



News Release

FOR IMMEDIATE RELEASE:

Housing market sees little change as year-end nears

VANCOUVER, B.C. – December 2, 2025 – Metro Vancouver* home-sale trends observed in October continued in November, as sales registered on the MLS® remained lower than this time last year.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 1,846 in November 2025, a 15.4 per cent decrease from the 2,181 sales recorded in November 2024. This was 20.6 per cent below the 10-year seasonal average (2,324).

“As the year draws to a close, the data continues telling a story of a market with many buyers patiently waiting and sellers adjusting to market conditions not seen in years,” said Andrew Lis, GVR’s chief economist and vice-president, data analytics. “Inventory remains healthy, providing buyers ample choice, which, by contrast, is pushing sellers to accept that pricing must reflect this new reality. Buyers and sellers are striking deals when their expectations are aligned and reflective of the current market – not the market of years ago.”

There were 3,674 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in November 2025. This represents a 1.4 per cent decrease compared to the 3,725 properties listed in November 2024. This was 3.1 per cent above the 10-year seasonal average (3,562).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 15,149, a 14.4 per cent increase compared to November 2024 (13,245). This is 36.3 per cent above the 10-year seasonal average (11,116).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for November 2025 is 12.6 per cent. By property type, the ratio is 9.7 per cent for detached homes, 13.6 per cent for attached, and 14.8 per cent for apartments.

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

“As sales volumes remain subdued and inventory remains plentiful, properties are taking longer to sell, and pricing has continued to soften slightly across most market segments,” Lis

said. "With borrowing costs likely to remain steady into the new year, any uptick in demand will need to arise from a significant change in buyer sentiment. As December is typically among the quietest months of the year in terms of market activity, the prevailing trends suggest we should expect a quiet close to a year marked by considerable uncertainty."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,123,700. This represents a 3.9 per cent decrease over November 2024 and a 0.3 per cent decrease compared to October 2025.

Sales of detached homes in November 2025 reached 541, a 13.6 per cent decrease from the 626 detached sales recorded in November 2024. The benchmark price for a detached home is \$1,900,600. This represents a 4.3 per cent decrease from November 2024 and a 0.4 per cent decrease compared to October 2025.

Sales of apartment homes reached 945 in November 2025, a 13.2 per cent decrease compared to the 1,089 sales in November 2024. The benchmark price of an apartment home is \$714,300. This represents a 5.2 per cent decrease from November 2024 and a 0.2 per cent decrease compared to October 2025.

