



# News Release

FOR IMMEDIATE RELEASE:

## Home sellers off to an active start in 2025

**VANCOUVER, BC – February 4, 2025** – Homes newly listed on the MLS® in Metro Vancouver\* rose 46 per cent year-over-year in January, as sellers appear eager to enter the market to start the year.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 1,552 in January 2025, an 8.8 per cent increase from the 1,427 sales recorded in January 2024. This was 11.3 per cent below the 10-year seasonal average (1,749).

“In the three months preceding January, we’ve watched buyer demand gain momentum, but it appears that momentum is now shifting toward sellers to start the new year,” Andrew Lis, GVR’s director of economics and data analytics said. “Even with this increase in new listing activity, sales continue to outpace last years’ figures, signaling some buyer appetite remains after the upswing that finished off 2024.”

There were 5,566 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in January 2025. This represents a 46.9 per cent increase compared to the 3,788 properties listed in January 2024. This was 31.1 per cent above the 10-year seasonal average (4,247).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 11,494, a 33.1 per cent increase compared to January 2024 (8,633). This is 33.2 per cent above the 10-year seasonal average (8,632).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for January 2025 is 14.1 per cent. By property type, the ratio is 9.2 per cent for detached homes, 18.5 per cent for attached, and 16.5 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.

“With new listings outpacing demand to start 2025, price trends saw little fluctuation in January across all segments, with the market overall standing in balanced conditions,” Lis said. “Our 2025 forecast calls for moderate price growth by the end of the year, but we have cautioned that shocks to the economy such as those currently threatening Canada via tariffs from the US could impact these estimates. Going forward, whether these tariffs actually come into force, the duration they remain in place, and the degree to which Canada retaliates will determine the impact to the housing market in our region in the months ahead, if any.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,173,000. This represents a 0.5 per cent increase over January 2024 and a 0.1 per cent increase compared to December 2024.

Sales of detached homes in January 2025 reached 380, a 0.3 per cent increase from the 379 detached sales recorded in January 2024. The benchmark price for a detached home is \$2,005,400. This represents a 3.1 per cent increase from January 2024 and a 0.4 per cent increase compared to December 2024.

Sales of apartment homes reached 846 in January 2025, a 13.4 per cent increase compared to the 746 sales in January 2024. The benchmark price of an apartment home is \$748,100. This represents a 1.7 per cent decrease from January 2024 and a 0.2 per cent decrease compared to December 2024.

Attached home sales in January 2025 totalled 321, a 12.6 per cent increase compared to the 285 sales in January 2024. The benchmark price of a townhouse is \$1,105,600. This represents a 2.7 per cent increase from January 2024 and a 0.8 per cent decrease compared to December 2024.

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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).

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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    | \$1,102,400     | 336.5       | 0.1%             | -0.1%            | -2.4%            | -0.1%           | -4.5%           | 33.5%           | 74.2%            |
|                         | Greater Vancouver | \$1,173,000     | 333.6       | 0.1%             | 0.1%             | -2.1%            | 0.5%            | -1.0%           | 28.7%           | 64.5%            |
|                         | Bowen Island      | \$1,462,000     | 305.9       | 2.3%             | 1.1%             | 1.2%             | 8.0%            | -1.8%           | 54.3%           | 149.7%           |
|                         | Burnaby East      | \$1,128,700     | 358.9       | -0.2%            | -1.0%            | -2.4%            | 1.6%            | 2.0%            | 27.3%           | 91.1%            |
|                         | Burnaby North     | \$993,700       | 331.1       | 0.7%             | 0.0%             | -2.5%            | -0.2%           | 0.3%            | 24.5%           | 77.9%            |
|                         | Burnaby South     | \$1,121,300     | 347.5       | -0.1%            | 0.3%             | -1.8%            | -0.3%           | -0.3%           | 23.6%           | 75.2%            |
|                         | Coquitlam         | \$1,076,300     | 338.1       | 0.1%             | -0.4%            | -3.1%            | -1.9%           | -4.8%           | 31.1%           | 93.8%            |
|                         | Ladner            | \$1,150,200     | 334.7       | 0.2%             | -1.3%            | -0.1%            | 2.4%            | -1.8%           | 45.4%           | 105.0%           |
|                         | Maple Ridge       | \$970,800       | 337.7       | -0.4%            | -0.6%            | -1.9%            | 1.3%            | -8.2%           | 49.2%           | 140.0%           |
|                         | New Westminster   | \$821,000       | 375.7       | 0.0%             | 0.2%             | -0.1%            | 0.9%            | 3.7%            | 34.7%           | 102.9%           |
|                         | North Vancouver   | \$1,346,400     | 313.5       | 2.0%             | 2.0%             | -2.7%            | 0.5%            | -1.8%           | 26.1%           | 70.3%            |
|                         | Pitt Meadows      | \$916,700       | 366.1       | -1.9%            | -4.0%            | -2.3%            | 1.0%            | -4.1%           | 52.2%           | 155.1%           |
|                         | Port Coquitlam    | \$950,000       | 369.4       | 0.9%             | 0.2%             | -1.3%            | 2.0%            | 1.6%            | 48.1%           | 133.1%           |
|                         | Port Moody        | \$1,088,900     | 347.6       | -1.7%            | -2.0%            | -4.5%            | -0.1%           | 1.4%            | 40.7%           | 107.8%           |
