

# News Release



FOR IMMEDIATE RELEASE:

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## Buyers remain hesitant as inventory builds

**VANCOUVER, BC – June 3, 2025** – May saw inventory levels across Metro Vancouver\* reach another ten-year high, while home sales registered on the MLS® remained muted.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 2,228 in May 2025, an 18.5 per cent decrease from the 2,733 sales recorded in May 2024. This was 30.5 per cent below the 10-year seasonal average (3,206).

“While there are emerging signs that sales activity might be turning a corner, sales in May were below the ten-year seasonal average, which suggests that some buyers are still sitting on the sidelines or are being especially selective,” said Andrew Lis, GVR’s director of economics and data analytics. “On a year-to-date basis, sales in 2025 rank among the slowest to start the year in the past decade, closely mirroring the trends seen in 2019 and 2020. It’s worth noting that sales rebounded significantly in the latter half of 2020, but whether sales in 2025 might follow a similar pattern remains the million-dollar question.”

There were 6,620 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in May 2025. This represents a 3.9 per cent increase compared to the 6,374 properties listed in May 2024. This was 9.3 per cent above the 10-year seasonal average (6,055).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 17,094, a 25.7 per cent increase compared to May 2024 (13,600). This is 45.9 per cent above the 10-year seasonal average (11,718).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for May 2025 is 13.4 per cent. By property type, the ratio is 10.2 per cent for detached homes, 17.4 per cent for attached, and 14.7 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.

“With some of the healthiest levels of inventory seen in years, many sellers are adjusting price expectations, which has provided buyers more negotiating room and kept a firm lid on price

escalation over the past few months,” Lis said. “From a seasonal perspective, sales in the summer months are typically quieter than the spring, but with such an unusually slow spring, we may have an unusually busy summer with so many having delayed their purchasing decisions. Either way, the market continues tilting in favour of buyers, which bodes well for anyone looking to make a purchase this summer.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,177,100. This represents a 2.9 per cent decrease over May 2024 and a 0.6 per cent decrease compared to April 2025.

Sales of detached homes in May 2025 reached 654, a 22.7 per cent decrease from the 846 detached sales recorded in May 2024. The benchmark price for a detached home is \$1,997,400. This represents a 3.2 per cent decrease from May 2024 and a 1.2 per cent decrease compared to April 2025.

Sales of apartment homes reached 1,087 in May 2025, an 18.8 per cent decrease compared to the 1,338 sales in May 2024. The benchmark price of an apartment home is \$757,300. This represents a 2.4 per cent decrease from May 2024 and a 0.7 per cent decrease compared to April 2025.

Attached home sales in May 2025 totalled 469, a 10.3 per cent decrease compared to the 523 sales in May 2024. The benchmark price of a townhouse is \$1,106,800. This represents a 3.4 per cent decrease from May 2024 and a 0.4 per cent increase compared to April 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](http://www.gvrealtors.ca).



**FELIX J EMMANUEL**  
Real Estate Professional

778.968.0427  
felix@fjeestates.com  
fjeestates.com

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*“Distinguished by Sincerity”*

