

News Release



FOR IMMEDIATE RELEASE:

Home sellers off to an active start in 2025

VANCOUVER, BC – February 4, 2025 – Homes newly listed on the MLS® in Metro Vancouver* rose 46 per cent year-over-year in January, as sellers appear eager to enter the market to start the year.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 1,552 in January 2025, an 8.8 per cent increase from the 1,427 sales recorded in January 2024. This was 11.3 per cent below the 10-year seasonal average (1,749).

“In the three months preceding January, we’ve watched buyer demand gain momentum, but it appears that momentum is now shifting toward sellers to start the new year,” Andrew Lis, GVR’s director of economics and data analytics said. “Even with this increase in new listing activity, sales continue to outpace last years’ figures, signaling some buyer appetite remains after the upswing that finished off 2024.”

There were 5,566 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in January 2025. This represents a 46.9 per cent increase compared to the 3,788 properties listed in January 2024. This was 31.1 per cent above the 10-year seasonal average (4,247).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 11,494, a 33.1 per cent increase compared to January 2024 (8,633). This is 33.2 per cent above the 10-year seasonal average (8,632).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for January 2025 is 14.1 per cent. By property type, the ratio is 9.2 per cent for detached homes, 18.5 per cent for attached, and 16.5 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.

“With new listings outpacing demand to start 2025, price trends saw little fluctuation in January across all segments, with the market overall standing in balanced conditions,” Lis said. “Our 2025 forecast calls for moderate price growth by the end of the year, but we have cautioned that shocks to the economy such as those currently threatening Canada via tariffs from the US could impact these estimates. Going forward, whether these tariffs actually come into force, the duration they remain in place, and the degree to which Canada retaliates will determine the impact to the housing market in our region in the months ahead, if any.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,173,000. This represents a 0.5 per cent increase over January 2024 and a 0.1 per cent increase compared to December 2024.

Sales of detached homes in January 2025 reached 380, a 0.3 per cent increase from the 379 detached sales recorded in January 2024. The benchmark price for a detached home is \$2,005,400. This represents a 3.1 per cent increase from January 2024 and a 0.4 per cent increase compared to December 2024.

Sales of apartment homes reached 846 in January 2025, a 13.4 per cent increase compared to the 746 sales in January 2024. The benchmark price of an apartment home is \$748,100. This represents a 1.7 per cent decrease from January 2024 and a 0.2 per cent decrease compared to December 2024.

Attached home sales in January 2025 totalled 321, a 12.6 per cent increase compared to the 285 sales in January 2024. The benchmark price of a townhouse is \$1,105,600. This represents a 2.7 per cent increase from January 2024 and a 0.8 per cent decrease compared to December 2024.

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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.

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.