|                         | Richmond          | \$1,145,300     | 377.1       | 0.1%             | 0.0%             | -1.8%            | -0.9%           | 1.5%            | 31.9%           | 74.7%            |
|                         | Squamish          | \$1,081,000     | 359.1       | 1.4%             | -1.7%            | 0.3%             | 3.7%            | 0.2%            | 38.0%           | 135.8%           |
|                         | Sunshine Coast    | \$856,000       | 313.6       | 2.9%             | 1.5%             | 2.5%             | 6.9%            | 1.2%            | 53.2%           | 155.8%           |
|                         | Tsawwassen        | \$1,202,600     | 312.6       | -0.2%            | 2.0%             | -3.4%            | -0.3%           | -2.9%           | 34.0%           | 80.8%            |
|                         | Vancouver East    | \$1,208,800     | 377.2       | 0.2%             | -0.6%            | -0.7%            | 2.1%            | 3.2%            | 30.1%           | 79.1%            |
|                         | Vancouver West    | \$1,309,100     | 310.5       | -0.1%            | 0.7%             | -2.3%            | 0.7%            | -1.9%           | 13.7%           | 30.5%            |
|                         | West Vancouver    | \$2,481,300     | 267.7       | -3.3%            | -1.3%            | -4.9%            | -1.7%           | -8.7%           | 18.0%           | 27.7%            |
|                         | Whistler          | \$1,309,500     | 290.0       | 1.0%             | -3.3%            | -3.7%            | -3.5%           | -9.9%           | 30.5%           | 131.6%           |
| Single Family Detached  | Lower Mainland    | \$1,787,800     | 392.4       | 0.4%             | 0.1%             | -2.2%            | 2.9%            | -1.8%           | 44.9%           | 92.1%            |
|                         | Greater Vancouver | \$2,005,400     | 373.2       | 0.4%             | 0.1%             | -2.1%            | 3.1%            | 1.4%            | 37.9%           | 71.9%            |
|                         | Bowen Island      | \$1,463,800     | 305.5       | 2.4%             | 1.0%             | 1.2%             | 8.0%            | -1.9%           | 54.3%           | 149.8%           |
|                         | Burnaby East      | \$1,957,100     | 420.4       | 0.0%             | -1.9%            | 0.6%             | 7.8%            | 6.7%            | 42.4%           | 118.8%           |
|                         | Burnaby North     | \$2,147,700     | 410.8       | 0.7%             | 0.8%             | -0.8%            | 6.0%            | 12.1%           | 45.6%           | 104.7%           |
|                         | Burnaby South     | \$2,255,100     | 430.4       | 1.0%             | 0.6%             | -0.1%            | 7.4%            | 7.2%            | 43.3%           | 101.2%           |
|                         | Coquitlam         | \$1,780,900     | 413.3       | 0.5%             | -1.3%            | -2.7%            | -0.1%           | -0.7%           | 45.8%           | 125.4%           |
|                         | Ladner            | \$1,408,500     | 343.0       | 0.9%             | -1.9%            | 0.7%             | 2.9%            | -5.7%           | 49.3%           | 109.3%           |
|                         | Maple Ridge       | \$1,272,100     | 372.3       | -1.1%            | -1.2%            | -2.8%            | 2.6%            | -8.3%           | 53.4%           | 162.2%           |
|                         | New Westminster   | \$1,596,100     | 392.1       | 1.1%             | -0.1%            | 1.2%             | 7.1%            | 5.3%            | 45.5%           | 117.0%           |
|                         | North Vancouver   | \$2,196,200     | 344.8       | 3.1%             | 2.8%             | -4.2%            | 1.7%            | -0.8%           | 33.1%           | 88.1%            |
|                         | Pitt Meadows      | \$1,246,600     | 373.6       | -4.2%            | -6.4%            | -4.4%            | -2.6%           | -12.0%          | 47.1%           | 138.4%           |
|                         | Port Coquitlam    | \$1,401,100     | 396.6       | 1.6%             | -3.8%            | -2.5%            | 2.7%            | -2.5%           | 51.5%           | 150.1%           |
|                         | Port Moody        | \$2,060,900     | 394.4       | -1.6%            | -3.1%            | -4.2%            | 1.5%            | 6.1%            | 49.5%           | 125.8%           |
|                         | Richmond          | \$2,143,900     | 434.8       | 0.1%             | 0.4%             | -2.3%            | 1.7%            | 2.7%            | 33.9%           | 87.1%            |
|                         | Squamish          | \$1,560,000     | 389.1       | 2.7%             | 3.0%             | 2.6%             | 6.0%            | -4.6%           | 39.9%           | 160.6%           |
|                         | Sunshine Coast    | \$924,000       | 321.4       | 3.0%             | 2.6%             | 3.1%             | 7.8%            | 0.6%            | 56.6%           | 162.6%           |
|                         | Tsawwassen        | \$1,602,500     | 353.8       | 0.5%             | 4.3%             | -0.6%            | 2.3%            | -1.2%           | 45.7%           | 104.7%           |
|                         | Vancouver East    | \$1,841,800     | 410.8       | -0.7%            | -2.7%            | -1.4%            | 0.6%            | 0.6%            | 31.7%           | 87.2%            |
|                         | Vancouver West    | \$3,427,100     | 357.1       | 1.5%             | 1.7%             | -2.4%            | 1.9%            | -0.5%           | 17.4%           | 38.6%            |
|                         | West Vancouver    | \$3,198,900     | 298.1       | -3.3%            | -0.8%            | -3.9%            | 2.4%            | -2.0%           | 26.7%           | 40.2%            |
|                         | Whistler          | \$2,388,300     | 310.4       | -0.4%            | -1.1%            | -3.4%            | 1.1%            | -9.1%           | 39.6%           | 119.4%           |

