



News Release

FOR IMMEDIATE RELEASE:

Easing home prices help lift sales in August

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

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

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

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

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

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

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

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

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

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

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

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

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

-30-

Editor's Note:

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

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

For more information please contact:

Mark Moldowan

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



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

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.

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

In January 2005, the indexes are set to 100.

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

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



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

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)

In January 2005, the indexes are set to 100.

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

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

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



MLS®
HOME PRICE INDEX

Greater Vancouver 5 Year Trend

GREATER
VANCOUVER
REALTORS®



MULTIPLE LISTING SERVICE®

Jan 2005 HPI = 100

460

410

360

310

Price
Index
260

210

160

110

60

Aug 2025
Jun 2025
Apr 2025
Feb 2025
Dec 2024
Oct 2024
Aug 2024
Jun 2024
Apr 2024
Feb 2024
Dec 2023
Oct 2023
Aug 2023
Jun 2023
Apr 2023
Feb 2023
Dec 2022
Oct 2022
Aug 2022
Jun 2022
Apr 2022
Feb 2022
Dec 2021
Oct 2021
Aug 2021
Jun 2021
Apr 2021
Feb 2021
Dec 2020
Oct 2020
Aug 2020

Residential — Detached — Townhouse — Apartment



MULTIPLE LISTING SERVICE®



MULTIPLE LISTING SERVICE®



**GREATER
VANCOUVER
REALTORS®**

MLS® SALES Facts

**August
2025**

Greater Vancouver Real Estate Market Report - August 2025																	
Region		Sales Volume		Average Price		Median Price		Listings		New Listings		Active Listings		Days on Market		Market Trends	
West Vancouver/H Howe Sound		1,250	1,300	\$1,850,000	\$1,700,000	1,100	1,050	1,500	1,400	100	90	1,200	1,150	15	14	Stable	1,250
Vancouver West		2,500	2,600	\$1,500,000	\$1,400,000	1,800	1,700	2,000	1,900	150	140	2,200	2,100	18	17	Upward	2,500
Vancouver East		3,000	3,100	\$1,300,000	\$1,200,000	2,200	2,100	2,400	2,300	180	170	2,500	2,400	20	19	Upward	3,000
Sunshine Coast		1,000	1,100	\$1,100,000	\$1,000,000	800	700	900	800	100	90	1,000	900	12	11	Upward	1,000
Richmond		1,500	1,600	\$1,000,000	\$900,000	1,200	1,100	1,300	1,200	100	90	1,400	1,300	15	14	Upward	1,500
Port Moody/Belcarra		1,200	1,300	\$900,000	\$800,000	900	800	1,000	900	80	70	1,100	1,000	18	17	Upward	1,200
North Vancouver		800	900	\$800,000	\$700,000	600	500	700	600	60	50	800	700	20	19	Upward	800
Westminster		600	700	\$700,000	\$600,000	400	300	500	400	50	40	600	500	18	17	Upward	600
Maple Ridge/Pitt Meadows		1,800	1,900	\$600,000	\$500,000	1,400	1,300	1,500	1,400	100	90	1,700	1,600	15	14	Upward	1,800
Delta - South		1,000	1,100	\$500,000	\$400,000	800	700	900	800	80	70	1,000	900	18	17	Upward	1,000
Islands - Gulf		500	600	\$400,000	\$300,000	400	300	500	400	50	40	600	500	15	14	Upward	500
Burnaby		1,400	1,500	\$300,000	\$200,000	1,100	1,000	1,200	1,100	100	90	1,300	1,200	18	17	Upward	1,400
Cohquitlam		900	1,000	\$200,000	\$150,000	700	600	800	700	80	70	900	800	15	14	Upward	900
Port Coquitlam		700	800	\$150,000	\$100,000	500	400	600	500	60	50	700	600	15	14	Upward	700
Richmond		600	700	\$100,000	\$80,000	400	300	500	400	50	40	600	500	15	14	Upward	600
Squamish		400	500	\$80,000	\$60,000	300	200	400	300	40	30	500	400	15	14	Upward	400
Port Moody/Belcarra		300	400	\$60,000	\$50,000	200	150	300	200	30	20	400	300	15	14	Upward	300
North Vancouver		200	300	\$50,000	\$40,000	150	100	200	150	20	15	300	200	15	14	Upward	200
West Vancouver/H Howe Sound		150	200	\$40,000	\$30,000	100	70	150	100	10	7	200	150	15	14	Upward	150
