

# News Release



FOR IMMEDIATE RELEASE:

## A market made for buyers is missing buyers

**VANCOUVER, BC – April 2, 2025** – Home sales registered on the MLS® in Metro Vancouver\* for the month of March were the lowest going back to 2019 for the same month, while active listings continue to their upward trend.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 2,091 in March 2025, a 13.4 per cent decrease from the 2,415 sales recorded in March 2024. This was 36.8 per cent below the 10-year seasonal average (3,308).

“If we can set aside the political and economic uncertainty tied to the new U.S. administration for a moment, buyers in Metro Vancouver haven’t seen market conditions this favourable in years,” said Andrew Lis, GVR’s director of economics and data analytics. “Prices have eased from recent highs, mortgage rates are among the lowest we’ve seen in years, and there are more active listings on the MLS® than we’ve seen in almost a decade. Sellers appear ready to engage — but so far, buyers have not shown up in the numbers we typically see at this time of year.”

There were 6,455 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in March 2025. This represents a 29 per cent increase compared to the 5,002 properties listed in March 2024. This was 15.8 per cent above the 10-year seasonal average (5,572).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 14,546, a 37.9 per cent increase compared to March 2024 (10,552). This is 44.9 per cent above the 10-year seasonal average (10,038).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for March 2025 is 14.9 per cent. By property type, the ratio is 10.3 per cent for detached homes, 21.5 per cent for attached, and 16.2 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.

“The current market bares resemblance to early 2023 where price trends were generally flat, and sales started the year off slowly before gaining momentum in the spring and summer months,” Lis said. “While market conditions overall remain balanced, it’s worth noting that the attached segment continues teetering on the threshold of a sellers’ market as a result of a chronic undersupply, with only about 2,200 active listings available for prospective buyers throughout the entire region.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,190,900. This represents a 0.6 per cent decrease over March 2024 and a 0.5 per cent increase compared to February 2025.

Sales of detached homes in March 2025 reached 527, a 24.1 per cent decrease from the 694 detached sales recorded in March 2024. The benchmark price for a detached home is \$2,034,400. This represents a 0.8 per cent increase from March 2024 and a 0.4 per cent increase compared to February 2025.

Sales of apartment homes reached 1,084 in March 2025, a 10.2 per cent decrease compared to the 1,207 sales in March 2024. The benchmark price of an apartment home is \$767,300. This represents a 0.9 per cent decrease from March 2024 and a 1 per cent increase compared to February 2025.

Attached home sales in March 2025 totalled 472, a 4.6 per cent decrease compared to the 495 sales in March 2024. The benchmark price of a townhouse is \$1,113,100. This represents a 0.8 per cent decrease from March 2024 and a 0.2 per cent increase compared to February 2025.

-30-

Editor's Note:

\*Areas covered by Greater Vancouver REALTORS® include: Bowen Island, Burnaby, Coquitlam, Maple Ridge, New Westminister, 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](http://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	\$1,118,000	341.3	0.5%	1.5%	0.6%	-1.2%	-9.4%	32.5%	69.7%
	Greater Vancouver	\$1,190,900	338.7	0.5%	1.7%	1.0%	-0.6%	-5.4%	28.2%	60.0%
	Bowen Island	\$1,384,700	289.7	-2.4%	-3.1%	-2.4%	2.5%	-11.8%	51.0%	137.5%
	Burnaby East	\$1,137,300	361.6	0.2%	0.6%	-0.2%	-2.6%	-5.3%	25.8%	81.4%
	Burnaby North	\$1,009,600	336.4	0.7%	2.3%	1.2%	-0.9%	-4.4%	24.6%	70.8%
	Burnaby South	\$1,124,100	348.3	-0.1%	0.1%	2.1%	-2.4%	-6.0%	20.1%	66.7%
	Coquitlam	\$1,087,500	341.7	-0.1%	1.2%	-0.1%	-3.0%	-10.9%	29.6%	89.1%
	Ladner	\$1,160,200	337.6	0.0%	1.0%	-1.3%	0.3%	-5.3%	45.0%	98.9%
	Maple Ridge	\$976,900	339.8	0.2%	0.3%	0.0%	-1.1%	-14.8%	45.0%	135.5%
	New Westminster	\$818,700	374.7	-0.1%	-0.3%	-2.2%	-2.5%	-4.0%	31.7%	96.3%
	North Vancouver	\$1,370,300	319.0	0.5%	3.7%	2.8%	-0.4%	-7.2%	27.2%	64.0%
	Pitt Meadows	\$949,100	379.0	2.2%	1.5%	3.0%	-0.2%	-8.5%	49.8%	156.8%
	Port Coquitlam	\$955,300	371.4	-0.1%	1.4%	1.6%	0.0%	-7.4%	45.6%	128.1%
	Port Moody	\$1,095,500	349.7	0.4%	-1.1%	-4.4%	-2.1%	-8.2%	35.8%	99.8%
	Richmond	\$1,158,000	381.3	0.8%	1.2%	-0.3%	-2.8%	-3.1%	31.8%	69.2%
	Squamish	\$1,127,000	374.4	2.0%	5.7%	3.3%	4.0%	-4.0%	40.8%	142.8%
	Sunshine Coast	\$821,800	301.0	-1.1%	-1.3%	-1.3%	-0.3%	-10.5%	48.9%	143.1%
	Tsawwassen	\$1,224,200	318.2	0.5%	1.6%	0.6%	-3.8%	-6.1%	35.7%	73.1%
	Vancouver East	\$1,222,100	381.3	0.4%	1.2%	1.3%	0.8%	-2.2%	28.3%	71.8%
	Vancouver West	\$1,345,900	319.2	0.5%	2.7%	2.0%	1.6%	-2.0%	15.3%	29.3%
	West Vancouver	\$2,539,600	274.0	0.2%	-1.0%	-0.4%	-3.2%	-8.3%	16.8%	23.2%
	Whistler	\$1,357,500	300.7	2.2%	4.7%	0.6%	-3.6%	-14.3%	31.8%	137.1%
Single Family Detached	Lower Mainland	\$1,815,900	398.6	0.4%	2.0%	0.8%	0.7%	-6.5%	43.6%	86.5%
	Greater Vancouver	\$2,034,400	378.6	0.4%	1.9%	0.6%	0.8%	-2.7%	36.8%	66.1%
	Bowen Island	\$1,386,300	289.4	-2.4%	-3.0%	-2.4%	2.6%	-11.8%	51.0%	137.8%
	Burnaby East	\$1,994,800	428.5	0.1%	1.9%	0.6%	2.2%	0.8%	42.1%	108.2%
	Burnaby North	\$2,163,600	413.8	0.4%	1.4%	1.4%	3.6%	4.1%	44.5%	91.8%
	Burnaby South	\$2,238,900	427.4	0.4%	0.3%	3.9%	0.9%	-0.4%	36.3%	87.1%
	Coquitlam	\$1,814,200	421.0	-0.6%	2.3%	0.0%	-0.7%	-5.8%	44.8%	119.7%
	Ladner	\$1,422,000	346.3	-0.1%	1.9%	-2.6%	0.5%	-7.5%	47.2%	101.2%
	Maple Ridge	\$1,287,800	376.9	0.3%	0.1%	0.0%	0.1%	-13.0%	50.4%	159.2%
	New Westminster	\$1,608,400	395.1	0.4%	1.8%	0.5%	0.7%	-1.6%	42.4%	106.6%
	North Vancouver	\$2,244,200	352.3	0.8%	5.3%	1.5%	0.7%	-5.9%	34.0%	80.9%
	Pitt Meadows	\$1,324,600	396.9	4.4%	1.8%	4.9%	-1.1%	-13.0%	47.9%	146.8%
	Port Coquitlam	\$1,418,500	401.5	-0.1%	2.8%	0.0%	0.8%	-8.8%	51.3%	142.0%
	Port Moody	\$2,111,300	404.0	0.7%	0.7%	-4.8%	0.3%	-1.5%	45.2%	118.5%
	Richmond	\$2,171,100	440.3	0.1%	1.4%	0.1%	-2.1%	-1.8%	33.7%	81.0%
	Squamish	\$1,649,400	411.4	3.4%	8.6%	8.2%	8.7%	-5.6%	43.0%	174.4%
	Sunshine Coast	\$873,600	303.9	-1.4%	-2.6%	-1.7%	-0.6%	-12.0%	50.7%	146.7%
	Tsawwassen	\$1,649,800	364.2	1.0%	3.5%	2.2%	-2.1%	-2.3%	47.2%	96.5%
	Vancouver East	\$1,854,600	413.7	-0.4%	0.0%	0.3%	0.0%	-4.5%	29.8%	76.7%
	Vancouver West	\$3,451,900	359.7	-0.3%	2.3%	-0.6%	0.1%	-3.1%	16.2%	34.4%
	West Vancouver	\$3,275,300	305.2	0.7%	-1.0%	0.2%	0.4%	-1.1%	25.9%	34.9%
	Whistler	\$2,549,100	331.3	3.7%	6.3%	5.5%	6.4%	-8.4%	43.7%	135.1%