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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	\$1,102,400	336.5	0.1%	-0.1%	-2.4%	-0.1%	-4.5%	33.5%	74.2%
	Greater Vancouver	\$1,173,000	333.6	0.1%	0.1%	-2.1%	0.5%	-1.0%	28.7%	64.5%
	Bowen Island	\$1,462,000	305.9	2.3%	1.1%	1.2%	8.0%	-1.8%	54.3%	149.7%
	Burnaby East	\$1,128,700	358.9	-0.2%	-1.0%	-2.4%	1.6%	2.0%	27.3%	91.1%
	Burnaby North	\$993,700	331.1	0.7%	0.0%	-2.5%	-0.2%	0.3%	24.5%	77.9%
	Burnaby South	\$1,121,300	347.5	-0.1%	0.3%	-1.8%	-0.3%	-0.3%	23.6%	75.2%
	Coquitlam	\$1,076,300	338.1	0.1%	-0.4%	-3.1%	-1.9%	-4.8%	31.1%	93.8%
	Ladner	\$1,150,200	334.7	0.2%	-1.3%	-0.1%	2.4%	-1.8%	45.4%	105.0%
	Maple Ridge	\$970,800	337.7	-0.4%	-0.6%	-1.9%	1.3%	-8.2%	49.2%	140.0%
	New Westminster	\$821,000	375.7	0.0%	0.2%	-0.1%	0.9%	3.7%	34.7%	102.9%
	North Vancouver	\$1,346,400	313.5	2.0%	2.0%	-2.7%	0.5%	-1.8%	26.1%	70.3%
	Pitt Meadows	\$916,700	366.1	-1.9%	-4.0%	-2.3%	1.0%	-4.1%	52.2%	155.1%
	Port Coquitlam	\$950,000	369.4	0.9%	0.2%	-1.3%	2.0%	1.6%	48.1%	133.1%
	Port Moody	\$1,088,900	347.6	-1.7%	-2.0%	-4.5%	-0.1%	1.4%	40.7%	107.8%
	Richmond	\$1,145,300	377.1	0.1%	0.0%	-1.8%	-0.9%	1.5%	31.9%	74.7%
	Squamish	\$1,081,000	359.1	1.4%	-1.7%	0.3%	3.7%	0.2%	38.0%	135.8%
	Sunshine Coast	\$856,000	313.6	2.9%	1.5%	2.5%	6.9%	1.2%	53.2%	155.8%
	Tsawwassen	\$1,202,600	312.6	-0.2%	2.0%	-3.4%	-0.3%	-2.9%	34.0%	80.8%
	Vancouver East	\$1,208,800	377.2	0.2%	-0.6%	-0.7%	2.1%	3.2%	30.1%	79.1%
	Vancouver West	\$1,309,100	310.5	-0.1%	0.7%	-2.3%	0.7%	-1.9%	13.7%	30.5%
	West Vancouver	\$2,481,300	267.7	-3.3%	-1.3%	-4.9%	-1.7%	-8.7%	18.0%	27.7%
	Whistler	\$1,309,500	290.0	1.0%	-3.3%	-3.7%	-3.5%	-9.9%	30.5%	131.6%