| 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    | \$1,104,900     | 337.3       | -0.7%            | -0.7%            | 0.2%             | -3.1%           | -9.4%           | 31.2%           | 62.1%            |
|                         | Greater Vancouver | \$1,177,100     | 334.8       | -0.6%            | -0.7%            | 0.4%             | -2.9%           | -6.2%           | 26.9%           | 52.5%            |
|                         | Bowen Island      | \$1,426,400     | 298.5       | 7.1%             | 0.5%             | -4.1%            | 0.3%            | -15.3%          | 48.2%           | 132.8%           |
|                         | Burnaby East      | \$1,095,100     | 348.2       | -3.1%            | -3.5%            | -2.6%            | -7.0%           | -7.8%           | 21.9%           | 67.3%            |
|                         | Burnaby North     | \$980,900       | 326.9       | -1.8%            | -2.2%            | -0.8%            | -3.8%           | -8.7%           | 19.6%           | 60.6%            |
|                         | Burnaby South     | \$1,106,700     | 343.0       | -1.5%            | -1.7%            | -1.2%            | -4.4%           | -7.8%           | 16.5%           | 59.2%            |
|                         | Coquitlam         | \$1,073,400     | 337.2       | -0.6%            | -1.4%            | 0.6%             | -4.6%           | -11.4%          | 27.4%           | 79.7%            |
|                         | Ladner            | \$1,149,100     | 334.3       | -0.3%            | -1.0%            | -0.4%            | -2.2%           | -6.5%           | 43.8%           | 89.1%            |
|                         | Maple Ridge       | \$976,700       | 339.7       | -0.5%            | 0.2%             | 0.7%             | -1.9%           | -11.8%          | 42.9%           | 130.3%           |
|                         | New Westminster   | \$802,900       | 367.5       | -1.6%            | -2.0%            | -1.1%            | -4.5%           | -5.3%           | 28.2%           | 87.9%            |
|                         | North Vancouver   | \$1,379,400     | 321.2       | 1.6%             | 1.2%             | 3.9%             | -1.9%           | -5.3%           | 28.6%           | 61.2%            |
|                         | Pitt Meadows      | \$933,400       | 372.8       | -0.6%            | 0.5%             | -1.4%            | -2.1%           | -8.1%           | 45.1%           | 145.6%           |
|                         | Port Coquitlam    | \$956,300       | 371.8       | 0.1%             | 0.0%             | 1.9%             | -1.4%           | -5.8%           | 47.1%           | 119.2%           |
|                         | Port Moody        | \$1,096,400     | 350.0       | 0.6%             | 0.5%             | -0.9%            | -4.4%           | -10.0%          | 33.3%           | 92.4%            |
|                         | Richmond          | \$1,131,300     | 372.5       | -1.2%            | -1.5%            | -1.0%            | -5.2%           | -4.8%           | 29.1%           | 59.7%            |
|                         | Squamish          | \$1,140,200     | 378.8       | 0.8%             | 3.2%             | 5.0%             | 2.6%            | -3.6%           | 47.6%           | 141.3%           |
|                         | Sunshine Coast    | \$826,600       | 302.8       | 4.0%             | -0.5%            | -4.4%            | -3.4%           | -13.8%          | 47.0%           | 133.1%           |
|                         | Tsawwassen        | \$1,204,600     | 313.1       | -0.8%            | -1.1%            | -0.4%            | -4.9%           | -10.2%          | 33.1%           | 63.1%            |
|                         | Vancouver East    | \$1,217,400     | 379.8       | -0.5%            | 0.0%             | 0.7%             | -0.9%           | -1.9%           | 28.5%           | 63.1%            |
|                         | Vancouver West    | \$1,322,400     | 313.7       | -1.0%            | -1.2%            | 0.6%             | -1.7%           | -2.8%           | 14.3%           | 21.5%            |
|                         | West Vancouver    | \$2,490,100     | 268.7       | -2.6%            | -1.7%            | -0.5%            | -6.0%           | -13.7%          | 15.2%           | 17.7%            |
|                         | Whistler          | \$1,370,100     | 303.5       | 0.4%             | 3.1%             | 2.7%             | -3.3%           | -13.4%          | 38.1%           | 134.4%           |
| Single Family Detached  | Lower Mainland    | \$1,783,900     | 391.5       | -1.4%            | -1.4%            | 0.2%             | -2.8%           | -6.7%           | 40.2%           | 76.2%            |
|                         | Greater Vancouver | \$1,997,400     | 371.7       | -1.2%            | -1.5%            | 0.0%             | -3.2%           | -4.3%           | 33.7%           | 56.3%            |
|                         | Bowen Island      | \$1,427,700     | 298.0       | 7.0%             | 0.5%             | -4.1%            | 0.2%            | -15.3%          | 48.2%           | 133.0%           |
|                         | Burnaby East      | \$1,867,200     | 401.1       | -5.2%            | -6.3%            | -4.4%            | -6.9%           | -3.5%           | 33.7%           | 86.9%            |
|                         | Burnaby North     | \$2,094,100     | 400.6       | -3.5%            | -2.8%            | -0.7%            | -2.8%           | -0.7%           | 34.5%           | 77.1%            |
|                         | Burnaby South     | \$2,246,500     | 428.8       | 0.3%             | 0.7%             | -1.0%            | -2.6%           | -0.4%           | 34.6%           | 78.5%            |
|                         | Coquitlam         | \$1,778,300     | 412.7       | -0.7%            | -2.6%            | 0.5%             | -4.1%           | -8.1%           | 40.6%           | 106.7%           |
|                         | Ladner            | \$1,398,500     | 340.6       | -0.8%            | -1.8%            | -1.6%            | -3.0%           | -8.5%           | 43.8%           | 88.6%            |
|                         | Maple Ridge       | \$1,287,300     | 376.7       | -1.3%            | 0.2%             | 0.3%             | -1.1%           | -10.3%          | 48.7%           | 152.3%           |
|                         | New Westminster   | \$1,524,600     | 374.5       | -4.5%            | -4.8%            | -2.9%            | -6.9%           | -4.7%           | 34.4%           | 88.7%            |
|                         | North Vancouver   | \$2,240,200     | 351.7       | 1.9%             | 0.6%             | 4.3%             | -2.6%           | -3.9%           | 33.4%           | 73.9%            |
|                         | Pitt Meadows      | \$1,309,100     | 392.3       | 0.5%             | 3.2%             | -2.0%            | -0.6%           | -9.5%           | 46.9%           | 137.6%           |
|                         | Port Coquitlam    | \$1,412,000     | 399.7       | 0.3%             | -0.6%            | 1.4%             | -2.4%           | -6.6%           | 52.7%           | 127.2%           |
|                         | Port Moody        | \$2,075,700     | 397.2       | 0.6%             | -1.0%            | -0.5%            | -4.4%           | -6.2%           | 42.1%           | 106.1%           |
|                         | Richmond          | \$2,103,700     | 426.6       | -2.4%            | -3.0%            | -0.7%            | -5.2%           | -3.9%           | 29.5%           | 69.0%            |
|                         | Squamish          | \$1,678,300     | 418.6       | 1.0%             | 5.2%             | 10.4%            | 9.3%            | -5.5%           | 46.7%           | 172.0%           |
|                         | Sunshine Coast    | \$878,000       | 305.4       | 4.5%             | -0.9%            | -5.9%            | -3.8%           | -15.8%          | 46.3%           | 135.1%           |
|                         | Tsawwassen        | \$1,600,700     | 353.4       | -1.2%            | -2.0%            | 0.0%             | -4.0%           | -8.1%           | 42.7%           | 81.3%            |
|                         | Vancouver East    | \$1,828,600     | 407.9       | -1.3%            | -1.8%            | -1.8%            | -2.7%           | -5.8%           | 28.7%           | 65.5%            |
|                         | Vancouver West    | \$3,363,100     | 350.4       | -1.9%            | -2.9%            | -0.7%            | -5.2%           | -4.5%           | 10.6%           | 24.8%            |
|                         | West Vancouver    | \$3,195,600     | 297.8       | -4.4%            | -1.8%            | -1.0%            | -4.5%           | -7.9%           | 23.2%           | 28.9%            |
|                         | Whistler          | \$2,584,100     | 335.9       | -1.3%            | 5.1%             | 8.4%             | 4.5%            | -8.1%           | 46.0%           | 138.7%           |