**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	\$979,600	374.0	0.3%	0.3%	1.0%	-0.9%	-5.5%	42.7%	125.4%
	Greater Vancouver	\$1,113,100	388.8	0.2%	-0.1%	1.3%	-0.8%	-3.0%	38.9%	121.0%
	Burnaby East	\$906,500	394.8	0.6%	2.9%	0.8%	-1.2%	3.6%	38.5%	121.9%
	Burnaby North	\$904,800	368.4	-0.8%	-0.9%	-4.8%	-1.6%	1.5%	31.8%	113.6%
	Burnaby South	\$1,052,000	385.6	-2.3%	-0.4%	3.0%	-3.3%	-0.4%	33.0%	112.2%
	Coquitlam	\$1,083,400	423.9	0.1%	1.1%	1.1%	1.5%	-5.3%	43.8%	151.9%
	Ladner	\$1,022,500	405.9	0.4%	-1.3%	0.2%	0.5%	1.2%	44.1%	141.6%
	Maple Ridge	\$793,500	399.3	0.5%	2.1%	0.9%	1.1%	-11.9%	51.3%	177.1%
	New Westminster	\$923,100	395.7	-1.5%	-3.5%	-2.8%	-3.1%	-2.5%	42.4%	113.9%
	North Vancouver	\$1,313,200	359.3	-0.8%	0.1%	3.4%	-2.9%	-7.3%	35.7%	116.4%
	Pitt Meadows	\$853,500	418.4	0.4%	5.0%	3.6%	0.7%	-6.9%	47.2%	162.6%
	Port Coquitlam	\$950,700	383.2	0.1%	1.1%	5.6%	0.0%	-6.1%	46.9%	141.2%
	Port Moody	\$1,034,600	399.8	1.9%	0.4%	-2.5%	0.7%	-7.4%	43.1%	147.7%
	Richmond	\$1,124,100	403.0	1.4%	-1.0%	-2.2%	-2.4%	0.9%	41.4%	118.0%
	Squamish	\$1,049,900	395.3	1.5%	1.9%	1.0%	0.5%	-4.4%	43.6%	171.5%
	Sunshine Coast	\$766,700	358.8	1.9%	2.6%	1.3%	0.6%	-2.9%	49.6%	152.1%
	Tsawwassen	\$971,700	285.0	-1.8%	-3.6%	-2.6%	-4.4%	-8.1%	18.5%	53.1%
	Vancouver East	\$1,159,400	382.3	0.0%	1.1%	5.8%	2.0%	0.2%	30.7%	102.9%
	Vancouver West	\$1,478,800	348.9	-0.9%	-3.2%	4.4%	0.5%	-0.5%	24.5%	83.6%
	Whistler	\$1,674,500	410.8	1.3%	0.7%	0.6%	-2.2%	-5.8%	48.8%	205.4%
Apartment	Lower Mainland	\$712,100	357.3	0.9%	2.2%	0.5%	-1.1%	-1.5%	25.6%	100.4%
	Greater Vancouver	\$767,300	355.1	1.0%	2.3%	0.7%	-0.9%	-0.1%	22.2%	98.7%
	Burnaby East	\$784,200	332.1	1.2%	-0.5%	-0.3%	-2.7%	-4.5%	17.6%	93.4%
	Burnaby North	\$757,200	370.3	1.6%	3.0%	1.9%	-1.8%	-0.4%	27.4%	109.9%
	Burnaby South	\$837,500	383.6	-0.1%	0.1%	0.7%	-0.9%	-0.4%	18.2%	96.9%
	Coquitlam	\$734,400	411.2	0.7%	0.8%	1.1%	-2.7%	-3.3%	28.2%	142.9%
	Ladner	\$693,200	352.1	1.9%	7.8%	10.8%	2.0%	-0.8%	45.9%	129.1%
	Maple Ridge	\$519,200	371.1	-0.6%	-2.1%	-1.3%	-3.1%	-7.6%	37.1%	157.4%
	New Westminster	\$652,300	399.0	0.3%	0.3%	-2.2%	-1.2%	-0.5%	27.7%	124.7%
	North Vancouver	\$817,700	332.0	0.6%	2.7%	2.5%	-0.5%	0.4%	26.1%	106.0%
	Pitt Meadows	\$593,100	410.4	-0.8%	-1.9%	-1.3%	-2.7%	-6.5%	33.5%	157.0%
	Port Coquitlam	\$641,800	442.6	1.0%	1.6%	0.2%	0.1%	-0.7%	39.4%	174.9%
	Port Moody	\$738,200	404.3	0.7%	-1.8%	-2.6%	0.1%	1.3%	29.4%	142.1%
	Richmond	\$745,400	413.9	1.9%	2.9%	1.0%	-1.9%	3.4%	30.6%	121.6%
	Squamish	\$604,700	357.4	-0.6%	7.3%	-3.7%	-5.4%	-4.9%	36.7%	164.2%
	Sunshine Coast	\$493,800	298.4	-1.0%	5.7%	-6.2%	-9.5%	-12.2%	20.0%	102.0%
	Tsawwassen	\$676,800	320.3	0.0%	5.8%	8.5%	-0.3%	1.0%	35.0%	111.1%
	Vancouver East	\$702,800	407.9	1.7%	1.8%	-0.8%	-1.3%	-1.6%	15.4%	103.2%
	Vancouver West	\$849,400	328.3	1.2%	3.7%	1.3%	0.9%	-1.2%	10.9%	78.1%
	West Vancouver	\$1,266,800	244.3	0.8%	3.3%	1.7%	-5.9%	1.6%	17.0%	68.5%
	Whistler	\$651,100	280.8	-0.2%	6.0%	-6.6%	-10.5%	-6.5%	38.9%	164.9%

