

## Home sales register a strong finish to cap off 2024

**VANCOUVER, BC – January 3, 2025** – Home sales registered on the Multiple Listing Service® (MLS®) in Metro Vancouver<sup>1</sup> rose over thirty per cent in December, compared to the previous year, signalling strengthening demand-side momentum to close out 2024.

The Greater Vancouver REALTORS® (GVR)<sup>2</sup> reports that residential sales in the region totalled 26,561 in 2024, a 1.2 per cent increase from the 26,249 sales recorded in 2023, and a 9.2 per cent decrease from the 29,261 sales in 2022.

Last year's sales total was 20.9 per cent below the 10-year annual sales average (33,559).

“Looking back on 2024, it could best be described as a pivot year for the market after experiencing such dramatic increases in mortgage rates in the preceding years,” said Andrew Lis, GVR's director of economics and data analytics. “With borrowing costs now firmly on the decline, buyers have started to show up in numbers after somewhat of a hiatus – and this renewed strength is now clearly visible in the more recent monthly data.”

Properties listed on the MLS® system in Metro Vancouver totalled 60,388 in 2024. This represents an 18.7 per cent increase compared to the 50,894 properties listed in 2023. This was 9.7 per cent above the 55,047 properties listed in 2022.

The total number of properties listed last year was 5.7 per cent above the region's 10-year annual average (57,136).

Currently, the total number of homes listed for sale on the MLS® system in Metro Vancouver is 10,948, a 24.4 per cent increase compared to December 2024 (8,802). This total is also 25.3 per cent above the 10-year seasonal average (8,737).

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,171,500. This represents a 0.5 per cent increase over December 2023 and a 0.1 per cent decrease compared to November 2024.

“Disappointingly, sales came in shy of our forecasted target for the year, but the December figures signal an emerging pattern of strength in home sales, building on the momentum seen in previous months,” Lis said. “These more recent sales figures are now trending back towards long-term historical averages, which suggests there may still be quite a bit of potential upside for sales as we head into 2025, should the recent strength continue.”

“Although sales activity had a slower start to the year, price trends began 2024 on the rise and closed out the year on a flatter trajectory. Most market segments saw year-over-year increases of a few per cent except for apartment units, which ended 2024 roughly flat. With

the data showing renewed strength to finish the year however, it looks as though the 2025 market is positioned to be considerably more active than we've seen in recent years.”

### **December 2024 summary**

Residential sales in the region totalled 1,765 in December 2024, a 31.2 per cent increase from the 1,345 sales recorded in December 2023. This was 14.9 per cent below the 10-year seasonal average (2,074) for the month.

There were 1,676 detached, attached and apartment properties newly listed for sale on the MLS® system in Metro Vancouver in December 2024. This represents a 26.3 per cent increase compared to the 1,327 properties listed in December 2023. This was 1.1 per cent below the 10-year seasonal average (1,695).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for December 2024 is 16.8 per cent. By property type, the ratio is 12.1 per cent for detached homes, 23.6 per cent for attached, and 18.7 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.

Sales of detached homes in December 2024 reached 494, a 31.4 per cent increase from the 376 detached sales recorded in December 2023. The benchmark price for a detached home is \$1,997,000. This represents a two per cent increase from December 2023 and is nearly unchanged compared to November 2024.

Sales of apartment homes reached 891 in December 2024, a 23.9 per cent increase compared to the 719 sales in December 2024. The benchmark price of an apartment home is \$749,900. This represents a 0.1 per cent decrease from December 2023 and a 0.4 per cent decrease compared to November 2024.

Attached home sales in December 2024 totalled 371, a 55.9 per cent increase compared to the 238 sales in December 2024. The benchmark price of a townhouse is \$1,114,600. This represents a 3.4 per cent increase from December 2023 and a 0.3 per cent decrease compared to November 2024.

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#### Editor's Note:

1. 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.

2. On February 12, 2024, the Real Estate Board of Greater Vancouver changed its organizational name to Greater Vancouver REALTORS®.

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).

For more information please contact:

**Mark Moldowan**

Manager, Communication and Editorial

Greater Vancouver REALTORS®

604.730.3153

[mmoldowan@gvrealtors.ca](mailto: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	\$1,101,300	336.2	-0.1%	-0.9%	-3.1%	-0.1%	-0.5%	34.9%	76.6%
	Greater Vancouver	\$1,171,500	333.2	-0.1%	-0.7%	-2.9%	0.5%	2.1%	30.0%	66.9%
	Bowen Island	\$1,428,300	298.9	-4.0%	0.7%	-6.3%	9.2%	-1.5%	52.3%	140.5%
	Burnaby East	\$1,131,000	359.6	0.6%	-0.7%	-3.1%	0.6%	5.9%	32.5%	88.6%
	Burnaby North	\$986,700	328.8	-0.2%	-1.1%	-3.5%	-1.0%	1.5%	25.9%	78.4%
	Burnaby South	\$1,122,500	347.8	0.2%	1.9%	-2.2%	0.0%	3.6%	24.9%	77.4%
	Coquitlam	\$1,074,900	337.7	0.7%	-1.2%	-3.5%	-1.7%	-1.0%	33.1%	94.0%
	Ladner	\$1,148,200	334.1	-0.4%	-2.3%	-0.7%	2.5%	5.5%	46.2%	106.2%
	Maple Ridge	\$974,200	338.9	0.4%	-0.2%	-1.8%	1.8%	-3.4%	49.6%	142.4%
	New Westminster	\$820,900	375.7	1.1%	-1.9%	-0.5%	1.4%	8.2%	38.0%	103.0%
	North Vancouver	\$1,320,600	307.5	-0.5%	-0.9%	-5.5%	-2.1%	0.3%	26.4%	70.7%
	Pitt Meadows	\$934,800	373.3	-1.3%	1.4%	-0.4%	5.7%	2.5%	54.8%	166.6%
	Port Coquitlam	\$941,700	366.1	0.4%	0.1%	-2.1%	1.4%	5.4%	47.9%	132.7%
	Port Moody	\$1,108,000	353.7	0.2%	-3.3%	-3.1%	-0.6%	4.3%	44.5%	112.2%
	Richmond	\$1,144,500	376.9	0.1%	-1.4%	-2.6%	-0.3%	5.7%	33.7%	77.8%
	Squamish	\$1,066,500	354.3	-1.8%	-2.2%	-3.0%	-1.4%	2.5%	32.9%	135.9%
	Sunshine Coast	\$832,400	304.9	-3.8%	0.0%	-4.0%	6.1%	1.2%	50.0%	144.1%
	Tsawwassen	\$1,205,000	313.2	-0.3%	-1.0%	-2.1%	0.0%	1.6%	34.1%	83.2%
	Vancouver East	\$1,207,100	376.6	-0.1%	0.1%	-2.1%	1.5%	5.3%	31.4%	81.4%
	Vancouver West	\$1,309,800	310.7	-0.3%	-0.7%	-3.1%	1.4%	0.6%	16.1%	33.0%
West Vancouver	\$2,564,300	276.7	2.4%	0.5%	-2.9%	1.8%	-6.6%	18.9%	36.4%	
Whistler	\$1,296,700	287.2	-2.8%	-3.9%	-6.6%	-7.9%	-7.6%	25.7%	130.1%	
Single Family Detached	Lower Mainland	\$1,781,100	390.9	0.0%	-1.2%	-2.9%	2.2%	2.1%	45.4%	94.7%
	Greater Vancouver	\$1,997,000	371.7	0.0%	-1.2%	-3.1%	2.0%	4.3%	38.3%	74.5%
	Bowen Island	\$1,429,700	298.4	-4.0%	0.6%	-6.3%	9.2%	-1.6%	52.2%	140.6%
	Burnaby East	\$1,957,700	420.6	0.3%	-1.2%	-0.3%	8.3%	11.0%	49.5%	116.9%
	Burnaby North	\$2,133,100	408.0	1.1%	0.0%	-1.9%	4.2%	13.4%	46.6%	105.6%
	Burnaby South	\$2,233,000	426.2	-1.6%	3.6%	-1.4%	8.0%	11.2%	42.7%	100.6%
	Coquitlam	\$1,772,700	411.4	0.2%	-2.3%	-3.8%	-1.0%	2.6%	46.9%	126.4%
	Ladner	\$1,396,100	340.0	-1.7%	-4.3%	-1.0%	1.2%	1.6%	50.0%	109.9%
	Maple Ridge	\$1,286,800	376.6	0.3%	-0.1%	-1.2%	3.8%	-2.5%	55.6%	167.7%
	New Westminster	\$1,579,700	388.0	0.6%	-1.3%	-0.9%	6.1%	7.8%	50.4%	113.2%
	North Vancouver	\$2,130,900	334.5	-0.8%	-3.6%	-7.6%	-2.5%	0.6%	30.0%	87.1%
	Pitt Meadows	\$1,301,100	389.9	-2.6%	3.0%	-0.1%	5.6%	-3.7%	53.7%	158.0%
	Port Coquitlam	\$1,379,500	390.5	-0.9%	-2.8%	-3.1%	0.6%	2.3%	50.7%	146.1%
	Port Moody	\$2,095,800	401.0	0.5%	-5.5%	-4.0%	0.8%	9.3%	52.2%	130.6%
	Richmond	\$2,140,900	434.2	1.0%	-1.3%	-2.6%	1.4%	4.6%	35.8%	90.2%
	Squamish	\$1,518,500	378.8	-0.1%	-0.4%	-1.9%	0.5%	-3.1%	31.8%	161.4%
	Sunshine Coast	\$897,000	312.0	-3.9%	1.0%	-3.8%	8.7%	0.5%	53.5%	148.6%
	Tsawwassen	\$1,594,600	352.0	-0.4%	-1.2%	0.3%	1.6%	2.3%	45.2%	106.6%
	Vancouver East	\$1,855,700	413.9	-0.4%	0.4%	-2.0%	0.3%	5.2%	34.3%	92.4%
	Vancouver West	\$3,374,900	351.7	-0.3%	-2.8%	-5.2%	-2.5%	0.1%	18.5%	39.6%
West Vancouver	\$3,308,300	308.3	2.5%	1.2%	-0.8%	6.1%	0.0%	27.3%	49.5%	
Whistler	\$2,398,500	311.7	0.6%	-0.7%	-4.8%	1.0%	-2.9%	32.2%	127.7%	