Single Family Detached	Lower Mainland	\$1,787,800	392.4	0.4%	0.1%	-2.2%	2.9%	-1.8%	44.9%	92.1%
	Greater Vancouver	\$2,005,400	373.2	0.4%	0.1%	-2.1%	3.1%	1.4%	37.9%	71.9%
	Bowen Island	\$1,463,800	305.5	2.4%	1.0%	1.2%	8.0%	-1.9%	54.3%	149.8%
	Burnaby East	\$1,957,100	420.4	0.0%	-1.9%	0.6%	7.8%	6.7%	42.4%	118.8%
	Burnaby North	\$2,147,700	410.8	0.7%	0.8%	-0.8%	6.0%	12.1%	45.6%	104.7%
	Burnaby South	\$2,255,100	430.4	1.0%	0.6%	-0.1%	7.4%	7.2%	43.3%	101.2%
	Coquitlam	\$1,780,900	413.3	0.5%	-1.3%	-2.7%	-0.1%	-0.7%	45.8%	125.4%
	Ladner	\$1,408,500	343.0	0.9%	-1.9%	0.7%	2.9%	-5.7%	49.3%	109.3%
	Maple Ridge	\$1,272,100	372.3	-1.1%	-1.2%	-2.8%	2.6%	-8.3%	53.4%	162.2%
	New Westminster	\$1,596,100	392.1	1.1%	-0.1%	1.2%	7.1%	5.3%	45.5%	117.0%
	North Vancouver	\$2,196,200	344.8	3.1%	2.8%	-4.2%	1.7%	-0.8%	33.1%	88.1%
	Pitt Meadows	\$1,246,600	373.6	-4.2%	-6.4%	-4.4%	-2.6%	-12.0%	47.1%	138.4%
	Port Coquitlam	\$1,401,100	396.6	1.6%	-3.8%	-2.5%	2.7%	-2.5%	51.5%	150.1%
	Port Moody	\$2,060,900	394.4	-1.6%	-3.1%	-4.2%	1.5%	6.1%	49.5%	125.8%
	Richmond	\$2,143,900	434.8	0.1%	0.4%	-2.3%	1.7%	2.7%	33.9%	87.1%
	Squamish	\$1,560,000	389.1	2.7%	3.0%	2.6%	6.0%	-4.6%	39.9%	160.6%
	Sunshine Coast	\$924,000	321.4	3.0%	2.6%	3.1%	7.8%	0.6%	56.6%	162.6%
	Tsawwassen	\$1,602,500	353.8	0.5%	4.3%	-0.6%	2.3%	-1.2%	45.7%	104.7%
	Vancouver East	\$1,841,800	410.8	-0.7%	-2.7%	-1.4%	0.6%	0.6%	31.7%	87.2%
	Vancouver West	\$3,427,100	357.1	1.5%	1.7%	-2.4%	1.9%	-0.5%	17.4%	38.6%
	West Vancouver	\$3,198,900	298.1	-3.3%	-0.8%	-3.9%	2.4%	-2.0%	26.7%	40.2%
	Whistler	\$2,388,300	310.4	-0.4%	-1.1%	-3.4%	1.1%	-9.1%	39.6%	119.4%