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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 % |
|---------------|-------------------|-----------------|-------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|------------------|
| Townhouse     | Lower Mainland    | \$975,400       | 372.4       | 0.2%             | -0.1%            | -0.6%            | -2.8%           | -5.3%           | 42.5%           | 120.0%           |
|               | Greater Vancouver | \$1,106,800     | 386.6       | 0.4%             | -0.4%            | -1.0%            | -3.4%           | -3.1%           | 38.8%           | 114.7%           |
|               | Burnaby East      | \$920,200       | 400.8       | -0.1%            | 2.1%             | 5.5%             | 2.5%            | 4.5%            | 34.4%           | 118.2%           |
|               | Burnaby North     | \$919,200       | 374.3       | 0.8%             | 0.8%             | -2.1%            | -1.0%           | -5.4%           | 35.0%           | 116.4%           |
|               | Burnaby South     | \$1,071,000     | 392.6       | 0.4%             | -0.5%            | 1.5%             | -1.7%           | -2.1%           | 33.7%           | 114.9%           |
|               | Coquitlam         | \$1,085,000     | 424.5       | 0.4%             | 0.2%             | 2.6%             | -1.1%           | -3.3%           | 42.4%           | 142.8%           |
|               | Ladner            | \$1,041,400     | 413.4       | 1.6%             | 2.3%             | 3.3%             | 1.5%            | 5.2%            | 50.1%           | 135.6%           |
|               | Maple Ridge       | \$784,400       | 394.8       | 0.4%             | -0.6%            | 1.3%             | -0.9%           | -8.1%           | 46.2%           | 171.7%           |
|               | New Westminster   | \$934,200       | 400.4       | 0.5%             | -0.3%            | -0.8%            | -2.8%           | -3.0%           | 44.0%           | 113.2%           |
|               | North Vancouver   | \$1,351,400     | 369.7       | 2.0%             | 2.1%             | 0.1%             | -5.3%           | -4.1%           | 38.9%           | 118.9%           |
|               | Pitt Meadows      | \$823,400       | 403.6       | -2.5%            | -3.1%            | 1.4%             | -4.2%           | -10.4%          | 39.4%           | 154.8%           |
|               | Port Coquitlam    | \$956,300       | 385.4       | 0.1%             | 0.7%             | 2.1%             | -0.9%           | -5.7%           | 45.8%           | 139.1%           |
|               | Port Moody        | \$1,040,400     | 402.0       | -0.3%            | 2.5%             | 1.3%             | -1.6%           | -8.8%           | 42.9%           | 144.7%           |
|               | Richmond          | \$1,123,700     | 402.9       | 1.2%             | 1.4%             | -0.9%            | -3.9%           | -0.2%           | 41.0%           | 112.5%           |
|               | Squamish          | \$1,037,500     | 390.6       | -0.3%            | 0.3%             | -2.5%            | -4.9%           | -2.8%           | 54.3%           | 160.9%           |
|               | Sunshine Coast    | \$763,400       | 357.2       | 1.3%             | 1.5%             | -1.4%            | -5.4%           | 0.0%            | 62.5%           | 146.0%           |
|               | Tsawwassen        | \$1,000,900     | 293.6       | 1.3%             | 1.1%             | 0.4%             | -1.9%           | -4.4%           | 26.0%           | 53.7%            |
|               | Vancouver East    | \$1,120,900     | 369.6       | -0.6%            | -3.3%            | 0.2%             | -1.2%           | -0.9%           | 26.3%           | 89.0%            |
|               | Vancouver West    | \$1,419,000     | 334.7       | -0.4%            | -5.0%            | -6.6%            | -4.9%           | -4.3%           | 21.2%           | 71.3%            |
|               | Whistler          | \$1,642,200     | 402.9       | 0.0%             | -0.7%            | -5.7%            | -9.5%           | -4.5%           | 58.6%           | 192.4%           |
| Apartment     | Lower Mainland    | \$702,400       | 352.4       | -0.8%            | -0.5%            | 0.4%             | -2.6%           | -3.4%           | 24.6%           | 93.7%            |
|               | Greater Vancouver | \$757,300       | 350.4       | -0.7%            | -0.3%            | 0.6%             | -2.4%           | -2.3%           | 21.2%           | 92.3%            |
|               | Burnaby East      | \$791,500       | 335.2       | 0.3%             | 2.2%             | -0.2%            | -2.5%           | -4.0%           | 22.0%           | 92.5%            |
|               | Burnaby North     | \$736,200       | 360.0       | -1.0%            | -1.3%            | -0.9%            | -3.0%           | -4.4%           | 24.6%           | 106.2%           |
|               | Burnaby South     | \$812,200       | 372.1       | -2.9%            | -3.1%            | -1.8%            | -4.1%           | -4.0%           | 13.0%           | 89.1%            |
|               | Coquitlam         | \$724,000       | 405.4       | -0.7%            | -0.7%            | -0.6%            | -3.7%           | -4.2%           | 25.6%           | 133.9%           |
|               | Ladner            | \$691,200       | 351.0       | 0.4%             | 1.6%             | 6.6%             | 2.5%            | -7.1%           | 43.0%           | 124.7%           |
|               | Maple Ridge       | \$525,000       | 375.3       | 1.2%             | 0.5%             | -0.1%            | -3.3%           | -7.2%           | 35.4%           | 158.5%           |
|               | New Westminster   | \$643,700       | 393.7       | -0.9%            | -1.1%            | 0.2%             | -2.8%           | -1.9%           | 25.2%           | 118.7%           |
|               | North Vancouver   | \$815,900       | 331.3       | 0.1%             | 0.4%             | 2.5%             | -0.9%           | -1.4%           | 26.2%           | 105.5%           |
|               | Pitt Meadows      | \$601,400       | 416.2       | 1.0%             | 0.6%             | -0.5%            | -2.8%           | -5.7%           | 33.0%           | 157.1%           |
|               | Port Coquitlam    | \$636,500       | 439.0       | -0.7%            | 0.2%             | 1.5%             | -0.5%           | -1.6%           | 39.1%           | 166.2%           |
|               | Port Moody        | \$746,900       | 409.0       | 1.6%             | 1.8%             | -1.1%            | -0.8%           | 0.5%            | 28.4%           | 135.5%           |
|               | Richmond          | \$720,400       | 400.0       | -1.7%            | -1.6%            | -1.5%            | -5.8%           | -0.4%           | 25.5%           | 115.7%           |
|               | Squamish          | \$632,400       | 373.8       | 1.7%             | 3.9%             | 7.8%             | 1.5%            | -4.3%           | 46.1%           | 165.7%           |
|               | Sunshine Coast    | \$512,400       | 309.6       | 1.0%             | 2.8%             | 4.6%             | -2.8%           | -13.4%          | 27.3%           | 103.6%           |
|               | Tsawwassen        | \$675,600       | 319.7       | 0.3%             | -0.2%            | 4.5%             | -1.1%           | -5.1%           | 30.5%           | 107.1%           |
|               | Vancouver East    | \$696,000       | 403.9       | -1.1%            | 0.7%             | 0.5%             | -3.2%           | -2.4%           | 15.0%           | 94.1%            |
|               | Vancouver West    | \$839,000       | 324.3       | -1.0%            | -0.1%            | 1.6%             | -0.6%           | -3.2%           | 12.0%           | 71.0%            |
|               | West Vancouver    | \$1,289,800     | 248.8       | 6.1%             | 2.7%             | 6.4%             | -3.8%           | 0.5%            | 22.5%           | 62.5%            |
|               | Whistler          | \$678,400       | 292.5       | 2.9%             | 3.9%             | 4.5%             | -2.4%           | -8.2%           | 47.1%           | 166.6%           |

