

News Release



FOR IMMEDIATE RELEASE:

Spring market brings abundance of opportunity for buyers

VANCOUVER, BC – May 2, 2025 – The slowdown in home sales registered on the Multiple Listing Service® (MLS®) in Metro Vancouver* that began early this year continued in April, with sales down nearly 24 per cent year-over-year.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 2,163 in April 2025, a 23.6 per cent decrease from the 2,831 sales recorded in April 2024. This was 28.2 per cent below the 10-year seasonal average (3,014).

“From a historical perspective, the slower sales we’re now seeing stand out as unusual, particularly against a backdrop of significantly improved borrowing conditions, which typically helps to boost sales,” said Andrew Lis, GVR’s director of economics and data analytics. “What’s also unusual is starting the year with Canada’s largest trading partner threatening to tilt our economy into recession via trade policy, while at the same time having Canadians head to the polls to elect a new federal government. These issues have been hard to ignore, and the April home sales figures suggest some buyers have continued to patiently wait out the storm.”

There were 6,850 detached, attached and apartment properties newly listed for sale on the MLS® in Metro Vancouver in April 2025. This represents a 3.4 per cent decrease compared to the 7,092 properties listed in April 2024 and was 19.5 per cent above the 10-year seasonal average (5,731) for the month.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 16,207, a 29.7 per cent increase compared to April 2024 (12,491). This is 47.6 per cent above the 10-year seasonal average (10,979).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for April 2025 is 13.8 per cent. By property type, the ratio is 9.9 per cent for detached homes, 17.5 per cent for attached, and 15.7 per cent for apartments.

Analysis of the historical data suggests downward pressure on home prices occurs when the ratio dips below 12 per cent for a sustained period, while home prices often experience upward pressure when it surpasses 20 per cent over several months.

“While the headlines have been filled with worrying news lately, there are positives in the current market worth highlighting, especially for buyers,” Lis said. “Inventory levels have just crested 16,000 for the first time since 2014, prices have stayed fairly stable for the past few months, and borrowing costs are the lowest they’ve been in years. These factors benefit buyers, and with balanced conditions across the market overall, there’s plenty of opportunity for anyone looking to make a purchase.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,184,500. This represents a 1.8 per cent decrease over April 2024 and a 0.5 per cent decrease compared to March 2025.

Sales of detached homes in April 2025 reached 578, a 29 per cent decrease from the 814 detached sales recorded in April 2024. The benchmark price for a detached home is \$2,021,800. This represents a 0.7 per cent decrease from April 2024 and a 0.6 per cent decrease compared to March 2025.

Sales of apartment homes reached 1,130 in April 2025, a 20.2 per cent decrease compared to the 1,416 sales in April 2024. The benchmark price of an apartment home is \$762,800. This represents a two per cent decrease from April 2024 and a 0.6 per cent decrease compared to March 2025.

Attached home sales in April 2025 totalled 442, a 23.8 per cent decrease compared to the 580 sales in April 2024. The benchmark price of a townhouse is \$1,102,300. This represents a 2.9 per cent decrease from April 2024 and a one per cent decrease compared to March 2025.

-30-

Editor’s Note:

*Areas covered by Greater Vancouver REALTORS® include: Bowen Island, Burnaby, Coquitlam, Maple Ridge, New Westminster, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, South Delta, Squamish, Sunshine Coast, Vancouver, West Vancouver, and Whistler.

Correction notice: In a previous edition of this report, Andrew Lis was quoted saying, “Inventory levels have just crested 16,000 for the first time since 2019”. This was incorrect. Inventory levels have crested 16,000 for the first time since 2014. We have updated the quote to reflect this.

Greater Vancouver REALTORS® is an association representing more than 15,000 REALTORS® and their companies. The association provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit www.gvrealtors.ca.

For more information please contact:

Mark Moldowan

Manager, Communication and Editorial

Greater Vancouver REALTORS®

604.730.3153

mmoldowan@gvrealtors.ca



Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Residential / Composite	Lower Mainland	\$1,113,200	339.8	-0.4%	0.9%	0.9%	-2.1%	-9.6%	32.1%	66.4%
	Greater Vancouver	\$1,184,500	336.9	-0.5%	0.9%	1.0%	-1.8%	-6.0%	27.7%	56.6%
	Bowen Island	\$1,332,100	278.7	-3.8%	-8.9%	-7.9%	-5.1%	-20.8%	43.4%	124.2%
	Burnaby East	\$1,131,200	359.7	-0.5%	0.2%	-0.7%	-3.0%	-5.1%	25.0%	76.4%
	Burnaby North	\$998,800	332.8	-1.1%	0.5%	0.5%	-2.1%	-6.8%	21.0%	66.5%
	Burnaby South	\$1,123,900	348.3	0.0%	0.2%	0.5%	-2.4%	-6.9%	19.9%	65.1%
	Coquitlam	\$1,080,300	339.4	-0.7%	0.4%	0.0%	-4.0%	-11.8%	28.2%	83.9%
	Ladner	\$1,152,200	335.2	-0.7%	0.1%	-1.1%	-2.1%	-6.4%	42.3%	92.4%
	Maple Ridge	\$981,600	341.4	0.5%	1.1%	0.5%	-1.2%	-13.3%	44.5%	133.5%
	New Westminster	\$815,500	373.2	-0.4%	-0.7%	-0.4%	-2.7%	-4.4%	29.2%	93.1%
	North Vancouver	\$1,356,600	315.9	-1.0%	0.8%	2.8%	-2.1%	-7.3%	26.3%	60.0%
	Pitt Meadows	\$939,100	375.0	-1.1%	2.4%	-1.6%	-2.3%	-7.7%	46.3%	148.0%
	Port Coquitlam	\$955,200	371.4	0.0%	0.5%	0.8%	-1.5%	-7.1%	45.5%	121.6%
	Port Moody	\$1,088,900	347.6	-0.6%	0.0%	-2.0%	-4.1%	-10.5%	34.1%	95.8%
	Richmond	\$1,145,100	377.0	-1.1%	-0.8%	0.0%	-3.7%	-4.0%	30.0%	63.3%
	Squamish	\$1,130,500	375.6	0.3%	4.6%	2.8%	2.8%	-3.4%	43.6%	140.9%
	Sunshine Coast	\$794,500	291.0	-3.3%	-7.2%	-5.8%	-4.9%	-15.9%	43.3%	129.9%
	Tsawwassen	\$1,215,200	315.9	-0.7%	1.1%	3.0%	-4.6%	-8.9%	33.3%	67.4%
	Vancouver East	\$1,224,400	382.0	0.2%	1.2%	0.7%	0.1%	-1.7%	28.7%	67.2%
	Vancouver West	\$1,336,800	317.1	-0.7%	2.1%	2.9%	-0.8%	-2.5%	16.3%	26.6%
	West Vancouver	\$2,559,800	276.2	0.8%	3.2%	1.8%	-1.3%	-9.8%	17.5%	23.2%
	Whistler	\$1,364,600	302.2	0.5%	4.2%	0.8%	-2.7%	-12.8%	34.6%	133.7%
Single Family Detached	Lower Mainland	\$1,809,000	397.1	-0.4%	1.0%	1.3%	-0.4%	-6.5%	42.3%	82.7%
	Greater Vancouver	\$2,021,800	376.3	-0.6%	0.6%	0.9%	-0.7%	-3.6%	35.4%	62.0%
	Bowen Island	\$1,334,000	278.4	-3.8%	-8.9%	-7.9%	-5.1%	-20.8%	43.4%	124.7%
	Burnaby East	\$1,969,200	423.0	-1.3%	0.6%	-1.3%	0.9%	1.1%	38.4%	101.6%
	Burnaby North	\$2,171,000	415.3	0.4%	1.1%	1.9%	2.6%	2.7%	40.0%	89.4%
	Burnaby South	\$2,239,000	427.4	0.0%	-0.7%	-0.1%	-0.2%	-1.7%	35.0%	84.8%
	Coquitlam	\$1,792,100	415.9	-1.2%	0.6%	-0.7%	-3.0%	-8.0%	42.2%	111.8%
	Ladner	\$1,408,900	343.1	-0.9%	0.0%	-1.9%	-2.4%	-8.1%	45.1%	94.0%
	Maple Ridge	\$1,304,200	381.7	1.3%	2.5%	1.3%	0.6%	-11.1%	52.0%	158.6%
	New Westminster	\$1,595,400	391.9	-0.8%	-0.1%	-0.2%	-0.5%	-1.2%	38.7%	100.9%
	North Vancouver	\$2,199,000	345.2	-2.0%	0.1%	3.0%	-2.6%	-6.8%	31.5%	72.6%
	Pitt Meadows	\$1,302,600	390.4	-1.6%	4.5%	-2.2%	-2.3%	-10.8%	46.0%	137.6%
	Port Coquitlam	\$1,408,900	398.8	-0.7%	0.6%	-3.3%	-2.1%	-8.0%	50.2%	131.5%
	Port Moody	\$2,060,600	394.3	-2.4%	0.0%	-3.1%	-4.1%	-6.3%	42.0%	111.0%
	Richmond	\$2,155,200	437.1	-0.7%	-1.1%	0.9%	-2.3%	-2.5%	32.0%	75.3%
	Squamish	\$1,661,500	414.4	0.7%	6.5%	9.7%	9.0%	-4.4%	43.7%	172.3%
	Sunshine Coast	\$840,000	292.2	-3.8%	-9.1%	-6.8%	-5.6%	-18.1%	43.3%	131.5%
	Tsawwassen	\$1,620,500	357.7	-1.8%	1.1%	5.5%	-3.5%	-6.7%	43.5%	87.5%
	Vancouver East	\$1,852,000	413.1	-0.1%	0.5%	-2.1%	-0.5%	-4.3%	29.5%	71.4%
	Vancouver West	\$3,427,100	357.1	-0.7%	-0.2%	1.7%	-2.5%	-3.8%	14.5%	31.6%
	West Vancouver	\$3,345,300	311.7	2.1%	4.6%	3.7%	3.1%	-1.3%	27.4%	36.7%
	Whistler	\$2,617,200	340.2	2.7%	9.6%	8.4%	8.3%	-5.0%	45.6%	137.9%

HOW TO READ THE TABLE:

- **Benchmark Price:** Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- **Price Index:** Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- **x Month/Year Change %:** Percentage change of index over a period of x month(s)/year(s)

In January 2005, the indexes are set to 100.

