REALTOR® Report

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

Metro Vancouver

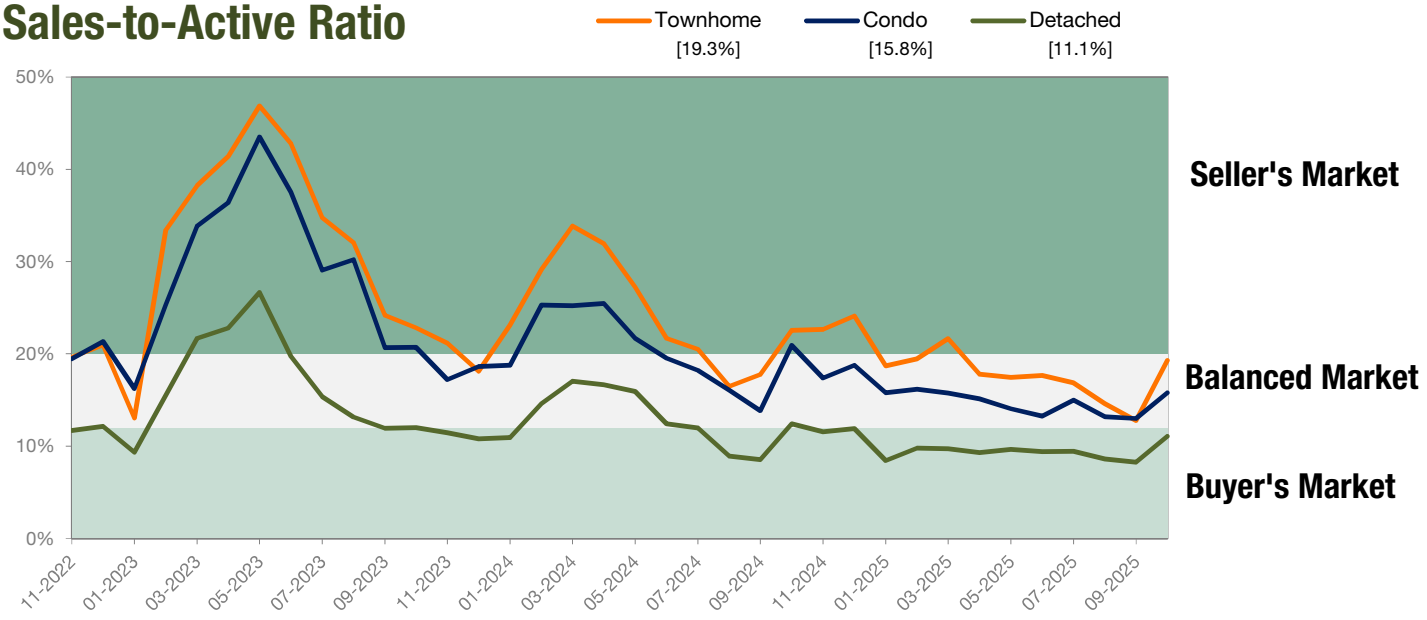
October 2025

Detached Properties	October			September		
Activity Snapshot	**2025**	**2024**	One-Year Change	**2025**	**2024**	One-Year Change
Total Active Listings	**6,305**	5,836	+ 8.0%	**6,723**	6,051	+ 11.1%
Sales	**698**	724	- 3.6%	**555**	517	+ 7.4%
Days on Market Average	**46**	38	+ 21.1%	**47**	39	+ 20.5%
MLS® HPI Benchmark Price	**$1,916,400**	$2,002,900	- 4.3%	**$1,933,100**	$2,022,200	- 4.4%

Condos	October			September		
Activity Snapshot	**2025**	**2024**	One-Year Change	**2025**	**2024**	One-Year Change
Total Active Listings	**6,823**	6,671	+ 2.3%	**7,329**	6,785	+ 8.0%
Sales	**1,078**	1,395	- 22.7%	**952**	940	+ 1.3%
Days on Market Average	**38**	33	+ 15.2%	**44**	31	+ 41.9%
MLS® HPI Benchmark Price	**$718,900**	$757,200	- 5.1%	**$728,800**	$762,000	- 4.4%

Townhomes	October			September		
Activity Snapshot	**2025**	**2024**	One-Year Change	**2025**	**2024**	One-Year Change
Total Active Listings	**1,974**	1,762	+ 12.0%	**2,154**	1,767	+ 21.9%
Sales	**381**	397	- 4.0%	**275**	314	- 12.4%
Days on Market Average	**35**	28	+ 25.0%	**36**	29	+ 24.1%
MLS® HPI Benchmark Price	**$1,066,700**	$1,108,800	- 3.8%	**$1,069,800**	$1,099,200	- 2.7%

