REALTOR® Report

A Research Tool Provided by the Real Estate Board of Greater Vancouver

Metro Vancouver

June 2025

Detached Properties

	June			May		
Activity Snapshot	**2025**	**2024**	One-Year Change	**2025**	**2024**	One-Year Change
Total Active Listings	**6,740**	5,569	+ 21.0%	**6,699**	5,303	+ 26.3%
Sales	**661**	692	- 4.5%	**659**	844	- 21.9%
Days on Market Average	**36**	31	+ 16.1%	**32**	26	+ 23.1%
MLS® HPI Benchmark Price	**$1,994,500**	$2,061,000	- 3.2%	**$1,997,400**	$2,062,600	- 3.2%

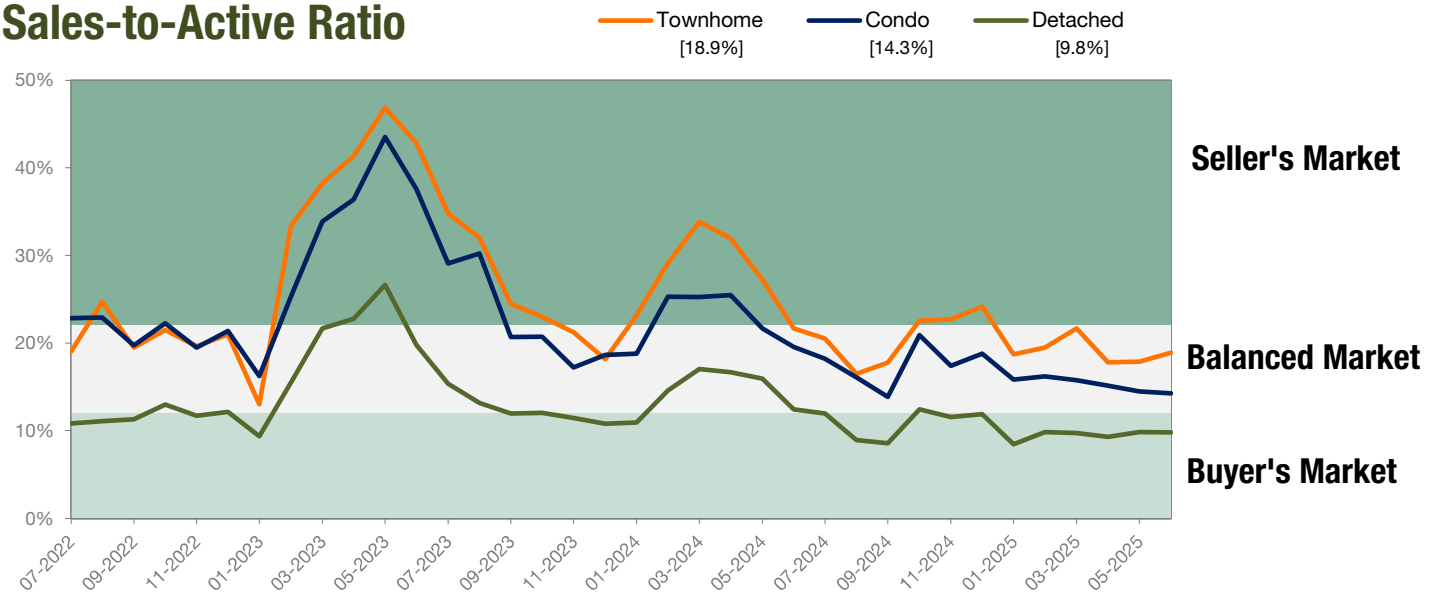
Condos

	June			May		
Activity Snapshot	**2025**	**2024**	One-Year Change	**2025**	**2024**	One-Year Change
Total Active Listings	**7,349**	6,369	+ 15.4%	**7,570**	6,163	+ 22.8%
Sales	**1,048**	1,244	- 15.8%	**1,094**	1,336	- 18.1%
Days on Market Average	**35**	24	+ 45.8%	**31**	24	+ 29.2%
MLS® HPI Benchmark Price	**$748,400**	$773,400	- 3.2%	**$757,300**	$776,200	- 2.4%

Townhomes

	June			May		
Activity Snapshot	**2025**	**2024**	One-Year Change	**2025**	**2024**	One-Year Change
Total Active Listings	**2,080**	1,679	+ 23.9%	**2,097**	1,597	+ 31.3%
Sales	**393**	364	+ 8.0%	**375**	435	- 13.8%
Days on Market Average	**29**	20	+ 45.0%	**27**	23	+ 17.4%
MLS® HPI Benchmark Price	**$1,103,900**	$1,138,100	- 3.0%	**$1,106,800**	$1,145,500	- 3.4%