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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    | \$971,100       | 370.8       | -0.5%            | -0.3%            | -2.0%            | 1.7%            | 2.4%            | 43.8%           | 129.3%           |
|               | Greater Vancouver | \$1,105,600     | 386.2       | -0.8%            | -0.3%            | -1.7%            | 2.7%            | 5.2%            | 39.7%           | 125.1%           |
|               | Burnaby East      | \$872,600       | 380.1       | -1.0%            | -2.7%            | -7.6%            | 2.6%            | 5.8%            | 34.1%           | 116.2%           |
|               | Burnaby North     | \$908,800       | 370.0       | -0.4%            | -3.4%            | -4.6%            | 2.4%            | 9.0%            | 34.7%           | 117.3%           |
|               | Burnaby South     | \$1,057,500     | 387.6       | 0.1%             | 2.2%             | -2.9%            | 2.1%            | 8.7%            | 35.0%           | 119.6%           |
|               | Coquitlam         | \$1,063,200     | 416.0       | -0.8%            | 2.9%             | -2.6%            | 3.1%            | 3.1%            | 44.0%           | 150.9%           |
|               | Ladner            | \$1,029,600     | 408.7       | -0.6%            | 0.6%             | 0.9%             | 4.5%            | 8.3%            | 45.6%           | 149.2%           |
|               | Maple Ridge       | \$785,700       | 395.4       | 1.1%             | 2.2%             | -0.4%            | 4.4%            | 0.4%            | 54.5%           | 186.9%           |
|               | New Westminster   | \$944,300       | 404.8       | -1.3%            | -0.9%            | -0.5%            | 2.0%            | 5.8%            | 44.9%           | 122.2%           |
|               | North Vancouver   | \$1,369,800     | 374.8       | 4.4%             | 0.4%             | 1.3%             | 3.5%            | 7.0%            | 47.2%           | 134.8%           |
|               | Pitt Meadows      | \$824,000       | 403.9       | 1.4%             | 2.2%             | -1.8%            | 1.8%            | -2.3%           | 51.3%           | 169.6%           |
|               | Port Coquitlam    | \$924,200       | 372.5       | -1.8%            | 4.7%             | -2.0%            | 0.7%            | 2.7%            | 47.2%           | 140.8%           |
|               | Port Moody        | \$1,020,700     | 394.4       | -1.0%            | -2.4%            | -3.8%            | 1.6%            | 3.1%            | 43.0%           | 146.0%           |
|               | Richmond          | \$1,110,800     | 398.3       | -2.1%            | -1.4%            | -4.2%            | -0.8%           | 6.4%            | 41.1%           | 120.3%           |
|               | Squamish          | \$1,010,300     | 380.4       | -2.0%            | -5.2%            | -2.6%            | 2.1%            | 4.2%            | 42.2%           | 165.5%           |
|               | Sunshine Coast    | \$738,700       | 345.7       | -1.1%            | -5.5%            | -2.2%            | 2.9%            | 6.5%            | 48.4%           | 145.4%           |
|               | Tsawwassen        | \$1,001,500     | 293.8       | -0.6%            | -0.6%            | -1.0%            | 1.0%            | 0.5%            | 21.0%           | 65.1%            |
|               | Vancouver East    | \$1,140,300     | 376.0       | -0.6%            | -1.4%            | -0.4%            | 7.4%            | 8.7%            | 28.2%           | 106.9%           |
|               | Vancouver West    | \$1,477,500     | 348.5       | -3.3%            | 1.4%             | 2.3%             | 6.6%            | 1.7%            | 22.8%           | 87.6%            |
|               | Whistler          | \$1,629,700     | 399.8       | -2.0%            | -6.0%            | -3.4%            | 1.1%            | 6.3%            | 48.0%           | 199.9%           |
| Apartment     | Lower Mainland    | \$695,700       | 349.1       | -0.2%            | -1.2%            | -2.6%            | -1.5%           | 2.9%            | 25.3%           | 101.1%           |
|               | Greater Vancouver | \$748,100       | 346.2       | -0.2%            | -1.2%            | -2.6%            | -1.7%           | 3.3%            | 21.3%           | 99.0%            |
|               | Burnaby East      | \$778,900       | 329.9       | -1.2%            | -1.0%            | -2.0%            | -0.8%           | 3.6%            | 21.7%           | 99.6%            |
|               | Burnaby North     | \$733,300       | 358.6       | -0.2%            | -1.6%            | -3.0%            | -3.0%           | 2.7%            | 26.1%           | 106.6%           |
|               | Burnaby South     | \$829,100       | 379.8       | -0.9%            | -0.5%            | -1.6%            | -1.8%           | 4.6%            | 20.6%           | 100.2%           |
|               | Coquitlam         | \$730,200       | 408.8       | 0.2%             | -0.7%            | -2.2%            | 0.3%            | 4.8%            | 30.3%           | 149.6%           |
|               | Ladner            | \$638,600       | 324.3       | -0.7%            | -3.2%            | -8.5%            | -9.1%           | 0.7%            | 32.6%           | 116.2%           |
|               | Maple Ridge       | \$525,600       | 375.7       | -0.9%            | -5.3%            | -0.1%            | 0.0%            | 2.3%            | 43.0%           | 164.6%           |
|               | New Westminster   | \$649,600       | 397.3       | -0.1%            | 0.6%             | -0.3%            | -0.1%           | 7.2%            | 29.1%           | 125.7%           |
|               | North Vancouver   | \$784,800       | 318.6       | -1.4%            | -0.7%            | -3.7%            | -0.5%           | 3.5%            | 19.6%           | 106.7%           |
|               | Pitt Meadows      | \$604,000       | 418.0       | 0.0%             | -5.2%            | 0.0%             | 0.5%            | 3.2%            | 39.1%           | 166.2%           |
|               | Port Coquitlam    | \$645,400       | 445.1       | 2.2%             | 1.1%             | 0.0%             | 4.1%            | 11.4%           | 43.9%           | 171.9%           |
|               | Port Moody        | \$735,400       | 402.7       | -2.2%            | -1.5%            | -3.5%            | 3.6%            | 9.0%            | 34.4%           | 140.6%           |
|               | Richmond          | \$732,200       | 406.6       | 1.1%             | -0.5%            | -0.1%            | -1.2%           | 7.2%            | 30.4%           | 124.4%           |
|               | Squamish          | \$602,900       | 356.3       | 6.9%             | -2.3%            | -0.1%            | -3.6%           | 4.4%            | 33.1%           | 178.1%           |
|               | Sunshine Coast    | \$488,600       | 295.2       | 4.5%             | -5.3%            | -3.6%            | -8.8%           | -8.6%           | 16.4%           | 107.2%           |
|               | Tsawwassen        | \$633,000       | 299.6       | -1.0%            | -3.8%            | -10.0%           | -5.5%           | 4.3%            | 23.4%           | 105.6%           |
|               | Vancouver East    | \$696,200       | 404.1       | 0.9%             | 1.6%             | -0.9%            | 0.3%            | 3.5%            | 18.6%           | 105.0%           |
|               | Vancouver West    | \$810,300       | 313.2       | -1.1%            | -2.4%            | -4.6%            | -4.0%           | -2.3%           | 7.4%            | 75.6%            |
|               | West Vancouver    | \$1,189,600     | 229.4       | -3.0%            | -4.2%            | -7.3%            | -8.2%           | -2.6%           | 13.1%           | 58.5%            |
|               | Whistler          | \$657,300       | 283.4       | 7.0%             | -4.6%            | -1.9%            | -6.1%           | 1.7%            | 36.6%           | 175.9%           |

