REALTOR® Report

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

Metro Vancouver

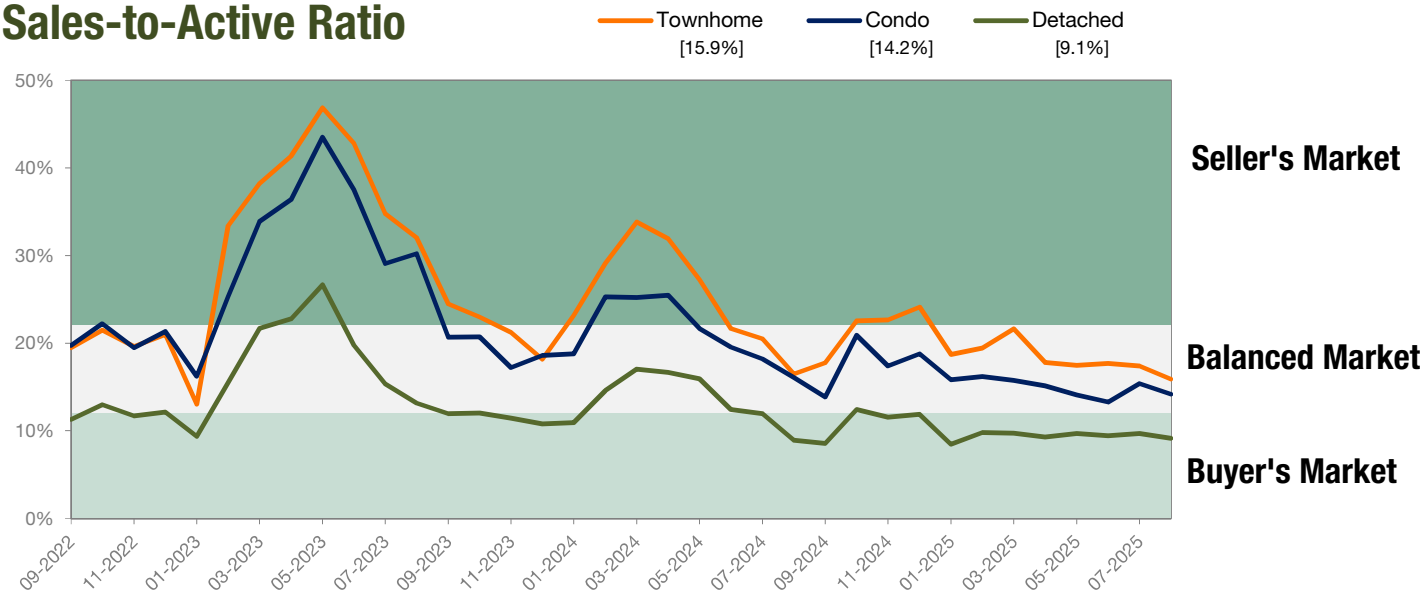
August 2025

Detached Properties	August			July		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	**6,328**	5,748	+ 10.1%	**6,809**	5,790	+ 17.6%
Sales	**577**	512	+ 12.7%	**660**	692	- 4.6%
Days on Market Average	**47**	41	+ 14.6%	**42**	37	+ 13.5%
MLS® HPI Benchmark Price	**$1,950,300**	$2,048,400	- 4.8%	**$1,974,400**	$2,049,000	- 3.6%

Condos	August			July		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	**6,746**	6,287	+ 7.3%	**7,539**	6,540	+ 15.3%
Sales	**956**	1,010	- 5.3%	**1,160**	1,190	- 2.5%
Days on Market Average	**42**	35	+ 20.0%	**35**	29	+ 20.7%
MLS® HPI Benchmark Price	**$734,400**	$768,200	- 4.4%	**$743,700**	$768,200	- 3.2%

Townhomes	August			July		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	**1,952**	1,706	+ 14.4%	**2,163**	1,736	+ 24.6%
Sales	**310**	281	+ 10.3%	**376**	356	+ 5.6%
Days on Market Average	**36**	29	+ 24.1%	**30**	26	+ 15.4%
MLS® HPI Benchmark Price	**$1,079,600**	$1,119,300	- 3.5%	**$1,099,200**	$1,124,700	- 2.3%

