REALTOR® Report

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

Metro Vancouver

July 2025

Detached Properties

	July			June		
Activity Snapshot	**2025**	**2024**	One-Year Change	**2025**	**2024**	One-Year Change
Total Active Listings	**6,620**	5,790	+ 14.3%	**6,930**	5,569	+ 24.4%
Sales	**661**	692	- 4.5%	**661**	692	- 4.5%
Days on Market Average	**42**	37	+ 13.5%	**36**	31	+ 16.1%
MLS® HPI Benchmark Price	**$1,974,400**	$2,049,000	- 3.6%	**$1,994,500**	$2,061,000	- 3.2%

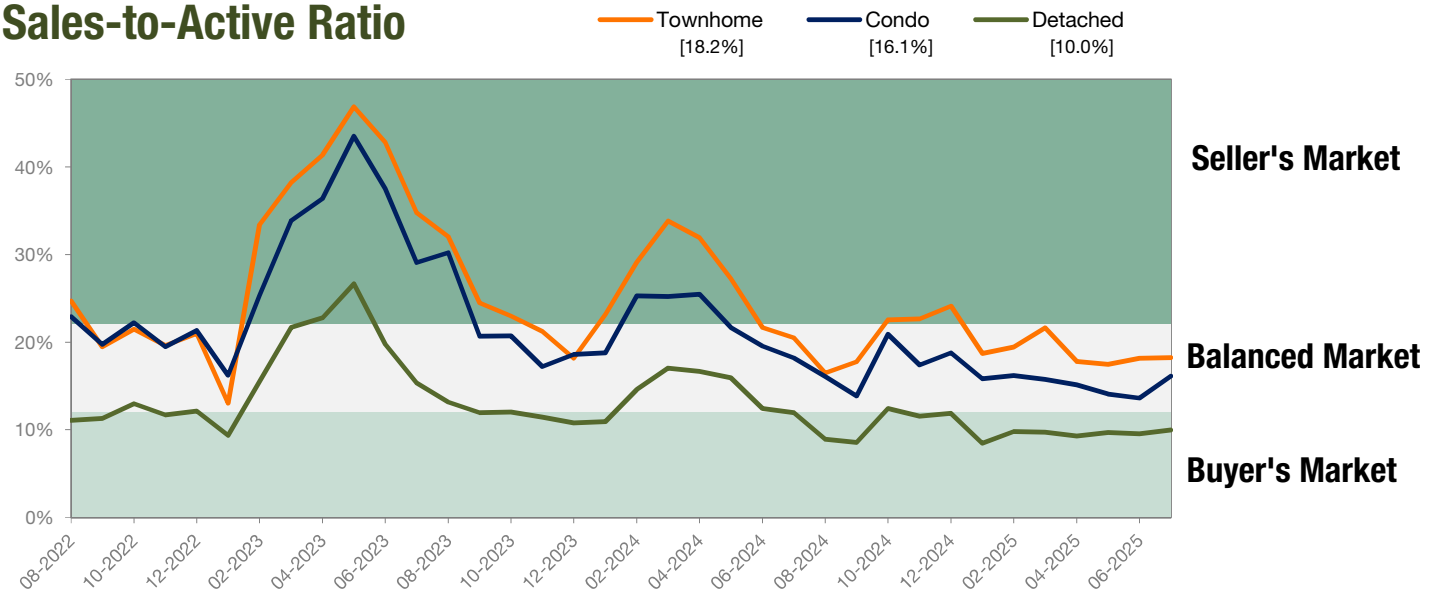
Condos

	July			June		
Activity Snapshot	**2025**	**2024**	One-Year Change	**2025**	**2024**	One-Year Change
Total Active Listings	**7,201**	6,540	+ 10.1%	**7,693**	6,370	+ 20.8%
Sales	**1,160**	1,190	- 2.5%	**1,047**	1,244	- 15.8%
Days on Market Average	**35**	29	+ 20.7%	**35**	24	+ 45.8%
MLS® HPI Benchmark Price	**$743,700**	$768,200	- 3.2%	**$748,400**	$773,400	- 3.2%

Townhomes

	July			June		
Activity Snapshot	**2025**	**2024**	One-Year Change	**2025**	**2024**	One-Year Change
Total Active Listings	**2,062**	1,736	+ 18.8%	**2,165**	1,679	+ 28.9%
Sales	**376**	356	+ 5.6%	**393**	364	+ 8.0%
Days on Market Average	**30**	26	+ 15.4%	**29**	20	+ 45.0%
MLS® HPI Benchmark Price	**$1,099,200**	$1,124,700	- 2.3%	**$1,103,900**	$1,138,100	- 3.0%