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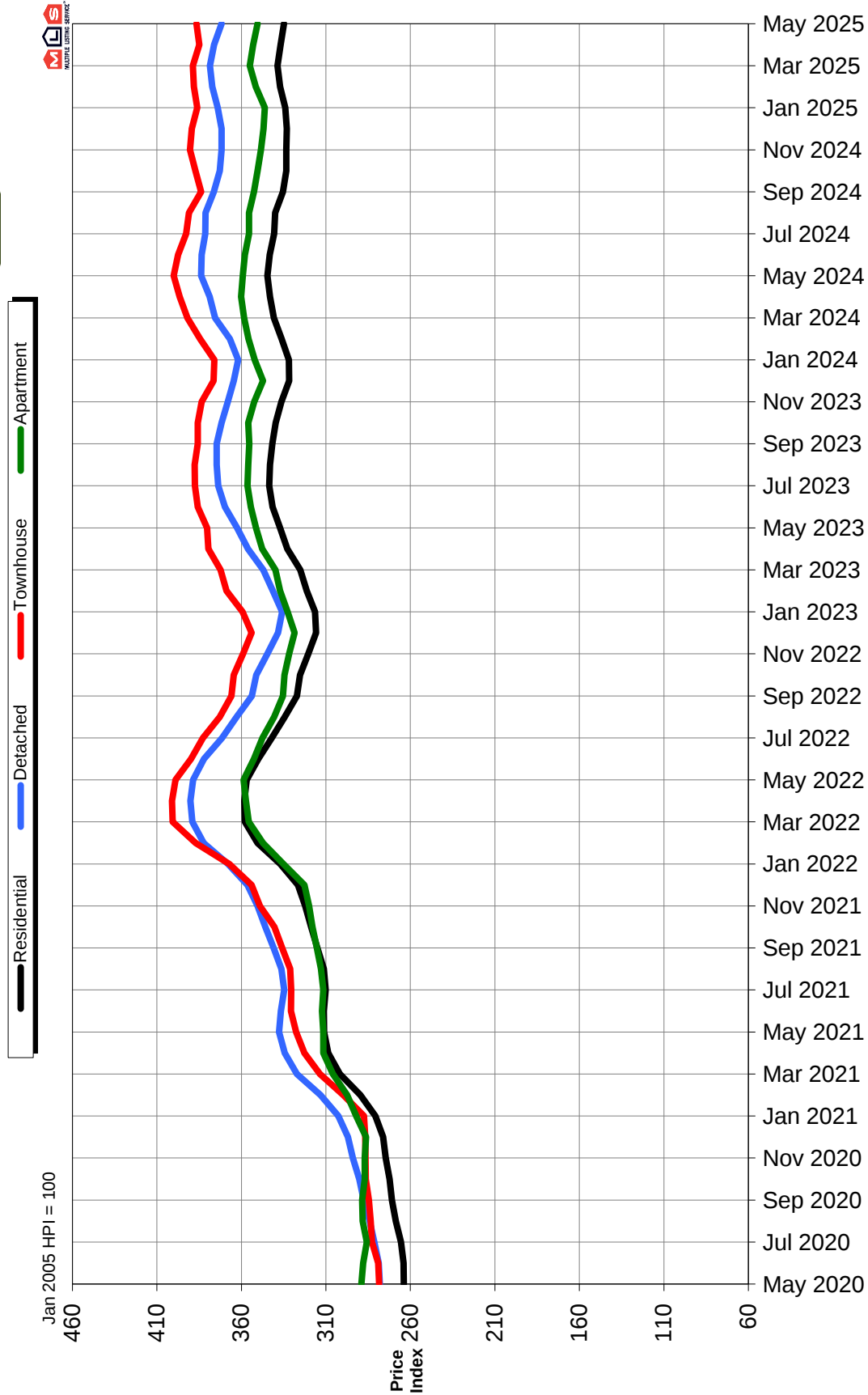


