News Release

FOR IMMEDIATE RELEASE:

February brings balance to Metro Vancouver's housing market

VANCOUVER, BC – March 4, 2025 – After a 46 per cent year-over-year increase of new listings in January, the number of newly listed properties on the MLS® in Metro Vancouver* rose more moderately in February helping keep market conditions in balanced territory.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 1,827 on Metro Vancouver's Multiple Listing Service® (MLS®) in February 2025, an 11.7 per cent decrease from the 2,070 sales recorded in February 2024. This total was 28.9 per cent below the 10-year seasonal average (2,571).

"After the rush of new listings in January, home sales and new listings in February were closer to historical averages, which has positioned the overall market in balanced conditions," Andrew Lis, GVR's director of economics and data analytics said. "With a potential Bank of Canada rate cut on the table for mid-March, homebuyers may find slightly improved borrowing conditions while enjoying the largest selection of homes on the market since pre-pandemic times."

There were 5,057 detached, attached and apartment properties newly listed for sale on the MLS® in February 2025. This represents a 10.9 per cent increase compared to the 4,560 properties listed in February 2024. This was 11.6 per cent above the 10-year seasonal average (4,530).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 12,744, a 32.3 per cent increase compared to February 2024 (9,634). This is also 36.4 per cent above the 10-year seasonal average (9,341).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for February 2025 is 14.8 per cent. By property type, the ratio is 10.7 per cent for detached homes, 18.5 per cent for attached, and 16.8 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.

"Balanced market conditions typically bring a flatter price trajectory, and we've seen prices across all segments remain in a holding pattern for the past few months," Lis said. "But with the active spring season just around the corner, it will be interesting to see whether buyers take advantage of some of the most favorable market conditions seen in years, and whether sellers change their willingness to bring their properties to market."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently $1,169,100. This represents a 1.1 per cent decrease over February 2024 and a 0.3 per cent decrease compared to January 2025.

Sales of detached homes in February 2025 reached 477, a 14.8 per cent decrease from the 560 detached sales recorded in February 2024. The benchmark price for a detached home is $2,006,100. This represents a 1.8 per cent increase from February 2024 and is virtually unchanged compared to January 2025.

Sales of apartment homes reached 976 in February 2025, a 10.6 per cent decrease compared to the 1,092 sales in February 2024. The benchmark price of an apartment home is $747,500. This represents a 2.8 per cent decrease from February 2024 and a 0.1 per cent decrease compared to January 2025.

Attached home sales in February 2025 totalled 359, a 10.9 per cent decrease compared to the 403 sales in February 2024. The benchmark price of a townhouse is $1,087,100. This represents a 1.2 per cent decrease from February 2024 and a 1.7 per cent decrease compared to January 2025.

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Editor's Note:

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

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

For more information please contact:

MLS® HOME PRICE INDEX *

February 2025

GREATER VANCOUVER REALTORS®

Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Residential / Composite	Lower Mainland	$1,099,300	335.6	-0.3%	-0.3%	-2.4%	-1.6%	-8.9%	31.3%	70.5%
	Greater Vancouver	$1,169,100	332.5	-0.3%	-0.3%	-2.2%	-1.1%	-5.1%	26.6%	60.6%
	Bowen Island	$1,505,200	315.0	3.0%	1.2%	9.0%	8.3%	-3.6%	64.1%	164.0%
	Burnaby East	$1,139,200	362.2	0.9%	1.3%	-1.4%	-1.3%	-3.1%	26.2%	85.2%
	Burnaby North	$981,700	327.1	-1.2%	-0.8%	-3.1%	-2.4%	-4.9%	21.9%	70.1%
	Burnaby South	$1,116,000	345.8	-0.5%	-0.4%	-2.1%	-2.1%	-4.5%	21.2%	69.5%
	Coquitlam	$1,080,000	339.3	0.4%	1.2%	-2.2%	-2.9%	-8.6%	30.2%	90.8%
	Ladner	$1,148,900	334.3	-0.1%	-0.4%	-1.2%	2.5%	-4.4%	44.6%	99.5%
	Maple Ridge	$953,600	331.7	-1.8%	-1.7%	-3.1%	-2.6%	-15.4%	43.2%	133.3%
	New Westminster	$823,700	377.0	0.3%	1.5%	-0.9%	-0.6%	-1.2%	32.0%	98.5%
	North Vancouver	$1,364,900	317.8	1.4%	2.8%	-0.1%	0.4%	-5.7%	27.3%	68.1%
	Pitt Meadows	$892,900	356.6	-2.6%	-5.7%	-4.5%	-4.4%	-11.2%	42.7%	141.3%
	Port Coquitlam	$952,700	370.4	0.3%	1.6%	-0.9%	0.5%	-3.8%	48.0%	130.9%
	Port Moody	$1,077,900	344.0	-1.0%	-2.6%	-5.3%	-1.9%	-5.4%	34.8%	101.6%
	Richmond	$1,142,400	376.2	-0.2%	-0.1%	-2.7%	-3.0%	-2.4%	29.8%	70.8%
	Squamish	$977,800	324.9	-9.5%	-10.0%	-8.0%	-7.5%	-14.3%	21.8%	113.2%
	Sunshine Coast	$844,600	309.4	-1.3%	-2.3%	2.1%	3.0%	-6.1%	52.4%	152.2%
	Tsawwassen	$1,218,100	316.6	1.3%	0.7%	-2.7%	1.3%	-6.3%	34.4%	83.3%
	Vancouver East	$1,215,300	379.2	0.5%	0.6%	-0.5%	1.4%	0.1%	28.6%	76.5%
	Vancouver West	$1,320,000	313.1	0.8%	0.4%	-1.2%	0.7%	-2.6%	13.0%	29.6%
	West Vancouver	$2,432,000	262.4	-2.0%	-2.9%	-7.5%	-3.5%	-12.1%	16.5%	21.5%
	Whistler	$1,154,700	255.7	-11.8%	-13.5%	-13.5%	-15.9%	-24.8%	12.2%	102.5%
Single Family Detached	Lower Mainland	$1,792,400	393.4	0.3%	0.6%	-1.9%	1.6%	-5.8%	43.3%	88.4%
	Greater Vancouver	$2,006,100	373.4	0.1%	0.5%	-2.0%	1.8%	-2.3%	36.6%	67.6%
	Bowen Island	$1,507,600	314.7	3.0%	1.3%	9.1%	8.3%	-3.6%	64.2%	164.5%
	Burnaby East	$1,959,700	421.0	0.1%	0.4%	-2.4%	2.7%	-0.2%	39.6%	107.2%
	Burnaby North	$2,085,400	398.9	-2.9%	-1.1%	-2.6%	1.8%	3.6%	39.5%	89.3%
	Burnaby South	$2,207,300	421.3	-2.1%	-2.7%	-1.9%	1.1%	1.3%	39.0%	86.7%
	Coquitlam	$1,796,600	416.9	0.9%	1.5%	-1.8%	-0.2%	-3.4%	45.9%	121.5%
	Ladner	$1,398,600	340.6	-0.7%	-1.6%	-1.2%	3.1%	-8.1%	47.0%	102.0%
	Maple Ridge	$1,250,400	365.9	-1.7%	-2.6%	-4.2%	-1.5%	-14.5%	46.7%	155.7%
	New Westminster	$1,574,200	386.7	-1.4%	0.3%	-2.4%	0.8%	-3.4%	40.3%	103.6%
	North Vancouver	$2,232,600	350.5	1.7%	4.0%	-1.6%	2.2%	-5.2%	34.7%	84.4%
	Pitt Meadows	$1,179,600	353.5	-5.4%	-11.7%	-9.6%	-10.8%	-21.4%	32.7%	117.8%
	Port Coquitlam	$1,409,400	398.9	0.6%	1.2%	-1.6%	2.4%	-7.4%	52.4%	147.1%
	Port Moody	$2,089,700	399.9	1.4%	0.2%	-4.1%	3.0%	2.1%	44.9%	123.3%
	Richmond	$2,139,000	433.8	-0.2%	1.0%	-3.6%	-1.7%	-1.6%	31.8%	82.7%
	Squamish	$1,464,000	365.2	-6.1%	-3.7%	-2.7%	0.0%	-13.4%	26.0%	148.1%
	Sunshine Coast	$927,700	322.7	0.4%	-0.6%	4.2%	5.7%	-4.9%	59.7%	164.1%
	Tsawwassen	$1,654,800	365.3	3.3%	3.3%	1.5%	6.4%	-2.7%	47.8%	112.4%
	Vancouver East	$1,862,500	415.5	1.1%	0.0%	-0.4%	1.6%	-1.4%	31.8%	83.8%
	Vancouver West	$3,493,200	364.0	1.9%	3.2%	1.0%	2.8%	-0.1%	18.9%	38.6%
	West Vancouver	$3,127,700	291.5	-2.2%	-3.1%	-7.5%	1.0%	-5.9%	25.6%	32.4%
	Whistler	$2,159,300	280.6	-9.6%	-9.4%	-11.8%	-6.7%	-20.2%	20.9%	101.1%

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

In January 2005, the indexes are set to 100.