Sales-to-Active Ratio



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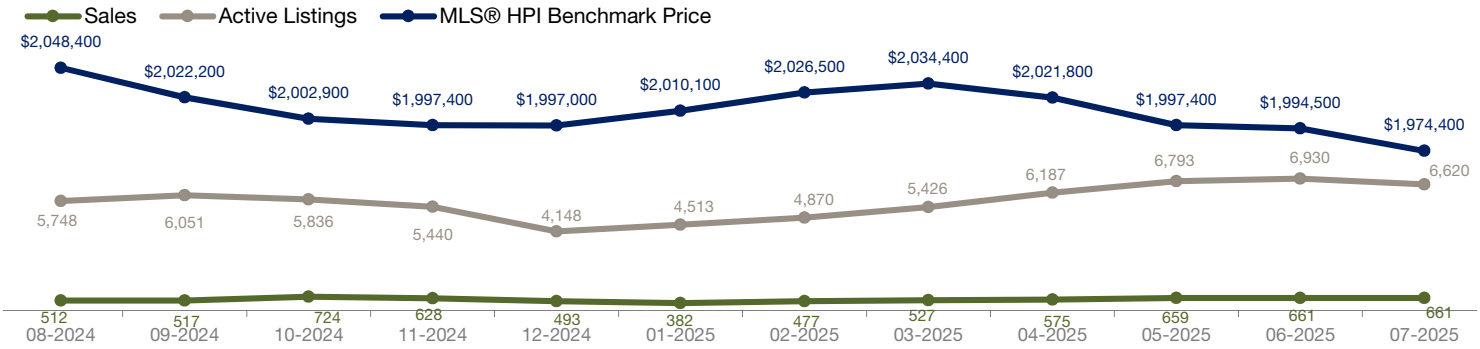
Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	0	3	0
$100,000 to $199,999	2	5	89
$200,000 to $399,999	8	35	24
$400,000 to $899,999	31	260	72
$900,000 to $1,499,999	159	979	33
$1,500,000 to $1,999,999	196	1,530	36
$2,000,000 to $2,999,999	177	1,827	45
$3,000,000 and $3,999,999	55	927	45
$4,000,000 to $4,999,999	15	416	84
$5,000,000 and Above	18	638	86
TOTAL	**661**	**6,620**	**42**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	5	70	$1,383,200	- 4.3%
Burnaby East	11	63	$1,954,000	+ 0.5%
Burnaby North	21	237	$2,130,000	- 1.7%
Burnaby South	22	232	$2,167,200	- 4.0%
Coquitlam	65	526	$1,737,100	- 5.1%
Ladner	19	99	$1,417,800	+ 1.4%
Maple Ridge	59	643	$1,266,000	- 3.3%
New Westminster	14	145	$1,582,900	+ 0.3%
North Vancouver	73	370	$2,197,500	- 4.2%
Pitt Meadows	11	71	$1,250,500	- 4.1%
Port Coquitlam	31	165	$1,359,500	- 5.4%
Port Moody	9	140	$2,083,000	- 3.2%
Richmond	60	690	$2,087,000	- 4.9%
Squamish	27	87	$1,690,400	+ 11.2%
Sunshine Coast	42	541	$885,100	- 1.3%
Tsawwassen	15	211	$1,535,800	- 4.7%
Vancouver East	64	734	$1,794,500	- 3.9%
Vancouver West	62	786	$3,311,800	- 5.6%
West Vancouver	40	547	$3,195,500	- 4.0%
Whistler	5	96	$2,550,100	+ 3.2%
TOTAL*	**661**	**6,620**	**$1,974,400**	**- 3.6%**

