REALTOR® Report

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

Metro Vancouver

September 2025

Detached Properties

Activity Snapshot	September 2025	September 2024	One-Year Change	August 2025	August 2024	One-Year Change
Total Active Listings	**6,559**	6,051	+ 8.4%	**6,575**	5,748	+ 14.4%
Sales	**555**	517	+ 7.4%	**576**	512	+ 12.5%
Days on Market Average	**47**	39	+ 20.5%	**47**	41	+ 14.6%
MLS® HPI Benchmark Price	**$1,933,100**	$2,022,200	- 4.4%	**$1,950,300**	$2,048,400	- 4.8%

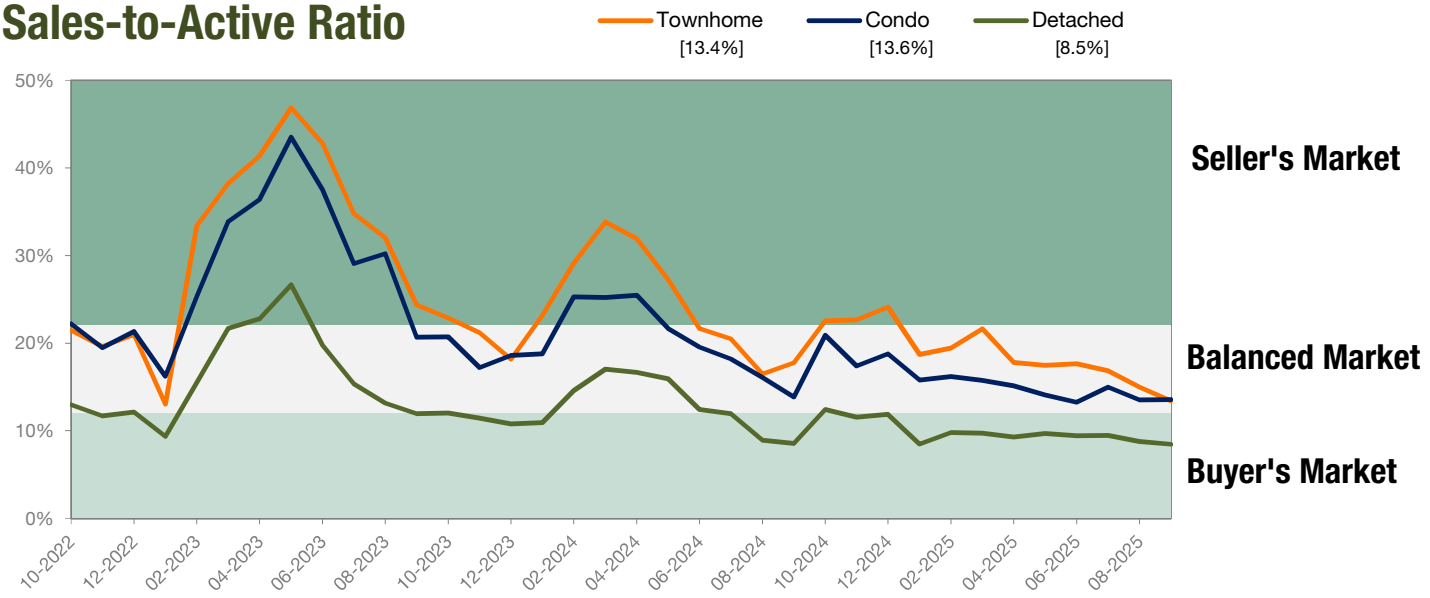
Condos

Activity Snapshot	September 2025	September 2024	One-Year Change	August 2025	August 2024	One-Year Change
Total Active Listings	**7,037**	6,785	+ 3.7%	**7,073**	6,287	+ 12.5%
Sales	**954**	940	+ 1.5%	**955**	1,010	- 5.4%
Days on Market Average	**44**	31	+ 41.9%	**42**	35	+ 20.0%
MLS® HPI Benchmark Price	**$728,800**	$762,000	- 4.4%	**$734,400**	$768,200	- 4.4%

Townhomes

Activity Snapshot	September 2025	September 2024	One-Year Change	August 2025	August 2024	One-Year Change
Total Active Listings	**2,060**	1,767	+ 16.6%	**2,069**	1,706	+ 21.3%
Sales	**276**	314	- 12.1%	**310**	281	+ 10.3%
Days on Market Average	**36**	29	+ 24.1%	**36**	29	+ 24.1%
MLS® HPI Benchmark Price	**$1,069,800**	$1,099,200	- 2.7%	**$1,079,600**	$1,119,300	- 3.5%