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

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MLS®  
HOME PRICE INDEX

## Greater Vancouver 5 Year Trend

GREATER  
VANCOUVER  
REALTORS®



MULTIPLE LISTING SERVICE®

Jan 2005 HPI = 100

460

410

360

310

Price  
Index  
260

210

160

110

60

Residential — Detached — Townhouse — Apartment

Jan 2025  
Nov 2024  
Sep 2024  
Jul 2024  
May 2024  
Mar 2024  
Jan 2024  
Nov 2023  
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Jan 2020  
Nov 2019  
Sep 2019  
Jul 2019  
May 2019  
Mar 2019  
Jan 2019

**MLS® SALES Facts**



**GREATER  
VANCOUVER  
REALTORS®**

January  
2025

| Greater Vancouver Real Estate Market Report - January 2024 |  |              |     |               |             |              |             |          |     |              |     |                 |     |              |     |               |             |
|--|--|--------------|-----|---------------|-------------|--------------|-------------|----------|-----|--------------|-----|-----------------|-----|--------------|-----|---------------|-------------|
| Region   |  | Sales Volume |     | Average Price |             | Median Price |             | Listings |     | New Listings |     | Active Listings |     | Sales Volume |     | Average Price |             |
| Vancouver Island   |  | 12           | 15  | \$780,000     | \$720,000   | \$750,000    | \$700,000   | 100      | 120 | 15           | 18  | 100             | 120 | 12           | 15  | \$780,000     | \$720,000   |
| Port Coquitlam   |  | 18           | 22  | \$850,000     | \$800,000   | \$880,000    | \$800,000   | 150      | 180 | 20           | 22  | 150             | 180 | 18           | 22  | \$850,000     | \$800,000   |
| Maple Ridge/Pitt Meadows                                   |  | 25           | 30  | \$880,000     | \$800,000   | \$900,000    | \$800,000   | 200      | 250 | 25           | 30  | 200             | 250 | 25           | 30  | \$880,000     | \$800,000   |
| North Vancouver  |  | 15           | 20  | \$950,000     | \$850,000   | \$980,000    | \$850,000   | 180      | 220 | 20           | 25  | 150             | 200 | 20           | 25  | \$950,000     | \$850,000   |
| West Vancouver/H Howe Sound                                |  | 10           | 12  | \$1,000,000   | \$900,000   | \$1,050,000  | \$900,000   | 160      | 180 | 10           | 12  | 100             | 120 | 10           | 12  | \$1,000,000   | \$900,000   |
| Squamish   |  | 8            | 10  | \$900,000     | \$800,000   | \$950,000    | \$800,000   | 140      | 160 | 8            | 10  | 80              | 100 | 8            | 10  | \$900,000     | \$800,000   |
| Sunshine Coast   |  | 5            | 7   | \$950,000     | \$850,000   | \$1,000,000  | \$850,000   | 120      | 140 | 5            | 7   | 50              | 70  | 5            | 7   | \$950,000     | \$850,000   |
| Vancouver East   |  | 12           | 15  | \$1,050,000   | \$950,000   | \$1,100,000  | \$950,000   | 180      | 200 | 12           | 15  | 120             | 150 | 12           | 15  | \$1,050,000   | \$950,000   |
| Whistler/Blackcomb   |  | 3            | 4   | \$1,100,000   | \$1,000,000 | \$1,150,000  | \$1,000,000 | 100      | 120 | 3            | 4   | 30              | 40  | 3            | 4   | \$1,100,000   | \$1,000,000 |
| Richmond   |  | 10           | 12  | \$1,150,000   | \$1,050,000 | \$1,200,000  | \$1,050,000 | 160      | 180 | 10           | 12  | 100             | 120 | 10           | 12  | \$1,150,000   | \$1,050,000 |
| Port Moody/Belcarra  |  | 8            | 10  | \$1,200,000   | \$1,100,000 | \$1,250,000  | \$1,100,000 | 140      | 160 | 8            | 10  | 80              | 100 | 8            | 10  | \$1,200,000   | \$1,100,000 |
| Delta - South  |  | 15           | 20  | \$1,250,000   | \$1,150,000 | \$1,300,000  | \$1,150,000 | 180      | 200 | 15           | 20  | 150             | 200 | 15           | 20  | \$1,250,000   | \$1,150,000 |
| Islands - Gulf   |  | 10           | 12  | \$1,300,000   | \$1,200,000 | \$1,350,000  | \$1,200,000 | 160      | 180 | 10           | 12  | 100             | 120 | 10           | 12  | \$1,300,000   | \$1,200,000 |
| Coquitlam  |  | 18           | 22  | \$1,350,000   | \$1,250,000 | \$1,400,000  | \$1,250,000 | 200      | 220 | 18           | 22  | 180             | 220 | 18           | 22  | \$1,350,000   | \$1,250,000 |
| Burnaby  |  | 22           | 28  | \$1,400,000   | \$1,300,000 | \$1,450,000  | \$1,300,000 | 240      | 280 | 22           | 28  | 220             | 280 | 22           | 28  | \$1,400,000   | \$1,300,000 |
| New Westminster  |  | 12           | 15  | \$1,450,000   | \$1,350,000 | \$1,500,000  | \$1,350,000 | 220      | 250 | 12           | 15  | 200             | 250 | 12           | 15  | \$1,450,000   | \$1,350,000 |
| Port Coquitlam   |  | 10           | 12  | \$1,500,000   | \$1,400,000 | \$1,550,000  | \$1,400,000 | 200      | 220 | 10           | 12  | 180             | 220 | 10           | 12  | \$1,500,000   | \$1,400,000 |
| Richmond   |  | 15           | 20  | \$1,550,000   | \$1,450,000 | \$1,600,000  | \$1,450,000 | 220      | 250 | 15           | 20  | 200             | 250 | 15           | 20  | \$1,550,000   | \$1,450,000 |
| Port Moody/Belcarra  |  | 18           | 22  | \$1,600,000   | \$1,500,000 | \$1,650,000  | \$1,500,000 | 240      | 280 | 18           | 22  | 220             | 280 | 18           | 22  | \$1,600,000   | \$1,500,000 |
| Delta - North  |  | 20           | 25  | \$1,650,000   | \$1,550,000 | \$1,700,000  | \$1,550,000 | 260      | 300 | 20           | 25  | 240             | 300 | 20           | 25  | \$1,650,000   | \$1,550,000 |
| Surrey   |  | 25           | 30  | \$1,700,000   | \$1,600,000 | \$1,750,000  | \$1,600,000 | 280      | 320 | 25           | 30  | 260             | 320 | 25           | 30  | \$1,700,000   | \$1,600,000 |
| New Westminster  |  | 12           | 15  | \$1,750,000   | \$1,650,000 | \$1,800,000  | \$1,650,000 | 200      | 220 | 12           | 15  | 180             | 220 | 12           | 15  | \$1,750,000   | \$1,650,000 |
| Port Moody/Belcarra  |  | 15           | 20  | \$1,800,000   | \$1,700,000 | \$1,850,000  | \$1,700,000 | 220      | 250 | 15           | 20  | 200             | 250 | 15           | 20  | \$1,800,000   | \$1,700,000 |
| Richmond   |  | 20           | 25  | \$1,850,000   | \$1,750,000 | \$1,900,000  | \$1,750,000 | 240      | 280 | 20           | 25  | 220             | 280 | 20           | 25  | \$1,850,000   | \$1,750,000 |
| Port Coquitlam   |  | 25           | 30  | \$1,900,000   | \$1,800,000 | \$1,950,000  | \$1,800,000 | 260      | 300 | 25           | 30  | 240             | 300 | 25           | 30  | \$1,900,000   | \$1,800,000 |
| Surrey   |  | 30           | 35  | \$1,950,000   | \$1,850,000 | \$2,000,000  | \$1,850,000 | 280      | 320 | 30           | 35  | 260             | 320 | 30           | 35  | \$1,950,000   | \$1,850,000 |
| Port Moody/Belcarra  |  | 15           | 20  | \$2,000,000   | \$1,900,000 | \$2,050,000  | \$1,900,000 | 200      | 220 | 15           | 20  | 180             | 220 | 15           | 20  | \$2,000,000   | \$1,900,000 |
| Delta - South  |  | 20           | 25  | \$2,050,000   | \$1,950,000 | \$2,100,000  | \$1,950,000 | 220      | 250 | 20           | 25  | 200             | 250 | 20           | 25  | \$2,050,000   | \$1,950,000 |