Sales-to-Active Ratio



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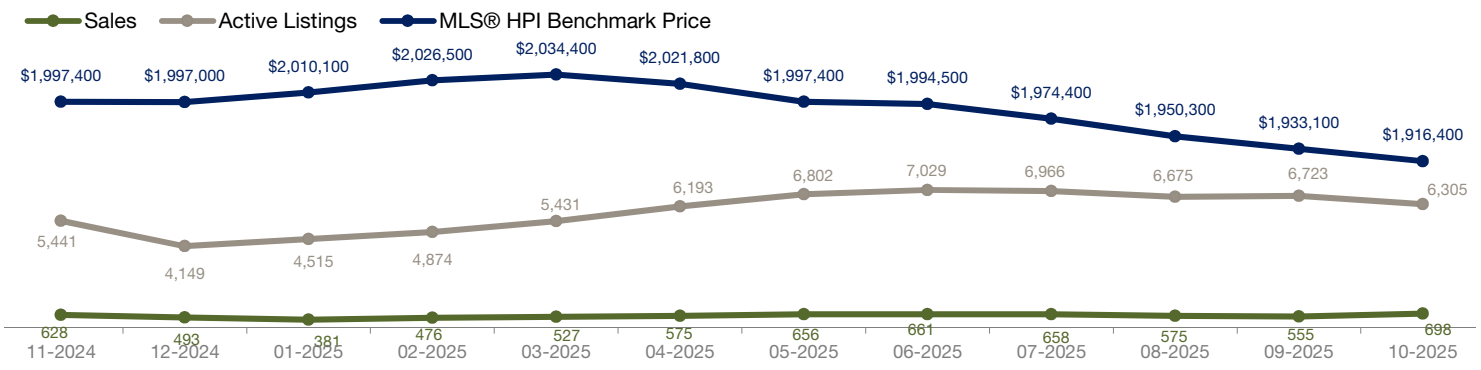
Detached Properties Report – October 2025

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	0	2	0
$100,000 to $199,999	0	7	0
$200,000 to $399,999	4	36	78
$400,000 to $899,999	36	228	75
$900,000 to $1,499,999	176	993	43
$1,500,000 to $1,999,999	216	1,441	40
$2,000,000 to $2,999,999	158	1,718	40
$3,000,000 and $3,999,999	65	852	59
$4,000,000 to $4,999,999	23	406	61
$5,000,000 and Above	20	622	58
TOTAL	**698**	**6,305**	**46**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	6	57	$1,401,200	- 3.3%
Burnaby East	8	51	$1,809,400	- 9.3%
Burnaby North	32	237	$1,981,900	- 7.0%
Burnaby South	15	207	$2,115,400	- 5.6%
Coquitlam	51	523	$1,706,000	- 5.4%
Ladner	14	91	$1,333,700	- 7.1%
Maple Ridge	59	598	$1,239,300	- 3.7%
New Westminster	17	141	$1,477,000	- 7.6%
North Vancouver	77	383	$2,151,000	+ 0.7%
Pitt Meadows	12	65	$1,156,800	- 13.1%
Port Coquitlam	22	183	$1,364,800	- 6.3%
Port Moody	20	125	$2,081,500	- 2.1%
Richmond	57	667	$2,027,100	- 5.1%
Squamish	17	93	$1,646,000	+ 8.6%
Sunshine Coast	45	445	$870,100	- 3.4%
Tsawwassen	23	187	$1,475,100	- 4.0%
Vancouver East	91	661	$1,749,100	- 7.5%
Vancouver West	69	804	$3,246,200	- 3.6%
West Vancouver	42	572	$3,084,300	- 4.4%
Whistler	13	89	$2,398,400	- 0.6%
TOTAL*	**698**	**6,305**	**$1,916,400**	**- 4.3%**