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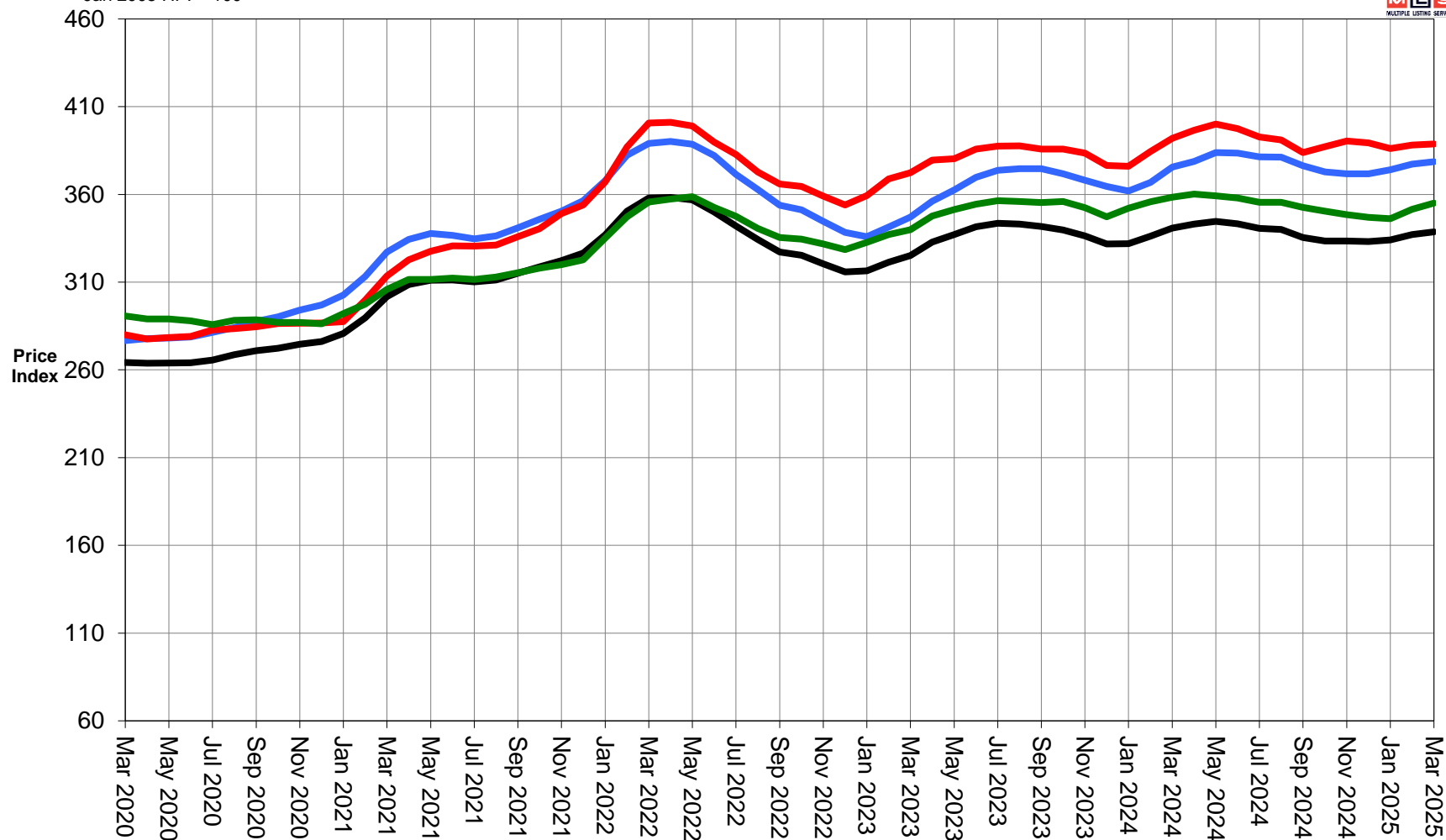
Lower Mainland includes areas serviced by both Greater Vancouver Realtors & Fraser Valley Real Estate Board.