MLS<sup>®</sup>  
HOME PRICE INDEX

## Greater Vancouver 5 Year Trend



GREATER  
VANCOUVER  
REALTORS<sup>®</sup>





May  
2025

# MLS® SALES 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 |
|---------------------|----------------------------|-------------|-------------|---------------|----------------|--------------------------|-----------------|-----------------|----------------|---------------------|-------------|-------------|----------------|----------------|----------------|---------------------------|--------------------|--------|
| May<br>2025         | Number<br>of<br>Sales      | 37          | 54          | 33            | 6              | 76                       | 20              | 81              | 16             | 17                  | 62          | 17          | 51             | 72             | 53             | 45                        | 8                  | 654    |
|                     | Attached<br>Apartment      | 0           | 49          | 18            | 0              | 39                       | 12              | 40              | 21             | 14                  | 44          | 21          | 4              | 70             | 66             | 9                         | 25                 | 469    |
|                     | Median<br>Selling<br>Price | \$1,950,000 | \$1,649,000 | \$1,511,000   | n/a            | \$1,290,000              | \$1,425,000     | \$2,150,000     | n/a            | n/a                 | \$1,950,000 | n/a         | \$875,000      | \$1,866,000    | \$3,425,000    | \$3,045,000               | n/a                | n/a    |
| April<br>2025       | Attached<br>Apartment      | n/a         | \$1,105,000 | n/a           | n/a            | \$790,000                | n/a             | \$1,351,000     | \$970,000      | n/a                 | \$1,107,500 | \$1,019,000 | n/a            | \$1,350,000    | \$1,457,000    | n/a                       | \$1,750,000        | n/a    |
|                     | Median<br>Selling<br>Price | \$646,500   | \$677,810   | \$696,000     | n/a            | \$567,450                | \$655,000       | \$802,500       | n/a            | \$790,000           | \$647,857   | n/a         | n/a            | \$704,500      | \$820,000      | n/a                       | n/a                | n/a    |
|                     | Number<br>of<br>Sales      | 4           | 38          | 26            | 2              | 74                       | 12              | 73              | 27             | 14                  | 47          | 25          | 41             | 67             | 52             | 26                        | 4                  | 578    |
| May<br>2024         | Attached<br>Apartment      | 0           | 32          | 11            | 1              | 41                       | 11              | 33              | 19             | 13                  | 49          | 24          | 6              | 63             | 53             | 1                         | 21                 | 442    |
|                     | Median<br>Selling<br>Price | \$2,125,000 | \$1,725,000 | \$1,514,500   | n/a            | \$1,227,500              | n/a             | \$2,100,000     | \$1,485,000    | n/a                 | \$2,080,000 | \$1,679,000 | \$1,000,000    | \$1,780,000    | \$3,197,500    | \$2,373,750               | n/a                | n/a    |
|                     | Attached<br>Apartment      | n/a         | \$1,027,500 | n/a           | n/a            | \$795,000                | n/a             | \$1,450,000     | n/a            | n/a                 | \$1,050,000 | \$1,150,000 | n/a            | \$1,500,000    | \$1,448,000    | n/a                       | \$995,000          | n/a    |
| Jan. -<br>May, 2025 | Attached<br>Apartment      | n/a         | \$708,000   | n/a           | n/a            | \$526,250                | \$628,750       | \$809,000       | \$590,000      | \$717,500           | \$660,888   | n/a         | n/a            | \$663,500      | \$851,800      | n/a                       | n/a                | n/a    |
|                     | Number<br>of<br>Sales      | 9           | 65          | 34            | 4              | 98                       | 14              | 98              | 30             | 16                  | 77          | 20          | 51             | 104            | 97             | 34                        | 17                 | 846    |
|                     | Attached<br>Apartment      | 0           | 48          | 19            | 0              | 62                       | 13              | 39              | 24             | 15                  | 70          | 20          | 5              | 86             | 56             | 6                         | 14                 | 523    |
| Jan. -<br>May, 2024 | Attached<br>Apartment      | 0           | 209         | 19            | 0              | 42                       | 87              | 108             | 41             | 26                  | 151         | 13          | 4              | 138            | 349            | 26                        | 23                 | 1,338  |
|                     | Median<br>Selling<br>Price | \$2,150,000 | \$1,789,444 | \$1,524,450   | n/a            | \$1,275,000              | n/a             | \$2,392,500     | \$1,430,000    | n/a                 | \$2,198,000 | \$1,573,750 | \$950,000      | \$2,016,500    | \$3,550,000    | \$3,104,000               | n/a                | n/a    |
|                     | Attached<br>Apartment      | n/a         | \$1,070,000 | n/a           | n/a            | \$799,000                | n/a             | \$1,370,000     | \$979,800      | n/a                 | \$1,145,000 | \$981,500   | n/a            | \$1,466,000    | \$1,637,500    | n/a                       | n/a                | n/a    |
| Year-to-date        | Attached<br>Apartment      | n/a         | \$710,000   | n/a           | n/a            | \$544,750                | \$645,000       | \$809,000       | \$618,000      | \$801,000           | \$700,000   | n/a         | n/a            | \$699,950      | \$848,888      | \$1,297,500               | \$525,000          | n/a    |
|                     | Number<br>of<br>Sales      | 22          | 176         | 127           | 18             | 326                      | 52              | 304             | 96             | 62                  | 246         | 77          | 191            | 293            | 228            | 143                       | 33                 | 2,616  |
|                     | Attached<br>Apartment      | 0           | 180         | 68            | 2              | 205                      | 49              | 157             | 84             | 54                  | 235         | 99          | 25             | 319            | 243            | 20                        | 89                 | 2,063  |
| Jan. -<br>May, 2024 | Attached<br>Apartment      | 0           | 798         | 101           | 2              | 163                      | 330             | 416             | 130            | 116                 | 566         | 69          | 18             | 479            | 1,320          | 51                        | 95                 | 5,123  |
|                     | Median<br>Selling<br>Price | \$1,569,500 | \$2,122,500 | \$1,511,000   | n/a            | \$1,290,000              | \$1,505,000     | \$2,162,944     | \$1,430,000    | \$1,837,500         | \$1,950,000 | \$1,690,000 | \$899,000      | \$1,861,535    | \$3,341,500    | \$3,045,000               | \$2,890,000        | n/a    |
|                     | Attached<br>Apartment      | n/a         | \$1,088,500 | \$980,000     | n/a            | \$815,000                | \$1,005,000     | \$1,385,000     | \$962,500      | \$1,062,000         | \$1,100,000 | \$1,075,000 | \$745,000      | \$1,428,450    | \$1,549,750    | \$1,950,000               | \$1,050,000        | n/a    |
| Year-to-date        | Attached<br>Apartment      | n/a         | \$717,000   | \$669,000     | n/a            | \$533,357                | \$624,980       | \$800,000       | \$599,500      | \$767,450           | \$665,000   | \$718,000   | n/a            | \$688,500      | \$835,000      | \$1,175,000               | \$680,000          | n/a    |
|                     | Number<br>of<br>Sales      | 23          | 260         | 149           | 16             | 459                      | 67              | 309             | 116            | 52                  | 340         | 67          | 188            | 400            | 356            | 170                       | 48                 | 3,293  |
|                     | Attached<br>Apartment      | 0           | 200         | 93            | 1              | 269                      | 51              | 177             | 96             | 76                  | 283         | 78          | 25             | 383            | 246            | 13                        | 76                 | 2,286  |
| Year-to-date        | Attached<br>Apartment      | 0           | 936         | 84            | 0              | 200                      | 341             | 472             | 181            | 121                 | 673         | 45          | 21             | 591            | 1,412          | 82                        | 135                | 5,799  |
|                     | Median<br>Selling<br>Price | \$1,480,000 | \$1,790,000 | \$1,499,000   | n/a            | \$1,285,000              | \$1,551,000     | \$2,250,000     | \$1,465,051    | \$1,899,000         | \$2,159,000 | \$1,561,000 | \$938,000      | \$1,963,000    | \$3,550,000    | \$2,934,400               | \$2,350,000        | n/a    |
|                     | Attached<br>Apartment      | n/a         | \$1,042,500 | \$1,079,900   | n/a            | \$815,000                | \$1,015,000     | \$1,425,000     | \$967,000      | \$1,062,500         | \$1,173,000 | \$985,000   | \$610,000      | \$1,497,500    | \$1,704,250    | n/a                       | \$1,415,000        | n/a    |
| Year-to-date        | Attached<br>Apartment      | n/a         | \$734,000   | \$668,750     | n/a            | \$540,000                | \$637,142       | \$812,000       | \$640,000      | \$745,000           | \$710,000   | \$601,000   | \$580,000      | \$700,000      | \$842,500      | \$1,362,500               | \$565,000          | n/a    |