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

Detached Homes - Metro Vancouver



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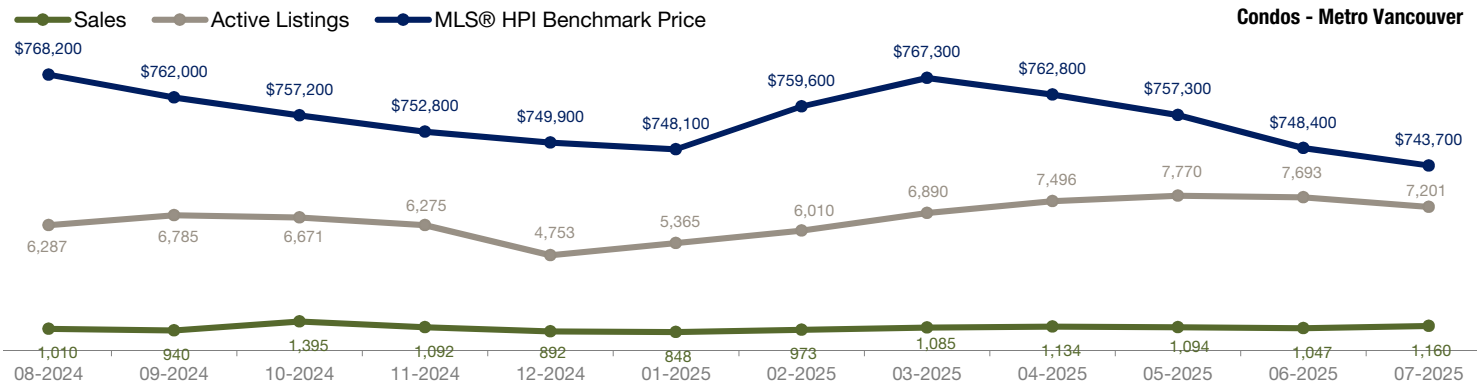
Condo Report – July 2025

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	3	18	141
$100,000 to $199,999	1	3	22
$200,000 to $399,999	31	137	48
$400,000 to $899,999	895	4,734	34
$900,000 to $1,499,999	188	1,642	37
$1,500,000 to $1,999,999	19	330	55
$2,000,000 to $2,999,999	13	198	56
$3,000,000 and $3,999,999	5	54	30
$4,000,000 to $4,999,999	2	29	22
$5,000,000 and Above	3	56	23
TOTAL	**1,160**	**7,201**	**35**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	0	0	$0	--
Burnaby East	12	110	$765,600	- 3.7%
Burnaby North	117	598	$718,400	- 5.0%
Burnaby South	98	486	$808,700	- 4.0%
Coquitlam	93	562	$705,400	- 5.6%
Ladner	7	28	$672,000	- 3.8%
Maple Ridge	25	176	$504,100	- 4.2%
New Westminster	70	390	$631,800	- 3.0%
North Vancouver	72	452	$819,500	+ 0.6%
Pitt Meadows	8	35	$579,700	- 4.1%
Port Coquitlam	35	123	$623,200	- 3.4%
Port Moody	31	139	$731,900	- 4.0%
Richmond	132	1,002	$709,800	- 3.2%
Squamish	8	91	$628,500	+ 4.1%
Sunshine Coast	2	39	$503,800	- 0.6%
Tsawwassen	5	79	$651,600	- 7.4%
Vancouver East	116	588	$679,000	- 3.4%
Vancouver West	292	2,022	$820,200	- 3.4%
West Vancouver	17	130	$1,300,500	+ 1.4%
Whistler	15	139	$675,400	+ 0.8%
TOTAL*	**1,160**	**7,201**	**$743,700**	**- 3.2%**

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



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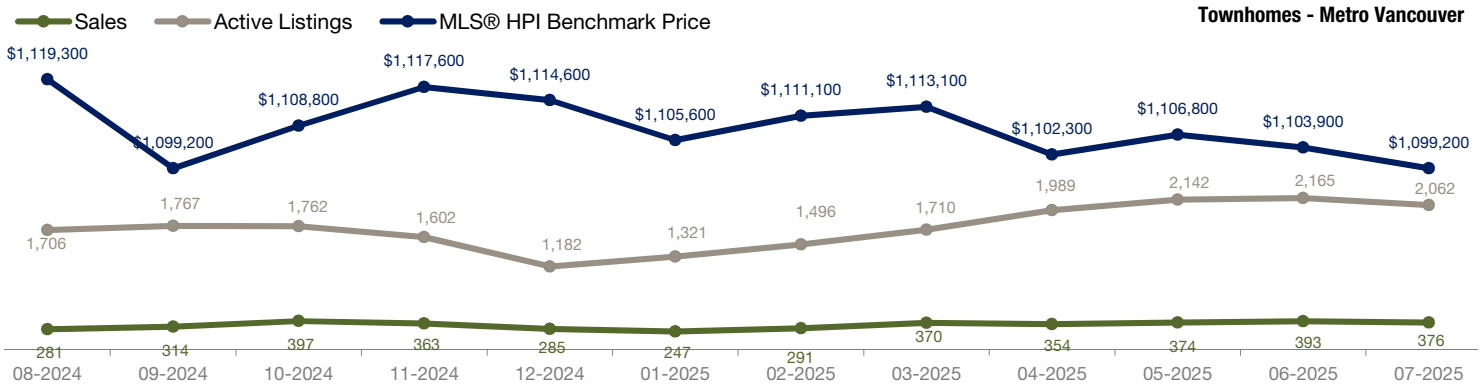
Townhomes Report – July 2025

