                 | 8  |                | 37 |                     | 23 |             | 15 |             | 54  |                | 20 |                | 6  |                | 69  |                           | 65  |                    | 1  |        |  | 17 |  | 477   |  |  |
|  |                      |          |              |                 |             | 0 |             | 168 |               | 95 |                | 23 |                          | 0 |                 | 25 |                 | 73 |                | 76 |                     | 24 |             | 29 |             | 125 |                | 11 |                | 5  |                | 108 |                           | 270 |                    | 15 |        |  | 24 |  | 1,071 |  |  |
| September 2025   | Median Selling Price | Attached | n/a          |                 | \$1,875,000 |   | \$1,608,000 |     | \$1,450,000   |    | n/a            |    | \$1,225,000              |   | n/a             |    | \$2,055,200     |    | \$1,331,500    |    | \$1,920,000         |    | \$1,728,000 |    | n/a         |     | \$835,000      |    | \$3,181,000    |    | \$2,710,000    |     | n/a                       |     | n/a                |    |        |  |    |  |       |  |  |
|  |                      |          | n/a          |                 | \$1,112,500 |   | \$1,168,000 |     | \$930,000     |    | n/a            |    | \$699,000                |   | n/a             |    | \$1,260,000     |    | \$875,000      |    | n/a                 |    | \$1,066,500 |    | n/a         |     | n/a            |    | \$1,320,663    |    | \$1,515,000    |     | n/a                       |     | n/a                |    |        |  |    |  |       |  |  |
|  |                      |          | n/a          |                 | \$686,500   |   | \$650,000   |     | \$572,500     |    | n/a            |    | \$492,000                |   | \$589,000       |    | \$815,000       |    | \$578,750      |    | \$730,000           |    | \$631,000   |    | n/a         |     | n/a            |    | \$630,000      |    | \$837,500      |     | n/a                       |     | \$666,250          |    |        |  |    |  |       |  |  |
| October 2024   | Number of Sales      | Detached | 2            |                 | 49          |   | 52          |     | 39            |    | 4              |    | 50                       |   | 16              |    | 49              |    | 5              |    | 15                  |    | 55          |    | 19          |     | 42             |    | 56             |    | 35             |     | 8                         |     | 552                |    |        |  |    |  |       |  |  |
|  |                      |          | 0            |                 | 43          |   | 37          |     | 14            |    | 0              |    | 31                       |   | 10              |    | 29              |    | 11             |    | 13                  |    | 43          |    | 12          |     | 5              |    | 51             |    | 35             |     | 19                        |     | 356                |    |        |  |    |  |       |  |  |
|  |                      |          | 0            |                 | 175         |   | 76          |     | 19            |    | 0              |    | 30                       |   | 58              |    | 80              |    | 29             |    | 18                  |    | 93          |    | 13          |     | 4              |    | 101            |    | 225            |     | 13                        |     | 20                 |    | 954    |  |    |  |       |  |  |
| October 2024   | Median Selling Price | Attached | n/a          |                 | \$2,040,000 |   | \$1,622,500 |     | \$1,435,000   |    | n/a            |    | \$1,195,000              |   | n/a             |    | \$2,085,000     |    | n/a            |    | n/a                 |    | \$2,038,888 |    | n/a         |     | \$1,037,500    |    | \$1,870,000    |    | \$2,959,000    |     | \$3,180,000               |     | n/a                |    | n/a    |  |    |  |       |  |  |
|  |                      |          | n/a          |                 | \$1,085,000 |   | \$1,060,000 |     | n/a           |    | n/a            |    | \$763,500                |   | n/a             |    | \$1,315,000     |    | n/a            |    | n/a                 |    | \$1,000,000 |    | n/a         |     | n/a            |    | \$1,440,000    |    | \$1,545,000    |     | n/a                       |     | n/a                |    |        |  |    |  |       |  |  |
|  |                      |          | n/a          |                 | \$691,000   |   | \$637,500   |     | n/a           |    | n/a            |    | \$473,750                |   | \$617,444       |    | \$750,000       |    | \$600,000      |    | n/a                 |    | \$661,000   |    | n/a         |     | n/a            |    | \$609,000      |    | \$815,000      |     | n/a                       |     | \$393,500          |    |        |  |    |  |       |  |  |
| Jan. - Oct. 2025   | Number of Sales      | Detached | 5            |                 | 65          |   | 56          |     | 34            |    | 2              |    | 78                       |   | 19              |    | 74              |    | 26             |    | 12                  |    | 95          |    | 18          |     | 47             |    | 80             |    | 69             |     | 30                        |     | 13                 |    | 723    |  |    |  |       |  |  |