Vancouver East		100	150	\$30,000	\$20,000	70	50	100	70	5	4	150	100	15	14	Upward	100
Squamish		80	100	\$20,000	\$15,000	50	30	80	50	5	4	100	70	15	14	Upward	80
Port Moody/Belcarra		60	80	\$15,000	\$10,000	40	20	60	40	4	3	80	50	15	14	Upward	60
North Vancouver		50	70	\$10,000	\$8,000	30	15	50	30	3	2	70	50	15	14	Upward	50
West Vancouver/H Howe Sound		40	60	\$8,000	\$6,000	20	10	40	20	2	1	60	50	15	14	Upward	40
Vancouver East		30	50	\$6,000	\$4,000	15	5	30	15	1	1	50	40	15	14	Upward	30
Squamish		20	30	\$4,000	\$3,000	10	5	20	10	1	1	30	20	15	14	Upward	20
Port Moody/Belcarra		15	20	\$3,000	\$2,000	8	5	15	8	1	1	20	15	15	14	Upward	15
North Vancouver		10	15	\$2,000	\$1,500	5	3	10	5	1	1	15	10	15	14	Upward	10
West Vancouver/H Howe Sound		8	12	\$1,500	\$1,000	4	2	8	4	1	1	12	8	15	14	Upward	8
Vancouver East		5	8	\$1,000	\$700	3	1	5	3	1	1	8	5	15	14	Upward	5
Squamish		3	5	\$700	\$500	2	1	3	2	1	1	5	3	15	14	Upward	3
Port Moody/Belcarra		2	3	\$500	\$300	1	1	2	1	1	1	3	2	15	14	Upward	2
North Vancouver		1	2	\$300	\$200	1	1	1	1	1	1	2	1	15	14	Upward	1
West Vancouver/H Howe Sound		1	1	\$200	\$150	1	1	1	1	1	1	1	1	15	14	Upward	1
Vancouver East		1	1	\$150	\$100	1	1	1	1	1	1	1	1	15	14	Upward	1
Squamish		1	1	\$100	\$80	1	1	1	1	1	1	1	1	15	14	Upward	1
Port Moody/Belcarra		1	1	\$80	\$60	1	1	1	1	1	1	1	1	15	14	Upward	1
North Vancouver		1	1	\$60	\$40	1	1	1	1	1	1	1	1	15	14	Upward	1
West Vancouver/H Howe Sound		1	1	\$40	\$30	1	1	1	1	1	1	1	1	15	14	Upward	1
Vancouver East		1	1	\$30	\$20	1	1	1	1	1	1	1	1	15	14	Upward	1
Squamish		1	1	\$20	\$15	1	1	1	1	1	1	1	1	15	14	Upward	1
Port Moody/Belcarra		1	1	\$15	\$10	1	1	1	1	1	1	1	1	15	14	Upward	1
North Vancouver		1	1	\$10	\$8	1	1	1	1	1	1	1	1	15	14	Upward	1
West Vancouver/H Howe Sound		1	1	\$8	\$6	1	1	1	1	1	1	1	1	15	14	Upward	1
Vancouver East		1	1	\$6	\$4	1	1	1	1	1	1	1	1	15	14	Upward	1
Squamish		1	1	\$4	\$3	1	1	1	1	1	1	1	1	15	14	Upward	1
Port Moody/Belcarra		1	1	\$3	\$2	1	1	1	1	1	1	1	1	15	14	Upward	1
North Vancouver		1	1	\$2	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
West Vancouver/H Howe Sound		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Vancouver East		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Squamish		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Port Moody/Belcarra		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
North Vancouver		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
West Vancouver/H Howe Sound		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Vancouver East		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Squamish		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Port Moody/Belcarra		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
North Vancouver		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
West Vancouver/H Howe Sound		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Vancouver East		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Squamish		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Port Moody/Belcarra		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
North Vancouver		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
West Vancouver/H Howe Sound		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Vancouver East		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Squamish		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Port Moody/Belcarra		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
North Vancouver		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
West Vancouver/H Howe Sound		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Vancouver East		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Squamish		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Port Moody/Belcarra		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
North Vancouver		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
West Vancouver/H Howe Sound		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Vancouver East		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Squamish		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Port Moody/Belcarra		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
North Vancouver		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
West Vancouver/H Howe Sound		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Vancouver East		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Squamish		1	1	\$1	\$1	1	1	1	1	1	1	1	1	15	14	Upward	1
Port Moody/Belcarra		1	1	\$1	\$1	1	1	1</td									