| Surrey   |  | 25           | 30  | \$2,100,000   | \$2,000,000 | \$2,150,000  | \$2,000,000 | 240      | 280 | 25           | 30  | 220             | 280 | 25           | 30  | \$2,100,000   | \$2,000,000 |
| Port Moody/Belcarra  |  | 30           | 35  | \$2,150,000   | \$2,050,000 | \$2,200,000  | \$2,050,000 | 260      | 300 | 30           | 35  | 280             | 300 | 30           | 35  | \$2,150,000   | \$2,050,000 |
| Richmond   |  | 35           | 40  | \$2,200,000   | \$2,100,000 | \$2,250,000  | \$2,100,000 | 280      | 320 | 35           | 40  | 300             | 320 | 35           | 40  | \$2,200,000   | \$2,100,000 |
| Port Coquitlam   |  | 40           | 45  | \$2,250,000   | \$2,150,000 | \$2,300,000  | \$2,150,000 | 300      | 340 | 40           | 45  | 320             | 340 | 40           | 45  | \$2,250,000   | \$2,150,000 |
| Surrey   |  | 45           | 50  | \$2,300,000   | \$2,200,000 | \$2,350,000  | \$2,200,000 | 320      | 360 | 45           | 50  | 340             | 360 | 45           | 50  | \$2,300,000   | \$2,200,000 |
| Port Moody/Belcarra  |  | 50           | 55  | \$2,350,000   | \$2,250,000 | \$2,400,000  | \$2,250,000 | 340      | 380 | 50           | 55  | 360             | 380 | 50           | 55  | \$2,350,000   | \$2,250,000 |
| Richmond   |  | 55           | 60  | \$2,400,000   | \$2,300,000 | \$2,450,000  | \$2,300,000 | 360      | 400 | 55           | 60  | 380             | 400 | 55           | 60  | \$2,400,000   | \$2,300,000 |
| Port Coquitlam   |  | 60           | 65  | \$2,450,000   | \$2,350,000 | \$2,500,000  | \$2,350,000 | 380      | 420 | 60           | 65  | 400             | 420 | 60           | 65  | \$2,450,000   | \$2,350,000 |
| Surrey   |  | 65           | 70  | \$2,500,000   | \$2,400,000 | \$2,550,000  | \$2,400,000 | 400      | 440 | 65           | 70  | 420             | 440 | 65           | 70  | \$2,500,000   | \$2,400,000 |
| Port Moody/Belcarra  |  | 70           | 75  | \$2,550,000   | \$2,450,000 | \$2,600,000  | \$2,450,000 | 420      | 460 | 70           | 75  | 440             | 460 | 70           | 75  | \$2,550,000   | \$2,450,000 |
| Richmond   |  | 75           | 80  | \$2,600,000   | \$2,500,000 | \$2,650,000  | \$2,500,000 | 440      | 480 | 75           | 80  | 460             | 480 | 75           | 80  | \$2,600,000   | \$2,500,000 |
| Port Coquitlam   |  | 80           | 85  | \$2,650,000   | \$2,550,000 | \$2,700,000  | \$2,550,000 | 460      | 500 | 80           | 85  | 480             | 500 | 80           | 85  | \$2,650,000   | \$2,550,000 |
| Surrey   |  | 85           | 90  | \$2,700,000   | \$2,600,000 | \$2,750,000  | \$2,600,000 | 480      | 520 | 85           | 90  | 500             | 520 | 85           | 90  | \$2,700,000   | \$2,600,000 |
| Port Moody/Belcarra  |  | 90           | 95  | \$2,750,000   | \$2,650,000 | \$2,800,000  | \$2,650,000 | 500      | 540 | 90           | 95  | 520             | 540 | 90           | 95  | \$2,750,000   | \$2,650,000 |
| Richmond   |  | 95           | 100 | \$2,800,000   | \$2,700,000 | \$2,850,000  | \$2,700,000 | 520      | 560 | 95           | 100 | 540             | 560 | 95           | 100 | \$2,800,000   | \$2,700,000 |
| Port Coquitlam   |  | 100          | 105 | \$2,850,000   | \$2,750,000 | \$2,900,000  | \$2,750,000 | 540      | 580 | 100          | 105 | 560             | 580 | 100          | 105 | \$2,850,000   | \$2,750,000 |
| Surrey   |  | 105          | 110 | \$2,900,000   | \$2,800,000 | \$2,950,000  | \$2,800,000 | 560      | 600 | 105          | 110 | 580             | 600 | 105          | 110 | \$2,900,000   | \$2,800,000 |
| Port Moody/Belcarra  |  | 110          | 115 | \$2,950,000   | \$2,850,000 | \$3,000,000  | \$2,850,000 | 580      | 620 | 110          | 115 | 600             | 620 | 110          | 115 | \$2,950,000   | \$2,850,000 |
| Richmond   |  | 115          | 120 | \$3,000,000   | \$2,900,000 | \$3,050,000  | \$2,900,000 | 600      | 640 | 115          | 120 | 620             | 640 | 115          | 120 | \$3,000,000   | \$2,900,000 |
| Port Coquitlam   |  | 120          | 125 | \$3,050,000   | \$2,950,000 | \$3,100,000  | \$2,950,000 | 620      | 660 | 120          | 125 | 640             | 660 | 120          | 125 | \$3,050,000   | \$2,950,000 |
| Surrey   |  | 125          | 130 | \$3,100,000   | \$3,000,000 | \$3,150,000  | \$3,000,000 | 640      | 680 | 125          | 130 | 660             | 680 | 125          | 130 | \$3,100,000   | \$3,000,000 |
| Port Moody/Belcarra  |  | 130          | 135 | \$3,150,000   | \$3,050,000 | \$3,200,000  | \$3,050,000 | 660      | 700 | 130          | 135 | 680             | 700 | 130          | 135 | \$3,150,000   | \$3,050,000 |
| Richmond   |  | 135          | 140 | \$3,200,000   | \$3,100,000 | \$3,250,000  | \$3,100,000 | 680      | 720 | 135          | 140 | 700             | 720 | 135          | 140 | \$3,200,000   | \$3,100,000 |
| Port Coquitlam   |  | 140          | 145 | \$3,250,000   | \$3,150,000 | \$3,300,000  | \$3,150,000 | 700      | 740 | 140          | 145 | 720             | 740 | 140          | 145 | \$3,250,000   | \$3,150,000 |
| Surrey   |  | 145          | 150 | \$3,300,000   | \$3,200,000 | \$3,350,000  | \$3,200,000 | 720      | 760 | 145          | 150 | 740             | 760 | 145          | 150 | \$3,300,000   | \$3,200,000 |
| Port Moody/Belcarra  |  | 150          | 155 | \$3,350,000   | \$3,250,000 | \$3,400,000  | \$3,250,000 | 740      | 780 | 150          | 155 | 760             | 780 | 150          | 155 | \$3,350,000   | \$3,250,000 |
| Richmond   |  | 155          | 160 | \$3,400,000   | \$3,300,000 | \$3,450,000  | \$3,300,000 | 760      | 800 | 155          | 160 | 780             | 800 | 155          | 160 | \$3,400,000   | \$3,300,000 |
| Port Coquitlam   |  | 160          | 165 | \$3,450,000   | \$3,350,000 | \$3,500,000  | \$3,350,000 | 780      | 820 | 160          | 165 | 800             | 820 | 160          | 165 | \$3,450,000   | \$3,350,000 |
| Surrey   |  | 165          | 170 | \$3,500,000   | \$3,400,000 | \$3,550,000  | \$3,400,000 | 800      | 840 | 165          | 170 | 820             | 840 | 165          | 170 | \$3,500,000   | \$3,400,000 |
| Port Moody/Belcarra  |  | 170          | 175 | \$3,550,000   | \$3,450,000 | \$3,600,000  | \$3,450,000 | 820      | 860 | 170          | 175 | 840             | 860 | 170          | 175 | \$3,550,000   | \$3,450,000 |
| Richmond   |  | 175          | 180 | \$3,600,000   | \$3,500,000 | \$3,650,000  | \$3,500,000 | 840      | 880 | 175          | 180 | 860             | 880 | 175          | 180 | \$3,600,000   | \$3,500,000 |
| Port Coquitlam   |  | 180          | 185 | \$3,650,000   | \$3,550,000 | \$3,700,000  | \$3,550,000 | 860      | 900 | 180          | 185 | 880             | 900 | 180          | 185 | \$3,650,000   | \$3,550,000 |
| Surrey   |  | 185          | 190 | \$3,700,000   | \$3,600,000 | \$3,750,000  | \$3,600,000 | 880      | 920 | 185          | 190 | 900             | 920 | 185          | 190 | \$3,700,000   | \$3,600,000 |
| Port Moody/Belcarra  |  | 190          | 195 | \$3,750,000   | \$3,650,000 | \$3,800,000  | \$3,650,000 | 900      | 940 | 190          | 195 | 920             | 94  |              |     |               |             |