**HOW TO READ THE TABLE:**

- **Benchmark Price:** Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
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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.

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	\$976,400	372.8	-0.5%	0.6%	-2.2%	2.4%	7.8%	45.8%	132.4%
	Greater Vancouver	\$1,114,600	389.3	-0.3%	1.4%	-2.1%	3.4%	10.0%	41.9%	129.5%
	Burnaby East	\$881,300	383.8	1.0%	-2.0%	-5.1%	-0.3%	12.3%	39.1%	116.2%
	Burnaby North	\$912,700	371.6	-2.8%	-4.0%	-4.5%	0.4%	12.9%	34.4%	118.5%
	Burnaby South	\$1,056,300	387.2	0.1%	3.4%	-4.1%	-2.2%	13.3%	35.2%	116.2%
	Coquitlam	\$1,071,600	419.2	1.4%	0.0%	-1.2%	4.5%	9.0%	46.4%	155.1%
	Ladner	\$1,035,800	411.2	2.7%	1.5%	2.3%	10.0%	15.7%	48.6%	149.7%
	Maple Ridge	\$777,100	391.1	0.3%	-1.2%	-1.9%	3.8%	3.7%	49.3%	183.0%
	New Westminster	\$956,600	410.0	1.6%	0.7%	0.5%	5.6%	14.0%	48.9%	122.9%
	North Vancouver	\$1,311,700	358.9	-2.8%	3.3%	-5.6%	-0.8%	6.8%	43.2%	128.5%
	Pitt Meadows	\$813,000	398.5	0.2%	-1.3%	-2.5%	2.5%	0.1%	47.2%	168.4%
	Port Coquitlam	\$940,700	379.2	0.5%	4.5%	-1.0%	3.4%	7.4%	49.8%	148.7%
	Port Moody	\$1,030,700	398.3	0.4%	-2.8%	-1.7%	0.7%	7.1%	46.1%	150.7%
	Richmond	\$1,134,800	406.9	0.0%	-1.3%	-2.4%	3.0%	14.0%	45.6%	126.9%
	Squamish	\$1,030,800	388.1	-3.1%	-0.9%	-3.6%	0.3%	9.2%	44.4%	174.9%
	Sunshine Coast	\$747,100	349.6	-3.5%	-1.3%	-4.3%	-0.2%	10.6%	50.2%	157.6%
	Tsawwassen	\$1,008,200	295.7	1.2%	1.1%	0.6%	6.4%	7.9%	24.0%	66.5%
	Vancouver East	\$1,147,000	378.2	2.6%	4.6%	-0.1%	7.2%	7.7%	32.5%	111.9%
	Vancouver West	\$1,527,200	360.3	0.5%	7.8%	2.4%	10.0%	8.3%	28.6%	99.5%
Whistler	\$1,662,100	407.8	-4.5%	-0.1%	-4.9%	-0.2%	11.2%	52.2%	204.8%	
Apartment	Lower Mainland	\$696,900	349.7	-0.4%	-1.6%	-3.0%	0.0%	7.4%	27.5%	103.0%
	Greater Vancouver	\$749,900	347.0	-0.4%	-1.6%	-3.0%	-0.1%	7.5%	23.6%	100.9%
	Burnaby East	\$788,000	333.8	-0.6%	0.2%	-1.8%	0.2%	7.5%	25.3%	97.7%
	Burnaby North	\$734,900	359.4	-1.0%	-1.1%	-3.2%	-1.4%	6.0%	28.9%	110.1%
	Burnaby South	\$837,000	383.4	1.1%	0.6%	-0.8%	-0.6%	8.6%	23.3%	106.0%
	Coquitlam	\$728,700	408.0	0.0%	0.3%	-2.4%	1.7%	9.3%	33.2%	145.8%
	Ladner	\$642,800	326.5	-0.9%	2.7%	-8.4%	-9.9%	5.1%	29.6%	112.6%
	Maple Ridge	\$530,200	379.0	0.9%	0.9%	-0.9%	0.4%	9.5%	44.7%	163.7%
	New Westminster	\$650,200	397.7	1.2%	-2.5%	-0.3%	0.5%	12.0%	31.0%	128.8%
	North Vancouver	\$796,100	323.2	0.0%	-0.2%	-3.5%	0.6%	8.9%	27.5%	111.0%
	Pitt Meadows	\$604,300	418.2	-0.1%	0.6%	-0.6%	0.4%	9.7%	39.8%	166.4%
	Port Coquitlam	\$631,700	435.7	0.8%	-1.4%	-2.4%	4.1%	12.1%	42.2%	173.5%
	Port Moody	\$752,100	411.9	-0.4%	-0.8%	-1.1%	3.7%	11.3%	39.8%	146.2%
	Richmond	\$724,400	402.2	-1.0%	-1.8%	-3.0%	-1.4%	14.2%	31.0%	126.6%
	Squamish	\$563,800	333.2	-3.9%	-10.2%	-5.7%	-15.3%	-1.3%	23.4%	155.5%
	Sunshine Coast	\$467,300	282.4	-4.6%	-11.2%	-8.0%	-18.6%	-10.2%	9.9%	101.1%
	Tsawwassen	\$639,700	302.7	-1.0%	2.6%	-9.4%	-6.1%	8.6%	22.2%	102.7%
	Vancouver East	\$690,200	400.6	-0.3%	-2.6%	-3.0%	0.5%	4.3%	19.1%	102.7%
	Vancouver West	\$819,400	316.7	-0.8%	-2.3%	-3.7%	1.0%	2.5%	10.7%	78.7%
West Vancouver	\$1,226,100	236.5	1.2%	-1.5%	-9.2%	-4.3%	3.6%	14.2%	67.6%	
Whistler	\$614,300	264.9	-5.4%	-11.9%	-9.2%	-18.6%	-3.2%	26.2%	153.3%	