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





GREATER  
VANCOUVER  
REALTORS®

May  
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 |
|--------------------------------------|----------------------------------------|---------|-----------|---------------|----------------|--------------------------|-----------------|-----------------|----------------|---------------------|----------|----------|----------------|----------------|----------------|---------------------------|--------------------|--------|
| May<br>2025                          | Number<br>of<br>Listings               | 184     | 200       | 114           | 15             | 271                      | 39              | 214             | 68             | 58                  | 220      | 45       | 158            | 248            | 254            | 164                       | 45                 | 2,316  |
|                                      | Attached<br>Apartment                  | 0       | 111       | 54            | 0              | 126                      | 41              | 97              | 45             | 44                  | 157      | 36       | 16             | 202            | 191            | 20                        | 26                 | 1,278  |
|                                      | % Sales<br>to<br>Attached<br>Apartment | 32%     | 20%       | 27%           | 40%            | 28%                      | 51%             | 38%             | 24%            | 29%                 | 28%      | 38%      | 32%            | 29%            | 21%            | 27%                       | 18%                | n/a    |
| April<br>2025                        | Number<br>of<br>Listings               | 159     | 194       | 111           | 19             | 234                      | 43              | 248             | 74             | 51                  | 217      | 44       | 172            | 240            | 260            | 198                       | 20                 | 2,307  |
|                                      | Attached<br>Apartment                  | 0       | 120       | 152           | 0              | 111                      | 38              | 113             | 42             | 39                  | 154      | 43       | 14             | 175            | 191            | 13                        | 38                 | 1,290  |
|                                      | % Sales<br>to<br>Attached<br>Apartment | n/a     | 27%       | 23%           | n/a            | 37%                      | 29%             | 29%             | 45%            | 33%                 | 32%      | 56%      | 43%            | 36%            | 28%            | 8%                        | 55%                | n/a    |
| May<br>2024                          | Number<br>of<br>Listings               | 150     | 164       | 89            | 16             | 270                      | 41              | 177             | 70             | 38                  | 181      | 44       | 135            | 236            | 242            | 176                       | 46                 | 2,094  |
|                                      | Attached<br>Apartment                  | 0       | 120       | 104           | 3              | 106                      | 19              | 126             | 45             | 33                  | 129      | 40       | 9              | 197            | 154            | 11                        | 51                 | 1,186  |
|                                      | % Sales<br>to<br>Attached<br>Apartment | n/a     | 40%       | 44%           | 0%             | 41%                      | 32%             | 36%             | 31%            | 26%                 | 32%      | 53%      | 58%            | 35%            | 37%            | 16%                       | 44%                | n/a    |
| Jan. -<br>May, 2025<br>Year-to-date* | Number<br>of<br>Listings               | 714     | 788       | 472           | 73             | 1,124                    | 181             | 857             | 313            | 217                 | 955      | 171      | 666            | 1,053          | 1,073          | 773                       | 139                | 9,644  |
|                                      | Attached<br>Apartment                  | 0       | 513       | 227           | 1              | 486                      | 164             | 435             | 181            | 161                 | 688      | 159      | 66             | 927            | 896            | 84                        | 144                | 5,726  |
|                                      | % Sales<br>to<br>Attached<br>Apartment | 29%     | 25%       | 27%           | 25%            | 29%                      | 29%             | 35%             | 31%            | 29%                 | 26%      | 45%      | 29%            | 28%            | 21%            | 18%                       | 24%                | n/a    |
| Jan. -<br>May, 2024<br>Year-to-date* | Number<br>of<br>Listings               | 588     | 680       | 352           | 61             | 1,102                    | 198             | 689             | 266            | 154                 | 874      | 175      | 570            | 968            | 982            | 761                       | 129                | 8,613  |
|                                      | Attached<br>Apartment                  | 1       | 427       | 162           | 4              | 487                      | 108             | 418             | 161            | 129                 | 532      | 135      | 58             | 894            | 713            | 56                        | 187                | 4,934  |
|                                      | % Sales<br>to<br>Attached<br>Apartment | 36%     | 44%       | 42%           | 26%            | 42%                      | 34%             | 45%             | 44%            | 34%                 | 39%      | 38%      | 33%            | 41%            | 36%            | 22%                       | 37%                | n/a    |
| Year-to-date*                        | Number<br>of<br>Listings               | 43%     | 51%       | 49%           | n/a            | 41%                      | 50%             | 50%             | 64%            | 54%                 | 48%      | 43%      | 42%            | 44%            | 37%            | 34%                       | 58%                | 58%    |
|                                      | % Sales<br>to<br>Attached<br>Apartment | 43%     | 51%       | 49%           | n/a            | 41%                      | 50%             | 50%             | 64%            | 54%                 | 48%      | 43%      | 42%            | 44%            | 37%            | 34%                       | 58%                | 58%    |