Sales-to-Active Ratio



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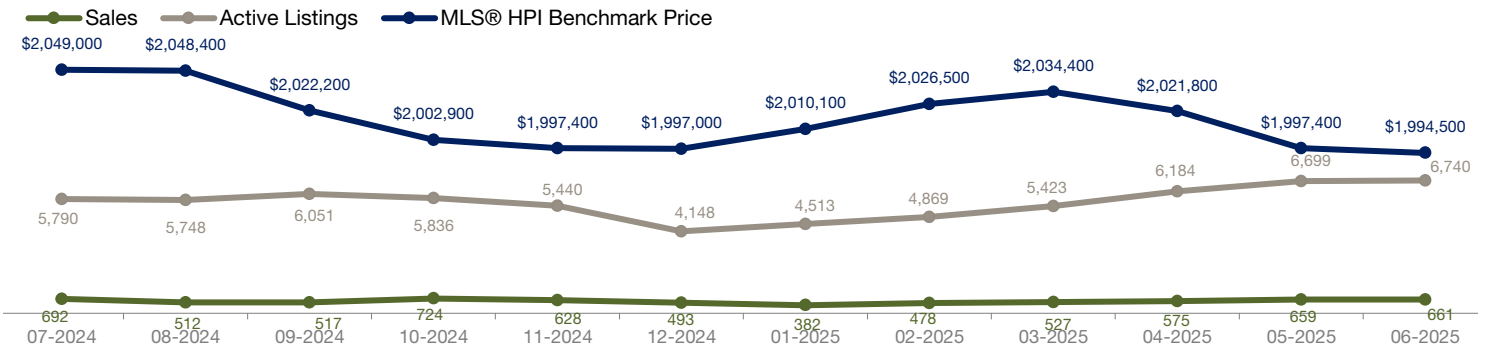
Detached Properties Report – June 2025

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	0	2	0
$100,000 to $199,999	2	6	35
$200,000 to $399,999	7	28	26
$400,000 to $899,999	25	253	31
$900,000 to $1,499,999	152	971	36
$1,500,000 to $1,999,999	198	1,550	34
$2,000,000 to $2,999,999	191	1,878	34
$3,000,000 and $3,999,999	53	962	52
$4,000,000 to $4,999,999	19	439	41
$5,000,000 and Above	14	651	40
TOTAL	**661**	**6,740**	**36**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	7	64	$1,408,400	- 7.7%
Burnaby East	6	70	$1,869,700	- 4.8%
Burnaby North	16	230	$2,131,900	- 1.9%
Burnaby South	18	230	$2,163,100	- 4.5%
Coquitlam	48	560	$1,750,600	- 5.0%
Ladner	22	108	$1,407,200	- 0.2%
Maple Ridge	58	646	$1,282,700	- 1.5%
New Westminster	10	150	$1,512,500	- 5.1%
North Vancouver	67	419	$2,214,800	- 3.9%
Pitt Meadows	11	67	$1,277,000	- 1.9%
Port Coquitlam	21	188	$1,382,900	- 2.9%
Port Moody	15	134	$2,116,200	- 3.1%
Richmond	59	671	$2,117,100	- 3.7%
Squamish	16	104	$1,674,400	+ 8.2%
Sunshine Coast	45	533	$891,600	- 4.4%
Tsawwassen	28	196	$1,583,800	- 0.4%
Vancouver East	96	736	$1,831,800	- 3.2%
Vancouver West	69	802	$3,399,000	- 4.5%
West Vancouver	30	577	$3,191,100	- 4.3%
Whistler	7	95	$2,534,200	+ 0.6%
TOTAL*	**661**	**6,740**	**$1,994,500**	**- 3.2%**

* This represents the total of the Metro Vancouver area, not the sum of the areas above.