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# Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment

Jan 2005 HPI = 100



# MLS® SALES Facts



March  
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

March  
2025

Number  
of  
Sales  
Median  
Selling  
Price

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

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

February  
2025

Number  
of  
Sales  
Median  
Selling  
Price

Detached  
Attached  
Apartment

7  
0  
0

35  
34  
155

40  
33  
88

17  
17  
22

4  
0  
2

63  
43  
43

11  
9  
68

48  
27  
78

18  
12  
28

10  
10  
19

41  
39  
98

18  
23  
10

39  
5  
3

54  
58  
92

36  
35  
236

28  
4  
7

8  
10  
27

477  
359  
976

n/a  
n/a  
n/a

\$1,950,000  
\$1,099,500  
\$740,000

\$1,722,500  
\$1,249,900  
\$685,000

n/a  
n/a  
\$732,500

n/a  
n/a  
n/a

\$1,400,000  
\$822,000  
\$533,476

n/a  
n/a  
\$580,000

\$2,262,751  
\$1,335,000  
\$779,500

n/a  
n/a  
\$580,000

n/a  
n/a  
n/a

\$2,288,000  
\$1,038,000  
\$664,000

n/a  
\$1,100,000  
n/a

\$875,000  
n/a  
n/a

\$1,900,000  
\$1,358,500  
\$702,500

\$3,550,000  
\$1,525,000  
\$817,500

\$3,375,000  
n/a  
n/a

n/a  
n/a  
\$635,000

March  
2024

Number  
of  
Sales  
Median  
Selling  
Price

Detached  
Attached  
Apartment

4  
0  
0

57  
32  
192

58  
64  
112

31  
20  
13

4  
0  
0

114  
64  
36

24  
11  
73

56  
37  
94

26  
19  
44

11  
14  
20

78  
58  
142

11  
14  
7

35  
4  
4

77  
81  
126

64  
58  
302

38  
1  
14

6  
18  
28

694  
495  
1,207

n/a  
n/a  
n/a

\$2,200,000  
\$970,000  
\$740,500

\$1,854,000  
\$1,146,550  
\$710,000

\$1,580,000  
\$1,241,500  
n/a

n/a  
n/a  
n/a

\$1,325,000  
\$824,950  
\$571,000

\$1,593,000  
n/a  
\$645,000

\$2,353,500  
\$1,438,000  
\$827,500

\$1,445,026  
n/a  
\$641,250

n/a  
n/a  
\$771,250

\$2,091,944  
\$1,190,500  
\$738,000

n/a  
n/a  
n/a

\$939,000  
n/a  
n/a

\$1,998,750  
\$1,550,000  
\$732,500

\$3,600,000  
\$1,708,900  
\$843,444

\$2,895,000  
n/a  
n/a

n/a  
n/a  
\$639,500

Jan. -  
Mar. 2025

Number  
of  
Sales  
Median  
Selling  
Price

Detached  
Attached  
Apartment

12  
0  
0

101  
99  
431

122  
133  
294

68  
39  
59

10  
1  
2

176  
125  
91

20  
26  
207

150  
84  
237

53  
44  
88

31  
27  
64

137  
142  
324

35  
54  
33

99  
15  
7

154  
186  
268

123  
124  
709

72  
10  
27

21  
43  
65

1,384  
1,152  
2,906

n/a  
n/a  
n/a

\$2,190,000  
\$1,050,000  
\$735,000

\$1,706,000  
\$1,229,000  
\$688,900

\$1,520,000  
\$992,950  
\$665,000

n/a  
n/a  
n/a

\$1,327,500  
\$828,000  
\$533,238

\$1,575,000  
\$1,039,500  
\$610,000

\$2,220,000  
\$1,384,500  
\$800,000

\$1,400,000  
\$947,500  
\$611,250