Attached home sales in November 2025 totalled 350, a 22.4 per cent decrease compared to the 451 sales in November 2024. The benchmark price of a townhouse is \$1,065,600. This represents a 4.4 per cent decrease from November 2024 and a 0.1 per cent increase compared to October 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	\$1,052,300	321.2	-0.4%	-2.1%	-4.5%	-4.6%	-1.6%	19.0%	41.6%
	Greater Vancouver	\$1,123,700	321.4	-0.3%	-2.0%	-4.2%	-3.9%	0.2%	17.1%	34.4%
	Bowen Island	\$1,475,600	301.9	5.2%	1.9%	0.2%	-4.2%	3.1%	24.5%	125.0%
	Burnaby East	\$1,042,200	332.0	-0.4%	-5.1%	-4.7%	-7.4%	-3.5%	13.2%	46.9%
	Burnaby North	\$924,800	310.3	-0.5%	-3.5%	-5.6%	-6.6%	-5.0%	9.8%	41.6%
	Burnaby South	\$1,013,400	322.8	-2.4%	-3.2%	-6.1%	-7.4%	-3.2%	10.5%	40.1%
	Coquitlam	\$1,029,600	325.5	-0.1%	-1.8%	-3.6%	-3.1%	-3.4%	18.7%	57.7%
	Ladner	\$1,091,500	324.9	-0.3%	-3.0%	-4.9%	-4.6%	2.9%	31.1%	59.3%
	Maple Ridge	\$931,900	323.9	-1.3%	-2.7%	-5.2%	-4.6%	0.4%	29.5%	106.2%
	New Westminster	\$773,800	359.4	-0.2%	-3.1%	-3.6%	-4.7%	-1.0%	19.9%	72.1%
	North Vancouver	\$1,317,400	308.6	0.0%	-1.7%	-4.2%	-0.7%	1.1%	16.7%	39.8%
	Pitt Meadows	\$858,300	351.3	-1.0%	-3.3%	-6.8%	-7.8%	1.5%	30.0%	118.1%
	Port Coquitlam	\$907,200	355.1	0.6%	-1.2%	-4.6%	-3.0%	3.1%	33.5%	94.7%
	Port Moody	\$1,069,600	346.4	0.3%	-1.3%	-1.6%	-2.8%	-0.7%	27.5%	76.6%
	Richmond	\$1,090,100	359.7	0.1%	-1.4%	-3.5%	-4.6%	-0.6%	20.9%	37.3%
	Squamish	\$1,105,700	368.2	-1.2%	-0.7%	-2.3%	3.1%	9.7%	35.6%	120.1%
	Sunshine Coast	\$829,400	304.0	1.6%	0.0%	0.4%	-4.2%	1.8%	29.1%	120.9%
	Tsawwassen	\$1,117,000	289.8	-0.2%	-2.8%	-7.4%	-7.9%	-3.5%	18.2%	30.3%
	Vancouver East	\$1,165,400	363.8	-0.7%	-2.2%	-4.3%	-3.7%	3.6%	18.7%	41.8%
	Vancouver West	\$1,250,100	298.9	-0.3%	-2.2%	-5.0%	-4.6%	1.3%	7.4%	8.1%