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

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

MLS® MULTIPLE LISTING SERVICE® *

MLS® HOME PRICE INDEX *

February 2025

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	$959,200	366.2	-1.2%	-2.2%	-2.8%	-1.4%	-4.4%	41.1%	124.2%
	Greater Vancouver	$1,087,100	379.7	-1.7%	-2.7%	-2.9%	-1.2%	-1.9%	36.6%	119.6%
	Burnaby East	$915,800	398.9	4.9%	5.0%	-1.3%	2.9%	6.3%	40.3%	126.1%
	Burnaby North	$911,000	370.9	0.2%	-3.0%	-3.7%	0.4%	4.5%	32.7%	114.0%
	Burnaby South	$1,108,700	406.4	4.9%	5.1%	5.6%	3.2%	7.3%	39.6%	124.7%
	Coquitlam	$1,056,100	413.2	-0.7%	-0.1%	-1.9%	0.1%	-3.8%	41.7%	148.2%
	Ladner	$1,041,400	413.4	1.1%	3.3%	1.8%	4.5%	5.2%	46.1%	152.2%
	Maple Ridge	$771,100	388.1	-1.8%	-0.4%	-1.2%	-0.1%	-11.7%	50.7%	173.9%
	New Westminster	$950,700	407.5	0.7%	0.9%	-0.2%	1.6%	2.7%	45.3%	122.6%
	North Vancouver	$1,366,100	373.8	-0.3%	1.2%	2.9%	2.2%	2.0%	44.0%	126.0%
	Pitt Meadows	$836,400	410.0	1.5%	3.0%	1.0%	1.0%	-4.2%	45.6%	160.5%
	Port Coquitlam	$956,300	385.4	3.5%	2.1%	0.4%	1.9%	0.4%	51.9%	148.2%
	Port Moody	$1,011,300	390.8	-0.9%	-1.5%	-4.9%	-1.4%	-3.9%	41.5%	141.7%
	Richmond	$1,109,300	397.7	-0.2%	-2.2%	-3.0%	-2.5%	2.6%	39.4%	118.0%
	Squamish	$863,200	325.0	-14.6%	-18.9%	-17.8%	-14.6%	-18.9%	21.1%	124.1%
	Sunshine Coast	$629,200	294.4	-14.8%	-18.7%	-18.1%	-14.6%	-17.7%	26.0%	111.2%
	Tsawwassen	$1,007,800	295.6	0.6%	1.1%	-0.5%	0.0%	-2.5%	21.2%	64.0%
	Vancouver East	$1,169,800	385.7	2.6%	4.6%	1.4%	5.4%	7.3%	31.9%	110.4%
	Vancouver West	$1,414,300	333.6	-4.3%	-6.9%	-2.9%	-0.4%	-4.5%	17.9%	83.4%
	Whistler	$1,384,800	339.7	-15.0%	-20.5%	-18.8%	-15.7%	-18.6%	26.7%	152.0%
Apartment	Lower Mainland	$695,000	348.7	-0.1%	-0.7%	-2.6%	-2.6%	-1.4%	22.7%	98.7%
	Greater Vancouver	$747,500	345.9	-0.1%	-0.7%	-2.7%	-2.8%	-0.4%	18.7%	96.9%
	Burnaby East	$784,900	332.4	0.8%	-1.0%	0.5%	-0.6%	-0.4%	20.0%	96.5%
	Burnaby North	$732,000	357.9	-0.2%	-1.5%	-3.3%	-3.9%	-1.6%	24.4%	106.0%
	Burnaby South	$823,100	377.0	-0.7%	-0.6%	-3.1%	-2.1%	0.0%	17.7%	97.4%
	Coquitlam	$732,000	409.9	0.3%	0.5%	-1.5%	-1.4%	-0.4%	28.6%	147.4%
	Ladner	$624,500	317.2	-2.2%	-3.7%	-11.1%	-10.7%	-5.3%	30.2%	105.8%
	Maple Ridge	$522,500	373.5	-0.6%	-0.6%	0.1%	-1.6%	-3.3%	39.9%	160.6%
	New Westminster	$657,600	402.2	1.2%	2.3%	0.1%	0.6%	4.0%	27.6%	127.1%
	North Vancouver	$804,100	326.5	2.5%	1.0%	0.2%	-0.8%	0.9%	22.7%	112.3%
	Pitt Meadows	$599,800	415.1	-0.7%	-0.8%	0.0%	-0.9%	-2.7%	36.8%	162.6%
	Port Coquitlam	$630,700	435.0	-2.3%	0.6%	-2.7%	-2.0%	2.8%	39.4%	166.9%
	Port Moody	$718,000	393.2	-2.4%	-4.9%	-4.2%	-0.9%	0.5%	26.6%	137.0%
	Richmond	$733,800	407.4	0.2%	0.3%	-1.4%	-2.2%	3.8%	28.1%	120.6%
	Squamish	$544,000	321.5	-9.8%	-7.3%	-2.1%	-15.8%	-11.8%	16.7%	142.5%
	Sunshine Coast	$447,000	270.1	-8.5%	-8.7%	-4.7%	-18.4%	-19.8%	2.1%	83.0%
	Tsawwassen	$619,200	293.0	-2.2%	-4.2%	-12.0%	-9.1%	-2.2%	21.4%	92.6%
	Vancouver East	$684,800	397.4	-1.7%	-1.1%	-2.9%	-3.2%	-2.2%	13.0%	100.7%
	Vancouver West	$815,700	315.3	0.7%	-1.3%	-4.4%	-2.8%	-3.2%	5.3%	74.0%
	West Vancouver	$1,215,800	234.5	2.2%	0.3%	-1.6%	-11.3%	-0.6%	13.2%	68.6%
	Whistler	$588,000	253.6	-10.5%	-9.4%	-5.8%	-20.1%	-14.3%	18.3%	143.1%