\$1,825,000  
\$1,060,000  
\$772,500

\$1,930,000  
\$1,100,000  
\$678,000

\$1,681,000  
\$1,082,000  
\$685,000

\$895,000  
n/a  
n/a

\$1,909,000  
\$1,450,000  
\$696,000

\$3,380,000  
\$1,585,000  
\$828,280

\$3,337,500  
n/a  
\$1,150,000

\$3,200,000  
\$918,000  
\$680,000

Jan. -  
Mar. 2024

Number  
of  
Sales  
Median  
Selling  
Price

Detached  
Attached  
Apartment

10  
0  
0

139  
99  
502

131  
127  
276

81  
48  
41

10  
1  
0

252  
140  
115

41  
22  
177

135  
83  
247

51  
51  
94

25  
34  
62

177  
149  
342

35  
35  
17

87  
12  
11

179  
208  
310

169  
123  
750

92  
6  
32

19  
45  
69

1,633  
1,183  
3,045

n/a  
n/a  
n/a

\$2,100,000  
\$1,010,000  
\$730,000

\$1,800,000  
\$1,168,000  
\$678,000

\$1,485,000  
\$1,082,450  
\$699,990

n/a  
n/a  
n/a

\$1,315,000  
\$818,500  
\$543,900

\$1,665,000  
\$1,052,500  
\$637,142

\$2,198,000  
\$1,420,900  
\$811,500

\$1,422,500  
\$959,900  
\$640,000

\$1,894,000  
\$1,036,000  
\$737,450

\$2,180,000  
\$1,192,000  
\$722,500

\$1,570,000  
\$980,000  
n/a

\$907,642  
n/a  
n/a

\$1,897,500  
\$1,525,000  
\$699,000

\$3,460,000  
\$1,680,000  
\$836,000

\$2,835,000  
n/a  
\$1,490,000

n/a  
\$1,310,000  
\$599,000



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

# MLS® LISTINGS Facts



March  
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

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

16%  
n/a  
n/a

22%  
43%  
28%

31%  
51%  
39%

38%  
33%  
58%

24%  
n/a  
n/a

27%  
53%  
30%

14%  
29%  
47%

38%  
41%  
29%

31%  
35%  
39%

35%  
28%  
38%

24%  
37%  
31%

37%  
91%  
28%

19%  
47%  
13%

29%  
39%  
34%

25%  
28%  
31%

18%  
27%  
26%

18%  
59%  
36%

n/a

February  
2025

Number  
of  
Listings  
% Sales  
to  
Listings

Detached  
Attached  
Apartment

6  
0  
0

112  
88  
431

112  
92  
263

73  
39  
51

11  
0  
0

181  
72  
88

26  
19  
161

108  
67  
172

43  
32  
52

31  
19  
62

153  
125  
317

24  
30  
31

74  
10  
7

171  
148  
238

172  
141  
751

126  
17  
29

21  
28  
31

1,444  
927  
2,684

117%  
n/a  
n/a

31%  
39%  
36%

36%  
36%  
33%

23%  
44%  
43%

36%  
n/a  
n/a

35%  
60%  
49%

42%  
47%  
42%

44%  
40%  
45%

42%  
38%  
54%

32%  
53%  
31%

27%  
31%  
31%

75%  
77%  
32%

53%  
50%  
43%

32%  
25%  
39%

21%  
24%  
31%

22%  
24%  
24%

38%  
36%  
87%

n/a

March  
2024

Number  
of  
Listings  
% Sales  
to  
Listings

Detached  
Attached  
Apartment

10  
1  
0

94  
73  
427

118  
96  
209

57  
30  
36

9  
0  
0

182  
106  
117

53  
24  
132

100  
64  
162

49  
32  
56

33  
22  
45

171  
100  
277

30  
27  
16

146  
17  
13

178  
167  
247

169  
127  
676

132  
13  
37

31  
33  
50

1,562  