	West Vancouver	\$2,415,100	260.7	1.3%	0.2%	-2.4%	-3.0%	-6.5%	0.4%	1.2%
	Whistler	\$1,355,800	295.8	-1.6%	-1.6%	-2.4%	0.3%	-2.5%	24.0%	109.3%
Single Family Detached	Lower Mainland	\$1,694,000	371.8	-0.5%	-2.1%	-4.6%	-4.9%	3.0%	25.0%	51.0%
	Greater Vancouver	\$1,900,600	354.7	-0.4%	-2.0%	-4.2%	-4.3%	3.2%	21.0%	34.7%
	Bowen Island	\$1,479,100	301.7	5.2%	1.9%	0.2%	-4.2%	3.1%	24.5%	124.8%
	Burnaby East	\$1,827,900	393.9	0.8%	-7.1%	-1.2%	-5.6%	6.5%	28.8%	66.8%
	Burnaby North	\$1,920,400	369.9	-0.7%	-5.1%	-6.5%	-7.0%	2.2%	23.4%	51.4%
	Burnaby South	\$2,009,900	380.9	-3.7%	-4.4%	-9.6%	-10.5%	1.9%	19.6%	42.1%
	Coquitlam	\$1,694,900	398.9	0.3%	-0.3%	-3.4%	-3.0%	0.1%	27.0%	76.8%
	Ladner	\$1,306,000	326.6	-1.0%	-4.5%	-5.7%	-6.7%	2.9%	27.9%	53.8%
	Maple Ridge	\$1,237,600	361.1	-0.7%	-1.4%	-3.8%	-3.6%	4.8%	33.3%	125.7%
	New Westminster	\$1,494,500	363.4	-0.1%	-7.4%	-2.8%	-5.5%	2.9%	25.0%	65.6%
	North Vancouver	\$2,101,500	332.3	-0.2%	-2.9%	-5.8%	-1.7%	0.8%	17.6%	45.5%
	Pitt Meadows	\$1,195,500	362.3	0.6%	-1.9%	-8.0%	-9.7%	3.9%	25.7%	107.0%
	Port Coquitlam	\$1,358,700	383.1	0.7%	0.5%	-3.5%	-2.3%	6.5%	35.5%	94.8%
	Port Moody	\$2,089,600	401.9	1.4%	0.4%	1.8%	0.3%	6.9%	38.3%	93.6%
	Richmond	\$2,047,600	411.6	-0.7%	-2.0%	-2.9%	-3.4%	0.1%	21.1%	43.4%
	Squamish	\$1,633,500	403.2	-2.2%	-3.9%	-3.4%	7.0%	3.1%	32.8%	135.1%
	Sunshine Coast	\$881,100	306.6	1.5%	-0.4%	0.5%	-5.6%	-0.8%	27.5%	124.3%
	Tsawwassen	\$1,454,200	321.4	-0.3%	-4.1%	-9.3%	-9.3%	-1.3%	22.4%	39.5%
	Vancouver East	\$1,738,000	387.5	-1.0%	-2.9%	-5.2%	-6.9%	1.6%	15.7%	40.6%
	Vancouver West	\$3,172,700	334.1	-0.4%	-1.3%	-4.0%	-4.5%	2.5%	4.2%	9.4%
	West Vancouver	\$3,120,500	290.5	1.0%	1.3%	-1.8%	-2.7%	0.3%	8.0%	11.3%
	Whistler	\$2,476,200	295.6	-4.4%	-5.9%	-7.0%	1.5%	-7.6%	22.8%	100.4%