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



# MLS® LISTINGS Facts



**January  
2025**

|                         |           | January 2025       |     |     |                     |      |     |                    |     |      |                     |     |     |                          |     |
|-------------------------|-----------|--------------------|-----|-----|---------------------|------|-----|--------------------|-----|------|---------------------|-----|-----|--------------------------|-----|
|                         |           | Bouwen Island      |     |     |                     |      |     | Coquitlam          |     |      |                     |     |     | Islands - Gulf           |     |
|                         |           | Number of Listings |     |     | % Sales to Listings |      |     | Number of Listings |     |      | % Sales to Listings |     |     | Maple Ridge/Pitt Meadows |     |
|                         |           | Detached           | 8   | 106 | 123                 | 86   | 7   | 208                | 30  | 128  | 67                  | 40  | 171 | 23                       | 101 |
| <b>January 2025</b>     | Attached  | 0                  | 82  | 99  | 47                  | 1    | 88  | 24                 | 77  | 19   | 23                  | 115 | 28  | 11                       | 217 |
|                         | Apartment | 0                  | 492 | 264 | 52                  | 0    | 97  | 173                | 217 | 61   | 46                  | 323 | 34  | 10                       | 265 |
| <b>December 2024</b>    | Detached  | 25%                | 30% | 27% | 21%                 | 14%  | 25% | 10%                | 33% | 24%  | 20%                 | 29% | 17% | 19%                      | 13% |
|                         | Attached  | n/a                | 21% | 28% | 19%                 | 0%   | 40% | 21%                | 31% | 89%  | 30%                 | 45% | 39% | 25%                      | 20% |
| <b>January 2024</b>     | Detached  | 8                  | 106 | 123 | 86                  | 7    | 208 | 30                 | 128 | 67   | 40                  | 171 | 23  | 101                      | 160 |
|                         | Attached  | 0                  | 82  | 99  | 47                  | 1    | 88  | 24                 | 77  | 19   | 23                  | 115 | 28  | 11                       | 217 |
| <b>Jan. - Jan. 2025</b> | Detached  | 25%                | 30% | 27% | 21%                 | 14%  | 25% | 10%                | 33% | 24%  | 20%                 | 29% | 17% | 19%                      | 13% |
|                         | Attached  | n/a                | 21% | 28% | 19%                 | 0%   | 40% | 21%                | 31% | 89%  | 30%                 | 45% | 39% | 25%                      | 20% |
| <b>Jan. - Jan. 2024</b> | Detached  | 8                  | 81  | 77  | 47                  | 1    | 159 | 25                 | 86  | 23   | 9                   | 136 | 31  | 63                       | 116 |
|                         | Attached  | 0                  | 55  | 65  | 28                  | 0    | 44  | 16                 | 48  | 14   | 15                  | 67  | 21  | 7                        | 158 |
| <b>Year-to-date*</b>    | Detached  | 38%                | 52% | 38% | 62%                 | 200% | 36% | 43%                | 43% | 78%  | 24%                 | 19% | 33% | 27%                      | 11% |
|                         | Attached  | n/a                | 53% | 35% | 39%                 | n/a  | 61% | 38%                | 35% | 107% | 80%                 | 52% | 38% | 19%                      | 33% |
| <b>Year-to-date*</b>    | Apartment | n/a                | 43% | 42% | 24%                 | n/a  | 46% | 46%                | 48% | 53%  | 37%                 | 45% | 33% | 25%                      | 31% |
|                         | Detached  | 8                  | 106 | 123 | 86                  | 7    | 208 | 30                 | 128 | 67   | 40                  | 171 | 23  | 101                      | 160 |
| <b>Jan. - Jan. 2024</b> | Attached  | 0                  | 82  | 99  | 47                  | 1    | 88  | 24                 | 77  | 19   | 23                  | 115 | 28  | 11                       | 217 |
|                         | Apartment | 0                  | 492 | 264 | 52                  | 0    | 97  | 173                | 217 | 61   | 46                  | 323 | 34  | 10                       | 265 |
| <b>Year-to-date*</b>    | Detached  | 25%                | 30% | 27% | 21%                 | 14%  | 25% | 10%                | 33% | 24%  | 20%                 | 29% | 17% | 19%                      | 13% |
|                         | Attached  | n/a                | 21% | 28% | 19%                 | 0%   | 40% | 21%                | 31% | 89%  | 30%                 | 45% | 39% | 25%                      | 20% |
| <b>Jan. - Jan. 2024</b> | Detached  | 8                  | 81  | 77  | 47                  | 1    | 159 | 25                 | 86  | 23   | 9                   | 136 | 31  | 63                       | 116 |
|                         | Attached  | 0                  | 55  | 65  | 28                  | 0    | 44  | 16                 | 48  | 14   | 15                  | 67  | 21  | 7                        | 158 |
| <b>Year-to-date*</b>    | Apartment | 0                  | 313 | 144 | 21                  | 0    | 89  | 90                 | 131 | 34   | 30                  | 204 | 15  | 12                       | 225 |
|                         | Detached  | 38%                | 52% | 38% | 62%                 | 200% | 36% | 43%                | 43% | 78%  | 24%                 | 19% | 33% | 27%                      | 11% |
| <b>Year-to-date*</b>    | Attached  | n/a                | 53% | 35% | 39%                 | n/a  | 61% | 38%                | 35% | 107% | 80%                 | 52% | 38% | 19%                      | 33% |
|                         | Apartment | n/a                | 43% | 42% | 24%                 | n/a  | 46% | 46%                | 48% | 53%  | 37%                 | 45% | 33% | 25%                      | 31% |

|                            |           | Vancouver West     |     |     |                     |      |     |                    |     |      |                     |     |     |                     |     |
|----------------------------|-----------|--------------------|-----|-----|---------------------|------|-----|--------------------|-----|------|---------------------|-----|-----|---------------------|-----|
|                            |           | Sunshine Coast     |     |     |                     |      |     | Squamish           |     |      |                     |     |     | Richmond            |     |
|                            |           | Number of Listings |     |     | % Sales to Listings |      |     | Number of Listings |     |      | % Sales to Listings |     |     | Port Moody/Belcarra |     |
|                            |           | Detached           | 8   | 106 | 123                 | 86   | 7   | 208                | 30  | 128  | 67                  | 40  | 171 | 23                  | 101 |
| <b>January 2025</b>        | Attached  | 0                  | 82  | 99  | 47                  | 1    | 88  | 24                 | 77  | 19   | 23                  | 115 | 28  | 11                  | 217 |
|                            | Apartment | 0                  | 492 | 264 | 52                  | 0    | 97  | 173                | 217 | 61   | 46                  | 323 | 34  | 10                  | 265 |
| <b>December 2024</b>       | Detached  | 25%                | 30% | 27% | 21%                 | 14%  | 25% | 10%                | 33% | 24%  | 20%                 | 29% | 17% | 19%                 | 13% |
|                            | Attached  | n/a                | 21% | 28% | 19%                 | 0%   | 40% | 21%                | 31% | 89%  | 30%                 | 45% | 39% | 25%                 | 20% |
| <b>January 2024</b>        | Detached  | 8                  | 106 | 123 | 86                  | 7    | 208 | 30                 | 128 | 67   | 40                  | 171 | 23  | 101                 | 160 |
|                            | Attached  | 0                  | 82  | 99  | 47                  | 1    | 88  | 24                 | 77  | 19   | 23                  | 115 | 28  | 11                  | 217 |
| <b>January - Jan. 2025</b> | Detached  | 25%                | 30% | 27% | 21%                 | 14%  | 25% | 10%                | 33% | 24%  | 20%                 | 29% | 17% | 19%                 | 13% |
|                            | Attached  | n/a                | 21% | 28% | 19%                 | 0%   | 40% | 21%                | 31% | 89%  | 30%                 | 45% | 39% | 25%                 | 20% |
| <b>Jan. - Jan. 2024</b>    | Detached  | 8                  | 81  | 77  | 47                  | 1    | 159 | 25                 | 86  | 23   | 9                   | 136 | 31  | 63                  | 116 |
|                            | Attached  | 0                  | 55  | 65  | 28                  | 0    | 44  | 16                 | 48  | 14   | 15                  | 67  | 21  | 7                   | 158 |
| <b>Year-to-date*</b>       | Detached  | 38%                | 52% | 38% | 62%                 | 200% | 36% | 43%                | 43% | 78%  | 24%                 | 19% | 33% | 27%                 | 11% |
|                            | Attached  | n/a                | 53% | 35% | 39%                 | n/a  | 61% | 38%                | 35% | 107% | 80%                 | 52% | 38% | 19%                 | 33% |
| <b>Year-to-date*</b>       | Apartment | n/a                | 43% | 42% | 24%                 | n/a  | 46% | 46%                | 48% | 53%  | 37%                 | 45% | 33% | 25%                 | 31% |
|                            | Detached  | 8                  | 106 | 123 | 86                  | 7    | 208 | 30                 | 128 | 67   | 40                  | 171 | 23  | 101                 | 160 |
| <b>Year-to-date*</b>       | Attached  | 0                  | 82  | 99  | 47                  | 1    | 88  | 24                 | 77  | 19   | 23                  | 115 | 28  | 11                  | 217 |
|                            | Apartment | 0                  | 492 | 264 | 52                  | 0    | 97  | 173                | 217 | 61   | 46                  | 323 | 34  | 10                  | 265 |
| <b>Year-to-date*</b>       | Detached  | 25%                | 30% | 27% | 21%                 | 14%  | 25% | 10%                | 33% | 24%  | 20%                 | 29% | 17% | 19%                 | 13% |
|                            | Attached  | n/a                | 21% | 28% | 19%                 | 0%   | 40% | 21%                | 31% | 89%  | 30%                 | 45% | 39% | 25%                 | 20% |
| <b>Year-to-date*</b>       | Apartment | 0                  | 313 | 144 | 21                  | 0    | 89  | 90                 | 131 | 34   | 30                  | 204 | 15  | 12                  | 225 |
|                            | Detached  | 38%                | 52% | 38% | 62%                 | 200% | 36% | 43%                | 43% | 78%  | 24%                 | 19% | 33% | 27%                 | 11% |
| <b>Year-to-date*</b>       | Attached  | n/a                | 53% | 35% | 39%                 | n/a  | 61% | 38%                | 35% | 107% | 80%                 | 52% | 38% | 19%                 | 33% |
|                            | Apartment | n/a                | 43% | 42% | 24%                 | n/a  | 46% | 46%                | 48% | 53%  | 37%                 | 45% | 33% | 25%                 | 31% |