|  |                      |          | 0            |                 | 53          |   | 48          |     | 13            |    | 0              |    | 50                       |   | 12              |    | 45              |    | 25             |    | 18                  |    | 57          |    | 17          |     | 7              |    | 74             |    | 61             |     | 8                         |     | 13                 |    | 501    |  |    |  |       |  |  |
|  |                      |          | 0            |                 | 240         |   | 140         |     | 21            |    | 1              |    | 47                       |   | 89              |    | 105             |    | 25             |    | 36                  |    | 138         |    | 19          |     | 8              |    | 128            |    | 341            |     | 19                        |     | 36                 |    | 1,393  |  |    |  |       |  |  |
| Jan. - Oct. 2025   | Median Selling Price | Attached | n/a          |                 | \$2,105,000 |   | \$1,788,500 |     | \$1,590,500   |    | n/a            |    | \$1,310,750              |   | n/a             |    | \$2,150,000     |    | \$1,407,500    |    | n/a                 |    | \$1,865,000 |    | n/a         |     | \$935,000      |    | \$1,843,750    |    | \$3,350,000    |     | \$2,847,500               |     | n/a                |    | n/a    |  |    |  |       |  |  |
|  |                      |          | n/a          |                 | \$1,130,000 |   | \$1,150,000 |     | n/a           |    | n/a            |    | \$809,950                |   | n/a             |    | \$1,443,000     |    | \$995,800      |    | n/a                 |    | \$1,120,000 |    | n/a         |     | n/a            |    | \$1,480,952    |    | \$1,640,000    |     | n/a                       |     | n/a                |    |        |  |    |  |       |  |  |
|  |                      |          | n/a          |                 | \$711,000   |   | \$680,000   |     | \$617,000     |    | n/a            |    | \$518,750                |   | \$598,000       |    | \$824,000       |    | \$592,500      |    | \$667,500           |    | \$693,800   |    | n/a         |     | n/a            |    | \$666,500      |    | \$860,000      |     | n/a                       |     | \$539,950          |    |        |  |    |  |       |  |  |
| Year-to-date   | Number of Sales      | Detached | 48           |                 | 410         |   | 497         |     | 320           |    | 42             |    | 657                      |   | 116             |    | 610             |    | 194            |    | 132                 |    | 535         |    | 167         |     | 416            |    | 664            |    | 537            |     | 316                       |     | 92                 |    | 5,753  |  |    |  |       |  |  |
|  |                      |          | 0            |                 | 402         |   | 437         |     | 160           |    | 3              |    | 405                      |   | 110             |    | 343             |    | 159            |    | 132                 |    | 498         |    | 175         |     | 47             |    | 642            |    | 508            |     | 39                        |     | 177                |    | 4,237  |  |    |  |       |  |  |
|  |                      |          | 0            |                 | 1,715       |   | 878         |     | 189           |    | 3              |    | 323                      |   | 630             |    | 796             |    | 260            |    | 236                 |    | 1,148       |    | 138         |     | 35             |    | 986            |    | 2,658          |     | 124                       |     | 183                |    | 10,302 |  |    |  |       |  |  |
| Jan. - Oct. 2025   | Median Selling Price | Attached | \$1,522,500  |                 | \$2,055,000 |   | \$1,695,500 |     | \$1,500,000   |    | \$829,500      |    | \$1,250,000              |   | \$1,549,750     |    | \$2,120,000     |    | \$1,375,000    |    | \$1,860,000         |    | \$1,950,000 |    | \$1,665,000 |     | \$899,500      |    | \$1,841,500    |    | \$3,245,000    |     | \$2,950,000               |     | \$2,633,500        |    | n/a    |  |    |  |       |  |  |
|  |                      |          | n/a          |                 | \$1,073,000 |   | \$1,153,000 |     | \$965,000     |    | n/a            |    | \$799,000                |   | \$970,000       |    | \$1,370,000     |    | \$938,000      |    | \$1,057,500         |    | \$1,086,500 |    | \$1,060,000 |     | \$845,000      |    | \$1,420,000    |    | \$1,528,000    |     | \$1,880,000               |     | \$1,315,000        |    |        |  |    |  |       |  |  |
|  |                      |          | n/a          |                 | \$697,500   |   | \$665,000   |     | \$647,500     |    | n/a            |    | \$520,000                |   | \$610,000       |    | \$790,000       |    | \$593,500      |    | \$759,400           |    | \$660,000   |    | \$665,000   |     | \$535,000      |    | \$673,250      |    | \$829,000      |     | \$1,205,000               |     | \$650,000          |    |        |  |    |  |       |  |  |