Sales-to-Active Ratio



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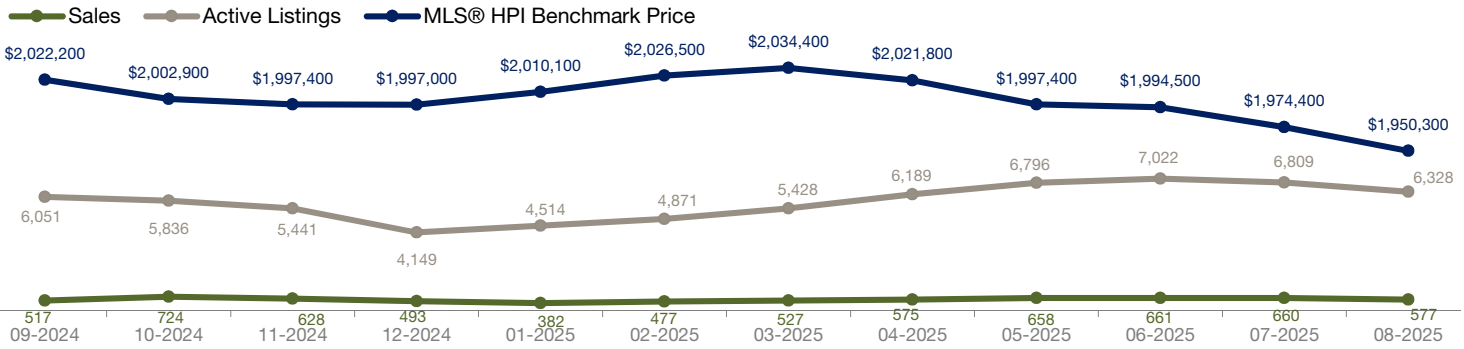
Detached Properties Report – August 2025

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	2	1	39
$100,000 to $199,999	2	6	66
$200,000 to $399,999	5	41	52
$400,000 to $899,999	31	255	68
$900,000 to $1,499,999	163	934	43
$1,500,000 to $1,999,999	186	1,469	38
$2,000,000 to $2,999,999	129	1,734	46
$3,000,000 and $3,999,999	36	855	84
$4,000,000 to $4,999,999	9	400	57
$5,000,000 and Above	14	633	97
TOTAL	**577**	**6,328**	**47**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	6	68	$1,407,700	+ 1.8%
Burnaby East	2	64	$1,991,800	- 0.8%
Burnaby North	17	233	$2,064,400	- 3.6%
Burnaby South	20	209	$2,114,700	- 6.0%
Coquitlam	59	498	$1,719,700	- 6.0%
Ladner	15	102	$1,381,600	- 2.4%
Maple Ridge	64	604	$1,255,400	- 3.8%
New Westminster	7	147	$1,596,300	- 1.1%
North Vancouver	42	358	$2,174,600	- 4.2%
Pitt Meadows	8	71	$1,229,100	- 5.8%
Port Coquitlam	19	156	$1,356,600	- 5.3%
Port Moody	12	126	$2,095,300	- 3.8%
Richmond	58	671	$2,083,400	- 6.2%
Squamish	11	91	$1,690,200	+ 12.4%
Sunshine Coast	51	511	$885,000	- 0.6%
Tsawwassen	19	202	$1,513,800	- 7.1%
Vancouver East	66	677	$1,785,000	- 4.5%
Vancouver West	55	749	$3,264,900	- 5.6%
West Vancouver	26	538	$3,106,500	- 8.1%
Whistler	6	92	$2,524,900	+ 3.1%
TOTAL*	**577**	**6,328**	**$1,950,300**	**- 4.8%**