Townhome properties are similar to Attached properties, a category that was used in the previous MLSPink HPI, but do not included duplexes.

The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.

Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Townhouse	Lower Mainland	\$973,300	371.6	-0.6%	0.2%	-0.1%	-2.5%	-6.4%	42.4%	122.0%
	Greater Vancouver	\$1,102,300	385.0	-1.0%	-0.3%	-0.6%	-2.9%	-4.0%	38.7%	117.1%
	Burnaby East	\$921,400	401.3	1.6%	5.6%	2.7%	1.7%	6.1%	38.0%	125.1%
	Burnaby North	\$912,100	371.4	0.8%	0.4%	-3.1%	-1.2%	-3.2%	33.3%	114.7%
	Burnaby South	\$1,066,600	391.0	1.4%	0.9%	3.1%	-2.8%	-1.4%	33.3%	115.8%
	Coquitlam	\$1,081,400	423.1	-0.2%	1.7%	4.6%	0.1%	-5.9%	43.8%	147.1%
	Ladner	\$1,024,300	406.6	0.2%	-0.5%	0.1%	0.2%	1.6%	40.3%	135.3%
	Maple Ridge	\$781,400	393.3	-1.5%	-0.5%	1.6%	-0.8%	-10.9%	46.3%	174.5%
	New Westminster	\$929,900	398.6	0.7%	-1.5%	-2.4%	-2.5%	-2.6%	40.9%	115.5%
	North Vancouver	\$1,325,300	362.6	0.9%	-3.3%	-2.9%	-4.5%	-5.1%	36.7%	116.3%
	Pitt Meadows	\$844,000	413.7	-1.1%	2.4%	4.7%	-2.3%	-8.0%	43.2%	156.8%
	Port Coquitlam	\$955,400	385.1	0.5%	3.4%	8.2%	-1.1%	-6.9%	46.0%	139.9%
	Port Moody	\$1,043,800	403.3	0.9%	2.3%	-0.2%	-0.3%	-8.3%	43.4%	149.4%
	Richmond	\$1,110,300	398.1	-1.2%	-0.1%	-1.5%	-3.8%	-1.3%	39.0%	113.0%
	Squamish	\$1,040,700	391.8	-0.9%	3.0%	-2.4%	-3.9%	-3.6%	54.9%	164.9%
	Sunshine Coast	\$753,700	352.7	-1.7%	2.0%	-3.6%	-3.8%	-2.7%	59.9%	144.4%
	Tsawwassen	\$988,000	289.8	1.7%	-1.4%	-2.0%	-2.9%	-6.3%	16.7%	55.6%
	Vancouver East	\$1,128,400	372.0	-2.7%	-1.1%	-2.4%	-1.4%	-0.9%	29.0%	94.7%
	Vancouver West	\$1,424,700	336.1	-3.7%	-3.6%	-2.2%	-4.4%	-4.9%	22.3%	76.9%
	Whistler	\$1,642,100	402.9	-1.9%	0.8%	-5.3%	-6.8%	-5.9%	60.1%	191.5%
Apartment	Lower Mainland	\$707,800	355.1	-0.6%	1.7%	0.5%	-2.1%	-2.5%	25.5%	97.1%
	Greater Vancouver	\$762,800	353.0	-0.6%	2.0%	0.7%	-2.0%	-1.2%	22.1%	95.5%
	Burnaby East	\$789,200	334.3	0.7%	1.3%	0.3%	-3.0%	-4.8%	19.4%	88.6%
	Burnaby North	\$743,400	363.5	-1.8%	1.4%	-0.2%	-3.4%	-2.8%	23.9%	107.2%
	Burnaby South	\$836,900	383.4	-0.1%	0.9%	0.4%	-1.1%	-1.0%	18.7%	94.5%
	Coquitlam	\$729,100	408.2	-0.7%	-0.1%	-0.8%	-3.4%	-4.1%	26.0%	137.9%
	Ladner	\$686,800	348.8	-0.9%	7.6%	4.2%	0.4%	-5.8%	43.0%	122.2%
	Maple Ridge	\$518,900	370.9	-0.1%	-1.3%	-6.5%	-4.5%	-8.1%	33.9%	152.8%
	New Westminster	\$649,200	397.1	-0.5%	-0.1%	0.5%	-1.6%	-1.6%	25.8%	121.7%
	North Vancouver	\$815,200	331.0	-0.3%	3.9%	3.1%	-1.0%	0.0%	25.8%	109.1%
	Pitt Meadows	\$595,500	412.1	0.4%	-1.4%	-6.6%	-4.1%	-7.1%	32.3%	154.1%
	Port Coquitlam	\$641,100	442.1	-0.1%	-0.7%	0.5%	0.0%	-1.8%	39.3%	166.8%
	Port Moody	\$734,900	402.5	-0.4%	0.0%	-1.6%	-0.9%	-0.8%	27.4%	134.4%
	Richmond	\$732,500	406.7	-1.7%	0.0%	-0.5%	-3.8%	2.2%	27.5%	115.3%
	Squamish	\$621,600	367.4	2.8%	3.1%	0.7%	-0.8%	-3.5%	33.6%	165.5%
	Sunshine Coast	\$507,500	306.6	2.7%	3.9%	-1.6%	-4.5%	-12.0%	18.6%	100.3%
	Tsawwassen	\$673,500	318.7	-0.5%	6.4%	2.3%	-3.4%	-2.9%	31.7%	105.7%
	Vancouver East	\$703,600	408.4	0.1%	1.1%	2.6%	-2.1%	-1.8%	15.1%	100.0%
	Vancouver West	\$847,200	327.5	-0.2%	4.6%	2.1%	-0.6%	-1.7%	14.1%	75.0%
	West Vancouver	\$1,216,700	234.7	-3.9%	2.3%	-2.0%	-8.8%	-9.0%	16.9%	63.7%
	Whistler	\$659,300	284.3	1.2%	0.3%	-4.3%	-6.9%	-6.1%	33.1%	160.8%