| Jan. - Oct. 2024   | Number of Sales      | Detached | 42           |                 | 527         |   | 522         |     | 313           |    | 37             |    | 840                      |   | 145             |    | 611             |    | 210            |    | 106                 |    | 664         |    | 145         |     | 396            |    | 749            |    | 681            |     | 344                       |     | 90                 |    | 6,422  |  |    |  |       |  |  |
|  |                      |          | 0            |                 | 414         |   | 405         |     | 171           |    | 2              |    | 505                      |   | 97              |    | 358             |    | 184            |    | 155                 |    | 535         |    | 166         |     | 54             |    | 693            |    | 505            |     | 38                        |     | 146                |    | 4,428  |  |    |  |       |  |  |
|  |                      |          | 0            |                 | 1,993       |   | 1,005       |     | 166           |    | 1              |    | 390                      |   | 696             |    | 921             |    | 310            |    | 267                 |    | 1,286       |    | 106         |     | 43             |    | 1,150          |    | 2,829          |     | 175                       |     | 243                |    | 11,581 |  |    |  |       |  |  |
| Year-to-date   | Median Selling Price | Attached | \$1,376,750  |                 | \$2,168,500 |   | \$1,778,500 |     | \$1,500,000   |    | \$820,000      |    | \$1,300,000              |   | \$1,580,000     |    | \$2,222,000     |    | \$1,440,000    |    | \$1,908,000         |    | \$2,064,000 |    | \$1,570,000 |     | \$940,000      |    | \$3,514,000    |    | \$2,941,000    |     | \$2,243,750               |     | n/a                |    |        |  |    |  |       |  |  |
|  |                      |          | n/a          |                 | \$1,078,950 |   | \$1,150,000 |     | \$1,040,000   |    | n/a            |    | \$810,000                |   | \$980,000       |    | \$1,430,000     |    | \$942,500      |    | \$1,050,000         |    | \$1,160,000 |    | \$1,024,500 |     | \$667,000      |    | \$1,494,000    |    | \$1,625,000    |     | \$2,348,750               |     | \$1,450,000        |    |        |  |    |  |       |  |  |
|  |                      |          | n/a          |                 | \$722,000   |   | \$680,000   |     | \$650,000     |    | n/a            |    | \$535,000                |   | \$628,000       |    | \$800,000       |    | \$600,500      |    | \$762,000           |    | \$699,990   |    | \$629,038   |     | \$550,000      |    | \$695,000      |    | \$850,000      |     | \$1,230,000               |     | \$570,000          |    |        |  |    |  |       |  |  |





GREATER  
VANCOUVER  
REALTORS®

October  
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/Howe Sound | Whistler/Pemberton | TOTALS |
|--------------------------------------|--------------------------|---------|-----------|---------------|----------------|--------------------------|-----------------|-----------------|----------------|---------------------|----------|----------|----------------|----------------|----------------|---------------------------|--------------------|--------|
| October<br>2025                      | Number<br>of<br>Listings | 150     | 147       | 73            | 3              | 171                      | 40              | 152             | 66             | 44                  | 179      | 30       | 80             | 183            | 212            | 160                       | 28                 | 1,725  |
|                                      | Detached                 | 7       |           |               |                |                          |                 |                 |                |                     |          |          |                |                |                |                           | 28                 | 1,725  |
|                                      | Attached<br>Apartment    | 0       | 123       | 41            | 0              | 86                       | 31              | 94              | 37             | 32                  | 136      | 33       | 6              | 187            | 177            | 24                        | 23                 | 1,137  |
|                                      | % Sales to<br>Listings   | 86%     | 36%       | 51%           | 167%           | 41%                      | 43%             | 49%             | 33%            | 45%                 | 32%      | 57%      | 56%            | 50%            | 32%            | 26%                       | 57%                | n/a    |
|                                      | Detached                 |         |           |               |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                                      | Attached<br>Apartment    | n/a     | 49%       | 49%           | n/a            | 51%                      | 26%             | 39%             | 62%            | 47%                 | 40%      | 61%      | 100%           | 37%            | 37%            | 4%                        | 74%                |        |