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	\$928,900	354.7	-0.3%	-2.0%	-4.7%	-5.3%	1.7%	32.1%	99.3%
	Greater Vancouver	\$1,065,600	373.4	0.1%	-1.0%	-3.5%	-4.4%	4.0%	30.3%	94.0%
	Burnaby East	\$862,800	374.8	-2.2%	-3.2%	-6.2%	-1.3%	2.9%	22.0%	98.6%
	Burnaby North	\$921,100	374.1	-0.1%	-1.8%	-0.9%	-3.1%	6.6%	30.8%	104.2%
	Burnaby South	\$983,600	369.8	-1.7%	-2.4%	-4.9%	-3.3%	3.8%	23.9%	96.2%
	Coquitlam	\$1,022,500	399.9	-0.7%	-5.3%	-5.2%	-3.1%	3.7%	33.6%	112.5%
	Ladner	\$1,023,100	408.9	1.1%	-1.1%	-2.6%	0.2%	13.5%	44.2%	117.5%
	Maple Ridge	\$732,800	362.4	-3.4%	-6.5%	-7.1%	-6.1%	0.5%	32.2%	138.7%
	New Westminster	\$901,000	393.1	0.2%	-1.2%	-3.1%	-3.9%	1.4%	32.2%	96.4%
	North Vancouver	\$1,290,900	349.3	-0.5%	0.3%	-4.4%	-4.6%	3.3%	29.1%	80.5%
	Pitt Meadows	\$768,500	389.7	-3.2%	-6.8%	-5.1%	-3.6%	-6.3%	32.3%	137.3%
	Port Coquitlam	\$893,500	361.9	1.0%	-2.4%	-6.3%	-4.3%	3.8%	34.0%	119.6%
	Port Moody	\$986,400	396.5	-1.0%	-2.3%	-2.7%	-1.3%	1.3%	33.2%	122.4%
	Richmond	\$1,078,200	385.3	2.0%	1.2%	-4.5%	-5.4%	2.6%	29.0%	88.0%
	Squamish	\$1,032,300	395.1	-0.1%	4.2%	1.2%	-0.6%	13.3%	44.0%	152.1%
	Sunshine Coast	\$763,100	361.1	1.3%	5.4%	1.0%	-0.3%	15.3%	48.6%	136.6%
	Tsawwassen	\$959,900	282.4	1.2%	-0.6%	-3.7%	-3.4%	1.8%	19.5%	42.1%
	Vancouver East	\$1,066,000	356.9	1.4%	0.1%	-3.8%	-3.7%	3.6%	20.6%	70.0%
	Vancouver West	\$1,366,600	324.7	0.3%	-1.5%	-3.1%	-9.9%	-0.8%	16.3%	55.6%
	Whistler	\$1,737,200	416.9	1.4%	6.0%	4.0%	-1.8%	14.9%	50.0%	172.3%
Apartment	Lower Mainland	\$661,300	331.8	-0.3%	-2.7%	-5.8%	-5.5%	-0.9%	17.3%	73.3%
	Greater Vancouver	\$714,300	332.4	-0.2%	-2.7%	-5.7%	-5.2%	-0.3%	15.4%	73.2%
	Burnaby East	\$759,700	321.2	1.0%	-0.9%	-4.1%	-4.3%	-0.9%	14.7%	79.7%
	Burnaby North	\$697,900	341.6	-0.4%	-3.4%	-5.3%	-6.2%	-3.5%	15.6%	88.8%
	Burnaby South	\$765,600	354.9	-1.6%	-2.8%	-4.8%	-6.6%	-1.0%	11.3%	73.6%
	Coquitlam	\$685,700	387.0	-0.2%	-2.1%	-4.8%	-5.4%	-1.1%	21.7%	115.6%
	Ladner	\$665,200	338.7	1.3%	1.9%	-3.3%	3.0%	-3.6%	35.7%	97.0%
	Maple Ridge	\$520,900	381.1	-0.8%	-1.1%	-6.5%	-6.2%	-2.4%	27.8%	144.0%
	New Westminster	\$623,800	382.7	0.1%	-1.3%	-3.7%	-3.5%	0.9%	20.3%	106.5%
	North Vancouver	\$792,100	321.5	1.1%	-0.6%	-3.2%	-0.7%	4.8%	18.6%	86.9%
	Pitt Meadows	\$565,000	387.8	-0.7%	-1.3%	-6.7%	-7.2%	-2.0%	23.8%	134.9%
	Port Coquitlam	\$597,700	413.6	0.1%	-2.4%	-5.4%	-4.0%	0.4%	28.5%	142.7%
	Port Moody	\$703,900	388.7	-0.4%	-2.5%	-5.6%	-6.6%	3.2%	23.1%	116.3%
	Richmond	\$687,300	384.6	0.2%	-2.2%	-4.3%	-5.8%	2.4%	22.0%	97.1%
	Squamish	\$606,800	359.1	1.1%	-1.8%	-4.0%	3.4%	15.0%	30.5%	133.6%
	Sunshine Coast	\$500,600	301.2	2.4%	-1.2%	-2.8%	1.8%	8.1%	17.3%	78.8%
	Tsawwassen	\$640,700	298.8	1.2%	1.5%	-4.9%	-0.7%	-1.6%	25.2%	75.9%
	Vancouver East	\$653,400	379.2	-1.1%	-3.8%	-6.1%	-5.7%	-2.8%	9.2%	70.7%
	Vancouver West	\$776,600	302.2	-0.6%	-3.6%	-7.6%	-6.2%	-3.1%	7.0%	50.0%
	West Vancouver	\$1,140,700	226.3	4.3%	-7.7%	-9.9%	-4.7%	-8.6%	1.0%	43.0%
	Whistler	\$648,900	278.6	0.8%	-2.7%	-4.9%	-0.6%	10.6%	30.7%	127.4%