HOW TO READ THE TABLE:

- **Benchmark Price:** Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- **Price Index:** Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- **x Month/Year Change %:** Percentage change of index over a period of x month(s)/year(s)

In January 2005, the indexes are set to 100.

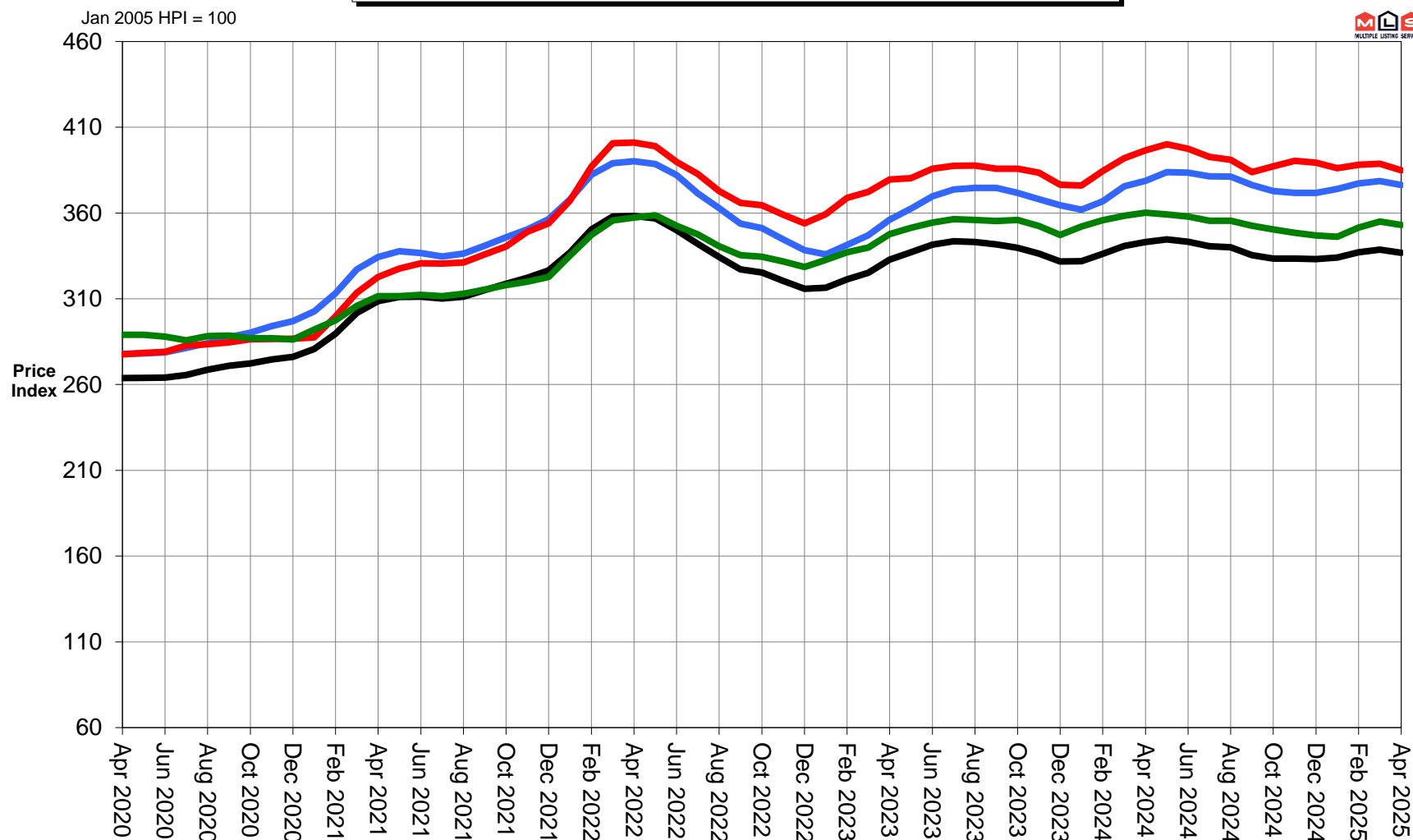
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