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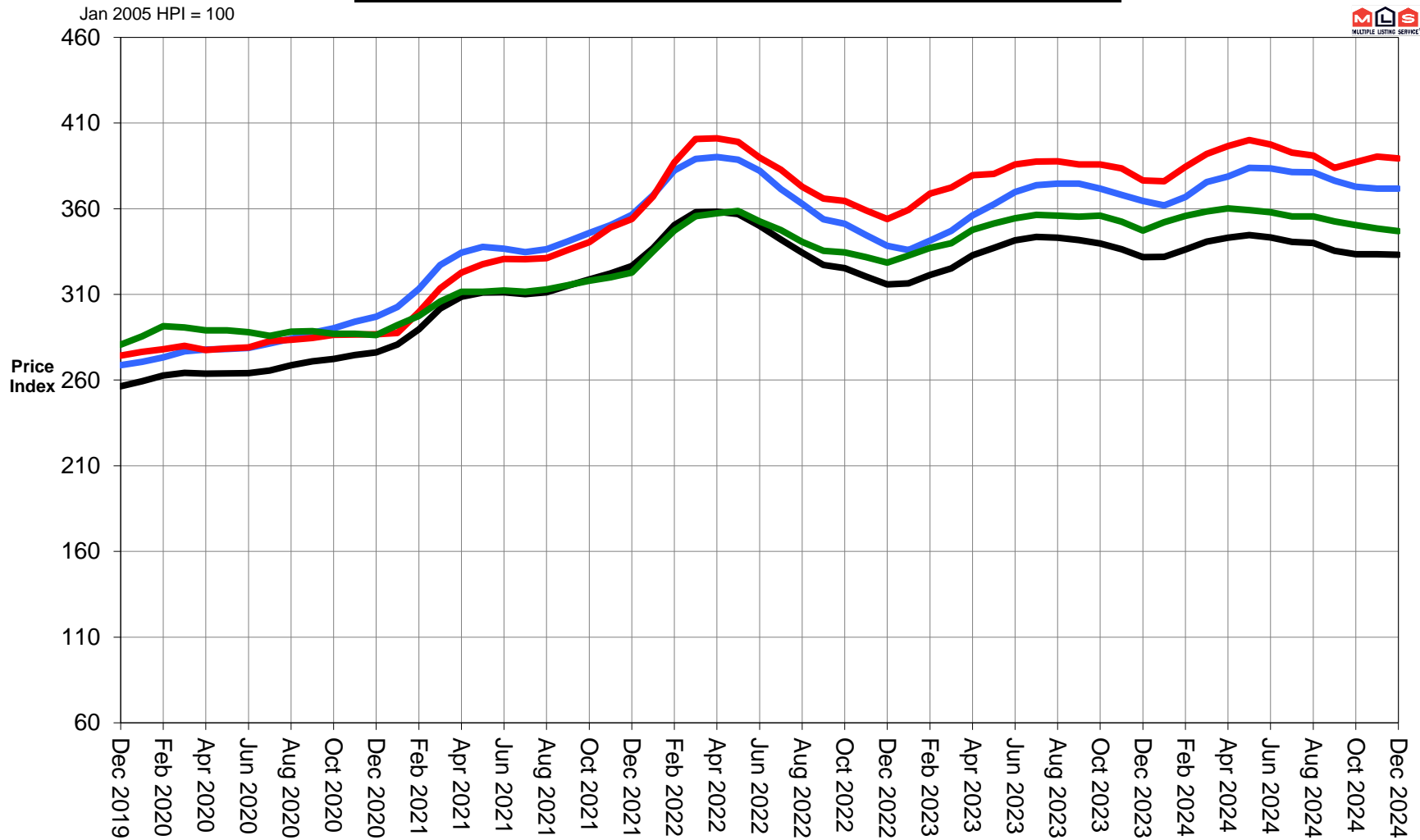
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### Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