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

Detached Homes - Metro Vancouver



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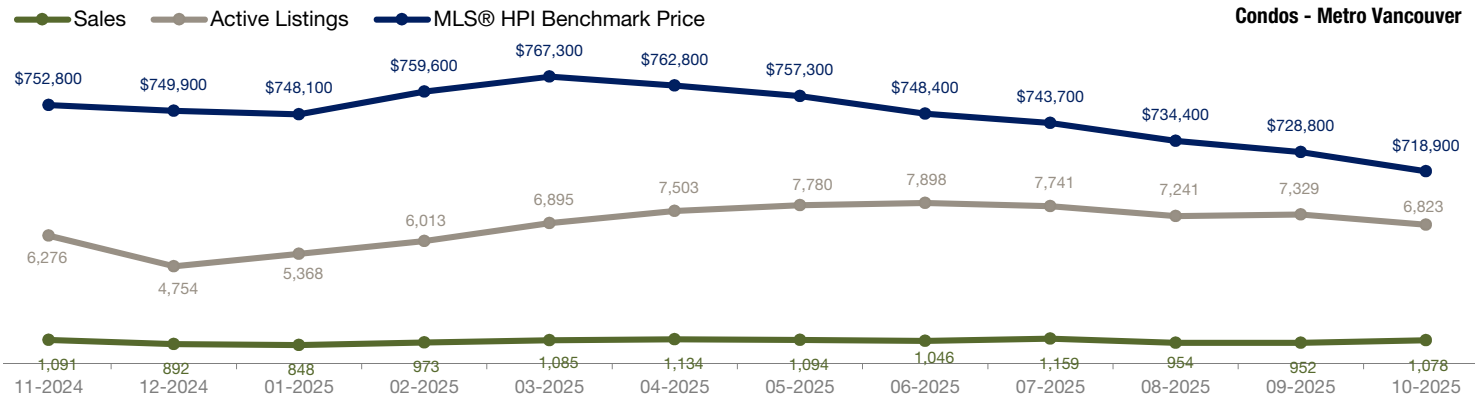
Condo Report – October 2025

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	2	22	264
$100,000 to $199,999	1	3	15
$200,000 to $399,999	36	190	38
$400,000 to $899,999	815	4,516	37
$900,000 to $1,499,999	180	1,507	39
$1,500,000 to $1,999,999	28	275	59
$2,000,000 to $2,999,999	12	184	26
$3,000,000 and $3,999,999	2	47	20
$4,000,000 to $4,999,999	1	29	50
$5,000,000 and Above	1	50	23
TOTAL	**1,078**	**6,823**	**38**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	0	0	$0	--
Burnaby East	11	103	$753,000	- 4.3%
Burnaby North	89	535	$707,900	- 5.0%
Burnaby South	70	485	$792,500	- 4.9%
Coquitlam	96	582	$690,700	- 6.1%
Ladner	8	19	$647,400	- 1.8%
Maple Ridge	19	147	$491,600	- 11.4%
New Westminster	73	372	$625,700	- 3.1%
North Vancouver	77	443	$786,200	- 0.5%
Pitt Meadows	6	30	$566,400	- 11.1%
Port Coquitlam	24	112	$603,900	- 5.4%
Port Moody	29	182	$727,900	- 2.5%
Richmond	125	1,000	$696,800	- 5.3%
Squamish	11	61	$587,000	- 4.9%
Sunshine Coast	5	37	$481,600	- 6.6%
Tsawwassen	15	73	$628,600	- 4.5%
Vancouver East	109	555	$651,500	- 5.0%
Vancouver West	272	1,832	$785,500	- 5.4%
West Vancouver	15	110	$1,092,000	- 12.0%
Whistler	24	132	$627,100	- 9.0%
TOTAL*	**1,078**	**6,823**	**$718,900**	**- 5.1%**

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



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Townhomes Report – October 2025

Price Range	Sales	Active Listings	Days on Market
$99,999 and Below	1	6	12
$100,000 to $199,999	0	4	0
$200,000 to $399,999	3	4	63
$400,000 to $899,999	129	541	33
$900,000 to $1,499,999	199	1,020	34
$1,500,000 to $1,999,999	40	282	35
$2,000,000 to $2,999,999	8	85	74
$3,000,000 and $3,999,999	0	19	0
$4,000,000 to $4,999,999	1	7	50
$5,000,000 and Above	0	6	0
TOTAL	**381**	**1,974**	**35**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	0	0	$0	--
Burnaby East	10	30	$870,200	- 3.0%
Burnaby North	13	67	$912,300	- 3.1%
Burnaby South	19	66	$1,045,500	+ 1.0%
Coquitlam	33	178	$1,040,800	+ 0.7%
Ladner	7	34	$1,009,500	- 1.3%
Maple Ridge	30	154	$750,600	- 2.4%
New Westminster	6	60	$907,500	- 4.8%
North Vancouver	33	136	$1,287,200	- 5.7%
Pitt Meadows	11	30	$809,200	+ 0.4%
Port Coquitlam	19	70	$898,600	+ 1.8%
Port Moody	14	56	$1,014,600	- 3.0%
Richmond	54	395	$1,049,100	- 6.9%
Squamish	18	50	$1,049,000	- 1.6%
Sunshine Coast	5	46	$752,700	- 3.8%
Tsawwassen	11	46	$949,300	- 5.8%
Vancouver East	33	136	$1,053,900	- 8.9%
Vancouver West	51	313	$1,378,900	- 5.3%
West Vancouver	1	41	$0	--
Whistler	12	62	$1,664,300	- 4.0%
TOTAL*	**381**	**1,974**	**$1,066,700**	**- 3.8%**