Detached Homes - Metro Vancouver



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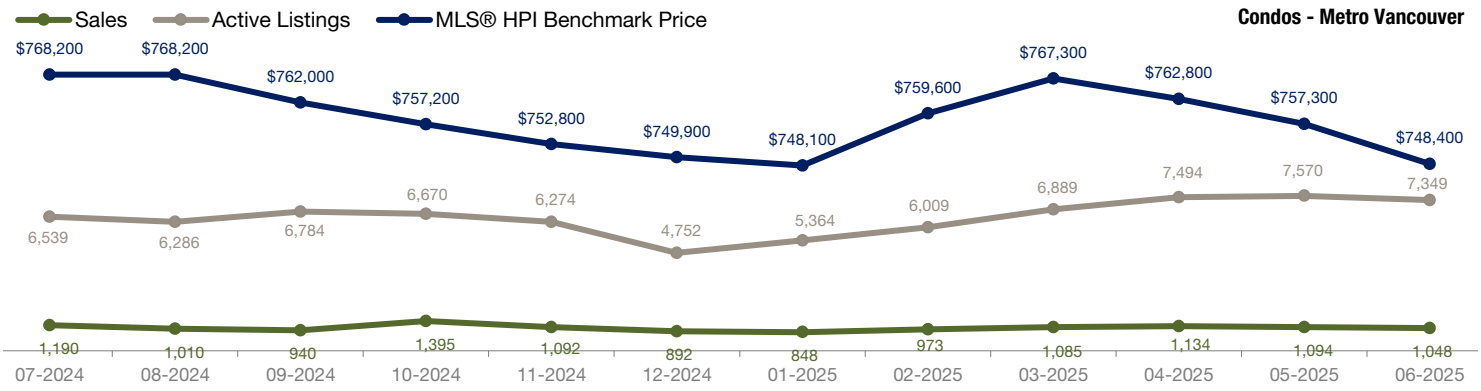
Metro Vancouver

Condo Report – June 2025

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	1	20	14
$100,000 to $199,999	0	4	0
$200,000 to $399,999	25	127	51
$400,000 to $899,999	802	4,826	34
$900,000 to $1,499,999	183	1,691	37
$1,500,000 to $1,999,999	23	339	42
$2,000,000 to $2,999,999	10	209	42
$3,000,000 and $3,999,999	1	47	2
$4,000,000 to $4,999,999	1	28	47
$5,000,000 and Above	2	58	33
TOTAL	**1,048**	**7,349**	**35**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	0	0	$0	--
Burnaby East	11	107	$773,200	- 3.6%
Burnaby North	87	623	$724,900	- 4.6%
Burnaby South	79	493	$811,100	- 3.8%
Coquitlam	78	550	$710,800	- 4.8%
Ladner	6	29	$693,500	- 1.2%
Maple Ridge	27	167	$514,600	- 3.8%
New Westminster	47	392	$637,800	- 2.1%
North Vancouver	85	456	$817,600	- 0.8%
Pitt Meadows	6	40	$587,100	- 3.4%
Port Coquitlam	24	135	$638,300	- 1.4%
Port Moody	20	151	$741,300	- 2.5%
Richmond	125	1,002	$708,800	- 5.1%
Squamish	18	80	$619,800	+ 3.7%
Sunshine Coast	6	43	$509,700	+ 0.4%
Tsawwassen	14	74	$671,500	- 4.9%
Vancouver East	108	623	$686,500	- 3.5%
Vancouver West	281	2,095	$824,500	- 3.0%
West Vancouver	15	136	$1,324,000	- 2.0%
Whistler	11	136	$666,600	- 1.4%
TOTAL*	**1,048**	**7,349**	**$748,400**	**- 3.2%**

* This represents the total of the Metro Vancouver area, not the sum of the areas above.



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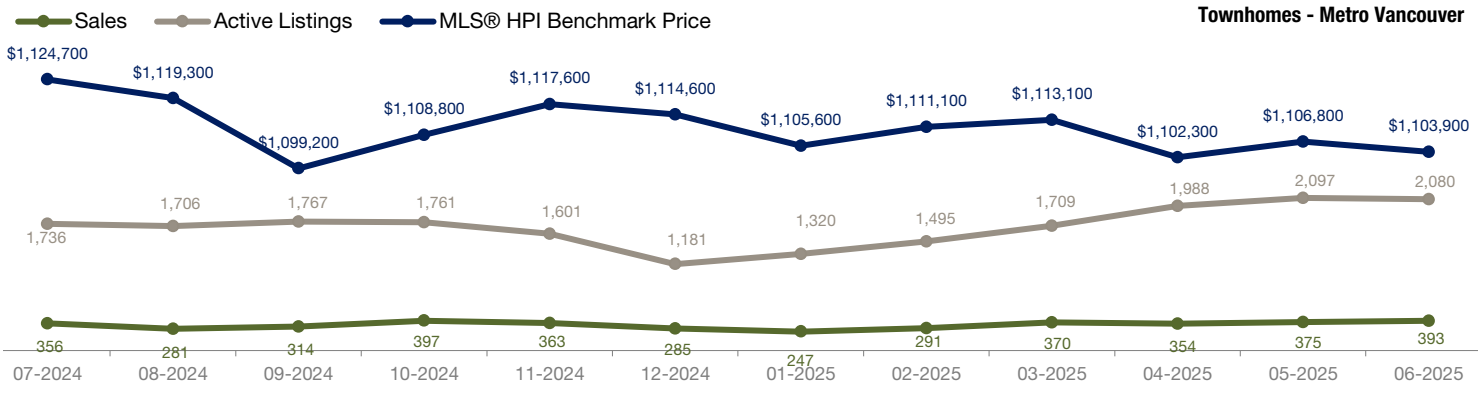
Townhomes Report – June 2025