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

Detached Homes - Metro Vancouver



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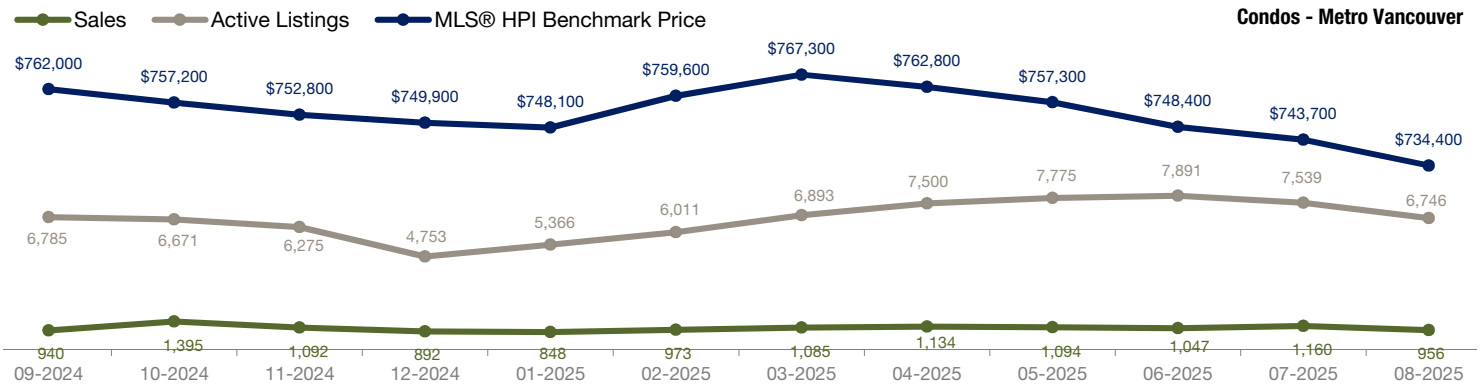
Condo Report – August 2025

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	0	18	0
$100,000 to $199,999	0	5	0
$200,000 to $399,999	25	150	56
$400,000 to $899,999	725	4,428	37
$900,000 to $1,499,999	159	1,528	54
$1,500,000 to $1,999,999	24	302	60
$2,000,000 to $2,999,999	16	187	60
$3,000,000 and $3,999,999	3	49	102
$4,000,000 to $4,999,999	2	27	81
$5,000,000 and Above	2	52	66
TOTAL	**956**	**6,746**	**42**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	0	0	$0	--
Burnaby East	16	105	$765,900	- 1.9%
Burnaby North	81	554	$721,200	- 4.7%
Burnaby South	73	473	$795,500	- 6.3%
Coquitlam	68	542	$703,700	- 5.3%
Ladner	4	28	$654,700	- 6.8%
Maple Ridge	36	156	$494,700	- 5.3%
New Westminster	52	364	$628,700	- 4.3%
North Vancouver	68	416	$794,800	- 0.9%
Pitt Meadows	4	34	$569,400	- 5.0%
Port Coquitlam	18	126	$617,100	- 4.8%
Port Moody	22	124	$723,600	- 3.5%
Richmond	108	1,004	$704,300	- 5.4%
Squamish	19	79	$617,900	+ 11.2%
Sunshine Coast	4	44	$504,700	+ 7.7%
Tsawwassen	10	70	$632,700	- 10.1%
Vancouver East	75	531	$679,000	- 3.7%
Vancouver West	271	1,824	$804,800	- 5.7%
West Vancouver	13	122	$1,255,800	+ 1.7%
Whistler	13	137	$662,900	+ 6.1%
TOTAL*	**956**	**6,746**	**$734,400**	**- 4.4%**

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



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Townhomes Report – August 2025

Price Range	Sales	Active Listings	Days on Market
$99,999 and Below	2	5	117
$100,000 to $199,999	0	6	0
$200,000 to $399,999	0	5	0
$400,000 to $899,999	101	502	37
$900,000 to $1,499,999	173	1,043	32
$1,500,000 to $1,999,999	25	287	38
$2,000,000 to $2,999,999	8	72	72
$3,000,000 and $3,999,999	1	18	57
$4,000,000 to $4,999,999	0	8	0
$5,000,000 and Above	0	6	0
TOTAL	**310**	**1,952**	**36**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	0	0	$0	--
Burnaby East	3	34	$892,400	- 3.8%
Burnaby North	12	46	$928,600	- 1.8%
Burnaby South	5	71	$1,044,100	- 0.6%
Coquitlam	33	197	$1,087,100	+ 1.0%
Ladner	7	40	$1,027,500	+ 0.4%
Maple Ridge	28	148	$777,100	- 0.4%
New Westminster	14	62	$916,900	- 3.8%
North Vancouver	23	126	$1,286,900	- 3.1%
Pitt Meadows	5	32	$837,400	+ 1.1%
Port Coquitlam	8	69	$917,900	- 3.7%
Port Moody	11	57	$1,036,300	- 2.5%
Richmond	57	393	$1,059,600	- 7.4%
Squamish	13	38	$1,011,600	- 3.6%
Sunshine Coast	3	58	$732,000	- 4.7%
Tsawwassen	10	54	$966,900	- 4.6%
Vancouver East	29	132	$1,077,700	- 6.6%
Vancouver West	35	284	$1,395,000	- 4.2%
West Vancouver	0	31	$0	--
Whistler	12	78	$1,605,400	- 5.9%
TOTAL*	**310**	**1,952**	**$1,079,600**	**- 3.5%**