Price Range	Sales	Active Listings	Days on Market
$99,999 and Below	0	5	0
$100,000 to $199,999	0	6	0
$200,000 to $399,999	0	7	0
$400,000 to $899,999	115	522	30
$900,000 to $1,499,999	225	1,122	29
$1,500,000 to $1,999,999	29	294	38
$2,000,000 to $2,999,999	6	72	49
$3,000,000 and $3,999,999	0	20	0
$4,000,000 to $4,999,999	1	7	12
$5,000,000 and Above	0	7	0
TOTAL	**376**	**2,062**	**30**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	0	0	$0	--
Burnaby East	5	35	$904,800	- 4.2%
Burnaby North	19	58	$936,600	- 1.7%
Burnaby South	18	62	$1,074,500	- 1.3%
Coquitlam	43	216	$1,093,900	+ 0.2%
Ladner	10	40	$1,017,700	- 0.2%
Maple Ridge	35	157	$773,100	- 2.0%
New Westminster	14	73	$918,400	- 3.2%
North Vancouver	38	144	$1,314,500	- 2.8%
Pitt Meadows	6	29	$823,900	- 1.8%
Port Coquitlam	17	68	$945,200	+ 0.2%
Port Moody	25	59	$1,040,500	- 2.0%
Richmond	50	390	$1,093,800	- 5.7%
Squamish	9	48	$1,037,500	+ 0.1%
Sunshine Coast	3	57	$752,600	- 0.4%
Tsawwassen	8	57	$962,100	- 4.9%
Vancouver East	28	146	$1,117,900	- 2.4%
Vancouver West	32	313	$1,417,400	- 1.9%
West Vancouver	3	30	$0	--
Whistler	10	76	$1,663,800	- 1.4%
TOTAL*	**376**	**2,062**	**$1,099,200**	**- 2.3%**

