



News Release

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 Westminster, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, South Delta, Squamish, Sunshine Coast, Vancouver, and Whistler.

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

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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%

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
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In January 2005, the indexes are set to 100.

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

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



Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Townhouse	Lower Mainland	\$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®
HOME PRICE INDEX

Greater Vancouver 5 Year Trend



Jan 2005 HPI = 100

460

410

360

310

Price
Index
260

210

160

110

60

Residential — Detached — Townhouse — Apartment

Oct 2025
Aug 2025
Jun 2025
Apr 2025
Feb 2025
Dec 2024
Oct 2024
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Dec 2020
Oct 2020



**GREATER
VANCOUVER
REALTORS®**

MLS® SALES Facts

**October
2025**

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





MLS® LISTINGS Facts



**October
2025**

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



Listing & Sales Activity Summary



	Listings						Sales					
	1 Oct 2024	2 Sep 2025	3 Oct 2025	Col. 2 & 3 Percentage Variance	5 Oct 2024	6 Sep 2025	7 Oct 2025	Col. 6 & 7 Percentage Variance	9 Aug 2024 - Oct 2024	10 Aug 2025 - Oct 2025	Col. 9 & 10 Percentage Variance	
BOWEN ISLAND												
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	
BURNABY												
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	
COQUITLAM												
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	
DELTA												
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	
ISLANDS - GULF												
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	
MAPLE RIDGE/PITT MEADOWS												
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	
NEW WESTMINSTER												
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	
NORTH VANCOUVER												
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	
PORT COQUITLAM												
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	
PORT MOODY/BELCARRA												
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	
RICHMOND												
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	
SQUAMISH												
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	
SUNSHINE COAST												
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	
VANCOUVER EAST												
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	
VANCOUVER WEST												
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	
WEST VANCOUVER/HOWE SOUND												
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	
WHISTLER/PEMBERTON												
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	
GRAND TOTALS												
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	



GREATER
VANCOUVER
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Residential Average Sale Prices - January 1977 to October 2025