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 include 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	\$971,100	370.8	-0.5%	-0.3%	-2.0%	1.7%	2.4%	43.8%	129.3%
	Greater Vancouver	\$1,105,600	386.2	-0.8%	-0.3%	-1.7%	2.7%	5.2%	39.7%	125.1%
	Burnaby East	\$872,600	380.1	-1.0%	-2.7%	-7.6%	2.6%	5.8%	34.1%	116.2%
	Burnaby North	\$908,800	370.0	-0.4%	-3.4%	-4.6%	2.4%	9.0%	34.7%	117.3%
	Burnaby South	\$1,057,500	387.6	0.1%	2.2%	-2.9%	2.1%	8.7%	35.0%	119.6%
	Coquitlam	\$1,063,200	416.0	-0.8%	2.9%	-2.6%	3.1%	3.1%	44.0%	150.9%
	Ladner	\$1,029,600	408.7	-0.6%	0.6%	0.9%	4.5%	8.3%	45.6%	149.2%
	Maple Ridge	\$785,700	395.4	1.1%	2.2%	-0.4%	4.4%	0.4%	54.5%	186.9%
	New Westminster	\$944,300	404.8	-1.3%	-0.9%	-0.5%	2.0%	5.8%	44.9%	122.2%
	North Vancouver	\$1,369,800	374.8	4.4%	0.4%	1.3%	3.5%	7.0%	47.2%	134.8%
	Pitt Meadows	\$824,000	403.9	1.4%	2.2%	-1.8%	1.8%	-2.3%	51.3%	169.6%
	Port Coquitlam	\$924,200	372.5	-1.8%	4.7%	-2.0%	0.7%	2.7%	47.2%	140.8%
	Port Moody	\$1,020,700	394.4	-1.0%	-2.4%	-3.8%	1.6%	3.1%	43.0%	146.0%
	Richmond	\$1,110,800	398.3	-2.1%	-1.4%	-4.2%	-0.8%	6.4%	41.1%	120.3%
	Squamish	\$1,010,300	380.4	-2.0%	-5.2%	-2.6%	2.1%	4.2%	42.2%	165.5%
	Sunshine Coast	\$738,700	345.7	-1.1%	-5.5%	-2.2%	2.9%	6.5%	48.4%	145.4%
	Tsawwassen	\$1,001,500	293.8	-0.6%	-0.6%	-1.0%	1.0%	0.5%	21.0%	65.1%
	Vancouver East	\$1,140,300	376.0	-0.6%	-1.4%	-0.4%	7.4%	8.7%	28.2%	106.9%
	Vancouver West	\$1,477,500	348.5	-3.3%	1.4%	2.3%	6.6%	1.7%	22.8%	87.6%
	Whistler	\$1,629,700	399.8	-2.0%	-6.0%	-3.4%	1.1%	6.3%	48.0%	199.9%
Apartment	Lower Mainland	\$695,700	349.1	-0.2%	-1.2%	-2.6%	-1.5%	2.9%	25.3%	101.1%
	Greater Vancouver	\$748,100	346.2	-0.2%	-1.2%	-2.6%	-1.7%	3.3%	21.3%	99.0%
	Burnaby East	\$778,900	329.9	-1.2%	-1.0%	-2.0%	-0.8%	3.6%	21.7%	99.6%
	Burnaby North	\$733,300	358.6	-0.2%	-1.6%	-3.0%	-3.0%	2.7%	26.1%	106.6%
	Burnaby South	\$829,100	379.8	-0.9%	-0.5%	-1.6%	-1.8%	4.6%	20.6%	100.2%
	Coquitlam	\$730,200	408.8	0.2%	-0.7%	-2.2%	0.3%	4.8%	30.3%	149.6%
	Ladner	\$638,600	324.3	-0.7%	-3.2%	-8.5%	-9.1%	0.7%	32.6%	116.2%
	Maple Ridge	\$525,600	375.7	-0.9%	-5.3%	-0.1%	0.0%	2.3%	43.0%	164.6%
	New Westminster	\$649,600	397.3	-0.1%	0.6%	-0.3%	-0.1%	7.2%	29.1%	125.7%
	North Vancouver	\$784,800	318.6	-1.4%	-0.7%	-3.7%	-0.5%	3.5%	19.6%	106.7%
	Pitt Meadows	\$604,000	418.0	0.0%	-5.2%	0.0%	0.5%	3.2%	39.1%	166.2%
	Port Coquitlam	\$645,400	445.1	2.2%	1.1%	0.0%	4.1%	11.4%	43.9%	171.9%
	Port Moody	\$735,400	402.7	-2.2%	-1.5%	-3.5%	3.6%	9.0%	34.4%	140.6%
	Richmond	\$732,200	406.6	1.1%	-0.5%	-0.1%	-1.2%	7.2%	30.4%	124.4%
	Squamish	\$602,900	356.3	6.9%	-2.3%	-0.1%	-3.6%	4.4%	33.1%	178.1%
	Sunshine Coast	\$488,600	295.2	4.5%	-5.3%	-3.6%	-8.8%	-8.6%	16.4%	107.2%
	Tsawwassen	\$633,000	299.6	-1.0%	-3.8%	-10.0%	-5.5%	4.3%	23.4%	105.6%
	Vancouver East	\$696,200	404.1	0.9%	1.6%	-0.9%	0.3%	3.5%	18.6%	105.0%
	Vancouver West	\$810,300	313.2	-1.1%	-2.4%	-4.6%	-4.0%	-2.3%	7.4%	75.6%
	West Vancouver	\$1,189,600	229.4	-3.0%	-4.2%	-7.3%	-8.2%	-2.6%	13.1%	58.5%
	Whistler	\$657,300	283.4	7.0%	-4.6%	-1.9%	-6.1%	1.7%	36.6%	175.9%