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



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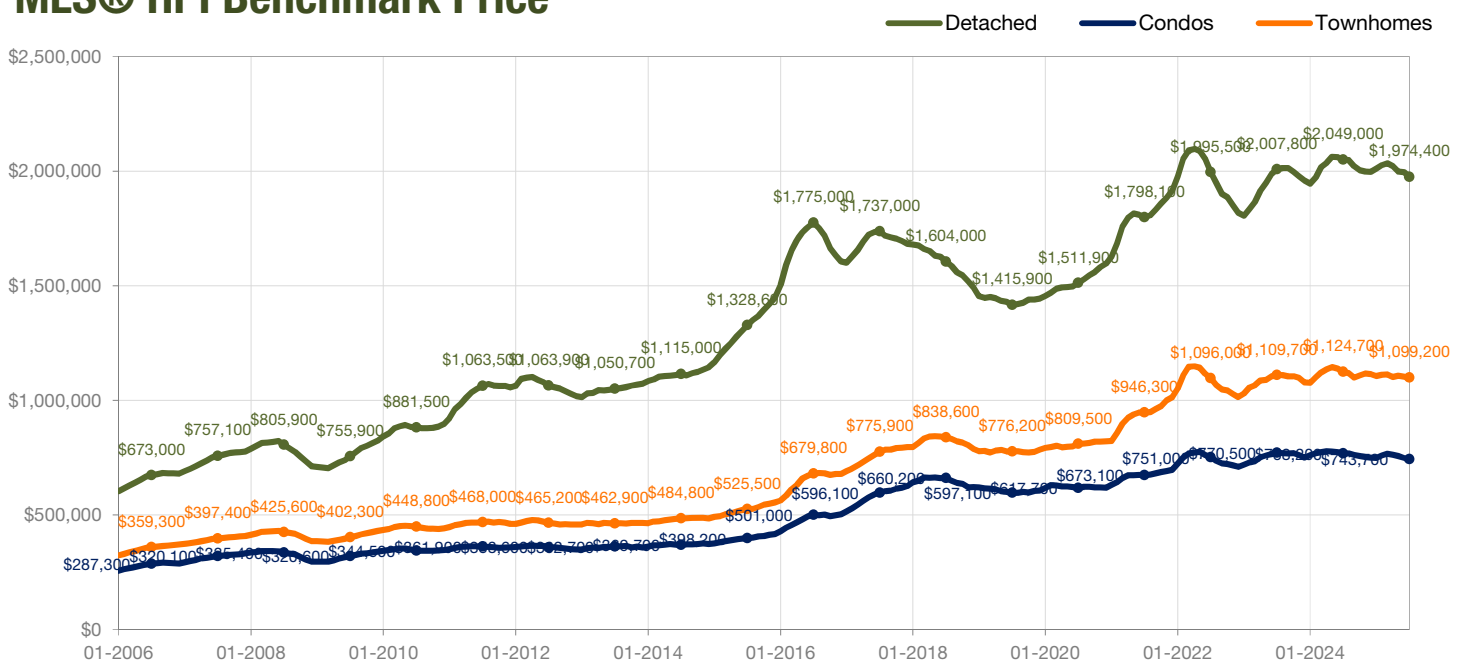
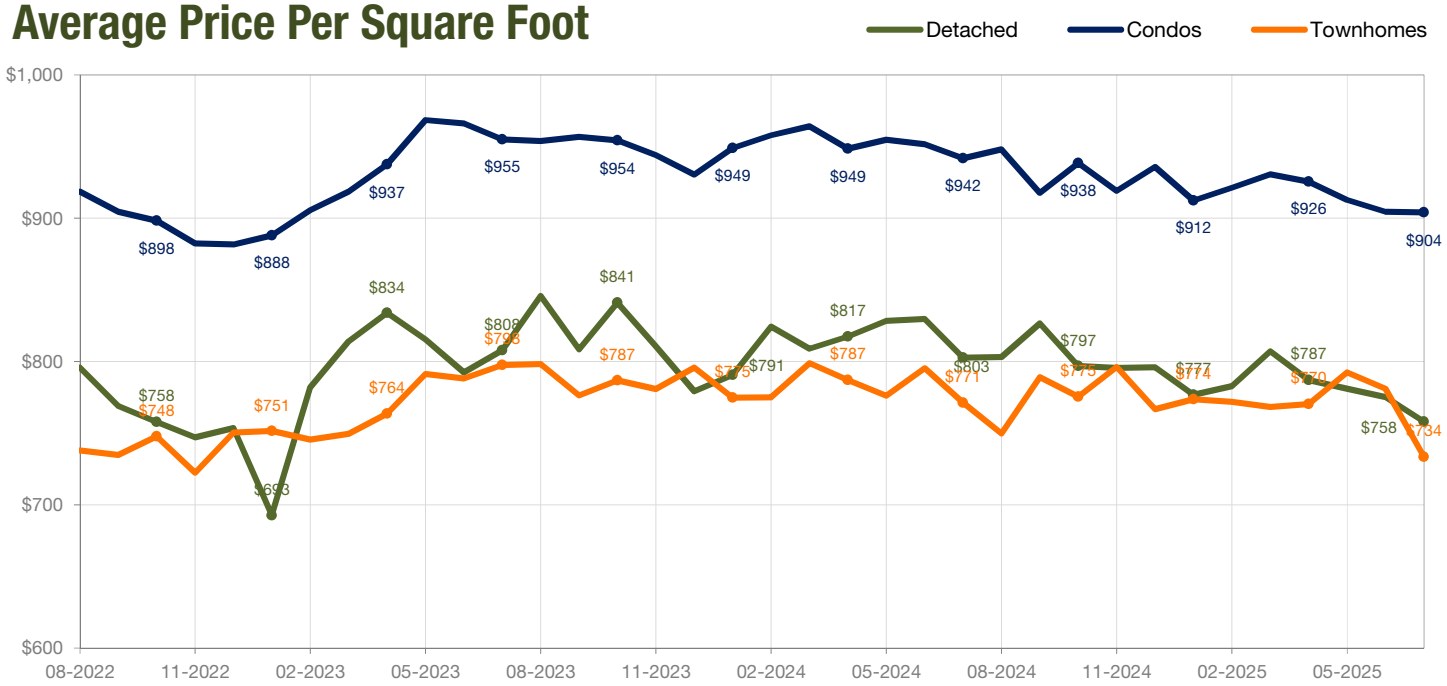
MLS® HPI Benchmark Price



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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