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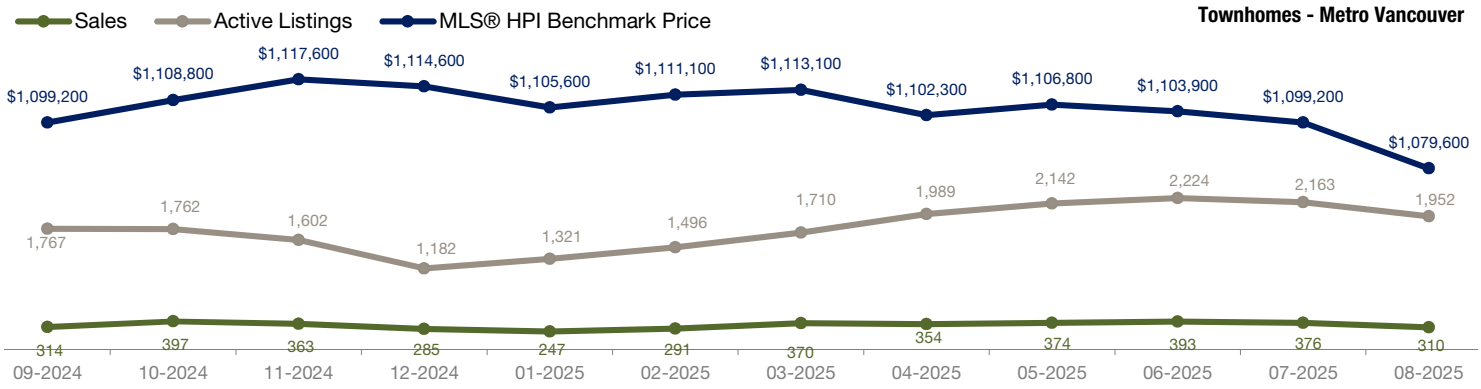