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



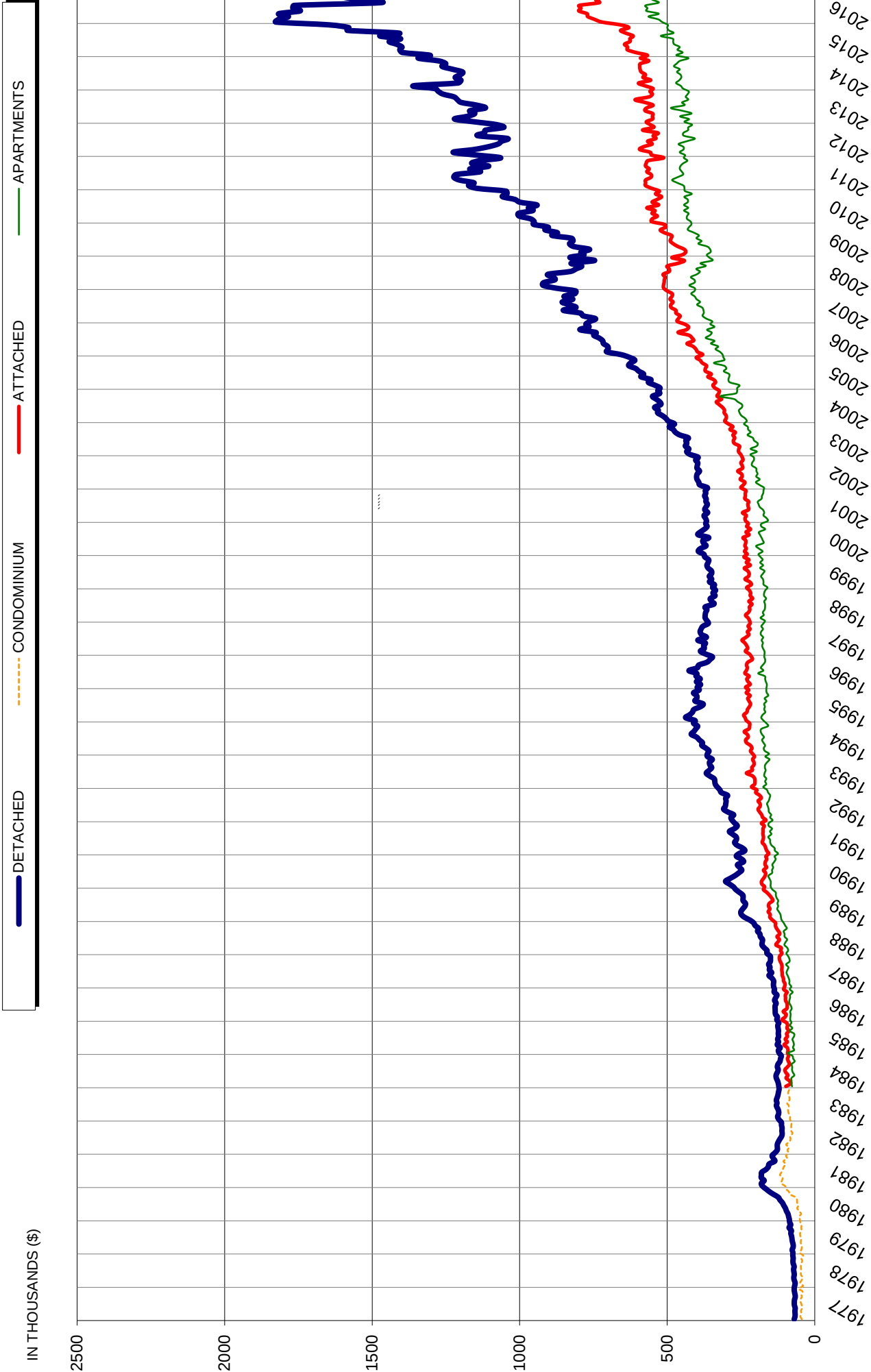
# Listing & Sales Activity Summary

|                                  | <u>Listings</u>  |                  |                  |                                      | <u>Sales</u>     |                  |                  |                                      |                             |                              |                                       |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|
|                                  | 1<br>May<br>2024 | 2<br>Apr<br>2025 | 3<br>May<br>2025 | Col. 2 & 3<br>Percentage<br>Variance | 5<br>May<br>2024 | 6<br>Apr<br>2025 | 7<br>May<br>2025 | Col. 6 & 7<br>Percentage<br>Variance | 9<br>Mar 2024 -<br>May 2024 | 10<br>Mar 2025 -<br>May 2025 | Col. 9 & 10<br>Percentage<br>Variance |
| <b>BOWEN ISLAND</b>              |                  |                  |                  | %                                    |                  |                  |                  | %                                    |                             |                              | %                                     |
| DETACHED                         | 19               | 23               | 19               | -17.4                                | 9                | 4                | 6                | 50.0                                 | 17                          | 13                           | -23.5                                 |
| 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>                   |                  |                  |                  | %                                    |                  |                  |                  | %                                    |                             |                              | %                                     |
| DETACHED                         | 150              | 159              | 184              | 15.7                                 | 65               | 38               | 37               | -2.6                                 | 178                         | 109                          | -38.8                                 |
| ATTACHED                         | 120              | 120              | 111              | -7.5                                 | 48               | 32               | 49               | 53.1                                 | 133                         | 129                          | -3.0                                  |
| APARTMENTS                       | 526              | 530              | 477              | -10.0                                | 209              | 191              | 176              | -7.9                                 | 626                         | 512                          | -18.2                                 |
| <b>COQUITLAM</b>                 |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 164              | 194              | 200              | 3.1                                  | 78               | 46               | 54               | 17.4                                 | 200                         | 149                          | -25.5                                 |
| ATTACHED                         | 104              | 152              | 112              | -26.3                                | 46               | 64               | 37               | -42.2                                | 156                         | 172                          | 10.3                                  |
| APARTMENTS                       | 243              | 276              | 205              | -25.7                                | 102              | 77               | 98               | 27.3                                 | 341                         | 288                          | -15.5                                 |
| <b>DELTA</b>                     |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 89               | 111              | 114              | 2.7                                  | 34               | 26               | 33               | 26.9                                 | 99                          | 92                           | -7.1                                  |
| ATTACHED                         | 39               | 47               | 54               | 14.9                                 | 19               | 11               | 18               | 63.6                                 | 65                          | 42                           | -35.4                                 |
| APARTMENTS                       | 45               | 43               | 47               | 9.3                                  | 19               | 19               | 23               | 21.1                                 | 56                          | 63                           | 12.5                                  |
| <b>ISLANDS - GULF</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 16               | 19               | 15               | -21.1                                | 4                | 2                | 6                | 200.0                                | 10                          | 13                           | 30.0                                  |
| ATTACHED                         | 3                | 0                | 0                | 0.0                                  | 0                | 1                | 0                | -100.0                               | 0                           | 2                            | 200.0                                 |
| APARTMENTS                       | 0                | 3                | 0                | -100.0                               | 0                | 0                | 0                | 0.0                                  | 0                           | 0                            | 0.0                                   |
| <b>MAPLE RIDGE/PITT MEADOWS</b>  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 270              | 234              | 271              | 15.8                                 | 98               | 74               | 76               | 2.7                                  | 321                         | 211                          | -34.3                                 |
| ATTACHED                         | 106              | 111              | 126              | 13.5                                 | 62               | 41               | 39               | -4.9                                 | 193                         | 127                          | -34.2                                 |
| APARTMENTS                       | 87               | 93               | 84               | -9.7                                 | 42               | 38               | 34               | -10.5                                | 121                         | 99                           | -18.2                                 |
| <b>NEW WESTMINSTER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 41               | 43               | 39               | -9.3                                 | 14               | 12               | 20               | 66.7                                 | 50                          | 38                           | -24.0                                 |
| ATTACHED                         | 19               | 38               | 41               | 7.9                                  | 13               | 11               | 12               | 9.1                                  | 40                          | 35                           | -12.5                                 |
| APARTMENTS                       | 154              | 197              | 178              | -9.6                                 | 87               | 64               | 59               | -7.8                                 | 237                         | 209                          | -11.8                                 |
| <b>NORTH VANCOUVER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 177              | 248              | 214              | -13.7                                | 98               | 73               | 81               | 11.0                                 | 230                         | 214                          | -7.0                                  |
| ATTACHED                         | 126              | 113              | 97               | -14.2                                | 39               | 33               | 40               | 21.2                                 | 131                         | 106                          | -19.1                                 |
| APARTMENTS                       | 229              | 267              | 246              | -7.9                                 | 108              | 96               | 83               | -13.5                                | 319                         | 256                          | -19.7                                 |
| <b>PORT COQUITLAM</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 70               | 74               | 68               | -8.1                                 | 30               | 27               | 16               | -40.7                                | 91                          | 62                           | -31.9                                 |
| ATTACHED                         | 45               | 42               | 45               | 7.1                                  | 24               | 19               | 21               | 10.5                                 | 64                          | 55                           | -14.1                                 |