# MLS® SALES Facts



**December  
2024**

		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
<b>December 2024</b>	<b>Number of Sales</b>	Detached: 5 Attached: 0 Apartment: 0	45	38	18	4	59	13	46	20	8	54	10	35	57	47	26	9	494
	<b>Median Selling Price</b>	Detached: n/a Attached: n/a Apartment: 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
			\$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
<b>November 2024</b>	<b>Number of Sales</b>	Detached: 4 Attached: 0 Apartment: 0	57	47	32	4	77	11	55	25	19	65	18	31	76	65	31	9	626
	<b>Median Selling Price</b>	Detached: n/a Attached: n/a Apartment: n/a	\$2,062,500	\$1,736,100	\$1,435,325	n/a	\$1,285,000	n/a	\$2,103,888	\$1,310,000	n/a	\$2,020,000	n/a	\$975,000	\$1,880,000	\$3,330,000	\$3,350,000	n/a	n/a
			\$699,000	\$665,000	n/a	n/a	\$496,950	\$612,500	\$778,000	\$568,725	\$758,500	\$660,000	n/a	n/a	\$688,950	\$839,000	n/a	\$647,500	n/a
<b>December 2023</b>	<b>Number of Sales</b>	Detached: 0 Attached: 0 Apartment: 0	31	31	17	1	63	10	30	7	6	42	8	22	48	35	23	2	376
	<b>Median Selling Price</b>	Detached: n/a Attached: n/a Apartment: n/a	\$1,890,000	\$1,785,000	n/a	n/a	\$1,194,000	n/a	\$2,075,000	n/a	n/a	\$1,912,500	n/a	\$859,500	\$1,809,000	\$3,950,000	\$2,972,500	n/a	n/a
			\$712,000	\$668,000	n/a	n/a	\$523,250	\$610,000	\$676,944	\$555,000	n/a	\$698,000	n/a	n/a	\$610,250	\$825,000	n/a	n/a	n/a
<b>Jan. - Dec. 2024</b> <i>Year-to-date</i>	<b>Number of Sales</b>	Detached: 51 Attached: 0 Apartment: 0	629	607	363	45	976	169	712	255	133	783	173	462	882	793	401	108	7,542
	<b>Median Selling Price</b>	Detached: \$1,340,000 Attached: n/a Apartment: n/a	\$2,156,000	\$1,775,000	\$1,499,000	\$800,000	\$1,299,950	\$1,575,000	\$2,200,000	\$1,434,000	\$1,910,000	\$2,060,000	\$1,565,000	\$950,000	\$1,950,000	\$3,500,000	\$2,962,500	\$2,178,750	n/a
			\$720,000	\$680,000	\$654,250	n/a	\$535,000	\$629,000	\$800,000	\$594,900	\$760,000	\$689,350	\$641,950	\$518,500	\$695,000	\$850,000	\$1,220,000	\$561,900	n/a
<b>Jan. - Dec. 2023</b> <i>Year-to-date</i>	<b>Number of Sales</b>	Detached: 37 Attached: 0 Apartment: 0	628	641	396	62	926	200	693	249	162	817	165	383	901	818	368	118	7,564
	<b>Median Selling Price</b>	Detached: \$1,440,000 Attached: n/a Apartment: n/a	\$1,950,000	\$1,750,000	\$1,475,000	\$825,500	\$1,250,000	\$1,522,500	\$2,100,000	\$1,370,000	\$1,887,500	\$1,988,444	\$1,477,500	\$944,500	\$1,914,000	\$3,515,000	\$3,075,000	\$2,315,000	n/a
			\$726,000	\$676,250	\$639,500	n/a	\$522,000	\$615,000	\$785,000	\$599,950	\$720,000	\$685,000	\$630,000	\$485,000	\$678,000	\$845,000	\$1,246,000	\$650,000	n/a