| September<br>2025                    | Number<br>of<br>Listings | n/a     | 41%       | 62%           | n/a            | 34%                      | 43%             | 43%             | 59%            | 28%                 | 43%      | 48%      | 42%            | 47%            | 41%            | 42%                       | 50%                |        |
|                                      | Detached                 | 9       | 161       | 100           | 8              | 206                      | 55              | 219             | 73             | 47                  | 200      | 38       | 114            | 211            | 245            | 214                       | 28                 | 2,106  |
|                                      | Attached<br>Apartment    | 0       | 130       | 35            | 1              | 105                      | 37              | 106             | 50             | 32                  | 162      | 41       | 8              | 250            | 218            | 16                        | 26                 | 1,335  |
|                                      | % Sales to<br>Listings   | 22%     | 30%       | 39%           | 50%            | 24%                      | 29%             | 22%             | 7%             | 32%                 | 28%      | 50%      | 37%            | 27%            | 23%            | 16%                       | 29%                | n/a    |
|                                      | Detached                 | n/a     |           |               |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                                      | Attached<br>Apartment    | n/a     | 33%       | 40%           | 0%             | 30%                      | 27%             | 27%             | 22%            | 41%                 | 27%      | 29%      | 63%            | 20%            | 16%            | 19%                       | 73%                |        |
| October<br>2024                      | Number<br>of<br>Listings | n/a     | 37%       | 51%           | n/a            | 56%                      | 34%             | 29%             | 50%            | 17%                 | 27%      | 46%      | 44%            | 29%            | 27%            | 29%                       | 57%                |        |
|                                      | Detached                 | 10      | 109       | 74            | 6              | 171                      | 40              | 158             | 57             | 38                  | 172      | 19       | 87             | 180            | 170            | 145                       | 21                 | 1,580  |
|                                      | Attached<br>Apartment    | 0       | 91        | 32            | 0              | 99                       | 30              | 85              | 27             | 29                  | 131      | 26       | 15             | 176            | 171            | 11                        | 22                 | 1,041  |
|                                      | % Sales to<br>Listings   | 50%     | 60%       | 46%           | 33%            | 46%                      | 48%             | 47%             | 46%            | 32%                 | 55%      | 95%      | 54%            | 44%            | 41%            | 21%                       | 62%                | n/a    |
|                                      | Detached                 | n/a     |           |               |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                                      | Attached<br>Apartment    | n/a     | 58%       | 41%           | n/a            | 51%                      | 40%             | 53%             | 93%            | 62%                 | 44%      | 65%      | 47%            | 42%            | 36%            | 73%                       | 59%                |        |
| Jan. -<br>Oct. 2025<br>Year-to-date* | Number<br>of<br>Listings | n/a     | 54%       | 64%           | 100%           | 53%                      | 49%             | 46%             | 42%            | 49%                 | 49%      | 48%      | 100%           | 51%            | 43%            | 37%                       | 75%                |        |
|                                      | Detached                 | 151     | 1,441     | 926           | 126            | 2,105                    | 405             | 1,684           | 615            | 416                 | 1,841    | 322      | 1,186          | 2,030          | 2,071          | 1,537                     | 278                | 18,713 |
|                                      | Attached<br>Apartment    | 0       | 1,076     | 423           | 2              | 941                      | 336             | 882             | 378            | 331                 | 1,435    | 323      | 124            | 1,882          | 1,740          | 171                       | 273                | 11,461 |
|                                      | % Sales to<br>Listings   | 32%     | 28%       | 31%           | 33%            | 31%                      | 29%             | 36%             | 32%            | 32%                 | 29%      | 52%      | 35%            | 33%            | 26%            | 21%                       | 33%                | n/a    |
|                                      | Detached                 | n/a     |           |               |                |                          |                 |                 |                |                     |          |          |                |                |                |                           |                    |        |