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





# Listing & Sales Activity Summary

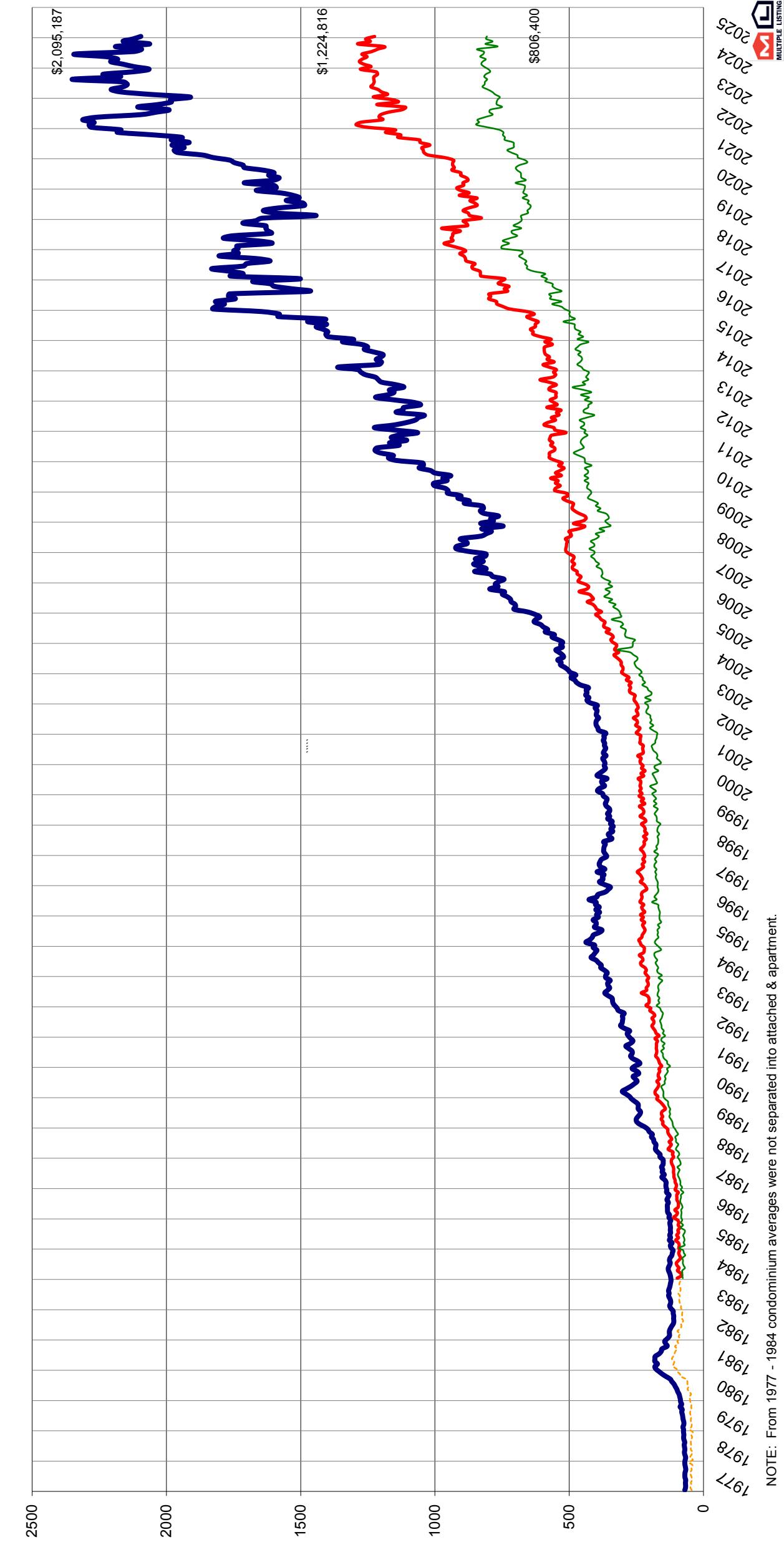


|                                  | Listings         |                  |                  |                                      |                  |                  | Sales            |                                      |                             |                              |                                       |  |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|--|
|                                  | 1<br>Jan<br>2024 | 2<br>Dec<br>2024 | 3<br>Jan<br>2025 | Col. 2 & 3<br>Percentage<br>Variance | 5<br>Jan<br>2024 | 6<br>Dec<br>2024 | 7<br>Jan<br>2025 | Col. 6 & 7<br>Percentage<br>Variance | 9<br>Nov 2023 -<br>Jan 2024 | 10<br>Nov 2024 -<br>Jan 2025 | Col. 9 & 10<br>Percentage<br>Variance |  |
| <b>BOWEN ISLAND</b>              |                  |                  |                  | %                                    |                  |                  |                  | %                                    |                             |                              | %                                     |  |
| DETACHED                         | 8                | 2                | 8                | 300.0                                | 3                | 5                | 2                | -60.0                                | 7                           | 11                           | 57.1                                  |  |
| 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                         | 81               | 47               | 106              | 125.5                                | 42               | 45               | 32               | -28.9                                | 110                         | 134                          | 21.8                                  |  |
| ATTACHED                         | 55               | 26               | 82               | 215.4                                | 29               | 47               | 17               | -63.8                                | 90                          | 118                          | 31.1                                  |  |
| APARTMENTS                       | 313              | 171              | 492              | 187.7                                | 134              | 155              | 131              | -15.5                                | 408                         | 489                          | 19.9                                  |  |
| <b>COQUITLAM</b>                 |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |  |
| DETACHED                         | 77               | 26               | 123              | 373.1                                | 28               | 38               | 33               | -13.2                                | 95                          | 118                          | 24.2                                  |  |
| ATTACHED                         | 65               | 30               | 99               | 230.0                                | 23               | 29               | 29               | 0.0                                  | 93                          | 84                           | -9.7                                  |  |
| APARTMENTS                       | 144              | 97               | 264              | 172.2                                | 61               | 61               | 93               | 52.5                                 | 202                         | 252                          | 24.8                                  |  |
| <b>DELTA</b>                     |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |  |
| DETACHED                         | 47               | 21               | 86               | 309.5                                | 29               | 18               | 18               | 0.0                                  | 73                          | 68                           | -6.8                                  |  |
| ATTACHED                         | 28               | 11               | 47               | 327.3                                | 11               | 10               | 9                | -10.0                                | 26                          | 35                           | 34.6                                  |  |
| APARTMENTS                       | 21               | 7                | 52               | 642.9                                | 5                | 7                | 16               | 128.6                                | 20                          | 34                           | 70.0                                  |  |
| <b>ISLANDS - GULF</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |  |
| DETACHED                         | 1                | 2                | 7                | 250.0                                | 2                | 4                | 1                | -75.0                                | 10                          | 9                            | -10.0                                 |  |
| ATTACHED                         | 0                | 0                | 1                | 100.0                                | 1                | 0                | 0                | 0.0                                  | 1                           | 0                            | -100.0                                |  |
| APARTMENTS                       | 0                | 0                | 0                | 0.0                                  | 0                | 0                | 0                | 0.0                                  | 0                           | 0                            | 0.0                                   |  |
| <b>MAPLE RIDGE/PITT MEADOWS</b>  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |  |
| DETACHED                         | 159              | 54               | 208              | 285.2                                | 57               | 59               | 52               | -11.9                                | 185                         | 188                          | 1.6                                   |  |
| ATTACHED                         | 44               | 18               | 88               | 388.9                                | 27               | 48               | 35               | -27.1                                | 84                          | 132                          | 57.1                                  |  |
| APARTMENTS                       | 89               | 27               | 97               | 259.3                                | 41               | 33               | 21               | -36.4                                | 95                          | 74                           | -22.1                                 |  |
| <b>NEW WESTMINSTER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |  |
| DETACHED                         | 25               | 6                | 30               | 400.0                                | 7                | 13               | 3                | -76.9                                | 30                          | 27                           | -10.0                                 |  |
| ATTACHED                         | 16               | 7                | 24               | 242.9                                | 6                | 10               | 5                | -50.0                                | 14                          | 29                           | 107.1                                 |  |
| APARTMENTS                       | 90               | 53               | 173              | 226.4                                | 41               | 73               | 53               | -27.4                                | 121                         | 194                          | 60.3                                  |  |
| <b>NORTH VANCOUVER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |  |
| DETACHED                         | 86               | 26               | 128              | 392.3                                | 37               | 46               | 42               | -8.7                                 | 122                         | 143                          | 17.2                                  |  |
| ATTACHED                         | 48               | 22               | 77               | 250.0                                | 17               | 32               | 24               | -25.0                                | 72                          | 85                           | 18.1                                  |  |
| APARTMENTS                       | 131              | 53               | 217              | 309.4                                | 63               | 60               | 82               | 36.7                                 | 183                         | 231                          | 26.2                                  |  |
| <b>PORT COQUITLAM</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |  |
| DETACHED                         | 23               | 19               | 67               | 252.6                                | 10               | 20               | 16               | -20.0                                | 30                          | 61                           | 103.3                                 |  |
| ATTACHED                         | 14               | 7                | 19               | 171.4                                | 15               | 17               | 17               | 0.0                                  | 38                          | 56                           | 47.4                                  |  |
| APARTMENTS                       | 34               | 23               | 61               | 165.2                                | 18               | 14               | 32               | 128.6                                | 64                          | 75                           | 17.2                                  |  |