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

210

160

110

60

Nov 2025
Sep 2025
Jul 2025
May 2025
Mar 2025
Jan 2025
Nov 2024
Sep 2024
Jul 2024
May 2024
Mar 2024
Jan 2024
Nov 2023
Sep 2023
Jul 2023
May 2023
Mar 2023
Jan 2023
Nov 2022
Sep 2022
Jul 2022
May 2022
Mar 2022
Jan 2022
Nov 2021
Sep 2021
Jul 2021
May 2021
Mar 2021
Jan 2021
Nov 2020

Residential — Detached — Townhouse — Apartment

MULTIPLE LISTING SERVICE®



**GREATER
VANCOUVER
REALTORS®**

MLS® SALES Facts

November
2025

Greater Vancouver Real Estate Market Report - November 2025																	
Region		Sales Volume		Average Price		Median Price		Listings		New Listings		Pending Sales		Active Listings		Market Index	
North Vancouver		1,250	1,300	\$1,850,000	\$1,750,000	1,100	1,050	1,500	1,400	100	95	1,200	1,150	1,300	1,250	1,300	
West Vancouver		850	900	\$2,100,000	\$1,950,000	700	650	950	900	80	75	1,000	950	850	800	900	
Vancouver East		1,500	1,600	\$1,550,000	\$1,450,000	1,000	900	1,300	1,200	150	140	1,800	1,700	1,500	1,400	1,600	
Vancouver West		1,000	1,100	\$1,400,000	\$1,300,000	750	650	1,050	950	120	110	1,400	1,300	900	800	1,100	
Squamish Coast		500	550	\$1,200,000	\$1,100,000	400	350	600	550	80	70	850	800	600	500	550	
Port Moody/Belcarra		400	450	\$1,100,000	\$1,000,000	300	250	500	450	70	60	750	700	500	400	450	
Richmond		600	650	\$1,000,000	\$900,000	450	400	650	600	90	80	800	750	550	500	600	
Port Coquitlam		700	750	\$900,000	\$800,000	550	500	750	700	100	90	900	850	650	600	700	
Maple Ridge/Pitt Meadows		800	850	\$800,000	\$700,000	600	550	800	750	110	100	850	800	650	600	800	
New Westminster		650	700	\$700,000	\$600,000	500	450	700	650	90	80	700	650	550	500	650	
North Vancouver		550	600	\$600,000	\$500,000	450	400	600	550	80	70	650	600	500	450	550	
Port Coquitlam		450	500	\$500,000	\$400,000	350	300	500	450	70	60	550	500	400	350	450	
Delta - South		300	350	\$400,000	\$300,000	250	200	350	300	50	40	400	350	300	250	300	
Islands - Gulf		200	250	\$300,000	\$200,000	150	100	250	200	40	30	300	250	200	150	200	
Burnaby		400	450	\$250,000	\$200,000	300	250	400	350	60	50	450	400	350	300	400	
Coquitlam		350	400	\$200,000	\$150,000	250	200	350	300	50	40	350	300	250	200	350	
Port Moody/Belcarra		300	350	\$150,000	\$100,000	200	150	300	250	40	30	300	250	200	150	300	
Richmond		250	300	\$100,000	\$80,000	150	100	250	200	30	20	250	200	150	100	250	
Port Coquitlam		200	250	\$80,000	\$60,000	100	80	200	180	20	15	200	180	100	80	200	
Maple Ridge/Pitt Meadows		150	200	\$60,000	\$50,000	80	60	150	130	10	8	150	130	80	60	150	
New Westminster		100	150	\$50,000	\$40,000	60	40	100	80	5	4	100	80	60	40	100	
North Vancouver		80	100	\$40,000	\$30,000	50	30	80	60	3	2	80	60	50	30	80	
Port Moody/Belcarra		70	90	\$30,000	\$20,000	40	20	70	50	2	1	70	50	40	20	70	
Richmond		60	80	\$20,000	\$15,000	30	15	60	40	1	1	60	40	30	15	60	
Port Coquitlam		50	70	\$15,000	\$10,000	20	10	50	30	0	0	50	30	20	10	50	
Maple Ridge/Pitt Meadows		40	60	\$10,000	\$8,000	15	8	40	25	0	0	40	25	15	8	40	
New Westminster		30	40	\$8,000	\$6,000	10	5	30	20	0	0	30	20	10	5	30	
North Vancouver		20	30	\$6,000	\$4,000	8	4	20	15	0	0	20	15	8	4	20	
Port Moody/Belcarra		15	20	\$4,000	\$3,000	5	3	15	10	0	0	15	10	5	3	15	
Richmond		10	15	\$3,000	\$2,000	3	2	10	8	0	0	10	8	3	2	10	
Port Coquitlam		8	10	\$2,000	\$1,500	2	1	8	6	0	0	8	6	2	1	8	
Maple Ridge/Pitt Meadows		6	8	\$1,500	\$1,000	1	1	6	4	0	0	6	4	1	1	6	
New Westminster		4	6	\$1,000	\$700	0	0	4	2	0	0	4	2	0	0	4	
North Vancouver		3	4	\$700	\$500	0	0	3	2	0	0	3	2	0	0	3	
Port Moody/Belcarra		2	3	\$500	\$300	0	0	2	1	0	0	2	1	0	0	2	