| APARTMENTS                       | 54               | 78               | 72               | -7.7                                 | 41               | 24               | 18               | -25.0                                | 131                         | 70                           | -46.6                                 |
| <b>PORT MOODY/BELCARRA</b>       |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 38               | 51               | 58               | 13.7                                 | 16               | 14               | 17               | 21.4                                 | 38                          | 44                           | 15.8                                  |
| ATTACHED                         | 33               | 39               | 44               | 12.8                                 | 15               | 13               | 14               | 7.7                                  | 56                          | 37                           | -33.9                                 |
| APARTMENTS                       | 46               | 85               | 87               | 2.4                                  | 26               | 22               | 30               | 36.4                                 | 79                          | 80                           | 1.3                                   |
| <b>RICHMOND</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 181              | 217              | 220              | 1.4                                  | 77               | 47               | 62               | 31.9                                 | 241                         | 155                          | -35.7                                 |
| ATTACHED                         | 129              | 154              | 157              | 1.9                                  | 70               | 49               | 44               | -10.2                                | 192                         | 144                          | -25.0                                 |
| APARTMENTS                       | 331              | 362              | 353              | -2.5                                 | 151              | 117              | 125              | 6.8                                  | 473                         | 364                          | -23.0                                 |
| <b>SQUAMISH</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 44               | 44               | 45               | 2.3                                  | 20               | 25               | 17               | -32.0                                | 43                          | 55                           | 27.9                                  |
| ATTACHED                         | 40               | 43               | 36               | -16.3                                | 20               | 24               | 21               | -12.5                                | 57                          | 65                           | 14.0                                  |
| APARTMENTS                       | 25               | 36               | 48               | 33.3                                 | 13               | 19               | 17               | -10.5                                | 35                          | 47                           | 34.3                                  |
| <b>SUNSHINE COAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 135              | 172              | 158              | -8.1                                 | 51               | 41               | 51               | 24.4                                 | 136                         | 123                          | -9.6                                  |
| ATTACHED                         | 9                | 14               | 16               | 14.3                                 | 5                | 6                | 4                | -33.3                                | 17                          | 17                           | 0.0                                   |
| APARTMENTS                       | 10               | 12               | 9                | -25.0                                | 4                | 7                | 4                | -42.9                                | 14                          | 13                           | -7.1                                  |
| <b>VANCOUVER EAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 236              | 240              | 248              | 3.3                                  | 104              | 67               | 72               | 7.5                                  | 298                         | 208                          | -30.2                                 |
| ATTACHED                         | 197              | 175              | 202              | 15.4                                 | 86               | 63               | 70               | 11.1                                 | 256                         | 206                          | -19.5                                 |
| APARTMENTS                       | 288              | 312              | 314              | 0.6                                  | 138              | 110              | 101              | -8.2                                 | 407                         | 316                          | -22.4                                 |
| <b>VANCOUVER WEST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 242              | 260              | 254              | -2.3                                 | 97               | 52               | 53               | 1.9                                  | 251                         | 157                          | -37.5                                 |
| ATTACHED                         | 154              | 191              | 191              | 0.0                                  | 56               | 53               | 66               | 24.5                                 | 181                         | 170                          | -6.1                                  |
| APARTMENTS                       | 918              | 860              | 821              | -4.5                                 | 349              | 321              | 290              | -9.7                                 | 964                         | 902                          | -6.4                                  |
| <b>WEST VANCOUVER/HOWE SOUND</b> |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 176              | 198              | 164              | -17.2                                | 34               | 26               | 45               | 73.1                                 | 116                         | 99                           | -14.7                                 |
| ATTACHED                         | 11               | 13               | 20               | 53.8                                 | 6                | 1                | 9                | 800.0                                | 8                           | 13                           | 62.5                                  |
| APARTMENTS                       | 70               | 62               | 41               | -33.9                                | 26               | 10               | 14               | 40.0                                 | 64                          | 33                           | -48.4                                 |
| <b>WHISTLER/PEMBERTON</b>        |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 46               | 20               | 45               | 125.0                                | 17               | 4                | 8                | 100.0                                | 35                          | 17                           | -51.4                                 |
| ATTACHED                         | 51               | 38               | 26               | -31.6                                | 14               | 21               | 25               | 19.0                                 | 49                          | 63                           | 28.6                                  |
| APARTMENTS                       | 56               | 34               | 38               | 11.8                                 | 23               | 15               | 15               | 0.0                                  | 94                          | 49                           | -47.9                                 |
| <b>GRAND TOTALS</b>              |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 2094             | 2307             | 2316             | 0.4                                  | 846              | 578              | 654              | 13.1                                 | 2354                        | 1759                         | -25.3                                 |
| ATTACHED                         | 1186             | 1290             | 1278             | -0.9                                 | 523              | 442              | 469              | 6.1                                  | 1598                        | 1383                         | -13.5                                 |
| APARTMENTS                       | 3082             | 3250             | 3020             | -7.1                                 | 1338             | 1130             | 1087             | -3.8                                 | 3961                        | 3301                         | -16.7                                 |



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Residential Average Sale Prices - January 1977 to May 2025



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