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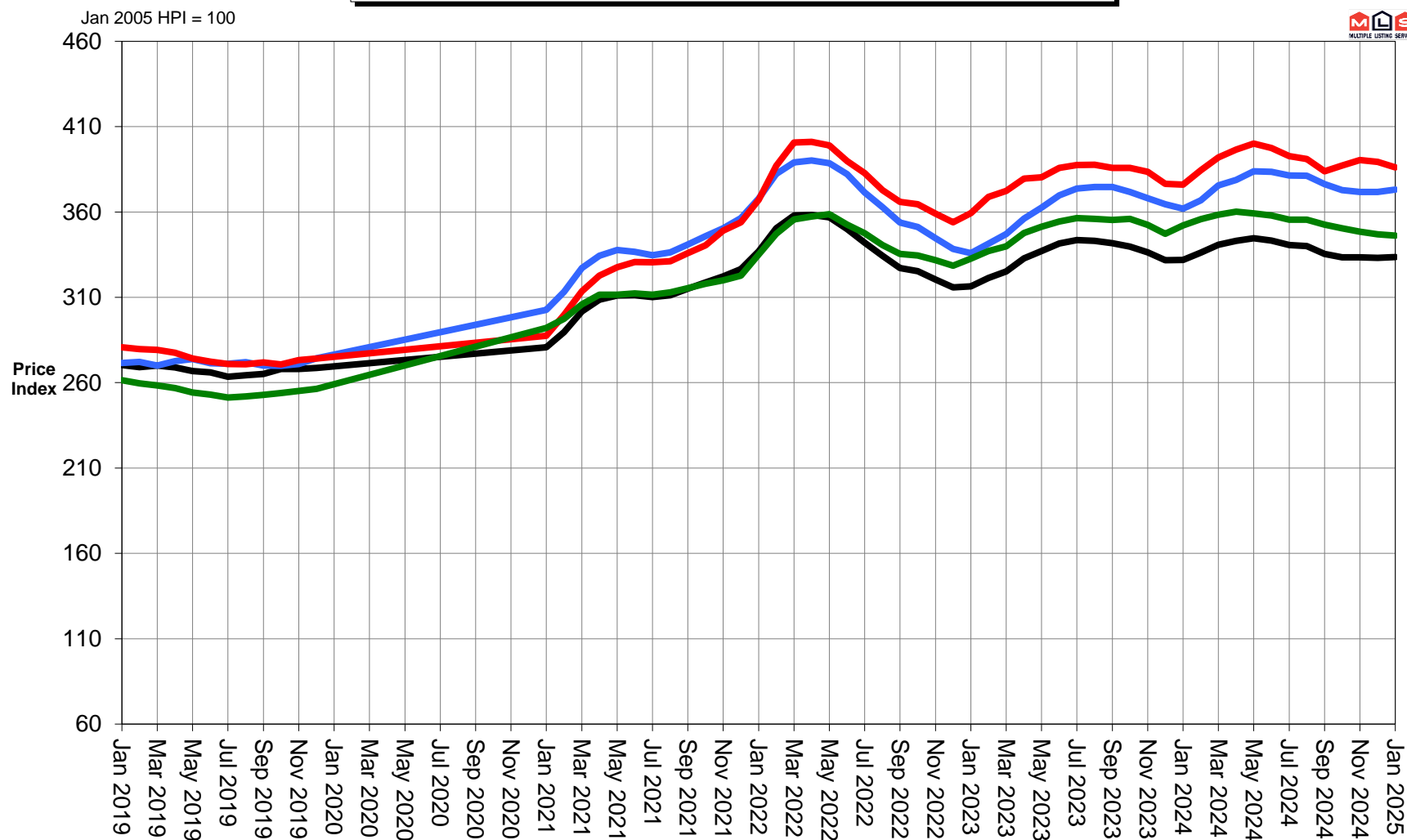
Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