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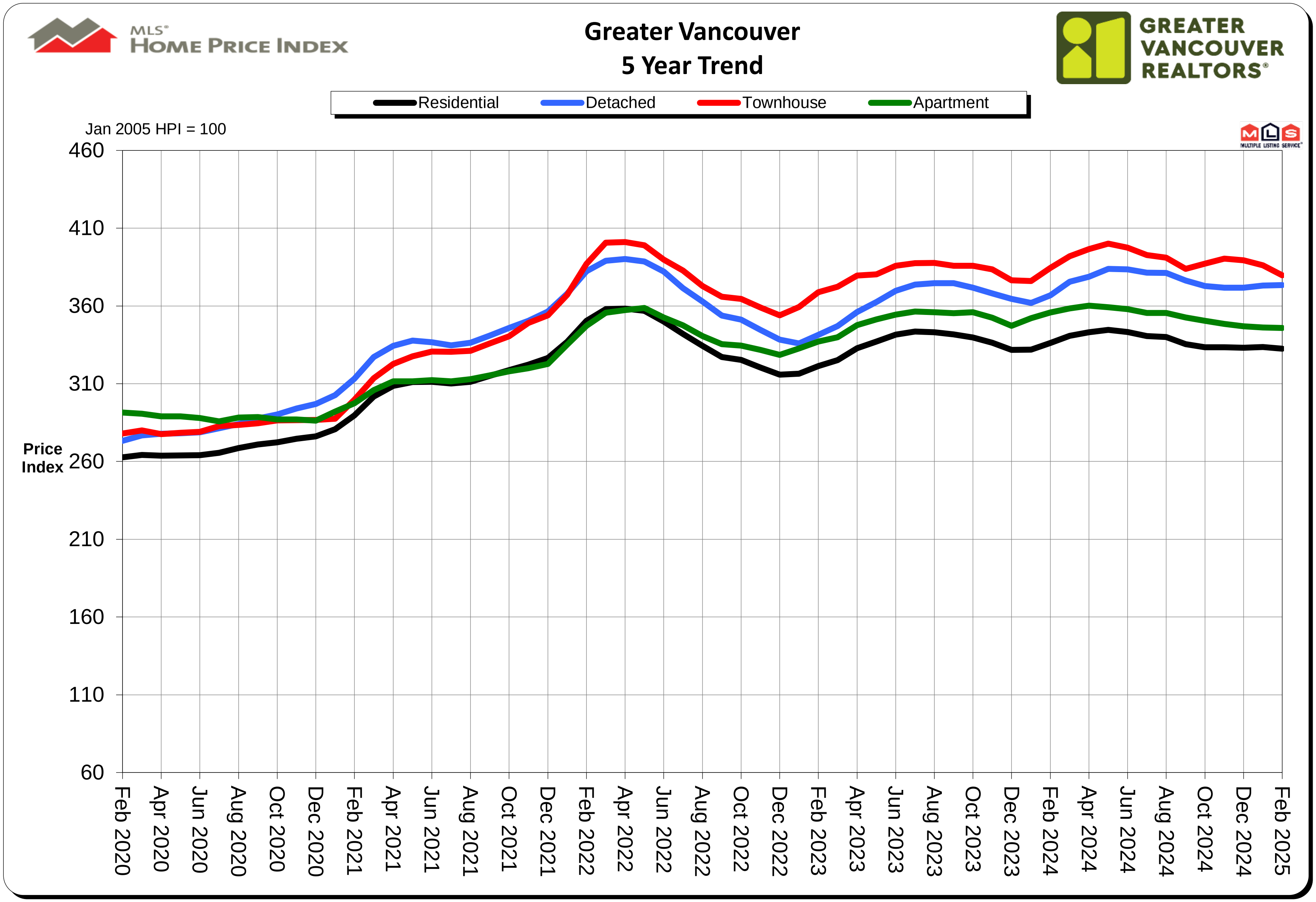

MLS® HOME PRICE INDEX
Greater Vancouver
5 Year Trend
GREATER VANCOUVER REALTORS®
Residential
Detached
Townhouse
Apartment
Jan 2005 HPI = 100
Price Index
460
410
360
310
260
210
160
110
60
Feb 2020
Apr 2020
Jun 2020
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Oct 2020
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Oct 2024
Dec 2024
Feb 2025