Lower Mainland includes areas serviced by both Greater Vancouver Realtors & Fraser Valley Real Estate Board.

The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.

Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



MLS® SALES Facts



**April
2025**

Bowen Island

Burnaby

Coquitlam

Delta - South

Islands - Gulf

Maple Ridge/Pitt Meadows

New Westminster

North Vancouver

Port Coquitlam

Port Moody/Belcarra

Richmond

Squamish

Sunshine Coast

Vancouver East

Vancouver West

West Vancouver/Howe Sound

Whistler/Pemberton

TOTALS

**April
2025**

**Number
of
Sales**

Detached
Attached
Apartment

4
0
0

38
32
191

46
64
77

26
11
19

2
1
0

74
41
38

12
11
64

73
33
96

27
19
24

14
13
22

47
49
117

25
24
19

41
6
7

67
63
110

52
53
321

26
1
10

4
21
15

578
442
1,130

**Median
Selling
Price**

Detached
Attached
Apartment

n/a
n/a
n/a

\$2,125,000
\$1,027,500
\$708,000

\$1,725,000
\$1,189,000
\$626,950

\$1,514,500
n/a
n/a

n/a
n/a
n/a

\$1,227,500
\$795,000
\$526,250

n/a
n/a
\$628,750

\$2,100,000
\$1,450,000
\$809,000

\$1,485,000
n/a
\$590,000

n/a
n/a
\$717,500

\$2,080,000
\$1,050,000
\$660,888

\$1,679,000
\$1,150,000
n/a

\$1,000,000
n/a
n/a

\$1,780,000
\$1,448,000
\$663,500

\$3,197,500
n/a
\$851,800

\$2,373,750
\$995,000
n/a

n/a
n/a
n/a

n/a
n/a
n/a

**March
2025**

**Number
of
Sales**

Detached
Attached
Apartment

3
0
0

34
48
145

49
71
113

33
13
21

5
1
0

61
47
27

6
12
86

60
33
77

19
15
28

13
10
28

46
51
122

13
20
11

31
7
2

69
73
105

52
51
291

28
3
9

5
17
19

527
472
1,084

**Median
Selling
Price**

Detached
Attached
Apartment

n/a
n/a
n/a

\$2,526,500
\$1,074,000
\$725,000

\$1,700,000
\$1,180,000
\$686,900

\$1,500,000
n/a
\$650,000

n/a
n/a
n/a

\$1,277,500
\$820,650
\$525,000

n/a
n/a
\$610,000

\$2,172,500
\$1,390,000
\$805,000

n/a
n/a
\$612,750

n/a
n/a
\$772,500

\$1,915,000
\$1,100,000
\$645,000

n/a
\$1,001,950
n/a

\$904,761
n/a
n/a

\$1,950,000
\$1,469,167
\$692,000

\$3,337,500
\$1,595,000
\$835,000

\$3,984,500
n/a
n/a

n/a
n/a
n/a

n/a
n/a
n/a

**April
2024**

**Number
of
Sales**

Detached
Attached
Apartment

4
0
0

56
53
225

64
46
127

34
26
24

2
0
0

109
67
43

12
16
77

76
55
117

35
21
46

11
27
33

86
64
180

12
23
15

50
8
6

117
89
143

90
67
313

44
1
24

12
17
43

814
580
1,416

**Median
Selling
Price**

Detached
Attached
Apartment

n/a
n/a
n/a

\$2,207,535