Richmond		1	2	\$300	\$200	0	0	1	1	0	0	1	1	0	0	1	
Port Coquitlam		0	1	\$200	\$150	0	0	0	0	0	0	0	0	0	0	0	
Maple Ridge/Pitt Meadows		0	0	\$150	\$100	0	0	0	0	0	0	0	0	0	0	0	
New Westminster		0	0	\$100	\$70	0	0	0	0	0	0	0	0	0	0	0	
North Vancouver		0	0	\$70	\$50	0	0	0	0	0	0	0	0	0	0	0	
Port Moody/Belcarra		0	0	\$50	\$30	0	0	0	0	0	0	0	0	0	0	0	
Richmond		0	0	\$30	\$20	0	0	0	0	0	0	0	0	0	0	0	
Port Coquitlam		0	0	\$20	\$15	0	0	0	0	0	0	0	0	0	0	0	
Maple Ridge/Pitt Meadows		0	0	\$15	\$10	0	0	0	0	0	0	0	0	0	0	0	
New Westminster		0	0	\$10	\$7	0	0	0	0	0	0	0	0	0	0	0	
North Vancouver		0	0	\$7	\$5	0	0	0	0	0	0	0	0	0	0	0	
Port Moody/Belcarra		0	0	\$5	\$3	0	0	0	0	0	0	0	0	0	0	0	
Richmond		0	0	\$3	\$2	0	0	0	0	0	0	0	0	0	0	0	
Port Coquitlam		0	0	\$2	\$1	0	0	0	0	0	0	0	0	0	0	0	
Maple Ridge/Pitt Meadows		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
New Westminster		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
North Vancouver		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Port Moody/Belcarra		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Richmond		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Port Coquitlam		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Maple Ridge/Pitt Meadows		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
New Westminster		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
North Vancouver		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Port Moody/Belcarra		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Richmond		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Port Coquitlam		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Maple Ridge/Pitt Meadows		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
New Westminster		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
North Vancouver		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Port Moody/Belcarra		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Richmond		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Port Coquitlam		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Maple Ridge/Pitt Meadows		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
New Westminster		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
North Vancouver		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Port Moody/Belcarra		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Richmond		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Port Coquitlam		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Maple Ridge/Pitt Meadows		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
New Westminster		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
North Vancouver		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Port Moody/Belcarra		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Richmond		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Port Coquitlam		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Maple Ridge/Pitt Meadows		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
New Westminster		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
North Vancouver		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Port Moody/Belcarra		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Richmond		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Port Coquitlam		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
Maple Ridge/Pitt Meadows		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
New Westminster		0	0	\$1	\$1	0	0	0	0	0	0	0	0	0	0	0	
North Vancouver</td																	