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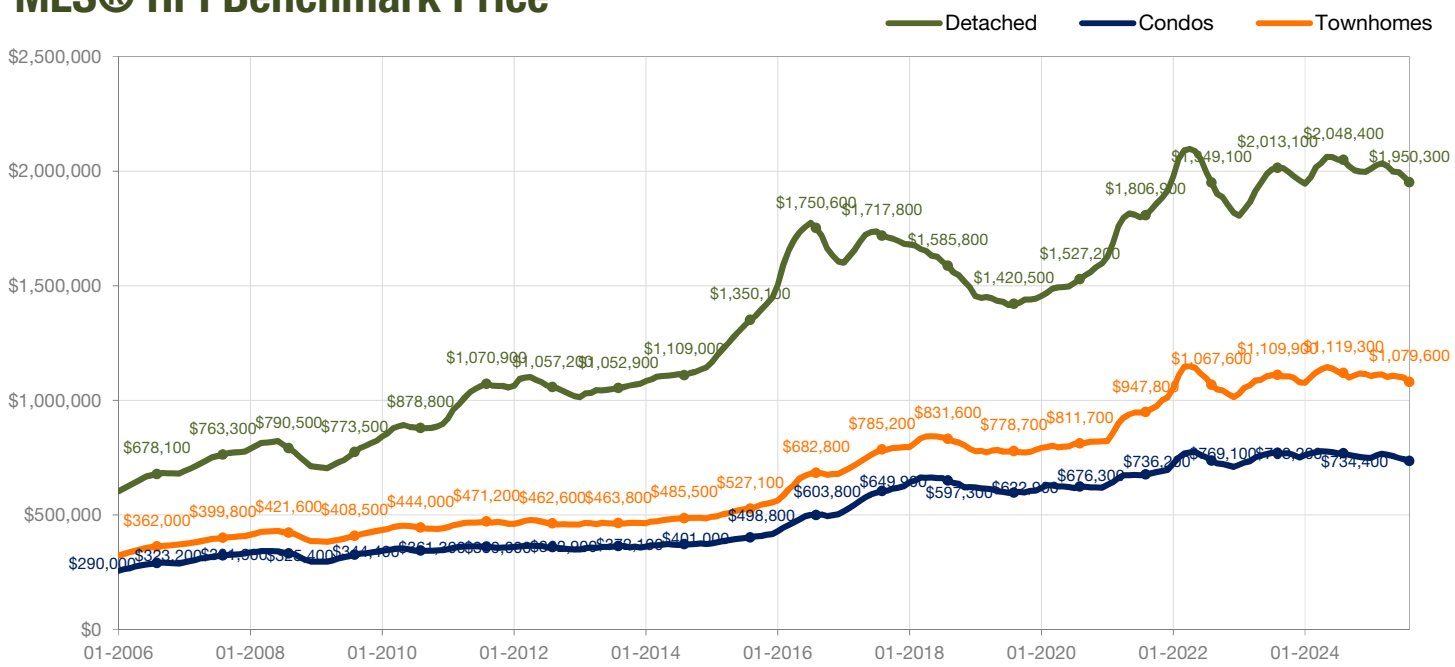
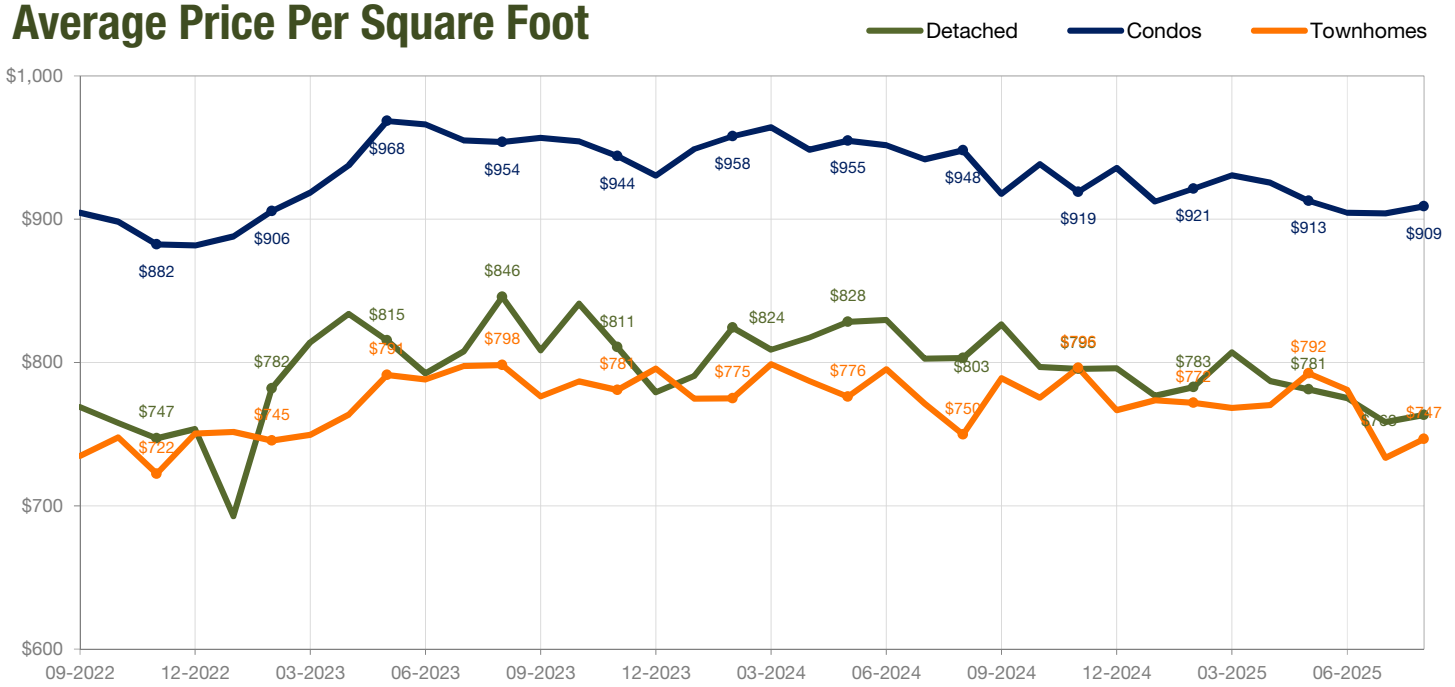
MLS® HPI Benchmark Price



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

Average Price Per Square Foot



Note: $0 means that there is no sales activity, not $0 as an Average Price Per Square Foot.

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