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

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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



MLS® SALES Facts



January
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

January
2025

Number of Sales
Median Selling Price

Detached
Attached
Apartment

2

32

33

18

1

52

3

42

16

8

50

4

29

31

35

16

8

380

0

17

29

9

0

35

5

24

17

7

52

11

3

55

38

3

16

321

0

131

93

16

0

21

53

82

32

17

104

12

2

71

182

11

19

846

n/a

\$2,339,000

\$1,705,000

n/a

n/a

\$1,259,250

n/a

\$2,239,000

n/a

n/a

\$1,896,500

n/a

\$895,000

\$1,851,000

\$3,200,000

n/a

n/a

n/a

n/a

n/a

\$1,222,500

n/a

n/a

\$830,000

n/a

\$1,381,950

n/a

n/a

\$1,169,450

n/a

n/a

\$1,490,000

\$1,569,000

n/a

n/a

n/a

n/a

\$740,000

\$690,000

n/a

n/a

\$534,000

\$637,999

\$803,750

\$621,250

n/a

\$705,037

n/a

n/a

\$699,000

\$838,444

n/a

n/a

n/a

December
2024

Number of Sales
Median Selling Price

Detached
Attached
Apartment

5

45

38

18

4

59

13

46

20

8

54

10

35

57

47

26

9

494

0

47

29

10

0

48

10

32

17

7

58

8

3

48

40

2

12

371

0

155

61

7

0

33

73

60

14

14

121

11

1

92

219

11

19

891

n/a

\$2,120,000

\$1,741,250

n/a

n/a

\$1,315,000

n/a

\$2,107,500

\$1,450,900

n/a

\$2,070,000

n/a

\$1,013,000

\$1,880,000

\$3,514,000

\$2,992,350

n/a

n/a

n/a

\$1,150,000

\$1,230,000

n/a

n/a

\$805,500

n/a

\$1,350,000

n/a

n/a

\$1,093,950

n/a

n/a

\$1,409,000

\$1,800,000

n/a

n/a

n/a

n/a

\$718,000

\$680,000

n/a

n/a

\$540,000

\$660,000

\$836,500

n/a

n/a

\$670,000

n/a

n/a

\$700,000

\$860,000

n/a

n/a

n/a

January
2024

Number of Sales
Median Selling Price

Detached
Attached
Apartment

3

42

28

29

2

57

7

37

10

7

32

6

21

38

39

14

7

379

0

29

23

11

1

27

6

17

15

12

35

8

5

60

19

3

14

285

0

134

61

5

0

41

41

63

18

11

92

5

3

67

186

6

13

746

n/a

\$2,065,000

\$1,646,500

\$1,385,000

n/a

\$1,261,000

n/a

\$2,099,000

n/a

MLS® LISTINGS Facts



January
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

January
2025

Number
of
Listings
% Sales
to
Listings

Detached
Attached
Apartment

8
0
0

106
82
492

123
99
264

86
47
52

7
1
0

208
88
97

30
24
173

128
77
217

67
19
61

40
23
46

171
115
323

23
28
34

101
11
10

160
217
265

183
188
789

128
23
39

25
23
43

1,594
1,065
2,905

December
2024

Number
of
Listings
% Sales
to
Listings

Detached
Attached
Apartment

2
0
0

47
26
171

26
30
97

21
11
7

2
0
0

54
18
27

6
7
53

26
22
53

19
7
23

9
6
11

48
53
91

7
7
15

30
4
3

57
55
67

48
43
235

50
3
22

13
20
24

465
312
899

January
2024

Number
of
Listings
% Sales
to
Listings

Detached
Attached
Apartment

8
0
0

81
55
313

77
65
144

47
28
21

1
0
0

159
44
89

25
16
90

86
48
131

23
14
34

9
15
30

136
67
204

31
21
15

63
7
12

116
158
225

146
102
600

128
9
34

8
22
28

1,144
671
1,970

Jan. -
Jan. 2025

Year-to-date*

Number
of
Listings
% Sales
to
Listings

Detached
Attached
Apartment

8
0
0

106
82
492

123
99
264

86
47
52

7
1
0

208
88
97

30
24
173

128
77
217

67
19
61

40
23
46

171
115
323

23
28
34

101
11
10

160
217
265

183
188
789

128
23
39

25
23
43

1,594
1,065
2,905

Jan. -
Jan. 2024

Year-to-date*

Number
of
Listings
% Sales
to
Listings

Detached
Attached
Apartment

8
0
0

81
55
313

77
65
144

47
28
21

1
0
0

159
44
89

25
16
90

86
48
131

23
14
34

9
15
30

136
67
204

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21
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116
158
225