MLS® SALES Facts

GREATER VANCOUVER REALTORS®

February 2025

Period			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
February 2025	Number of Sales	Detached	7	35	40	17	4	63	11	48	18	10	41	18	39	54	36	28	8	477
		Attached	0	34	33	17	0	43	9	27	12	10	39	23	5	58	35	4	10	359
		Apartment	0	155	88	22	2	43	68	78	28	19	98	10	3	92	236	7	27	976
	Median Selling Price	Detached	n/a	$1,950,000	$1,722,500	n/a	n/a	$1,400,000	n/a	$2,262,751	n/a	n/a	$2,288,000	n/a	$875,000	$1,900,000	$3,550,000	$3,375,000	n/a	
		Attached	n/a	$1,099,500	$1,249,900	n/a	n/a	$822,000	n/a	$1,335,000	n/a	n/a	$1,038,000	$1,100,000	n/a	$1,358,500	$1,525,000	n/a	n/a	n/a
		Apartment	n/a	$740,000	$685,000	$732,500	n/a	$533,476	$580,000	$779,500	$580,000	n/a	$664,000	n/a	n/a	$702,500	$817,500	n/a	$635,000	
January 2025	Number of Sales	Detached	2	32	33	18	1	52	3	42	16	8	50	4	29	31	35	16	8	380
		Attached	0	17	29	9	0	35	5	24	17	7	52	11	3	55	38	3	16	321
		Apartment	0	131	93	16	0	21	53	82	32	17	104	12	2	71	182	11	19	846
	Median Selling Price	Detached	n/a	$2,339,000	$1,705,000	n/a	n/a	$1,259,250	n/a	$2,239,000	n/a	n/a	$1,896,500	n/a	$895,000	$1,851,000	$3,200,000	n/a	n/a	
		Attached	n/a	n/a	$1,222,500	n/a	n/a	$830,000	n/a	$1,381,950	n/a	n/a	$1,169,450	n/a	n/a	$1,490,000	$1,569,000	n/a	n/a	n/a
		Apartment	n/a	$740,000	$690,000	n/a	n/a	$534,000	$637,999	$803,750	$621,250	n/a	$705,037	n/a	n/a	$699,000	$838,444	n/a	n/a	
February 2024	Number of Sales	Detached	3	40	45	21	4	81	10	42	15	7	67	18	31	64	66	40	6	560
		Attached	0	38	40	17	0	49	5	29	17	8	56	13	3	67	46	2	13	403
		Apartment	0	176	103	23	0	38	63	90	32	31	108	5	4	117	262	12	28	1,092
	Median Selling Price	Detached	n/a	$1,965,000	$1,800,000	$1,640,000	n/a	$1,360,000	n/a	$2,141,500	n/a	n/a	$2,190,000	n/a	$877,500	$1,865,944	$3,600,000	$2,520,000	n/a	
		Attached	n/a	$1,021,500	$1,189,000	n/a	n/a	$810,000	n/a	$1,353,000	n/a	n/a	$1,195,000	n/a	n/a	$1,521,024	$1,663,000	n/a	n/a	n/a
		Apartment	n/a	$727,500	$646,500	$689,900	n/a	$570,000	$610,000	$799,000	$637,000	$710,000	$729,000	n/a	n/a	$675,000	$845,000	n/a	$684,500	
Jan. - Feb. 2025 *Year-to-date*	Number of Sales	Detached	9	67	73	35	5	115	14	90	34	18	91	22	68	85	71	44	16	857
		Attached	0	51	62	26	0	78	14	51	29	17	91	34	8	113	73	7	26	680
		Apartment	0	286	181	38	2	64	121	160	60	36	202	22	5	163	418	18	46	1,822
	Median Selling Price	Detached	n/a	$2,080,000	$1,710,000	$1,550,000	n/a	$1,350,000	n/a	$2,249,000	$1,367,500	n/a	$1,950,000	$1,690,500	$880,000	$1,875,000	$3,419,000	$3,057,500	n/a	
		Attached	n/a	$1,050,000	$1,249,000	$974,000	n/a	$829,000	n/a	$1,374,900	$972,500	n/a	$1,100,000	$1,097,500	n/a	$1,446,429	$1,568,000	n/a	$903,000	n/a
		Apartment	n/a	$740,000	$690,000	$667,500	n/a	$533,476	$610,000	$799,850	$606,250	$760,350	$685,000	$664,500	n/a	$700,000	$825,000	n/a	$657,500	
Jan. - Feb. 2024 *Year-to-date*	Number of Sales	Detached	6	82	73	50	6	138	17	79	25	14	99	24	52	102	105	54	13	939
		Attached	0	67	63	28	1	76	11	46	32	20	91	21	8	127	65	5	27	688
		Apartment	0	310	164	28	0	79	104	153	50	42	200	10	7	184	448	18	41	1,838
	Median Selling Price	Detached	n/a	$2,004,444	$1,710,000	$1,421,500	n/a	$1,300,000	n/a	$2,100,000	$1,375,750	n/a	$2,190,000	$1,502,500	$895,000	$1,865,944	$3,406,500	$2,585,000	n/a	
		Attached	n/a	$1,040,000	$1,187,000	$1,037,500	n/a	$802,500	n/a	$1,392,500	$935,000	$915,000	$1,192,000	$985,000	n/a	$1,490,500	$1,675,000	n/a	$1,380,000	n/a
		Apartment	n/a	$722,000	$652,000	$689,950	n/a	$540,000	$628,500	$805,000	$640,000	$705,000	$716,900	n/a	n/a	$675,000	$832,500	n/a	$590,000	