Sales-to-Active Ratio



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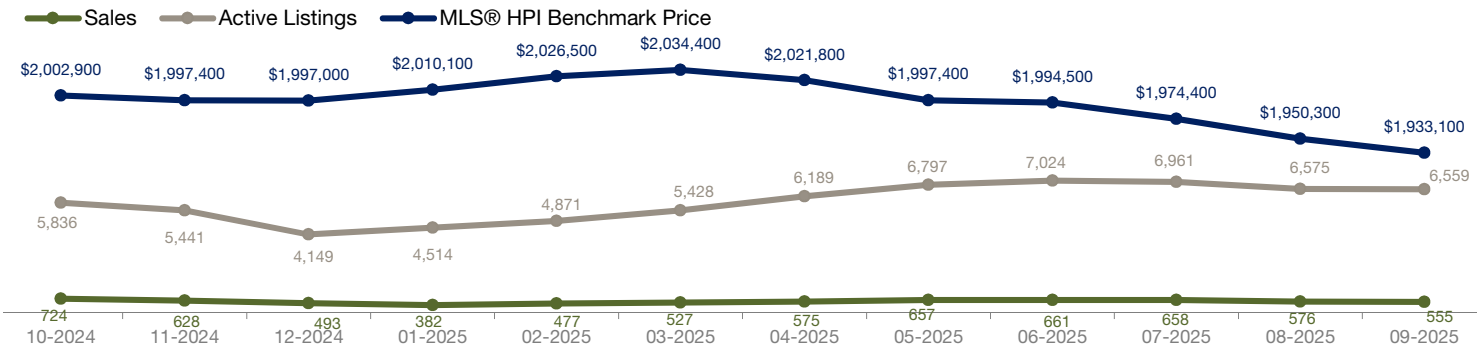
Detached Properties Report – September 2025

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	0	1	0
$100,000 to $199,999	1	5	162
$200,000 to $399,999	6	34	68
$400,000 to $899,999	30	236	62
$900,000 to $1,499,999	132	997	48
$1,500,000 to $1,999,999	169	1,543	37
$2,000,000 to $2,999,999	139	1,794	44
$3,000,000 and $3,999,999	43	888	48
$4,000,000 to $4,999,999	15	409	67
$5,000,000 and Above	20	652	98
TOTAL	**555**	**6,559**	**47**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	2	71	$1,400,000	- 1.5%
Burnaby East	9	58	$1,877,400	- 5.3%
Burnaby North	25	239	$2,032,800	- 4.7%
Burnaby South	14	212	$2,143,800	- 0.5%
Coquitlam	52	524	$1,720,000	- 5.2%
Ladner	17	96	$1,374,700	- 5.8%
Maple Ridge	42	619	$1,253,800	- 2.7%
New Westminster	16	157	$1,521,900	- 4.9%
North Vancouver	49	416	$2,172,000	- 1.7%
Pitt Meadows	9	78	$1,231,700	- 2.4%
Port Coquitlam	7	188	$1,361,800	- 4.0%
Port Moody	15	124	$2,080,500	- 6.2%
Richmond	55	676	$2,044,800	- 5.7%
Squamish	19	98	$1,661,600	+ 9.0%
Sunshine Coast	42	479	$873,300	- 1.7%
Tsawwassen	22	199	$1,529,500	- 5.2%
Vancouver East	57	698	$1,756,800	- 5.0%
Vancouver West	56	800	$3,232,600	- 6.9%
West Vancouver	35	587	$3,062,100	- 6.3%
Whistler	3	94	$2,503,000	+ 3.6%
TOTAL*	**555**	**6,559**	**$1,933,100**	**- 4.4%**