|                                      | Attached<br>Apartment    | n/a     | 37%       | 38%           | 150%           | 43%                      | 33%             | 39%             | 42%            | 40%                 | 35%      | 54%      | 38%            | 34%            | 29%            | 23%                       | 65%                |        |
| Jan. -<br>Oct. 2024<br>Year-to-date* | Number<br>of<br>Listings | n/a     | 37%       | 47%           | 100%           | 40%                      | 37%             | 36%             | 43%            | 31%                 | 34%      | 45%      | 33%            | 36%            | 35%            | 30%                       | 49%                |        |
|                                      | Detached                 | 131     | 1,237     | 663           | 113            | 2,128                    | 377             | 1,421           | 573            | 362                 | 1,730    | 325      | 1,127          | 1,920          | 1,945          | 1,452                     | 258                | 17,217 |
|                                      | Attached<br>Apartment    | 1       | 883       | 322           | 7              | 931                      | 239             | 807             | 340            | 258                 | 1,174    | 282      | 115            | 1,766          | 1,501          | 129                       | 317                | 9,977  |
|                                      | % Sales to<br>Listings   | 32%     | 43%       | 46%           | 33%            | 39%                      | 38%             | 43%             | 37%            | 29%                 | 38%      | 45%      | 35%            | 39%            | 35%            | 24%                       | 35%                | n/a    |
|                                      | Detached                 | 0%      | 47%       | 53%           | 29%            | 54%                      | 41%             | 44%             | 54%            | 60%                 | 46%      | 59%      | 47%            | 39%            | 34%            | 29%                       | 46%                |        |
|                                      | Attached<br>Apartment    | n/a     | 44%       | 47%           | 50%            | 43%                      | 49%             | 47%             | 55%            | 54%                 | 45%      | 46%      | 47%            | 44%            | 37%            | 37%                       | 61%                |        |

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



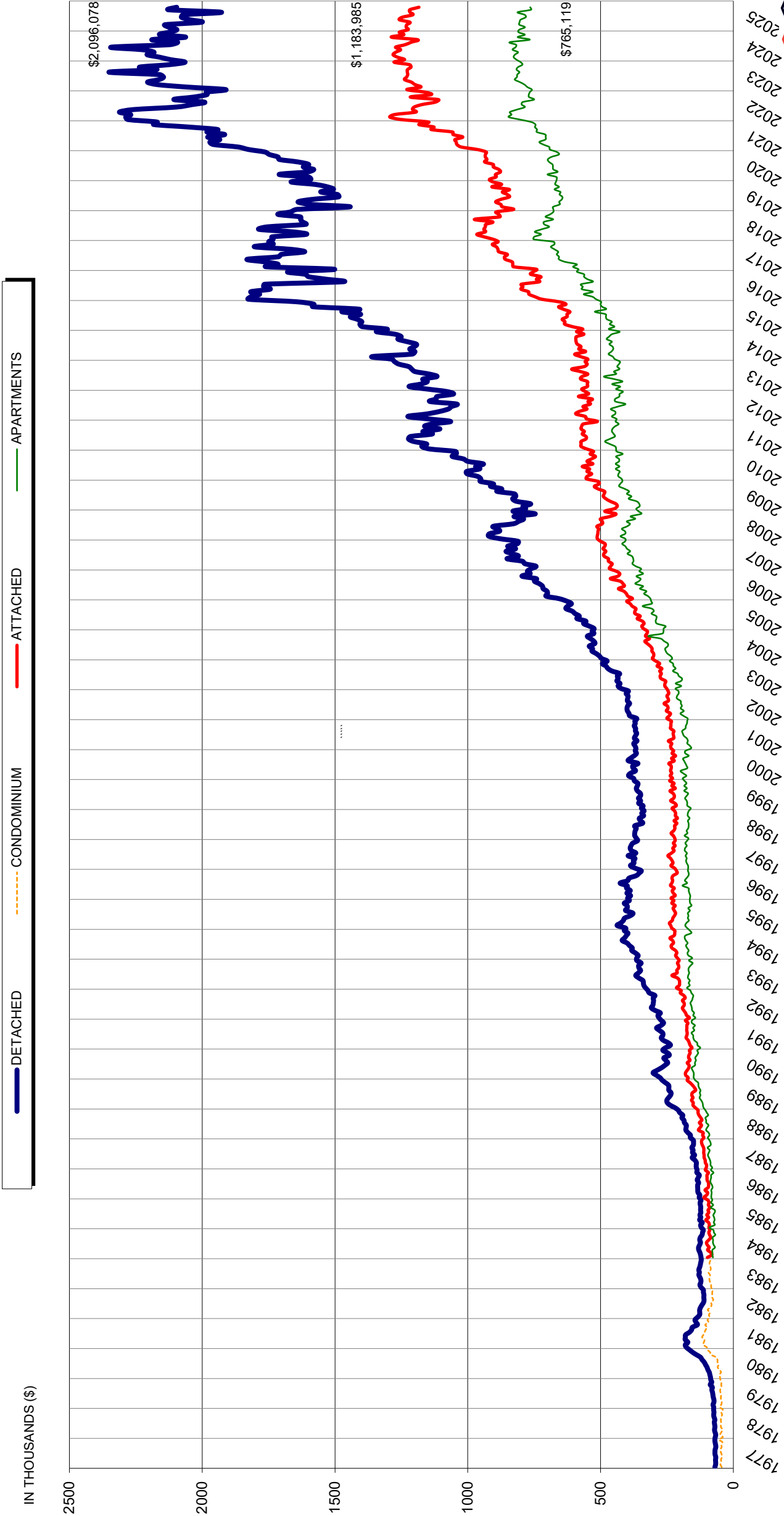
# Listing & Sales Activity Summary

|                                  | <u>Listings</u>  |                  |                  |                                      | <u>Sales</u>     |                  |                  |                                      |                             |                              |                                       |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|
|                                  | 1<br>Oct<br>2024 | 2<br>Sep<br>2025 | 3<br>Oct<br>2025 | Col. 2 & 3<br>Percentage<br>Variance | 5<br>Oct<br>2024 | 6<br>Sep<br>2025 | 7<br>Oct<br>2025 | Col. 6 & 7<br>Percentage<br>Variance | 9<br>Aug 2024 -<br>Oct 2024 | 10<br>Aug 2025 -<br>Oct 2025 | Col. 9 & 10<br>Percentage<br>Variance |
| <b>BOWEN ISLAND</b>              |                  |                  |                  | <b>%</b>                             |                  |                  |                  | <b>%</b>                             |                             |                              | <b>%</b>                              |
| DETACHED                         | 10               | 9                | 7                | -22.2                                | 5                | 2                | 6                | 200.0                                | 13                          | 14                           | 7.7                                   |
| 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                         | 109              | 161              | 150              | -6.8                                 | 65               | 49               | 54               | 10.2                                 | 151                         | 141                          | -6.6                                  |
| ATTACHED                         | 91               | 130              | 123              | -5.4                                 | 53               | 43               | 60               | 39.5                                 | 126                         | 134                          | 6.3                                   |
| APARTMENTS                       | 444              | 479              | 412              | -14.0                                | 240              | 175              | 168              | -4.0                                 | 628                         | 513                          | -18.3                                 |
| <b>COQUITLAM</b>                 |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 123              | 178              | 147              | -17.4                                | 56               | 52               | 51               | -1.9                                 | 142                         | 162                          | 14.1                                  |