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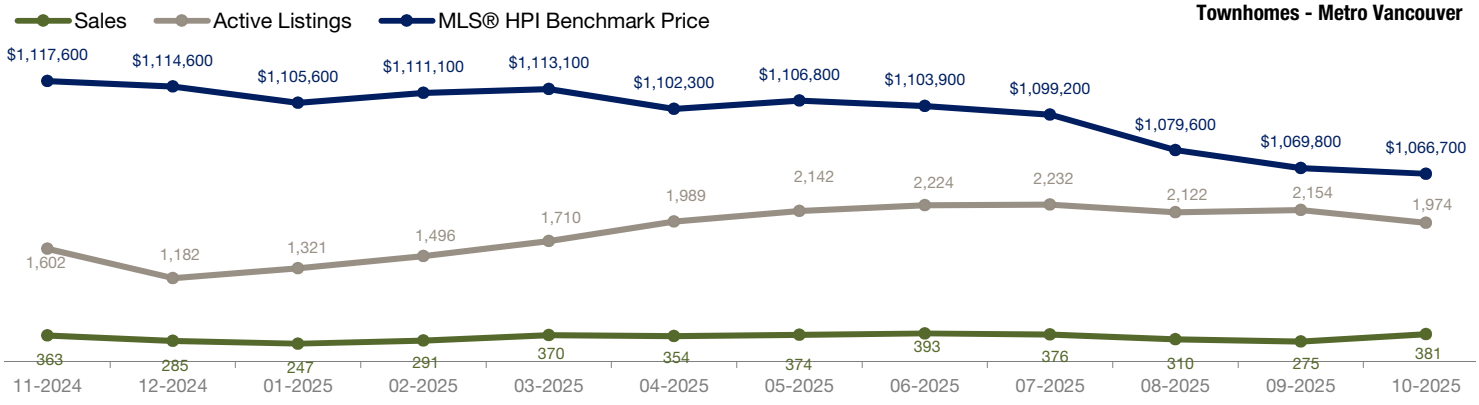