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

MULTIPLE LISTING SERVICE®

MLS® LISTINGS Facts

GREATER VANCOUVER REALTORS®

February 2025

Period	Measure	Type	Bowen Island	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
February 2025	Number of Listings	Detached	6	112	112	73	11	181	26	108	43	31	153	24	74	171	172	126	21	1,444
		Attached	0	88	92	39	0	72	19	67	32	19	125	30	10	148	141	17	28	927
		Apartment	0	431	263	51	0	88	161	172	52	62	317	31	7	238	751	29	31	2,684
	% Sales to Listings	Detached	117%	31%	36%	23%	36%	35%	42%	44%	42%	32%	27%	75%	53%	32%	21%	22%	38%	n/a
		Attached	n/a	39%	36%	44%	n/a	60%	47%	40%	38%	53%	31%	77%	50%	39%	25%	24%	36%	
		Apartment	n/a	36%	33%	43%	n/a	49%	42%	45%	54%	31%	31%	32%	43%	39%	31%	24%	87%	
January 2025	Number of Listings	Detached	8	106	123	86	7	208	30	128	67	40	171	23	101	160	183	128	25	1,594
		Attached	0	82	99	47	1	88	24	77	19	23	115	28	11	217	188	23	23	1,065
		Apartment	0	492	264	52	0	97	173	217	61	46	323	34	10	265	789	39	43	2,905
	% Sales to Listings	Detached	25%	30%	27%	21%	14%	25%	10%	33%	24%	20%	29%	17%	29%	19%	19%	13%	32%	n/a
		Attached	n/a	21%	29%	19%	0%	40%	21%	31%	89%	30%	45%	39%	27%	25%	20%	13%	70%	
		Apartment	n/a	27%	35%	31%	n/a	22%	31%	38%	52%	37%	32%	35%	20%	27%	23%	28%	44%	
February 2024	Number of Listings	Detached	13	100	103	57	8	229	32	95	55	23	150	27	83	135	163	111	12	1,396
		Attached	0	62	94	23	0	95	25	65	26	21	81	19	12	159	112	8	33	835
		Apartment	0	354	171	30	0	106	128	177	64	35	230	21	5	246	655	45	54	2,321
	% Sales to Listings	Detached	23%	40%	44%	37%	50%	35%	31%	44%	27%	30%	45%	67%	37%	47%	40%	36%	50%	n/a
		Attached	n/a	61%	43%	74%	n/a	52%	20%	45%	65%	38%	69%	68%	25%	42%	41%	25%	39%	
		Apartment	n/a	50%	60%	77%	n/a	36%	49%	51%	50%	89%	47%	24%	80%	48%	40%	27%	52%	
Jan. - Feb. 2025 *Year-to-date**	Number of Listings	Detached	14	218	235	159	18	389	56	236	110	71	324	47	175	331	355	254	46	3,038
		Attached	0	170	191	86	1	160	43	144	51	42	240	58	21	365	329	40	51	1,992
		Apartment	0	923	527	103	0	185	334	389	113	108	640	65	17	503	1,540	68	74	5,589
	% Sales to Listings	Detached	64%	31%	31%	22%	28%	30%	25%	38%	31%	25%	28%	47%	39%	26%	20%	17%	35%	n/a
		Attached	n/a	30%	32%	30%	0%	49%	33%	35%	57%	40%	38%	59%	38%	31%	22%	18%	51%	
		Apartment	n/a	31%	34%	37%	n/a	35%	36%	41%	53%	33%	32%	34%	29%	32%	27%	26%	62%	
Jan. - Feb. 2024 *Year-to-date**	Number of Listings	Detached	21	181	180	104	9	388	57	181	78	32	286	58	146	251	309	239	20	2,540
		Attached	0	117	159	51	0	139	41	113	40	36	148	40	19	317	214	17	55	1,506
		Apartment	0	667	315	51	0	195	218	308	98	65	434	36	17	471	1,255	79	82	4,291
	% Sales to Listings	Detached	29%	45%	41%	48%	67%	36%	30%	44%	32%	44%	35%	41%	36%	41%	34%	23%	65%	n/a
		Attached	n/a	57%	40%	55%	n/a	55%	27%	41%	80%	56%	61%	53%	42%	40%	30%	29%	49%	
		Apartment	n/a	46%	52%	55%	n/a	41%	48%	50%	51%	65%	46%	28%	41%	39%	36%	23%	50%	