932  
2,500

40%  
0%  
n/a

61%  
44%  
45%

49%  
67%  
54%

54%  
67%  
36%

44%  
n/a  
n/a

63%  
60%  
31%

45%  
46%  
55%

56%  
58%  
58%

53%  
59%  
79%

33%  
64%  
44%

46%  
58%  
51%

37%  
52%  
44%

24%  
24%  
31%

43%  
49%  
51%

38%  
46%  
45%

29%  
8%  
38%

19%  
55%  
56%

n/a

Jan. -  
Mar. 2025

Year-to-date\*

Number  
of  
Listings  
% Sales  
to  
Listings

Detached  
Attached  
Apartment

33  
0  
0

371  
282  
1,445

394  
330  
815

247  
126  
139

39  
1  
0

619  
249  
274

99  
85  
517

395  
225  
657

171  
94  
184

108  
78  
182

518  
377  
1,035

82  
80  
104

336  
36  
813

565  
550  
2,464

559  
514  
102

411  
51  
127

74  
80  
127

5,021  
3,158  
8,891

36%  
n/a  
n/a

27%  
35%  
30%

31%  
40%  
36%

28%  
31%  
42%

26%  
100%  
n/a

28%  
50%  
33%

20%  
31%  
40%

38%  
37%  
36%

31%  
47%  
48%

29%  
35%  
35%

26%  
38%  
31%

43%  
68%  
32%

29%  
42%  
21%

27%  
34%  
33%

22%  
24%  
29%

18%  
20%  
26%

28%  
54%  
51%

n/a

Jan. -  
Mar. 2024

Year-to-date\*

Number  
of  
Listings  
% Sales  
to  
Listings

Detached  
Attached  
Apartment

31  
1  
0

275  
190  
1,094

298  
255  
524

161  
81  
87

18  
0  
0

570  
245  
312

110  
65  
350

281  
177  
470

127  
72  
154

65  
58  
110

457  
248  
711

88  
67  
52

292  
36  
30

429  
484  
718

478  
341  
1,931

371  
30  
116

51  
88  
132

4,102  
2,438  
6,791

32%  
0%  
n/a

51%  
52%  
46%

44%  
50%  
53%

50%  
59%  
47%

56%  
n/a  
n/a

44%  
57%  
37%

37%  
34%  
51%

48%  
47%  
53%

40%  
71%  
61%

38%  
59%  
56%

39%  
60%  
48%

40%  
52%  
33%

30%  
33%  
37%

42%  
43%  
43%

35%  
36%  
39%

25%  
20%  
28%

37%  
51%  
52%

n/a

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

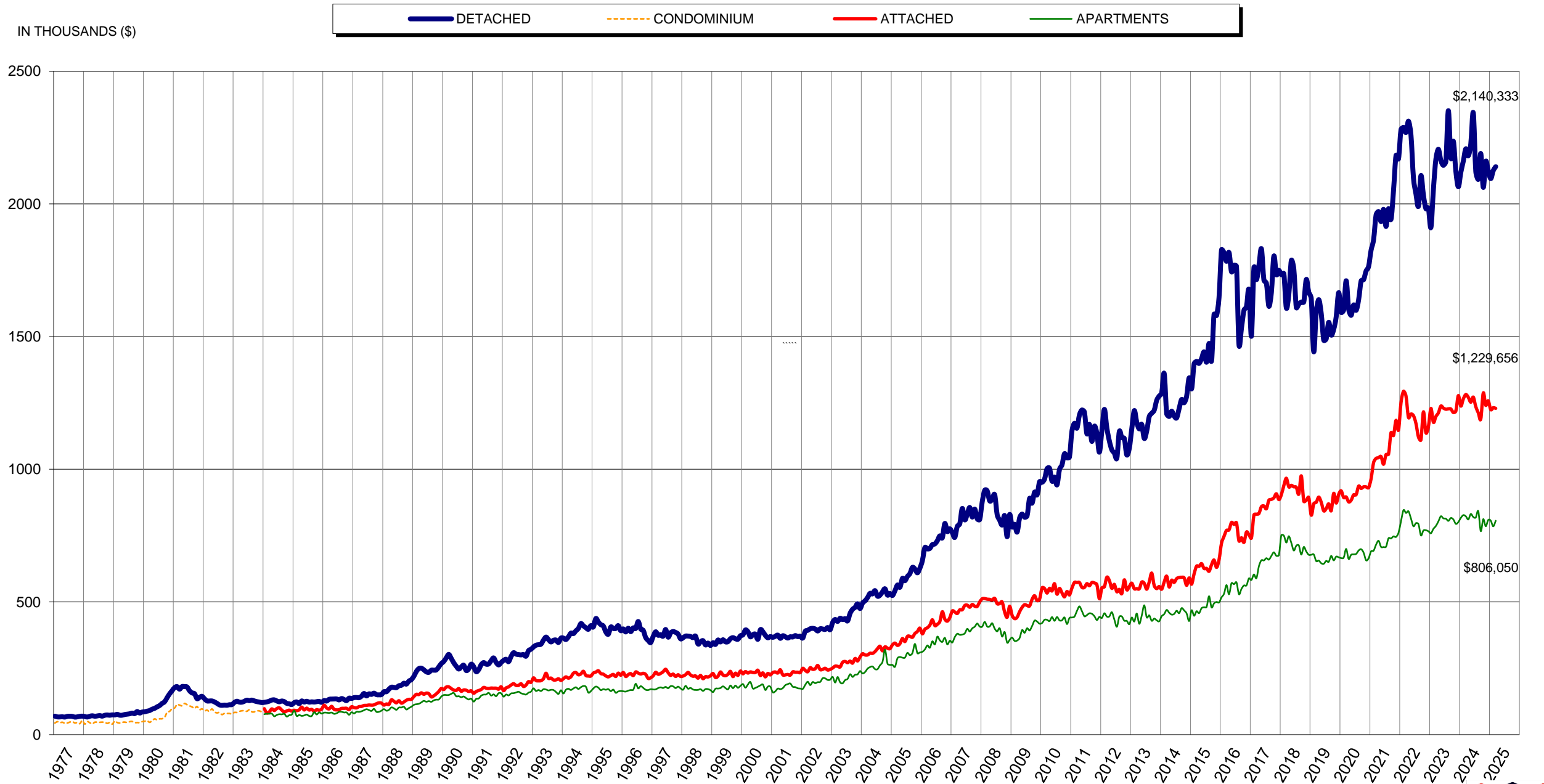


# Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Mar 2024	2 Feb 2025	3 Mar 2025	Col. 2 & 3 Percentage Variance	5 Mar 2024	6 Feb 2025	7 Mar 2025	Col. 6 & 7 Percentage Variance	9 Jan 2024 - Mar 2024	10 Jan 2025 - Mar 2025	Col. 9 & 10 Percentage Variance
<b>BOWEN ISLAND</b>				%				%			%
DETACHED	10	6	19	216.7	4	7	3	-57.1	10	12	20.0
ATTACHED	1	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
<b>BURNABY</b>				%				%			%
DETACHED	94	112	153	36.6	57	35	34	-2.9	139	101	-27.3
ATTACHED	73	88	112	27.3	32	34	48	41.2	99	99	0.0
APARTMENTS	427	431	522	21.1	192	155	145	-6.5	502	431	-14.1
<b>COQUITLAM</b>											
DETACHED	118	112	159	42.0	58	40	49	22.5	131	122	-6.9
ATTACHED	96	92	139	51.1	64	33	71	115.2	127	133	4.7
APARTMENTS	209	263	288	9.5	112	88	113	28.4	276	294	6.5
<b>DELTA</b>											
DETACHED	57	73	88	20.5	31	17	33	94.1	81	68	-16.0
ATTACHED	30	39	40	2.6	20	17	13	-23.5	48	39	-18.8
APARTMENTS	36	51	36	-29.4	13	22	21	-4.5	41	59	43.9