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





MLS® LISTINGS Facts



**August
2025**

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



Listing & Sales Activity Summary



	Listings						Sales					
	1 Aug 2024	2 Jul 2025	3 Aug 2025	Col. 2 & 3 Percentage Variance	5 Aug 2024	6 Jul 2025	7 Aug 2025	Col. 6 & 7 Percentage Variance	9 Jun 2024 - Aug 2024	10 Jun 2025 - Aug 2025	Col. 9 & 10 Percentage Variance	
BOWEN ISLAND				%				%			%	
DETACHED	80	170	190	11.80.00.0	50	50	60	20.00.00.0	110	180	63.60.00.0	
ATTACHED												
APARTMENTS	0	0	0		0	0	0		0	0		
BURNABY				%				%			%	
DETACHED	9071399	144111490	11179335	-22.9-28.8-31.6	4335204	5455227	3831170	-29.6-43.6-25.1	159123633	131119574	-17.6-3.3-9.3	
ATTACHED												
APARTMENTS												
COQUITLAM												
DETACHED	16159198	156105241	14284192	-9.0-20.0-20.3	403794	654793	593668	-9.2-23.4-26.9	147112277	172129238	17.015.2-14.1	
ATTACHED												
APARTMENTS												
DELTA												
DETACHED	383034	985134	733225	-25.5-37.3-26.5	3111	342012	331814	-2.9-10.016.7	1035047	1175846	13.616.0-2.1	
ATTACHED												
APARTMENTS												
ISLANDS - GULF												
DETACHED	900	1700	600	-64.70.00.0	7100	2001	900	350.00.0-100.0	14100	15001	7.1-100.0100.0	
ATTACHED												
APARTMENTS												
MAPLE RIDGE/PITT MEADOWS												
DETACHED	1735779	2259790	1586259	-29.8-36.1-34.4	664434	704333	723540	2.9-18.621.2	237141116	211125105	-11.0-11.3-9.5	
ATTACHED												
APARTMENTS												
NEW WESTMINSTER												
DETACHED	2315103	3730166	3723127	0.0-23.3-23.5	1654	141570	71452	-50.0-6.7-25.7	5229205	3143169	-40.448.3-17.6	
ATTACHED												
APARTMENTS												
NORTH VANCOUVER												
DETACHED	8042146	15081230	10058143	-33.3-28.4-37.8	432676	734571	422768	-42.5-40.0-4.2	182109273	182120224	0.010.1-17.9	
ATTACHED												
APARTMENTS												
PORT COQUITLAM												
DETACHED	462233	434558	433144	0.0-31.1-24.1	122024	311935	19918	-38.7-52.6-48.6	554782	714177	29.1-12.8-6.1	
ATTACHED												
APARTMENTS												
PORT MOODY/BELCARRA												
DETACHED	391236	474169	142346	-70.2-43.9-33.3	6924	92631	121122	33.3-57.7-29.0	294182	355073	20.722.0-11.0	
ATTACHED												
APARTMENTS												
RICHMOND												
DETACHED	151131252	176148307	145136273	-17.6-8.1-11.1	4540104	6049132	5857108	-3.316.3-18.2	181148374	177166364	-2.212.2-2.7	
ATTACHED												
APARTMENTS												
SQUAMISH												
DETACHED	232012	312930	201922	-35.5-34.5-26.7	1697	27118	111719	-59.354.5137.5	534736	544445	1.9-6.425.0	
ATTACHED												
APARTMENTS												
SUNSHINE COAST												
DETACHED	9053	1091414	84913	-22.9-35.7-7.1	44455	42562	5164	21.420.0100.0	1231712	138118	12.2-35.3-33.3	
ATTACHED												
APARTMENTS												
VANCOUVER EAST												
DETACHED	146127182	194181225	141142175	-27.3-21.5-22.2	456682	6363115	667675	4.820.6-34.8	209193323	224203298	7.25.2-7.7	
ATTACHED												
APARTMENTS												
VANCOUVER WEST												
DETACHED	120104531	175158689	149122493	-14.9-22.8-28.4	4738251	6242292	5554271	-11.328.6-7.2	197148876	185165843	-6.111.5-3.8	
ATTACHED												
APARTMENTS												
WEST VANCOUVER/HOWE SOUND												
DETACHED	101722	1412044	981326	-30.5-35.0-40.9	35121	40517	26313	-35.0-40.0-23.5	1141462	961545	-15.87.1-27.4	
ATTACHED												
APARTMENTS												
WHISTLER/PEMBERTON												
DETACHED	202826	292131	252921	-13.838.1-32.3	81721	91419	111514	22.27.1-26.3	254351	355244	40.020.9-13.7	
ATTACHED												
APARTMENTS												
GRAND TOTALS												
DETACHED	1318	1789	1365	-23.7	509	660	575	-12.9	1891	1892	0.1	
ATTACHED	730	1132	862	-23.9	370	459	409	-10.9	1263	1341	6.2	
APARTMENTS	2056	2718	1994	-26.6	1012	1158	956	-17.4	3449	3154	-8.6	



GREATER
VANCOUVER
REALTORS®

Residential Average Sale Prices - January 1977 to August 2025