Price Range	Sales	Active Listings	Days on Market
$99,999 and Below	1	5	77
$100,000 to $199,999	0	5	0
$200,000 to $399,999	1	7	145
$400,000 to $899,999	121	502	30
$900,000 to $1,499,999	210	1,160	25
$1,500,000 to $1,999,999	44	286	36
$2,000,000 to $2,999,999	11	79	27
$3,000,000 and $3,999,999	5	20	62
$4,000,000 to $4,999,999	0	7	0
$5,000,000 and Above	0	9	0
TOTAL	**393**	**2,080**	**29**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	0	0	$0	--
Burnaby East	4	41	$907,000	- 2.3%
Burnaby North	12	57	$930,700	- 2.6%
Burnaby South	8	73	$1,075,700	- 2.3%
Coquitlam	40	213	$1,096,600	+ 1.1%
Ladner	6	42	$997,500	- 1.5%
Maple Ridge	38	158	$773,300	- 2.4%
New Westminster	14	81	$905,100	- 4.9%
North Vancouver	41	165	$1,352,100	- 2.6%
Pitt Meadows	9	29	$839,200	+ 0.6%
Port Coquitlam	12	60	$949,600	- 0.1%
Port Moody	13	68	$1,039,000	- 0.9%
Richmond	60	378	$1,098,300	- 5.6%
Squamish	12	46	$1,053,400	- 1.5%
Sunshine Coast	3	52	$756,900	- 3.1%
Tsawwassen	12	52	$948,300	- 5.3%
Vancouver East	27	140	$1,104,400	- 3.8%
Vancouver West	55	311	$1,432,300	- 4.0%
West Vancouver	7	29	$0	--
Whistler	18	79	$1,672,900	- 4.3%
TOTAL*	**393**	**2,080**	**$1,103,900**	**- 3.0%**

* This represents the total of the Metro Vancouver area, not the sum of the areas above.