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

Detached Homes - Metro Vancouver



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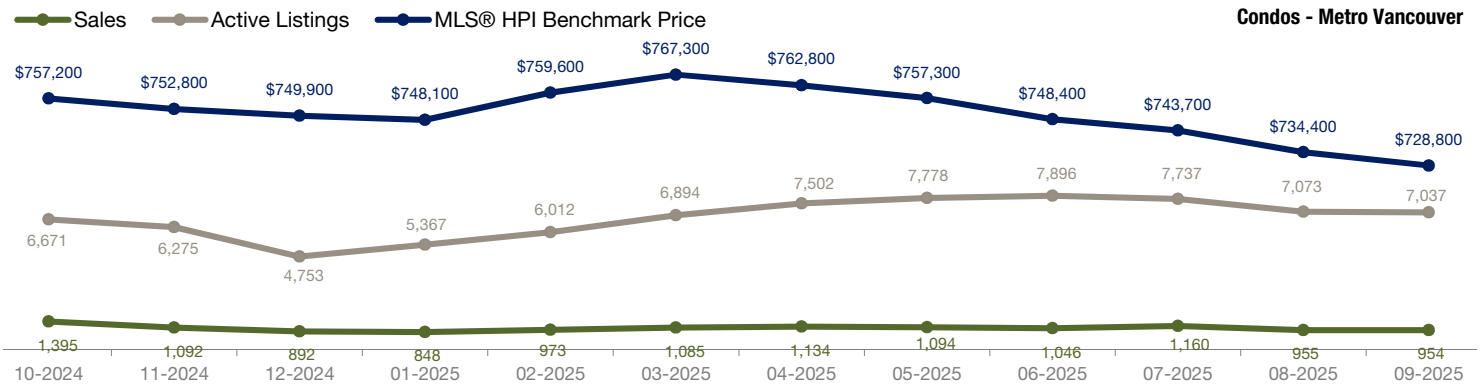
Condo Report – September 2025

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	0	19	0
$100,000 to $199,999	1	4	47
$200,000 to $399,999	32	178	55
$400,000 to $899,999	729	4,605	44
$900,000 to $1,499,999	160	1,613	40
$1,500,000 to $1,999,999	19	296	58
$2,000,000 to $2,999,999	9	194	45
$3,000,000 and $3,999,999	1	49	176
$4,000,000 to $4,999,999	2	25	127
$5,000,000 and Above	1	54	88
TOTAL	**954**	**7,037**	**44**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	0	0	$0	--
Burnaby East	19	97	$750,800	- 4.6%
Burnaby North	93	556	$715,400	- 3.7%
Burnaby South	63	501	$801,400	- 3.7%
Coquitlam	76	561	$691,600	- 4.8%
Ladner	8	27	$642,400	+ 2.7%
Maple Ridge	28	140	$495,200	- 5.8%
New Westminster	58	377	$625,000	- 6.3%
North Vancouver	80	457	$790,500	- 0.9%
Pitt Meadows	2	37	$566,900	- 5.7%
Port Coquitlam	29	122	$605,200	- 5.5%
Port Moody	18	175	$711,100	- 6.2%
Richmond	93	1,036	$704,600	- 4.5%
Squamish	13	79	$581,800	- 7.3%
Sunshine Coast	4	40	$460,600	- 12.5%
Tsawwassen	11	74	$625,500	+ 0.3%
Vancouver East	101	591	$673,300	- 5.0%
Vancouver West	225	1,902	$804,200	- 4.1%
West Vancouver	13	117	$1,186,400	- 4.7%
Whistler	20	136	$613,200	- 12.1%
TOTAL*	**954**	**7,037**	**$728,800**	**- 4.4%**

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



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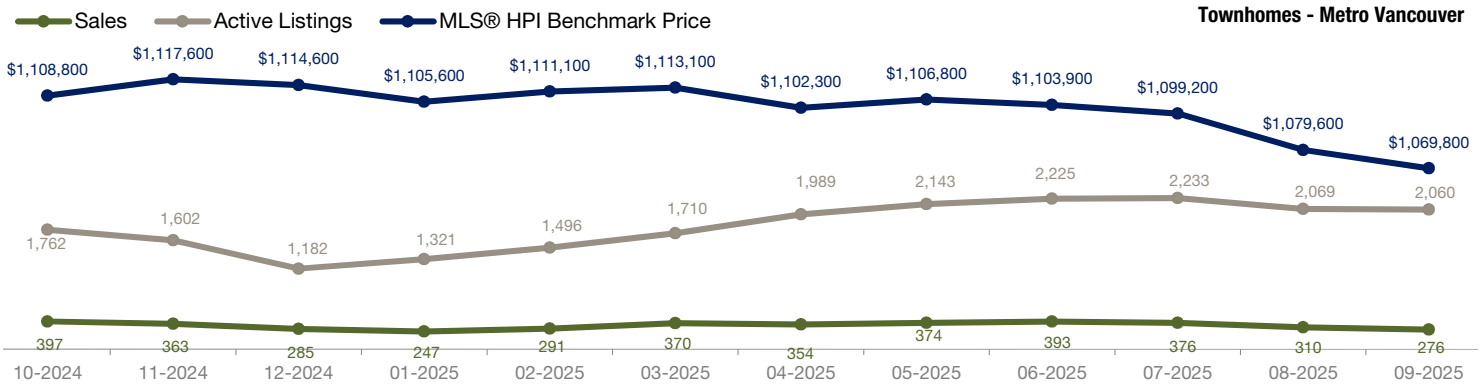
Townhomes Report – September 2025