| ATTACHED                         | 96               | 118              | 107              | -9.3                                 | 48               | 37               | 37               | 0.0                                  | 111                         | 110                          | -0.9                                  |
| APARTMENTS                       | 248              | 267              | 261              | -2.2                                 | 140              | 76               | 95               | 25.0                                 | 317                         | 239                          | -24.6                                 |
| <b>DELTA</b>                     |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 74               | 100              | 73               | -27.0                                | 34               | 39               | 37               | -5.1                                 | 92                          | 109                          | 18.5                                  |
| ATTACHED                         | 32               | 35               | 41               | 17.1                                 | 13               | 14               | 20               | 42.9                                 | 42                          | 52                           | 23.8                                  |
| APARTMENTS                       | 33               | 37               | 37               | 0.0                                  | 21               | 19               | 23               | 21.1                                 | 46                          | 56                           | 21.7                                  |
| <b>ISLANDS - GULF</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 6                | 8                | 3                | -62.5                                | 2                | 4                | 5                | 25.0                                 | 14                          | 18                           | 28.6                                  |
| ATTACHED                         | 0                | 1                | 0                | -100.0                               | 0                | 0                | 1                | 100.0                                | 1                           | 1                            | 0.0                                   |
| APARTMENTS                       | 1                | 0                | 0                | 0.0                                  | 1                | 0                | 0                | 0.0                                  | 1                           | 0                            | -100.0                                |
| <b>MAPLE RIDGE/PITT MEADOWS</b>  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 171              | 206              | 171              | -17.0                                | 78               | 50               | 70               | 40.0                                 | 210                         | 192                          | -8.6                                  |
| ATTACHED                         | 99               | 105              | 86               | -18.1                                | 50               | 31               | 44               | 41.9                                 | 139                         | 110                          | -20.9                                 |
| APARTMENTS                       | 88               | 54               | 74               | 37.0                                 | 47               | 30               | 25               | -16.7                                | 108                         | 95                           | -12.0                                 |
| <b>NEW WESTMINSTER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 40               | 55               | 40               | -27.3                                | 19               | 16               | 17               | 6.3                                  | 42                          | 40                           | -4.8                                  |
| ATTACHED                         | 30               | 37               | 31               | -16.2                                | 12               | 10               | 8                | -20.0                                | 26                          | 32                           | 23.1                                  |
| APARTMENTS                       | 182              | 173              | 171              | -1.2                                 | 89               | 58               | 73               | 25.9                                 | 204                         | 183                          | -10.3                                 |
| <b>NORTH VANCOUVER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 158              | 219              | 152              | -30.6                                | 74               | 49               | 75               | 53.1                                 | 163                         | 166                          | 1.8                                   |
| ATTACHED                         | 85               | 106              | 94               | -11.3                                | 45               | 29               | 37               | 27.6                                 | 98                          | 93                           | -5.1                                  |