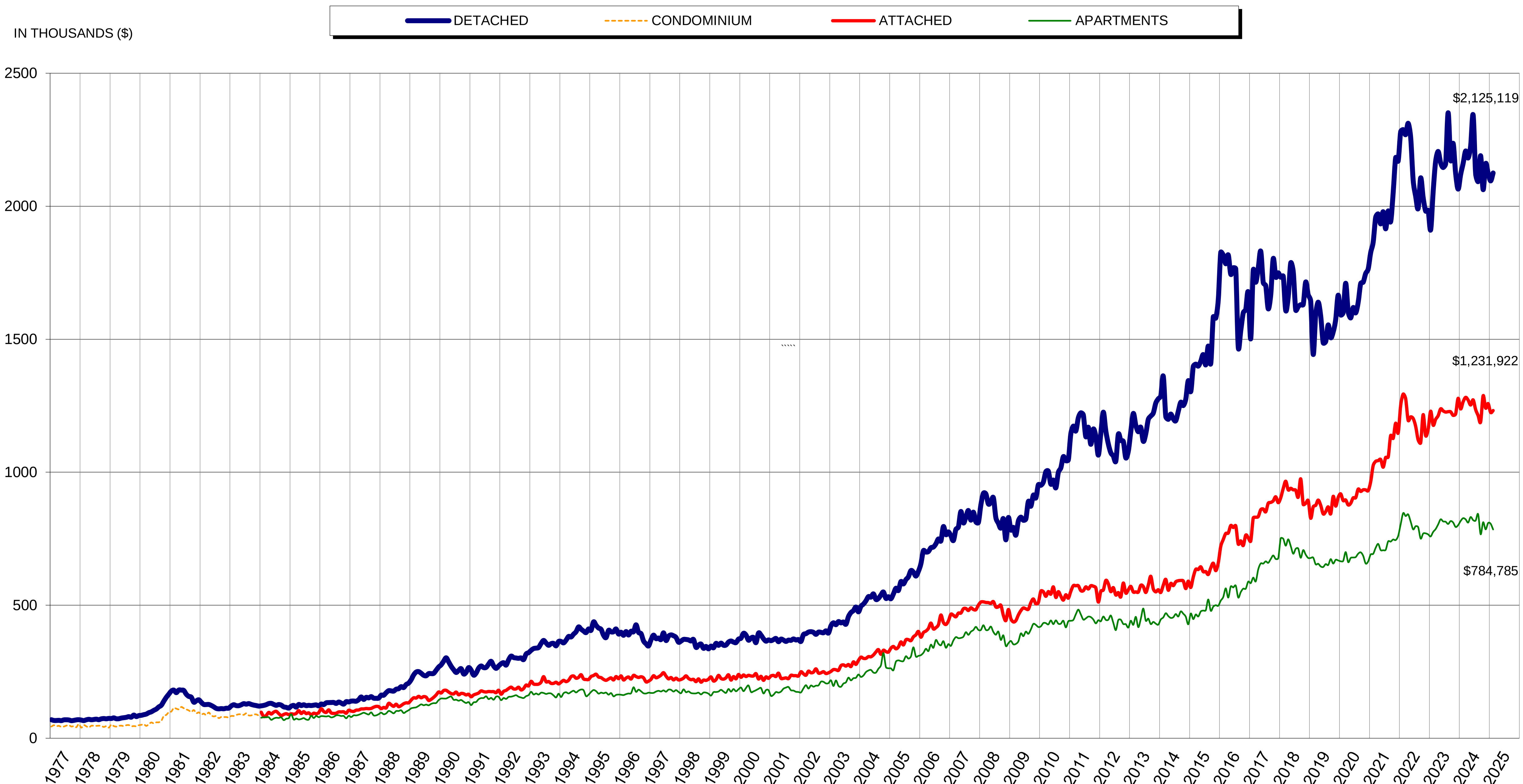
* Year-to-date listings represent a cumulative total of listings rather than total active listings.