| <b>PORT MOODY/BELCARRA</b>       |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |  |
| DETACHED                         | 9                | 9                | 40               | 344.4                                | 7                | 8                | 8                | 0.0                                  | 22                          | 35                           | 59.1                                  |  |
| ATTACHED                         | 15               | 6                | 23               | 283.3                                | 12               | 7                | 7                | 0.0                                  | 26                          | 27                           | 3.8                                   |  |
| APARTMENTS                       | 30               | 11               | 46               | 318.2                                | 11               | 14               | 17               | 21.4                                 | 46                          | 61                           | 32.6                                  |  |
| <b>RICHMOND</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |  |
| DETACHED                         | 136              | 48               | 171              | 256.3                                | 32               | 54               | 50               | -7.4                                 | 129                         | 169                          | 31.0                                  |  |
| ATTACHED                         | 67               | 53               | 115              | 117.0                                | 35               | 58               | 52               | -10.3                                | 90                          | 157                          | 74.4                                  |  |
| APARTMENTS                       | 204              | 91               | 323              | 254.9                                | 92               | 121              | 104              | -14.0                                | 283                         | 344                          | 21.6                                  |  |
| <b>SQUAMISH</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |  |
| DETACHED                         | 31               | 7                | 23               | 228.6                                | 6                | 10               | 4                | -60.0                                | 28                          | 32                           | 14.3                                  |  |
| ATTACHED                         | 21               | 7                | 28               | 300.0                                | 8                | 8                | 11               | 37.5                                 | 32                          | 32                           | 0.0                                   |  |
| APARTMENTS                       | 15               | 15               | 34               | 126.7                                | 5                | 11               | 12               | 9.1                                  | 18                          | 39                           | 116.7                                 |  |
| <b>SUNSHINE COAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |  |
| DETACHED                         | 63               | 30               | 101              | 236.7                                | 21               | 35               | 29               | -17.1                                | 71                          | 95                           | 33.8                                  |  |
| ATTACHED                         | 7                | 4                | 11               | 175.0                                | 5                | 3                | 3                | 0.0                                  | 12                          | 9                            | -25.0                                 |  |
| APARTMENTS                       | 12               | 3                | 10               | 233.3                                | 3                | 1                | 2                | 100.0                                | 9                           | 9                            | 0.0                                   |  |
| <b>VANCOUVER EAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |  |
| DETACHED                         | 116              | 57               | 160              | 180.7                                | 38               | 57               | 31               | -45.6                                | 145                         | 164                          | 13.1                                  |  |
| ATTACHED                         | 158              | 55               | 217              | 294.5                                | 60               | 48               | 55               | 14.6                                 | 136                         | 178                          | 30.9                                  |  |
| APARTMENTS                       | 225              | 67               | 265              | 295.5                                | 67               | 92               | 71               | -22.8                                | 206                         | 280                          | 35.9                                  |  |
| <b>VANCOUVER WEST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |  |
| DETACHED                         | 146              | 48               | 183              | 281.3                                | 39               | 47               | 35               | -25.5                                | 129                         | 147                          | 14.0                                  |  |
| ATTACHED                         | 102              | 43               | 188              | 337.2                                | 19               | 40               | 38               | -5.0                                 | 79                          | 147                          | 86.1                                  |  |
| APARTMENTS                       | 600              | 235              | 789              | 235.7                                | 186              | 219              | 182              | -16.9                                | 586                         | 651                          | 11.1                                  |  |
| <b>WEST VANCOUVER/HOWE SOUND</b> |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |  |
| DETACHED                         | 128              | 50               | 128              | 156.0                                | 14               | 26               | 16               | -38.5                                | 70                          | 73                           | 4.3                                   |  |
| ATTACHED                         | 9                | 3                | 23               | 666.7                                | 3                | 2                | 3                | 50.0                                 | 8                           | 8                            | 0.0                                   |  |
| APARTMENTS                       | 34               | 22               | 39               | 77.3                                 | 6                | 11               | 11               | 0.0                                  | 33                          | 33                           | 0.0                                   |  |
| <b>WHISTLER/PEMBERTON</b>        |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |  |
| DETACHED                         | 8                | 13               | 25               | 92.3                                 | 7                | 9                | 8                | -11.1                                | 22                          | 26                           | 18.2                                  |  |
| ATTACHED                         | 22               | 20               | 23               | 15.0                                 | 14               | 12               | 16               | 33.3                                 | 38                          | 46                           | 21.1                                  |  |
| APARTMENTS                       | 28               | 24               | 43               | 79.2                                 | 13               | 19               | 19               | 0.0                                  | 41                          | 60                           | 46.3                                  |  |
| <b>GRAND TOTALS</b>              |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |  |
| DETACHED                         | 1144             | 465              | 1594             | 242.8                                | 379              | 494              | 380              | -23.1                                | 1278                        | 1500                         | 17.4                                  |  |
| ATTACHED                         | 671              | 312              | 1065             | 241.3                                | 285              | 371              | 321              | -13.5                                | 839                         | 1143                         | 36.2                                  |  |
| APARTMENTS                       | 1970             | 899              | 2905             | 223.1                                | 746              | 891              | 846              | -5.1                                 | 2315                        | 2826                         | 22.1                                  |  |



## Residential Average Sale Prices - January 1977 to January 2025

— DETACHED — CONDOMINIUM — ATTACHED — APARTMENTS



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