\$1,088,000
\$755,000

\$1,789,950
\$1,185,450
\$675,000

\$1,542,500
\$1,095,000
\$661,250

n/a
n/a
n/a

\$1,235,000
\$825,888
\$525,000

n/a
n/a
\$626,000

\$2,211,000
\$1,534,500
\$812,500

\$1,500,000
\$999,999
\$640,500

n/a
\$1,065,000
\$760,000

\$2,055,000
\$1,156,250
\$690,000

n/a
\$1,055,000
n/a

\$1,029,000
n/a
n/a

\$1,990,000
\$1,485,000
\$725,000

\$3,589,950
\$1,770,000
\$845,000

\$2,994,000
n/a
\$1,401,000

n/a
n/a
\$564,000

n/a
n/a
n/a

**Jan. -
Apr. 2025**

Year-to-date

**Number
of
Sales**

Detached
Attached
Apartment

16
0
0

139
131
622

168
197
371

94
50
78

12
2
2

250
166
129

32
37
271

223
117
333

80
63
112

45
40
86

184
191
441

60
78
52

140
21
14

221
249
378

175
177
1,030

98
11
37

25
64
80

1,962
1,594
4,036

**Median
Selling
Price**

Detached
Attached
Apartment

n/a
n/a
n/a

\$2,150,000
\$1,050,000
\$725,000

\$1,706,000
\$1,198,900
\$680,000

\$1,520,000
\$980,000
\$662,550

n/a
n/a
n/a

\$1,292,500
\$820,000
\$532,869

\$1,550,000
\$1,035,000
\$615,000

\$2,195,000
\$1,390,000
\$800,000

\$1,429,950
\$951,000
\$600,000

\$1,850,000
\$1,057,500
\$751,900

\$1,942,900
\$1,099,000
\$670,000

\$1,680,000
\$1,092,000
\$722,500

\$902,381
\$792,000
n/a

\$1,861,535
\$1,470,000
\$688,000

\$3,300,000
\$1,566,500
\$835,000

\$3,042,500
n/a
\$1,150,000

\$3,221,500
\$992,500
\$650,000

n/a
n/a
n/a

**Jan. -
Apr. 2024**

Year-to-date

**Number
of
Sales**

Detached
Attached
Apartment

14
0
0

195
152
727

195
173
403

115
74
65

12
1
0

361
207
158

53
38
254

211
138
364

86
72
140

36
61
95

263
213
522

47
58
32

137
20
17

296
297
453

259
190
1,063

136
7
56

31
62
112

2,447
1,763
4,461

**Median
Selling
Price**

Detached
Attached
Apartment

n/a
n/a
n/a

\$2,150,000
\$1,042,500
\$735,000

\$1,790,000
\$1,180,000
\$678,000

\$1,499,000
\$1,087,500
\$690,000

n/a
n/a
n/a

\$1,290,000
\$819,900
\$539,900

\$1,665,000
\$1,025,000
\$636,250

\$2,200,000
\$1,443,000
\$812,000

\$1,482,500
\$963,750
\$640,000

\$1,930,000
\$1,051,000
\$740,000

\$2,150,000
\$1,181,000
\$716,000

\$1,561,000
\$1,007,000
\$600,000

\$931,250
\$580,000
n/a

\$1,925,000
\$1,505,500
\$700,045

\$3,538,500
\$1,725,400
\$840,000

\$2,900,000
n/a
\$1,438,500

\$2,400,000
\$1,415,000
\$589,000

n/a
n/a
n/a

Note: Median Selling Prices are not reported for areas with less than 20 sales or for the Gulf Islands