Listing & Sales Activity Summary

	Listings				Sales						
	1 Feb 2024	2 Jan 2025	3 Feb 2025	Col. 2 & 3 Percentage Variance	5 Feb 2024	6 Jan 2025	7 Feb 2025	Col. 6 & 7 Percentage Variance	9 Dec 2023 - Feb 2024	10 Dec 2024 - Feb 2025	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	13	8	6	-25.0	3	2	7	250.0	6	14	133.3
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
BURNABY				%				%			%
DETACHED	100	106	112	5.7	40	32	35	9.4	113	112	-0.9
ATTACHED	62	82	88	7.3	38	17	34	100.0	91	98	7.7
APARTMENTS	354	492	431	-12.4	176	131	155	18.3	443	441	-0.5
COQUITLAM											
DETACHED	103	123	112	-8.9	45	33	40	21.2	104	111	6.7
ATTACHED	94	99	92	-7.1	40	29	33	13.8	92	91	-1.1
APARTMENTS	171	264	263	-0.4	103	93	88	-5.4	223	242	8.5
DELTA											
DETACHED	57	86	73	-15.1	21	18	17	-5.6	67	53	-20.9
ATTACHED	23	47	39	-17.0	17	9	17	88.9	36	36	0.0
APARTMENTS	30	52	51	-1.9	23	16	22	37.5	36	45	25.0
ISLANDS - GULF											
DETACHED	8	7	11	57.1	4	1	4	300.0	7	9	28.6
ATTACHED	0	1	0	-100.0	0	0	0	0.0	1	0	-100.0
APARTMENTS	0	0	0	0.0	0	0	2	200.0	0	2	200.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	229	208	181	-13.0	81	52	63	21.2	201	174	-13.4
ATTACHED	95	88	72	-18.2	49	35	43	22.9	101	126	24.8
APARTMENTS	106	97	88	-9.3	38	21	43	104.8	107	97	-9.3
NEW WESTMINSTER											
DETACHED	32	30	26	-13.3	10	3	11	266.7	27	27	0.0
ATTACHED	25	24	19	-20.8	5	5	9	80.0	14	24	71.4
APARTMENTS	128	173	161	-6.9	63	53	68	28.3	137	194	41.6
NORTH VANCOUVER											
DETACHED	95	128	108	-15.6	42	42	48	14.3	109	136	24.8
ATTACHED	65	77	67	-13.0	29	24	27	12.5	68	83	22.1
APARTMENTS	177	217	172	-20.7	90	82	78	-4.9	207	220	6.3
PORT COQUITLAM											
DETACHED	55	67	43	-35.8	15	16	18	12.5	32	54	68.8
ATTACHED	26	19	32	68.4	17	17	12	-29.4	38	46	21.1
APARTMENTS	64	61	52	-14.8	32	32	28	-12.5	71	74	4.2
PORT MOODY/BELCARRA											
DETACHED	23	40	31	-22.5	7	8	10	25.0	20	26	30.0
ATTACHED	21	23	19	-17.4	8	7	10	42.9	27	24	-11.1
APARTMENTS	35	46	62	34.8	31	17	19	11.8	54	50	-7.4
RICHMOND											
DETACHED	150	171	153	-10.5	67	50	41	-18.0	141	145	2.8
ATTACHED	81	115	125	8.7	56	52	39	-25.0	120	149	24.2
APARTMENTS	230	323	317	-1.9	108	104	98	-5.8	296	323	9.1
SQUAMISH											
DETACHED	27	23	24	4.3	18	4	18	350.0	32	32	0.0
ATTACHED	19	28	30	7.1	13	11	23	109.1	29	42	44.8
APARTMENTS	21	34	31	-8.8	5	12	10	-16.7	15	33	120.0
SUNSHINE COAST											
DETACHED	83	101	74	-26.7	31	29	39	34.5	74	103	39.2
ATTACHED	12	11	10	-9.1	3	3	5	66.7	11	11	0.0
APARTMENTS	5	10	7	-30.0	4	2	3	50.0	9	6	-33.3
VANCOUVER EAST											
DETACHED	135	160	171	6.9	64	31	54	74.2	150	142	-5.3
ATTACHED	159	217	148	-31.8	67	55	58	5.5	165	161	-2.4
APARTMENTS	246	265	238	-10.2	117	71	92	29.6	246	255	3.7
VANCOUVER WEST											
DETACHED	163	183	172	-6.0	66	35	36	2.9	140	118	-15.7
ATTACHED	112	188	141	-25.0	46	38	35	-7.9	88	113	28.4
APARTMENTS	655	789	751	-4.8	262	182	236	29.7	625	637	1.9
WEST VANCOUVER/HOWE SOUND											
DETACHED	111	128	126	-1.6	40	16	28	75.0	77	70	-9.1
ATTACHED	8	23	17	-26.1	2	3	4	33.3	7	9	28.6
APARTMENTS	45	39	29	-25.6	12	11	7	-36.4	33	29	-12.1
WHISTLER/PEMBERTON											
DETACHED	12	25	21	-16.0	6	8	8	0.0	15	25	66.7
ATTACHED	33	23	28	21.7	13	16	10	-37.5	38	38	0.0
APARTMENTS	54	43	31	-27.9	28	19	27	42.1	55	65	18.2
GRAND TOTALS											
DETACHED	**1396**	**1594**	**1444**	**-9.4**	**560**	**380**	**477**	**25.5**	**1315**	**1351**	**2.7**
ATTACHED	**835**	**1065**	**927**	**-13.0**	**403**	**321**	**359**	**11.8**	**926**	**1051**	**13.5**
APARTMENTS	**2321**	**2905**	**2684**	**-7.6**	**1092**	**846**	**976**	**15.4**	**2557**	**2713**	**6.1**

GREATER VANCOUVER REALTORS®

Residential Average Sale Prices - January 1977 to February 2025



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