| APARTMENTS                       | 228              | 275              | 176              | -36.0                                | 105              | 80               | 76               | -5.0                                 | 252                         | 224                          | -11.1                                 |
| <b>PORT COQUITLAM</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 57               | 73               | 66               | -9.6                                 | 26               | 5                | 22               | 340.0                                | 51                          | 46                           | -9.8                                  |
| ATTACHED                         | 27               | 50               | 37               | -26.0                                | 25               | 11               | 23               | 109.1                                | 61                          | 43                           | -29.5                                 |
| APARTMENTS                       | 60               | 58               | 41               | -29.3                                | 25               | 29               | 24               | -17.2                                | 71                          | 71                           | 0.0                                   |
| <b>PORT MOODY/BELCARRA</b>       |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 38               | 47               | 44               | -6.4                                 | 12               | 15               | 20               | 33.3                                 | 31                          | 47                           | 51.6                                  |
| ATTACHED                         | 29               | 32               | 32               | 0.0                                  | 18               | 13               | 15               | 15.4                                 | 47                          | 39                           | -17.0                                 |
| APARTMENTS                       | 73               | 107              | 105              | -1.9                                 | 36               | 18               | 29               | 61.1                                 | 88                          | 69                           | -21.6                                 |
| <b>RICHMOND</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 172              | 200              | 179              | -10.5                                | 95               | 55               | 57               | 3.6                                  | 188                         | 170                          | -9.6                                  |
| ATTACHED                         | 131              | 162              | 136              | -16.0                                | 57               | 43               | 54               | 25.6                                 | 144                         | 154                          | 6.9                                   |
| APARTMENTS                       | 280              | 346              | 289              | -16.5                                | 138              | 93               | 125              | 34.4                                 | 343                         | 326                          | -5.0                                  |
| <b>SQUAMISH</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 19               | 38               | 30               | -21.1                                | 18               | 19               | 17               | -10.5                                | 41                          | 47                           | 14.6                                  |
| ATTACHED                         | 26               | 41               | 33               | -19.5                                | 17               | 12               | 20               | 66.7                                 | 50                          | 49                           | -2.0                                  |
| APARTMENTS                       | 41               | 28               | 23               | -17.9                                | 19               | 13               | 11               | -15.4                                | 32                          | 43                           | 34.4                                  |
| <b>SUNSHINE COAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 87               | 114              | 80               | -29.8                                | 47               | 42               | 45               | 7.1                                  | 129                         | 138                          | 7.0                                   |
| ATTACHED                         | 15               | 8                | 6                | -25.0                                | 7                | 5                | 6                | 20.0                                 | 16                          | 17                           | 6.3                                   |
| APARTMENTS                       | 8                | 9                | 12               | 33.3                                 | 8                | 4                | 5                | 25.0                                 | 15                          | 13                           | -13.3                                 |