Price Range	Sales	Active Listings	Days on Market
$99,999 and Below	0	7	0
$100,000 to $199,999	1	5	13
$200,000 to $399,999	0	3	0
$400,000 to $899,999	98	548	43
$900,000 to $1,499,999	145	1,088	34
$1,500,000 to $1,999,999	25	297	25
$2,000,000 to $2,999,999	4	77	9
$3,000,000 and $3,999,999	2	21	40
$4,000,000 to $4,999,999	1	7	45
$5,000,000 and Above	0	7	0
TOTAL	**276**	**2,060**	**36**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	0	0	$0	--
Burnaby East	4	36	$898,700	- 0.0%
Burnaby North	15	62	$923,500	- 2.9%
Burnaby South	10	75	$1,044,700	+ 2.3%
Coquitlam	34	176	$1,052,000	- 1.8%
Ladner	8	37	$1,027,600	+ 0.7%
Maple Ridge	26	159	$760,700	- 3.3%
New Westminster	8	67	$921,800	- 3.0%
North Vancouver	27	138	$1,297,900	+ 2.2%
Pitt Meadows	3	33	$825,100	+ 0.1%
Port Coquitlam	11	76	$913,800	+ 1.5%
Port Moody	9	61	$1,023,800	- 3.5%
Richmond	44	412	$1,042,700	- 9.3%
Squamish	10	52	$1,032,900	- 0.7%
Sunshine Coast	4	53	$748,600	- 1.1%
Tsawwassen	5	52	$964,900	- 3.2%
Vancouver East	15	145	$1,048,600	- 4.3%
Vancouver West	24	317	$1,373,700	- 3.0%
West Vancouver	2	36	$0	--
Whistler	17	67	$1,641,300	- 1.4%
TOTAL*	**276**	**2,060**	**$1,069,800**	**- 2.7%**