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





MLS® LISTINGS Facts

**November
2025**

Greater Vancouver Real Estate Market Report - November 2025															
Greater Vancouver Realtors®		Market Data by Region													
		West Vancouver/H Howe Sound							East Vancouver						
		Whistler/Pemberton								Vancouver West					
		Squamish Coast				Squamish				Richmond				Port Moody/Belcarra	
		North Vancouver				Port Coquitlam				Burnaby				Maple Ridge/Pitt Meadows	
		Delta - South				Coquitlam				Islands - Gulf				New Westminster	
		Port Coquitlam				Squamish				Maple Ridge/Pitt Meadows				North Vancouver	
		Squamish				Richmond				Burnaby				Port Moody/Belcarra	
		Port Coquitlam				Squamish				Delta - South				Islands - Gulf	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
		Richmond				Burnaby				Delta - South				Port Coquitlam	
		Burnaby				Squamish				Islands - Gulf				North Vancouver	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
		Richmond				Burnaby				Delta - South				Port Coquitlam	
		Burnaby				Squamish				Islands - Gulf				North Vancouver	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
		Richmond				Burnaby				Delta - South				Port Coquitlam	
		Burnaby				Squamish				Islands - Gulf				North Vancouver	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
		Squamish				Burnaby				Delta - South				Port Coquitlam	
		Squamish				Burnaby				Islands - Gulf				North Vancouver	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
		Squamish				Burnaby				Delta - South				Port Coquitlam	
		Squamish				Burnaby				Islands - Gulf				North Vancouver	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
		Squamish				Burnaby				Delta - South				Port Coquitlam	
		Squamish				Burnaby				Islands - Gulf				North Vancouver	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
		Squamish				Burnaby				Delta - South				Port Coquitlam	
		Squamish				Burnaby				Islands - Gulf				North Vancouver	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
		Squamish				Burnaby				Delta - South				Port Coquitlam	
		Squamish				Burnaby				Islands - Gulf				North Vancouver	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
		Squamish				Burnaby				Delta - South				Port Coquitlam	
		Squamish				Burnaby				Islands - Gulf				North Vancouver	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
		Squamish				Burnaby				Delta - South				Port Coquitlam	
		Squamish				Burnaby				Islands - Gulf				North Vancouver	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
		Squamish				Burnaby				Delta - South				Port Coquitlam	
		Squamish				Burnaby				Islands - Gulf				North Vancouver	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
		Squamish				Burnaby				Delta - South				Port Coquitlam	
		Squamish				Burnaby				Islands - Gulf				North Vancouver	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
		Squamish				Burnaby				Delta - South				Port Coquitlam	
		Squamish				Burnaby				Islands - Gulf				North Vancouver	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
		Squamish				Burnaby				Delta - South				Port Coquitlam	
		Squamish				Burnaby				Islands - Gulf				North Vancouver	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
		Squamish				Burnaby				Delta - South				Port Coquitlam	
		Squamish				Burnaby				Islands - Gulf				North Vancouver	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
		Squamish				Burnaby				Delta - South				Port Coquitlam	
		Squamish				Burnaby				Islands - Gulf				North Vancouver	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
		Squamish				Burnaby				Delta - South				Port Coquitlam	
		Squamish				Burnaby				Islands - Gulf				North Vancouver	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
		Squamish				Burnaby				Delta - South				Port Coquitlam	
		Squamish				Burnaby				Islands - Gulf				North Vancouver	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
		Squamish				Burnaby				Delta - South				Port Coquitlam	
		Squamish				Burnaby				Islands - Gulf				North Vancouver	
		Squamish				Richmond				Burnaby				Maple Ridge/Pitt Meadows	
</th															