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



# MLS® LISTINGS Facts



**December  
2024**

		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
<b>December 2024</b>	<b>Number of Listings</b>	Detached: 2 Attached: 0 Apartment: 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
	<b>% Sales to Listings</b>	Detached: 250% Attached: n/a Apartment: n/a	96% 181% 91%	146% 97% 63%	86% 91% 100%	200% n/a n/a	109% 267% 122%	217% 143% 138%	177% 145% 113%	105% 243% 61%	89% 117% 127%	113% 109% 133%	143% 114% 73%	117% 75% 33%	100% 87% 137%	98% 93% 93%	52% 67% 50%	69% 60% 79%	n/a
	<b>November 2024</b>	<b>Number of Listings</b>	Detached: 5 Attached: 0 Apartment: 0	81 62 339	89 56 168	34 24 28	5 0 0	137 62 52	19 13 140	83 43 131	39 27 43	24 14 38	108 95 263	22 20 23	41 6 15	126 144 205	125 109 471	78 13 28	23 18 33
	<b>% Sales to Listings</b>	Detached: 80% Attached: n/a Apartment: n/a	70% 87% 60%	53% 46% 58%	94% 67% 39%	80% n/a n/a	56% 79% 38%	58% 108% 49%	66% 67% 68%	64% 81% 67%	79% 93% 79%	60% 49% 45%	82% 65% 70%	76% 50% 40%	60% 52% 57%	52% 63% 53%	40% 23% 39%	39% 100% 67%	n/a
<b>December 2023</b>	<b>Number of Listings</b>	Detached: 2 Attached: 0 Apartment: 0	33 15 116	29 22 35	16 12 4	5 0 0	54 20 42	14 0 25	24 16 57	17 6 16	8 10 13	50 25 82	6 7 10	28 4 4	36 48 64	37 24 185	37 1 14	15 13 23	411 223 690
	<b>% Sales to Listings</b>	Detached: 0% Attached: n/a Apartment: n/a	94% 160% 115%	107% 132% 169%	106% 67% 200%	20% n/a n/a	117% 125% 67%	71% n/a 132%	125% 138% 95%	41% 100% 131%	75% 70% 92%	84% 116% 117%	133% 114% 50%	79% 75% 50%	133% 79% 97%	95% 96% 96%	62% 200% 107%	13% 85% 61%	n/a
	<b>Jan. - Dec. 2024</b>	<b>Number of Listings</b>	Detached: 138 Attached: 1 Apartment: 0	1,365 971 5,045	1,550 991 2,401	738 357 368	120 7 2	2,319 1,011 978	402 259 1,614	1,530 872 2,164	631 374 625	395 278 543	1,886 1,322 3,195	354 309 270	1,198 125 110	2,103 1,965 2,862	2,118 1,653 8,302	1,580 145 520	294 355 454
<b>Year-to-date*</b>	<b>% Sales to Listings</b>	Detached: 37% Attached: 0% Apartment: n/a	46% 53% 47%	39% 46% 48%	49% 55% 50%	38% 29% 50%	42% 60% 45%	42% 47% 52%	47% 48% 49%	40% 60% 56%	34% 63% 57%	42% 48% 48%	49% 61% 49%	39% 48% 45%	42% 42% 47%	37% 37% 40%	25% 30% 38%	37% 50% 63%	n/a
<b>Jan. - Dec. 2023</b>	<b>Number of Listings</b>	Detached: 105 Attached: 2 Apartment: 0	1,198 919 3,913	1,198 870 1,853	747 296 268	122 5 3	1,986 770 832	378 187 1,161	1,324 653 1,766	476 250 535	333 247 557	1,756 1,121 2,874	382 261 207	1,069 122 108	1,782 1,394 2,385	1,834 1,213 7,321	1,423 122 428	296 310 368	16,409 8,742 24,579
	<b>% Sales to Listings</b>	Detached: 35% Attached: 0% Apartment: n/a	52% 62% 60%	54% 54% 60%	53% 58% 67%	51% 0% 67%	47% 64% 55%	53% 57% 64%	52% 59% 61%	52% 68% 62%	49% 67% 70%	47% 58% 61%	43% 61% 54%	36% 57% 54%	51% 46% 54%	45% 42% 46%	26% 37% 51%	40% 60% 70%	n/a
	<b>Year-to-date*</b>																		