| <b>VANCOUVER EAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 180              | 211              | 183              | -13.3                                | 80               | 56               | 91               | 62.5                                 | 185                         | 213                          | 15.1                                  |
| ATTACHED                         | 176              | 250              | 187              | -25.2                                | 74               | 51               | 69               | 35.3                                 | 183                         | 196                          | 7.1                                   |
| APARTMENTS                       | 250              | 343              | 228              | -33.5                                | 128              | 101              | 108              | 6.9                                  | 318                         | 284                          | -10.7                                 |
| <b>VANCOUVER WEST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 170              | 245              | 212              | -13.5                                | 69               | 56               | 68               | 21.4                                 | 175                         | 179                          | 2.3                                   |
| ATTACHED                         | 171              | 218              | 177              | -18.8                                | 61               | 35               | 65               | 85.7                                 | 149                         | 154                          | 3.4                                   |
| APARTMENTS                       | 790              | 827              | 663              | -19.8                                | 341              | 225              | 270              | 20.0                                 | 792                         | 766                          | -3.3                                  |
| <b>WEST VANCOUVER/HOWE SOUND</b> |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 145              | 214              | 160              | -25.2                                | 30               | 35               | 42               | 20.0                                 | 95                          | 103                          | 8.4                                   |
| ATTACHED                         | 11               | 16               | 24               | 50.0                                 | 8                | 3                | 1                | -66.7                                | 12                          | 7                            | -41.7                                 |
| APARTMENTS                       | 52               | 45               | 36               | -20.0                                | 19               | 13               | 15               | 15.4                                 | 52                          | 41                           | -21.2                                 |
| <b>WHISTLER/PEMBERTON</b>        |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 21               | 28               | 28               | 0.0                                  | 13               | 8                | 16               | 100.0                                | 25                          | 35                           | 40.0                                  |
| ATTACHED                         | 22               | 26               | 23               | -11.5                                | 13               | 19               | 17               | -10.5                                | 44                          | 51                           | 15.9                                  |
| APARTMENTS                       | 48               | 35               | 48               | 37.1                                 | 36               | 20               | 24               | 20.0                                 | 78                          | 58                           | -25.6                                 |
| <b>GRAND TOTALS</b>              |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 1580             | 2106             | 1725             | -18.1                                | 723              | 552              | 693              | 25.5                                 | 1747                        | 1820                         | 4.2                                   |
| ATTACHED                         | 1041             | 1335             | 1137             | -14.8                                | 501              | 356              | 477              | 34.0                                 | 1249                        | 1242                         | -0.6                                  |
| APARTMENTS                       | 2826             | 3083             | 2576             | -16.4                                | 1393             | 954              | 1071             | 12.3                                 | 3345                        | 2981                         | -10.9                                 |





Residential Average Sale Prices - January 1977 to October 2025



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