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



Listing & Sales Activity Summary



	Listings						Sales					
	1 Nov 2024	2 Oct 2025	3 Nov 2025	Col. 2 & 3 Percentage Variance	5 Nov 2024	6 Oct 2025	7 Nov 2025	Col. 6 & 7 Percentage Variance	9 Sep 2024 - Nov 2024	10 Sep 2025 - Nov 2025	Col. 9 & 10 Percentage Variance	
BOWEN ISLAND				%				%			%	
DETACHED	50	70	30	-57.1	40	60	60	0.0	120	140	16.7	
ATTACHED	0	0	0	0.0	00	00	00	0.0	00	00	0.0	
APARTMENTS	0	0	0	0.0	00	00	00	0.0	00	00	0.0	
BURNABY				%				%			%	
DETACHED	81	150	80	-46.7	57	54	36	-33.3	165	139	-15.8	
ATTACHED	62	123	73	-40.7	54	60	35	-41.7	145	138	-4.8	
APARTMENTS	339	412	305	-26.0	203	168	134	-20.2	627	477	-23.9	
COQUITLAM												
DETACHED	89	147	101	-31.3	47	51	47	-7.8	149	150	0.7	
ATTACHED	56	107	70	-34.6	26	37	23	-37.8	100	97	-3.0	
APARTMENTS	168	261	191	-26.8	98	95	76	-20.0	321	247	-23.1	
DELTA												
DETACHED	34	73	57	-21.9	32	37	28	-24.3	93	104	11.8	
ATTACHED	24	41	33	-19.5	16	20	17	-15.0	44	51	15.9	
APARTMENTS	28	37	27	-27.0	11	23	12	-47.8	46	54	17.4	
ISLANDS - GULF												
DETACHED	50	30	60	100.0	40	51	50	0.0	110	141	27.3	
ATTACHED	0	0	0	0.0	00	01	00	-100.0	01	00	100.0	
APARTMENTS	0	0	0	0.0	00	00	00	0.0	01	00	-100.0	
MAPLE RIDGE/PITT MEADOWS												
DETACHED	137	171	113	-33.9	77	70	69	-1.4	221	189	-14.5	
ATTACHED	62	86	67	-22.1	49	44	29	-34.1	144	104	-27.8	
APARTMENTS	52	74	43	-41.9	20	25	30	20.0	94	85	-9.6	
NEW WESTMINSTER												
DETACHED	19	40	23	-42.5	11	17	9	-47.1	37	42	13.5	
ATTACHED	13	31	12	-61.3	14	8	14	75.0	31	32	3.2	
APARTMENTS	140	171	97	-43.3	68	73	42	-42.5	218	173	-20.6	
NORTH VANCOUVER												
DETACHED	83	152	89	-41.4	55	75	56	-25.3	175	180	2.9	
ATTACHED	43	94	60	-36.2	29	37	26	-29.7	101	92	-8.9	
APARTMENTS	131	176	137	-22.2	89	76	75	-1.3	265	231	-12.8	
PORT COQUITLAM												
DETACHED	39	66	27	-59.1	25	22	20	-9.1	64	47	-26.6	
ATTACHED	27	37	20	-45.9	22	23	20	-13.0	63	54	-14.3	
APARTMENTS	43	41	44	7.3	29	24	21	-12.5	76	74	-2.6	
PORT MOODY/BELCARRA												
DETACHED	24	44	29	-34.1	19	20	7	-65.0	44	42	-4.5	
ATTACHED	14	32	15	-53.1	13	15	13	-13.3	51	41	-19.6	
APARTMENTS	38	105	62	-41.0	30	29	26	-10.3	94	73	-22.3	
RICHMOND												
DETACHED	108	179	124	-30.7	65	57	52	-8.8	208	164	-21.2	
ATTACHED	95	136	74	-45.6	47	54	35	-35.2	151	132	-12.6	
APARTMENTS	263	289	232	-19.7	119	125	103	-17.6	358	321	-10.3	
SQUAMISH												
DETACHED	22	30	18	-40.0	18	17	13	-23.5	43	49	14.0	
ATTACHED	20	33	22	-33.3	13	20	19	-5.0	54	51	-5.6	
APARTMENTS	23	23	14	-39.1	16	11	11	0.0	41	35	-14.6	
SUNSHINE COAST												
DETACHED	41	80	46	-42.5	31	45	39	-13.3	116	126	8.6	
ATTACHED	6	6	8	33.3	3	6	3	-50.0	15	14	-6.7	
APARTMENTS	15	12	7	-41.7	6	5	5	0.0	16	14	-12.5	
VANCOUVER EAST												
DETACHED	126	183	125	-31.7	76	91	50	-45.1	216	197	-8.8	
ATTACHED	144	187	156	-16.6	75	69	62	-10.1	192	182	-5.2	
APARTMENTS	205	228	142	-37.7	117	108	98	-9.3	353	307	-13.0	
VANCOUVER WEST												
DETACHED	125	212	119	-43.9	65	68	59	-13.2	193	183	-5.2	
ATTACHED	109	177	124	-29.9	69	65	43	-33.8	180	143	-20.6	
APARTMENTS	471	663	459	-30.8	250	270	260	-3.7	791	755	-4.6	
WEST VANCOUVER/HOWE SOUND												
DETACHED	78	160	81	-49.4	31	42	34	-19.0	91	111	22.0	
ATTACHED	13	24	6	-75.0	3	1	1	0.0	14	5	-64.3	
APARTMENTS	28	36	28	-22.2	11	15	18	20.0	42	46	9.5	
WHISTLER/PEMBERTON												
DETACHED	23	28	24	-14.3	9	16	11	-31.3	26	35	34.6	
ATTACHED	18	23	29	26.1	18	17	10	-41.2	45	46	2.2	
APARTMENTS	33	48	49	2.1	22	24	34	41.7	79	78	-1.3	
GRAND TOTALS												
DETACHED	1039	1725	1065	-38.3	626	693	541	-21.9	1864	1786	-4.2	
ATTACHED	706	1137	769	-32.4	451	477	350	-26.6	1330	1183	-11.1	
APARTMENTS	1977	2576	1837	-28.7	1089	1071	945	-11.8	3422	2970	-13.2	



GREATER
VANCOUVER
REALTORS®

Residential Average Sale Prices - January 1977 to November 2025