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





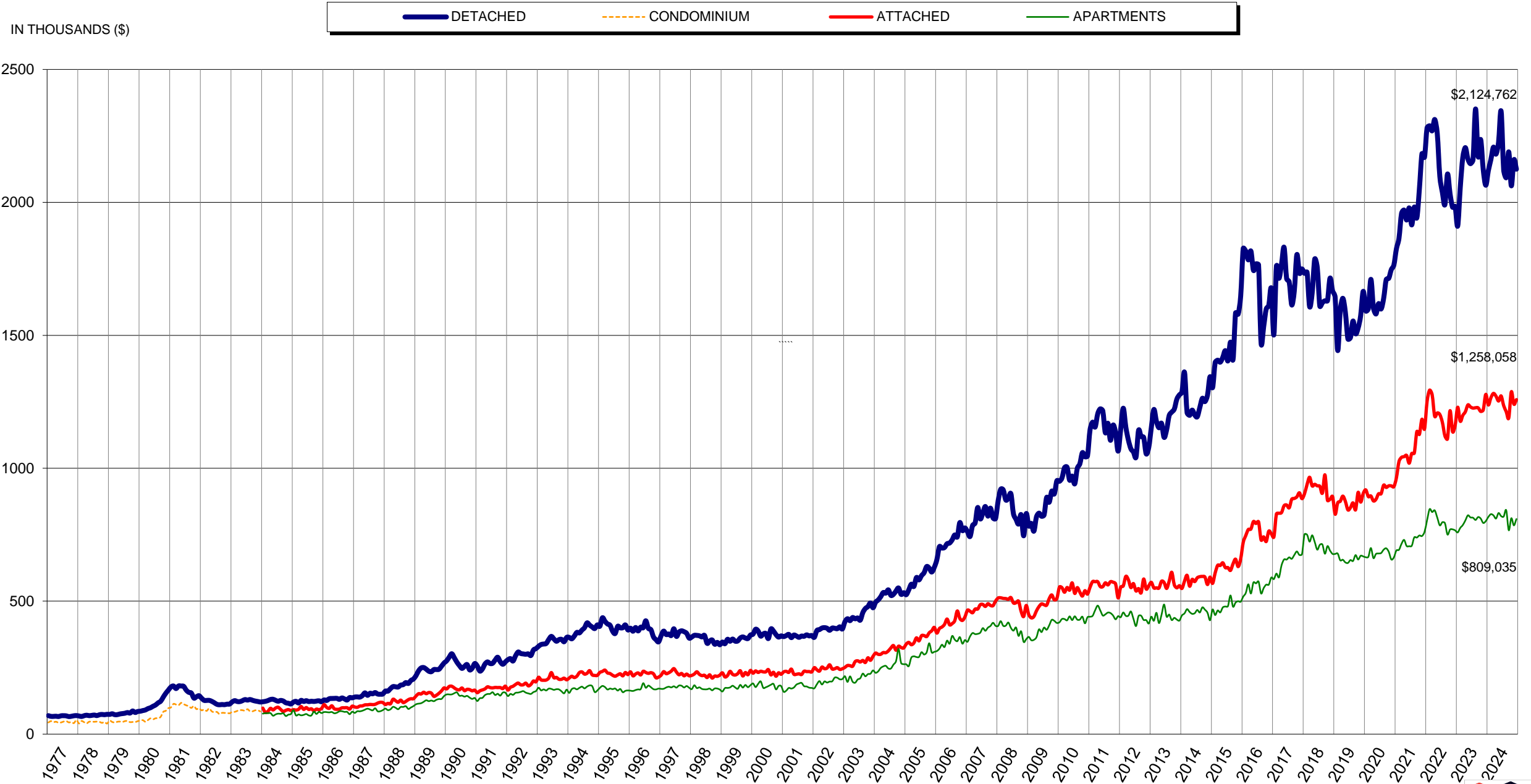
# Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Dec 2023	2 Nov 2024	3 Dec 2024	Col. 2 & 3 Percentage Variance	5 Dec 2023	6 Nov 2024	7 Dec 2024	Col. 6 & 7 Percentage Variance	9 Oct 2023 - Dec 2023	10 Oct 2024 - Dec 2024	Col. 9 & 10 Percentage Variance
<b>BOWEN ISLAND</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	2	5	2	-60.0	0	4	5	25.0	6	14	133.3
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
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	33	81	47	-42.0	31	57	45	-21.1	123	167	35.8
ATTACHED	15	62	26	-58.1	24	54	47	-13.0	107	154	43.9
APARTMENTS	116	339	171	-49.6	133	203	155	-23.6	450	598	32.9
<b>COQUITLAM</b>											
DETACHED	29	89	26	-70.8	31	47	38	-19.1	115	141	22.6
ATTACHED	22	56	30	-46.4	29	26	29	11.5	110	103	-6.4
APARTMENTS	35	168	97	-42.3	59	98	61	-37.8	220	299	35.9
<b>DELTA</b>											
DETACHED	16	34	21	-38.2	17	32	18	-43.8	68	84	23.5
ATTACHED	12	24	11	-54.2	8	16	10	-37.5	28	39	39.3
APARTMENTS	4	28	7	-75.0	8	11	7	-36.4	29	39	34.5
<b>ISLANDS - GULF</b>											
DETACHED	5	5	2	-60.0	1	4	4	0.0	13	10	-23.1
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	1	100.0
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	54	137	54	-60.6	63	77	59	-23.4	197	214	8.6
ATTACHED	20	62	18	-71.0	25	49	48	-2.0	80	147	83.8
APARTMENTS	42	52	27	-48.1	28	20	33	65.0	90	100	11.1
<b>NEW WESTMINSTER</b>											
DETACHED	14	19	6	-68.4	10	11	13	18.2	39	43	10.3
ATTACHED	0	13	7	-46.2	3	14	10	-28.6	14	36	157.1
APARTMENTS	25	140	53	-62.1	33	68	73	7.4	139	230	65.5
<b>NORTH VANCOUVER</b>											
DETACHED	24	83	26	-68.7	30	55	46	-16.4	144	175	21.5
ATTACHED	16	43	22	-48.8	22	29	32	10.3	92	106	15.2
APARTMENTS	57	131	53	-59.5	54	89	60	-32.6	218	254	16.5
<b>PORT COQUITLAM</b>											
DETACHED	17	39	19	-51.3	7	25	20	-20.0	35	71	102.9
ATTACHED	6	27	7	-74.1	6	22	17	-22.7	36	64	77.8
APARTMENTS	16	43	23	-46.5	21	29	14	-51.7	72	68	-5.6
<b>PORT MOODY/BELCARRA</b>											