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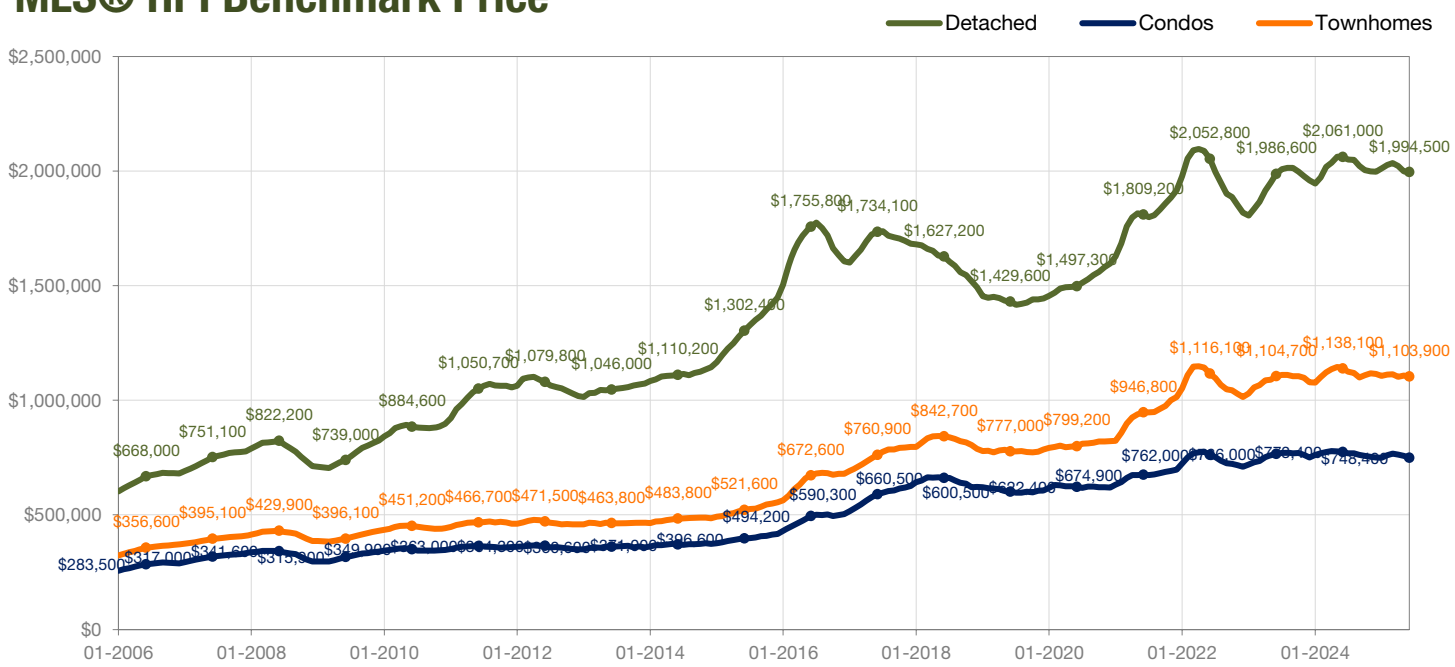
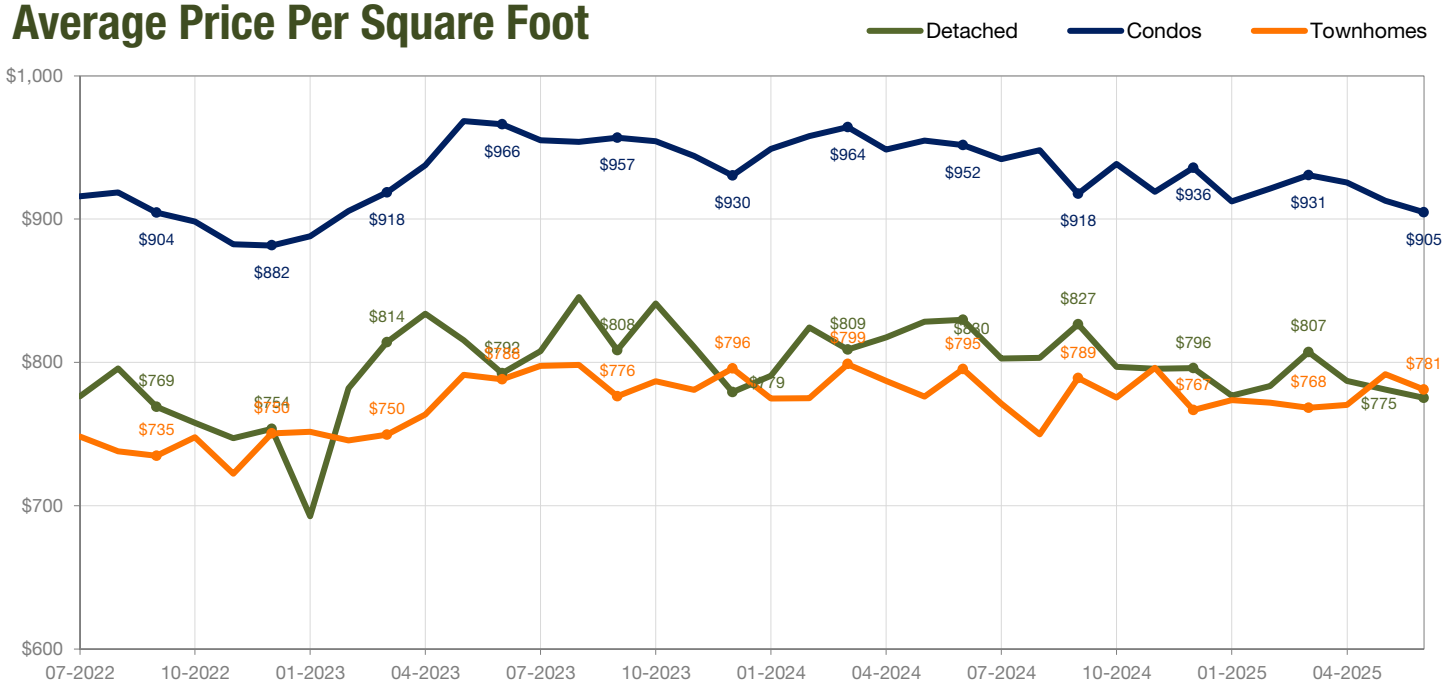
MLS® HPI Benchmark Price



Note: $0 means that there is no sales activity, not $0 as an MLS® HPI Benchmark Price.

Average Price Per Square Foot



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