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



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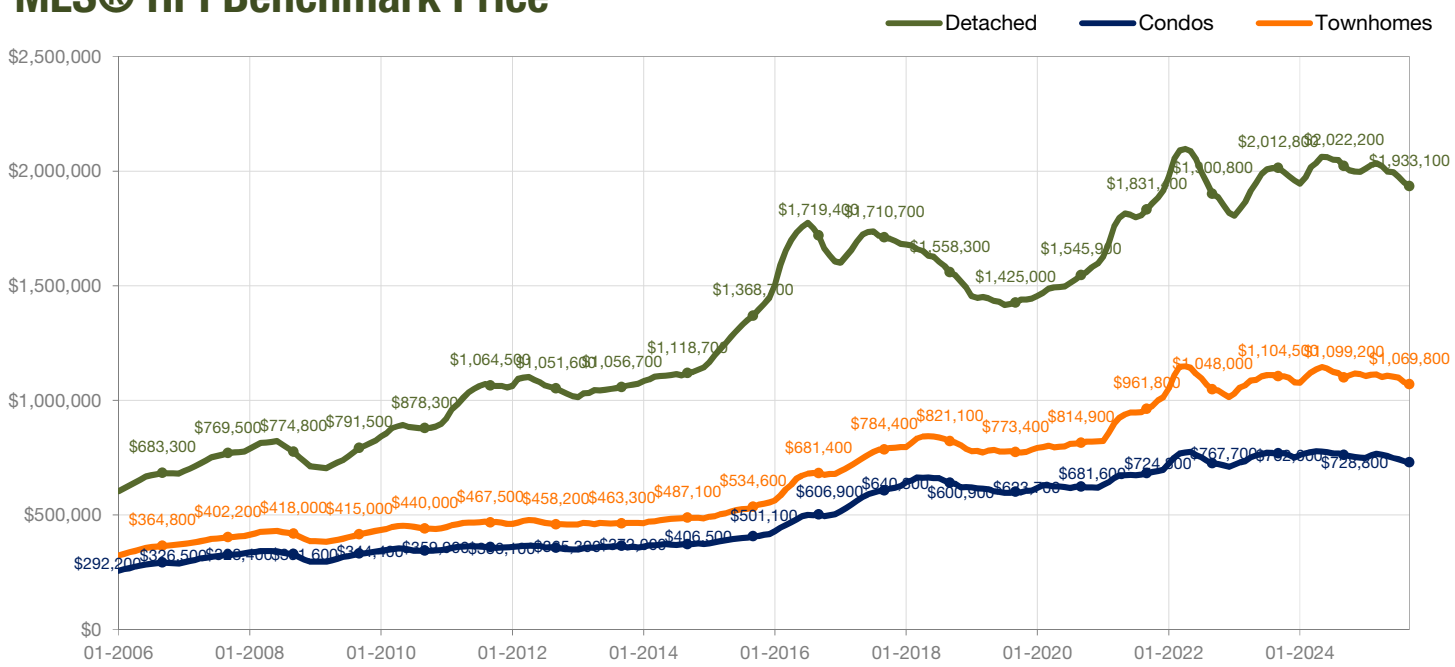
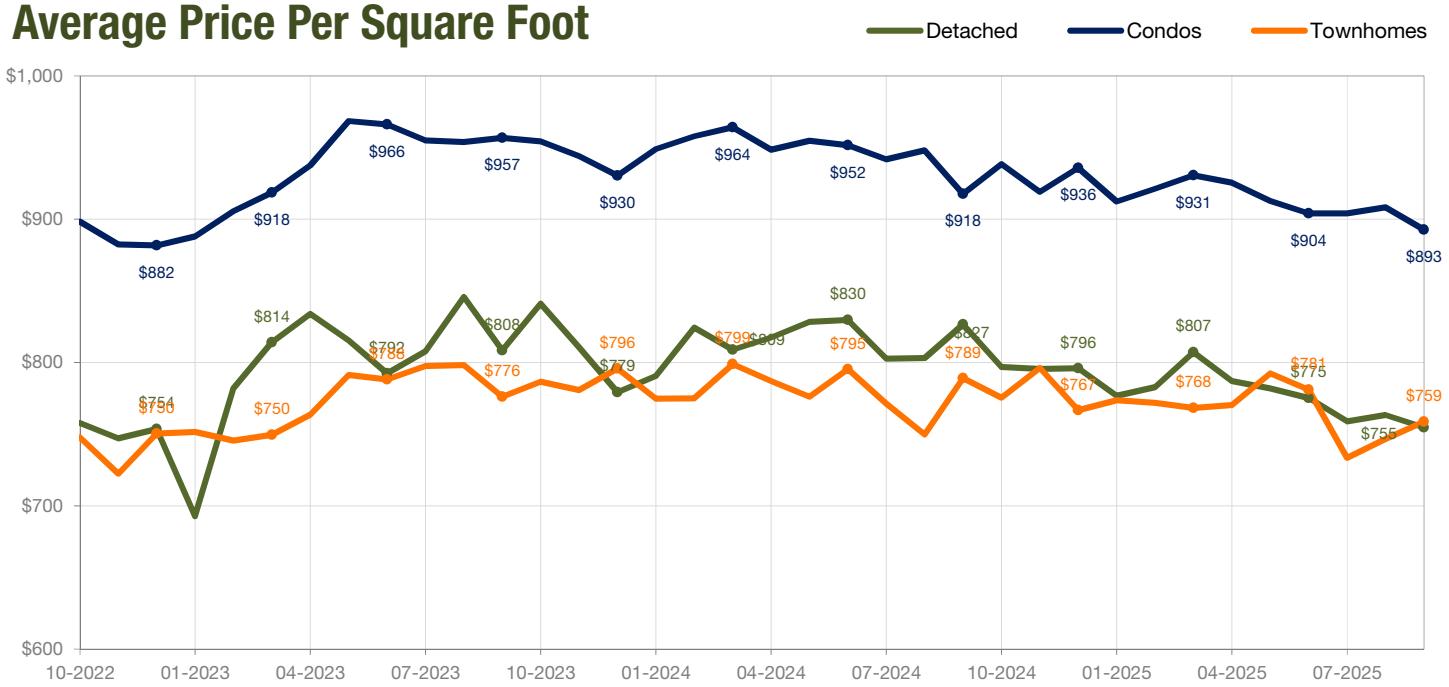
MLS® HPI Benchmark Price



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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