DETACHED	8	24	9	-62.5	6	19	8	-57.9	31	39	25.8
ATTACHED	10	14	6	-57.1	7	13	7	-46.2	24	38	58.3
APARTMENTS	13	38	11	-71.1	12	30	14	-53.3	60	80	33.3
<b>RICHMOND</b>											
DETACHED	50	108	48	-55.6	42	65	54	-16.9	147	214	45.6
ATTACHED	25	95	53	-44.2	29	47	58	23.4	95	162	70.5
APARTMENTS	82	263	91	-65.4	96	119	121	1.7	317	378	19.2
<b>SQUAMISH</b>											
DETACHED	6	22	7	-68.2	8	18	10	-44.4	30	46	53.3
ATTACHED	7	20	7	-65.0	8	13	8	-38.5	37	38	2.7
APARTMENTS	10	23	15	-34.8	5	16	11	-31.3	21	46	119.0
<b>SUNSHINE COAST</b>											
DETACHED	28	41	30	-26.8	22	31	35	12.9	72	113	56.9
ATTACHED	4	6	4	-33.3	3	3	3	0.0	10	13	30.0
APARTMENTS	4	15	3	-80.0	2	6	1	-83.3	10	15	50.0
<b>VANCOUVER EAST</b>											
DETACHED	36	126	57	-54.8	48	76	57	-25.0	185	213	15.1
ATTACHED	48	144	55	-61.8	38	75	48	-36.0	128	197	53.9
APARTMENTS	64	205	67	-67.3	62	117	92	-21.4	239	337	41.0
<b>VANCOUVER WEST</b>											
DETACHED	37	125	48	-61.6	35	65	47	-27.7	161	181	12.4
ATTACHED	24	109	43	-60.6	23	69	40	-42.0	107	170	58.9
APARTMENTS	185	471	235	-50.1	177	250	219	-12.4	631	810	28.4
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	37	78	50	-35.9	23	31	26	-16.1	83	87	4.8
ATTACHED	1	13	3	-76.9	2	3	2	-33.3	7	13	85.7
APARTMENTS	14	28	22	-21.4	15	11	11	0.0	51	41	-19.6
<b>WHISTLER/PEMBERTON</b>											
DETACHED	15	23	13	-43.5	2	9	9	0.0	26	31	19.2
ATTACHED	13	18	20	11.1	11	18	12	-33.3	35	43	22.9
APARTMENTS	23	33	24	-27.3	14	22	19	-13.6	66	77	16.7
<b>GRAND TOTALS</b>											
DETACHED	<b>411</b>	<b>1039</b>	<b>465</b>	<b>-55.2</b>	<b>376</b>	<b>626</b>	<b>494</b>	<b>-21.1</b>	<b>1475</b>	<b>1843</b>	<b>24.9</b>
ATTACHED	<b>223</b>	<b>706</b>	<b>312</b>	<b>-55.8</b>	<b>238</b>	<b>451</b>	<b>371</b>	<b>-17.7</b>	<b>910</b>	<b>1323</b>	<b>45.4</b>
APARTMENTS	<b>690</b>	<b>1977</b>	<b>899</b>	<b>-54.5</b>	<b>719</b>	<b>1089</b>	<b>891</b>	<b>-18.2</b>	<b>2613</b>	<b>3373</b>	<b>29.1</b>



**GREATER VANCOUVER REALTORS®**

## Residential Average Sale Prices - January 1977 to December 2024



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