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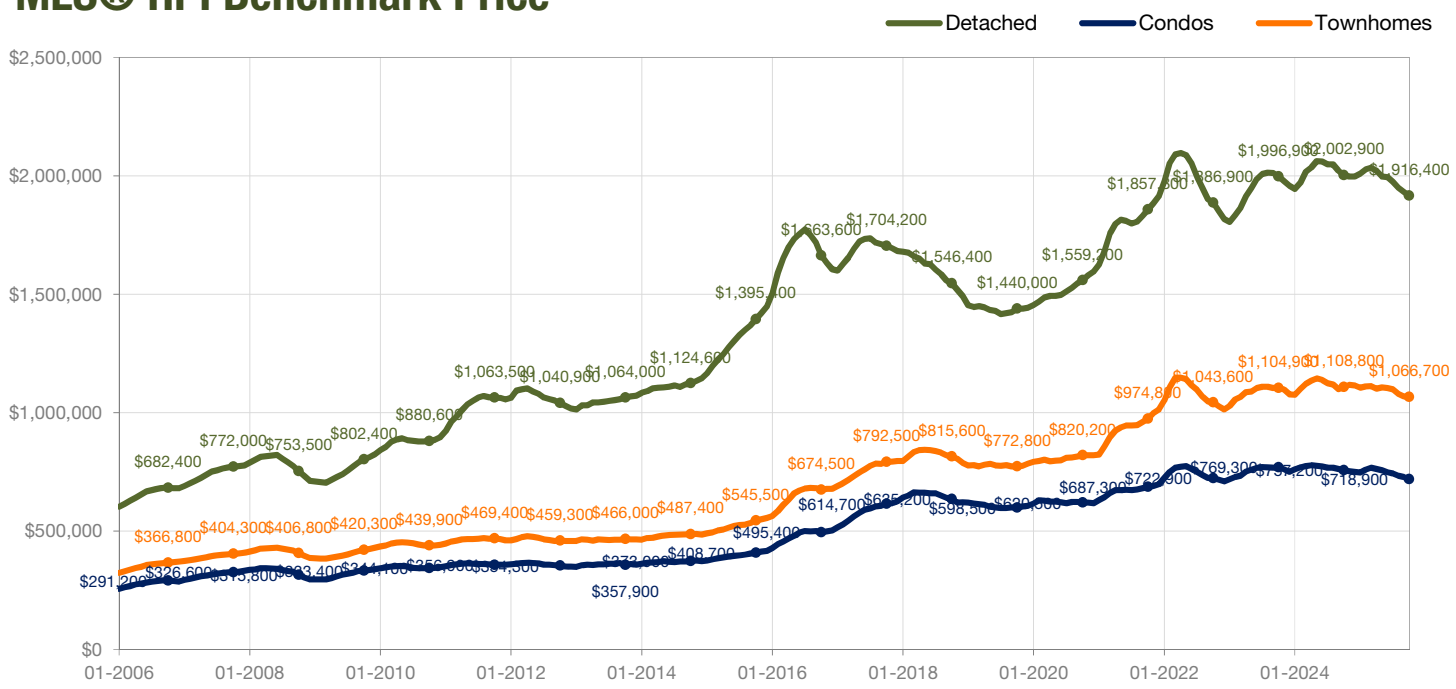
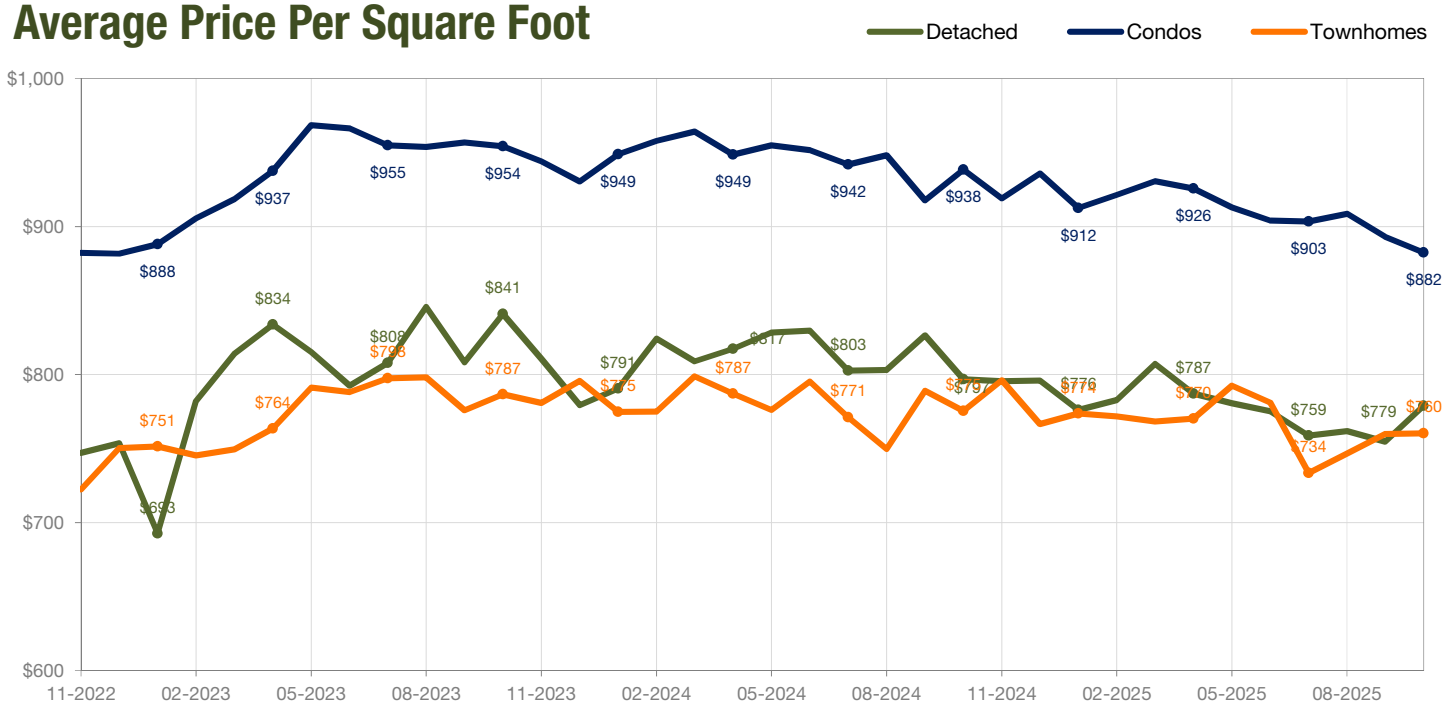
MLS® HPI Benchmark Price



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

Average Price Per Square Foot



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