MLS® LISTINGS Facts



April
2025

Bowen Island

Burnaby

Coquitlam

Delta - South

Islands - Gulf

Maple Ridge/Pitt Meadows

New Westminster

North Vancouver

Port Coquitlam

Port Moody/Belcarra

Richmond

Squamish

Sunshine Coast

Vancouver East

Vancouver West

West Vancouver/Howe Sound

Whistler/Pemberton

TOTALS

April
2025

Number
of
Listings
% Sales
to
Listings

Detached
Attached
Apartment

23
0
0

159
120
530

194
152
276

111
47
43

19
0
3

234
111
93

43
38
197

248
113
267

74
42
78

51
39
85

217
154
362

44
43
36

172
14
12

240
175
312

260
191
860

198
13
62

20
38
34

2,307
1,290
3,250

March
2025

Number
of
Listings
% Sales
to
Listings

Detached
Attached
Apartment

19
0
0

153
112
522

159
139
288

88
40
36

21
0
0

230
89
89

43
42
183

159
81
268

61
43
71

37
36
74

194
137
395

35
22
39

161
15
16

234
185
310

204
185
924

157
11
34

28
29
53

1,983
1,166
3,302

April
2024

Number
of
Listings
% Sales
to
Listings

Detached
Attached
Apartment

14
0
0

163
117
569

218
103
224

102
42
38

27
1
0

262
136
87

47
24
176

231
115
254

69
44
74

51
38
68

236
155
369

43
28
27

143
13
10

303
213
340

262
218
1,009

214
15
58

32
48
51

2,417
1,310
3,354

Jan. -
Apr. 2025

Year-to-date*

Number
of
Listings
% Sales
to
Listings

Detached
Attached
Apartment

56
0
0

530
402
1,975

588
482
1,091

358
173
182

58
1
3

853
360
367

142
123
714

643
338
924

245
136
262

159
117
267

735
531
1,397

126
123
140

508
50
45

805
725
1,125

819
705
3,324

609
64
164

94
118
161

7,328
4,448
12,141

Jan. -
Apr. 2024

Year-to-date*

Number
of
Listings
% Sales
to
Listings

Detached
Attached
Apartment

45
1
0

438
307
1,663

516
358
748

263
123
125

45
1
0

832
381
399

157
89
526

512
292
724

196
116
228

116
96
178

693
403
1,080

131
95
79

435
49
40

732
697
1,058

740
559
2,940

585
45
174

83
136
183

6,519
3,748
10,145

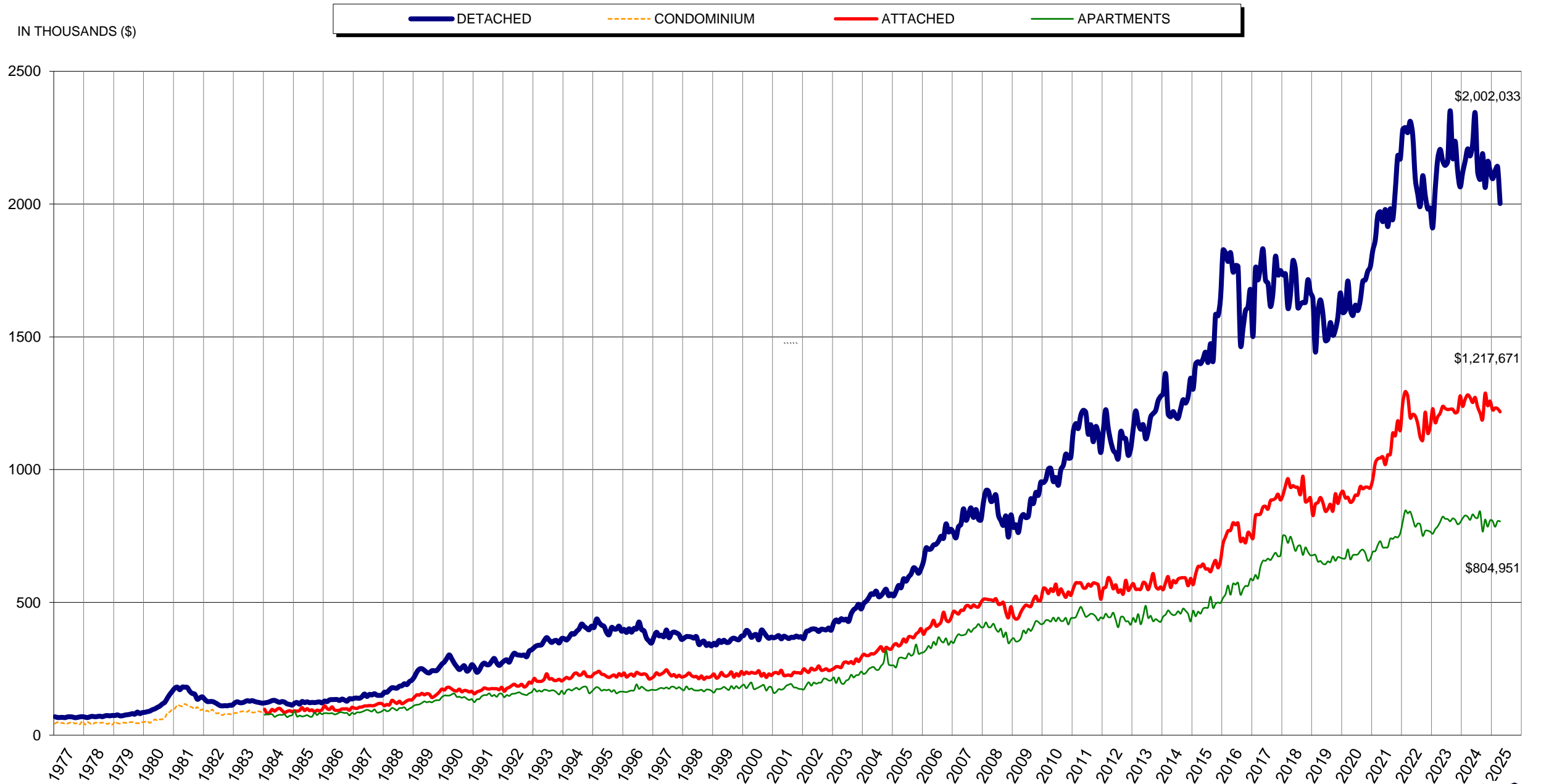
* Year-to-date listings represent a cumulative total of listings rather than total active listings.



Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Apr 2024	2 Mar 2025	3 Apr 2025	Col. 2 & 3 Percentage Variance	5 Apr 2024	6 Mar 2025	7 Apr 2025	Col. 6 & 7 Percentage Variance	9 Feb 2024 - Apr 2024	10 Feb 2025 - Apr 2025	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	14	19	23	21.1	4	3	4	33.3	11	14	27.3
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
BURNABY				%				%			%
DETACHED	163	153	159	3.9	56	34	38	11.8	153	107	-30.1
ATTACHED	117	112	120	7.1	53	48	32	-33.3	123	114	-7.3
APARTMENTS	569	522	530	1.5	225	145	191	31.7	593	491	-17.2
COQUITLAM											
DETACHED	218	159	194	22.0	64	49	46	-6.1	167	135	-19.2
ATTACHED	103	139	152	9.4	46	71	64	-9.9	150	168	12.0
APARTMENTS	224	288	276	-4.2	127	113	77	-31.9	342	278	-18.7
DELTA											
DETACHED	102	88	111	26.1	34	33	26	-21.2	86	76	-11.6
ATTACHED	42	40	47	17.5	26	13	11	-15.4	63	41	-34.9
APARTMENTS	38	36	43	19.4	24	21	19	-9.5	60	62	3.3
ISLANDS - GULF											
DETACHED	27	21	19	-9.5	2	5	2	-60.0	10	11	10.0
ATTACHED	1	0	0	0.0	0	1	1	0.0	0	2	200.0
APARTMENTS	0	0	3	300.0	0	0	0	0.0	0	2	200.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	262	230	234	1.7	109	61	74	21.3	304	198	-34.9
ATTACHED	136	89	111	24.7	67	47	41	-12.8	180	131	-27.2
APARTMENTS	87	89	93	4.5	43	27	38	40.7	117	108	-7.7
NEW WESTMINSTER											
DETACHED	47	43	43	0.0	12	6	12	100.0	46	29	-37.0
ATTACHED	24	42	38	-9.5	16	12	11	-8.3	32	32	0.0
APARTMENTS	176	183	197	7.7	77	86	64	-25.6	213	218	2.3
NORTH VANCOUVER											
DETACHED	231	159	248	56.0	76	60	73	21.7	174	181	4.0
ATTACHED	115	81	113	39.5	55	33	33	0.0	121	93	-23.1
APARTMENTS	254	268	267	-0.4	117	77	96	24.7	301	251	-16.6
PORT COQUITLAM											
DETACHED	69	61	74	21.3	35	19	27	42.1	76	64	-15.8
ATTACHED	44	43	42	-2.3	21	15	19	26.7	57	46	-19.3
APARTMENTS	74	71	78	9.9	46	28	24	-14.3	122	80	-34.4
PORT MOODY/BELCARRA											
DETACHED	51	37	51	37.8	11	13	14	7.7	29	37	27.6
ATTACHED	38	36	39	8.3	27	10	13	30.0	49	33	-32.7
APARTMENTS	68	74	85	14.9	33	28	22	-21.4	84	69	-17.9
RICHMOND											
DETACHED	236	194	217	11.9	86	46	47	2.2	231	134	-42.0
ATTACHED	155	137	154	12.4	64	51	49	-3.9	178	139	-21.9
APARTMENTS	369	395	362	-8.4	180	122	117	-4.1	430	337	-21.6
SQUAMISH											
DETACHED	43	35	44	25.7	12	13	25	92.3	41	56	36.6
ATTACHED	28	22	43	95.5	23	20	24	20.0	50	67	34.0
APARTMENTS	27	39	36	-7.7	15	11	19	72.7	27	40	48.1
SUNSHINE COAST											
DETACHED	143	161	172	6.8	50	31	41	32.3	116	111	-4.3
ATTACHED	13	15	14	-6.7	8	7	6	-14.3	15	18	20.0
APARTMENTS	10	16	12	-25.0	6	2	7	250.0	14	12	-14.3
VANCOUVER EAST											
DETACHED	303	234	240	2.6	117	69	67	-2.9	258	190	-26.4
ATTACHED	213	185	175	-5.4	89	73	63	-13.7	237	194	-18.1
APARTMENTS	340	310	312	0.6	143	105	110	4.8	386	307	-20.5
VANCOUVER WEST											
DETACHED	262	204	260	27.5	90	52	52	0.0	220	140	-36.4
ATTACHED	218	185	191	3.2	67	51	53	3.9	171	139	-18.7
APARTMENTS	1009	924	860	-6.9	313	291	321	10.3	877	848	-3.3
WEST VANCOUVER/HOWE SOUND											
DETACHED	214	157	198	26.1	44	28	26	-7.1	122	82	-32.8
ATTACHED	15	11	13	18.2	1	3	1	-66.7	4	8	100.0
APARTMENTS	58	34	62	82.4	24	9	10	11.1	50	26	-48.0
WHISTLER/PEMBERTON											
DETACHED	32	28	20	-28.6	12	5	4	-20.0	24	17	-29.2
ATTACHED	48	29	38	31.0	17	17	21	23.5	48	48	0.0
APARTMENTS	51	53	34	-35.8	43	19	15	-21.1	99	61	-38.4
GRAND TOTALS											
DETACHED	2417	1983	2307	16.3	814	527	578	9.7	2068	1582	-23.5
ATTACHED	1310	1166	1290	10.6	580	472	442	-6.4	1478	1273	-13.9
APARTMENTS	3354	3302	3250	-1.6	1416	1084	1130	4.2	3715	3190	-14.1

Residential Average Sale Prices - January 1977 to April 2025



NOTE: From 1977 - 1984 condominium averages were not separated into attached & apartment.