146
102
600

128
9
34

8
22
28

1,144
671
1,970

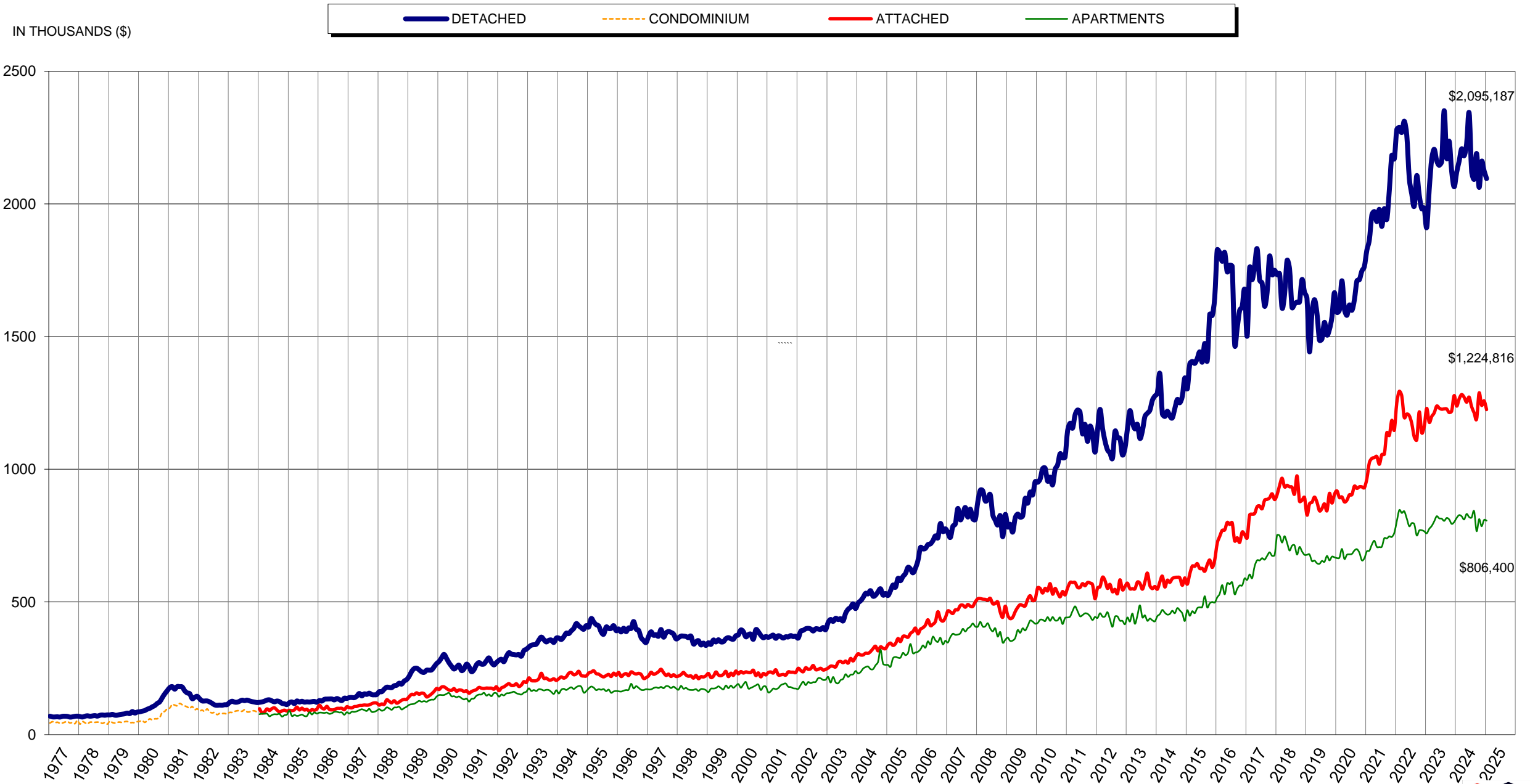
* Year-to-date listings represent a cumulative total of listings rather than total active listings.



Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jan 2024	2 Dec 2024	3 Jan 2025	Col. 2 & 3 Percentage Variance	5 Jan 2024	6 Dec 2024	7 Jan 2025	Col. 6 & 7 Percentage Variance	9 Nov 2023 - Jan 2024	10 Nov 2024 - Jan 2025	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	8	2	8	300.0	3	5	2	-60.0	7	11	57.1
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	81	47	106	125.5	42	45	32	-28.9	110	134	21.8
ATTACHED	55	26	82	215.4	29	47	17	-63.8	90	118	31.1
APARTMENTS	313	171	492	187.7	134	155	131	-15.5	408	489	19.9
COQUITLAM											
DETACHED	77	26	123	373.1	28	38	33	-13.2	95	118	24.2
ATTACHED	65	30	99	230.0	23	29	29	0.0	93	84	-9.7
APARTMENTS	144	97	264	172.2	61	61	93	52.5	202	252	24.8
DELTA											
DETACHED	47	21	86	309.5	29	18	18	0.0	73	68	-6.8
ATTACHED	28	11	47	327.3	11	10	9	-10.0	26	35	34.6
APARTMENTS	21	7	52	642.9	5	7	16	128.6	20	34	70.0
ISLANDS - GULF											
DETACHED	1	2	7	250.0	2	4	1	-75.0	10	9	-10.0
ATTACHED	0	0	1	100.0	1	0	0	0.0	1	0	-100.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	159	54	208	285.2	57	59	52	-11.9	185	188	1.6
ATTACHED	44	18	88	388.9	27	48	35	-27.1	84	132	57.1
APARTMENTS	89	27	97	259.3	41	33	21	-36.4	95	74	-22.1
NEW WESTMINSTER											
DETACHED	25	6	30	400.0	7	13	3	-76.9	30	27	-10.0
ATTACHED	16	7	24	242.9	6	10	5	-50.0	14	29	107.1
APARTMENTS	90	53	173	226.4	41	73	53	-27.4	121	194	60.3
NORTH VANCOUVER											
DETACHED	86	26	128	392.3	37	46	42	-8.7	122	143	17.2
ATTACHED	48	22	77	250.0	17	32	24	-25.0	72	85	18.1
APARTMENTS	131	53	217	309.4	63	60	82	36.7	183	231	26.2
PORT COQUITLAM											
DETACHED	23	19	67	252.6	10	20	16	-20.0	30	61	103.3
ATTACHED	14	7	19	171.4	15	17	17	0.0	38	56	47.4
APARTMENTS	34	23	61	165.2	18	14	32	128.6	64	75	17.2
PORT MOODY/BELCARRA											
DETACHED	9	9	40	344.4	7	8	8	0.0	22	35	59.1
ATTACHED	15	6	23	283.3	12	7	7	0.0	26	27	3.8
APARTMENTS	30	11	46	318.2	11	14	17	21.4	46	61	32.6
RICHMOND											
DETACHED	136	48	171	256.3	32	54	50	-7.4	129	169	31.0
ATTACHED	67	53	115	117.0	35	58	52	-10.3	90	157	74.4
APARTMENTS	204	91	323	254.9	92	121	104	-14.0	283	344	21.6
SQUAMISH											
DETACHED	31	7	23	228.6	6	10	4	-60.0	28	32	14.3
ATTACHED	21	7	28	300.0	8	8	11	37.5	32	32	0.0
APARTMENTS	15	15	34	126.7	5	11	12	9.1	18	39	116.7
SUNSHINE COAST											
DETACHED	63	30	101	236.7	21	35	29	-17.1	71	95	33.8
ATTACHED	7	4	11	175.0	5	3	3	0.0	12	9	-25.0
APARTMENTS	12	3	10	233.3	3	1	2	100.0	9	9	0.0
VANCOUVER EAST											
DETACHED	116	57	160	180.7	38	57	31	-45.6	145	164	13.1
ATTACHED	158	55	217	294.5	60	48	55	14.6	136	178	30.9
APARTMENTS	225	67	265	295.5	67	92	71	-22.8	206	280	35.9
VANCOUVER WEST											
DETACHED	146	48	183	281.3	39	47	35	-25.5	129	147	14.0
ATTACHED	102	43	188	337.2	19	40	38	-5.0	79	147	86.1
APARTMENTS	600	235	789	235.7	186	219	182	-16.9	586	651	11.1
WEST VANCOUVER/HOWE SOUND											
DETACHED	128	50	128	156.0	14	26	16	-38.5	70	73	4.3
ATTACHED	9	3	23	666.7	3	2	3	50.0	8	8	0.0
APARTMENTS	34	22	39	77.3	6	11	11	0.0	33	33	0.0
WHISTLER/PEMBERTON											
DETACHED	8	13	25	92.3	7	9	8	-11.1	22	26	18.2
ATTACHED	22	20	23	15.0	14	12	16	33.3	38	46	21.1
APARTMENTS	28	24	43	79.2	13	19	19	0.0	41	60	46.3
GRAND TOTALS											
DETACHED	1144	465	1594	242.8	379	494	380	-23.1	1278	1500	17.4
ATTACHED	671	312	1065	241.3	285	371	321	-13.5	839	1143	36.2
APARTMENTS	1970	899	2905	223.1	746	891	846	-5.1	2315	2826	22.1

Residential Average Sale Prices - January 1977 to January 2025



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