<b>ISLANDS - GULF</b>											
DETACHED	9	11	21	90.9	4	4	5	25.0	10	10	0.0
ATTACHED	0	0	0	0.0	0	0	1	100.0	1	1	0.0
APARTMENTS	0	0	0	0.0	0	2	0	-100.0	0	2	200.0
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	182	181	230	27.1	114	63	61	-3.2	252	176	-30.2
ATTACHED	106	72	89	23.6	64	43	47	9.3	140	125	-10.7
APARTMENTS	117	88	89	1.1	36	43	27	-37.2	115	91	-20.9
<b>NEW WESTMINSTER</b>											
DETACHED	53	26	43	65.4	24	11	6	-45.5	41	20	-51.2
ATTACHED	24	19	42	121.1	11	9	12	33.3	22	26	18.2
APARTMENTS	132	161	183	13.7	73	68	86	26.5	177	207	16.9
<b>NORTH VANCOUVER</b>											
DETACHED	100	108	159	47.2	56	48	60	25.0	135	150	11.1
ATTACHED	64	67	81	20.9	37	27	33	22.2	83	84	1.2
APARTMENTS	162	172	268	55.8	94	78	77	-1.3	247	237	-4.0
<b>PORT COQUITLAM</b>											
DETACHED	49	43	61	41.9	26	18	19	5.6	51	53	3.9
ATTACHED	32	32	43	34.4	19	12	15	25.0	51	44	-13.7
APARTMENTS	56	52	71	36.5	44	28	28	0.0	94	88	-6.4
<b>PORT MOODY/BELCARRA</b>											
DETACHED	33	31	37	19.4	11	10	13	30.0	25	31	24.0
ATTACHED	22	19	36	89.5	14	10	10	0.0	34	27	-20.6
APARTMENTS	45	62	74	19.4	20	19	28	47.4	62	64	3.2
<b>RICHMOND</b>											
DETACHED	171	153	194	26.8	78	41	46	12.2	177	137	-22.6
ATTACHED	100	125	137	9.6	58	39	51	30.8	149	142	-4.7
APARTMENTS	277	317	395	24.6	142	98	122	24.5	342	324	-5.3
<b>SQUAMISH</b>											
DETACHED	30	24	35	45.8	11	18	13	-27.8	35	35	0.0
ATTACHED	27	30	22	-26.7	14	23	20	-13.0	35	54	54.3
APARTMENTS	16	31	39	25.8	7	10	11	10.0	17	33	94.1
<b>SUNSHINE COAST</b>											
DETACHED	146	74	161	117.6	35	39	31	-20.5	87	99	13.8
ATTACHED	17	10	15	50.0	4	5	7	40.0	12	15	25.0
APARTMENTS	13	7	16	128.6	4	3	2	-33.3	11	7	-36.4
<b>VANCOUVER EAST</b>											
DETACHED	178	171	234	36.8	77	54	69	27.8	179	154	-14.0
ATTACHED	167	148	185	25.0	81	58	73	25.9	208	186	-10.6
APARTMENTS	247	238	310	30.3	126	92	105	14.1	310	268	-13.5
<b>VANCOUVER WEST</b>											
DETACHED	169	172	204	18.6	64	36	52	44.4	169	123	-27.2
ATTACHED	127	141	185	31.2	58	35	51	45.7	123	124	0.8
APARTMENTS	676	751	924	23.0	302	236	291	23.3	750	709	-5.5
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	132	126	157	24.6	38	28	28	0.0	92	72	-21.7
ATTACHED	13	17	11	-35.3	1	4	3	-25.0	6	10	66.7
APARTMENTS	37	29	34	17.2	14	7	9	28.6	32	27	-15.6
<b>WHISTLER/PEMBERTON</b>											
DETACHED	31	21	28	33.3	6	8	5	-37.5	19	21	10.5
ATTACHED	33	28	29	3.6	18	10	17	70.0	45	43	-4.4
APARTMENTS	50	31	53	71.0	28	27	19	-29.6	69	65	-5.8
<b>GRAND TOTALS</b>											
DETACHED	1562	1444	1983	37.3	694	477	527	10.5	1633	1384	-15.2
ATTACHED	932	927	1166	25.8	495	359	472	31.5	1183	1152	-2.6
APARTMENTS	2500	2684	3302	23.0	1207	976	1084	11.1	3045	2906	-4.6



## Residential Average Sale Prices - January 1977 to March 2025



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