

Home sellers off to an active start in 2025

March 25, 2025 - Correction regarding HPI calculation for January and February

Greater Vancouver REALTORS® has identified a technical error in the data feed used for the calculation of the Home Price Index (HPI) in our January and February reports. While all areas were affected, this issue primarily affected smaller, lower-volume areas, while larger, higher-volume regions were less impacted. This error didn't affect other statistics, like sales, listings, and average prices.

We have now corrected all of our data and updated all our statistics reports.

We encourage media outlets to reference the revised figures to ensure accurate reporting. For any further inquiries, please contact Mark Moldowan, Manager, editorial and communication, at mmoldowan@gvrealtors.ca.

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 \$1,174,400. This represents a 0.7 per cent increase over January 2024 and a 0.2 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 \$2,010,100. This represents a 3.4 per cent increase from January 2024 and a 0.7 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.

-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.

For more information please contact:

Mark Moldowan

Manager, Communication and Editorial
Greater Vancouver REALTORS®

604.730.3153

mmoldowan@gvrealtors.ca



MLS Home Price Index

January 2025

	Benchmark Value	Index Value	% Change						
			1 Month	3 Month	6 Month	1 Year	3 Year	5 Year	10 Year
Residential Composite									
Lower Mainland	\$1,103,400	336.8	0.2%	-0.0%	-2.3%	-0.0%	-4.4%	33.7%	74.3%
Greater Vancouver	\$1,174,400	334.0	0.2%	0.2%	-1.9%	0.7%	-0.9%	28.8%	64.7%
Bowen Island	\$1,462,000	305.9	2.4%	1.1%	1.2%	8.0%	-1.8%	54.4%	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%	0.1%	-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%	75.1%
Coquitlam	\$1,076,300	338.1	0.1%	-0.3%	-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%	104.9%
Maple Ridge	\$970,800	337.7	-0.3%	-0.6%	-1.9%	1.3%	-8.2%	49.2%	140.0%
New Westminister	\$821,000	375.7	0.0%	0.3%	-0.0%	1.0%	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%	-2.4%	1.0%	-4.1%	52.1%	155.2%
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%	-0.2%	1.4%	40.7%	107.7%
Richmond	\$1,154,700	380.2	0.9%	0.8%	-1.0%	-0.0%	2.3%	32.9%	76.2%
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	2.8%	1.5%	2.5%	6.9%	1.1%	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	\$1,209,500	377.4	0.2%	-0.6%	-0.7%	2.1%	3.3%	30.1%	79.2%
Vancouver West	\$1,310,100	310.7	0.0%	0.8%	-2.2%	0.8%	-1.8%	13.8%	30.6%
West Vancouver	\$2,481,300	267.7	-3.2%	-1.3%	-4.9%	-1.7%	-8.7%	18.0%	27.7%
Whistler	\$1,309,500	290.0	1.0%	-3.3%	-3.7%	-3.4%	-9.8%	30.5%	131.6%
Single Family Detached									
Lower Mainland	\$1,790,800	393.1	0.5%	0.3%	-2.1%	3.1%	-1.6%	45.1%	92.4%
Greater Vancouver	\$2,010,100	374.1	0.7%	0.4%	-1.9%	3.4%	1.7%	38.2%	72.3%
Bowen Island	\$1,463,800	305.5	2.4%	1.0%	1.3%	8.0%	-1.9%	54.3%	149.9%
Burnaby East	\$1,957,100	420.4	-0.0%	-1.9%	0.7%	7.8%	6.7%	42.4%	118.9%
Burnaby North	\$2,147,700	410.8	0.7%	0.8%	-0.8%	6.0%	12.1%	45.6%	104.6%
Burnaby South	\$2,255,100	430.4	1.0%	0.6%	-0.1%	7.4%	7.2%	43.3%	101.3%
Coquitlam	\$1,780,900	413.3	0.5%	-1.3%	-2.7%	-0.1%	-0.7%	45.8%	125.3%
Ladner	\$1,408,500	343.0	0.9%	-1.9%	0.7%	3.0%	-5.6%	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 Westminister	\$1,596,100	392.1	1.0%	-0.1%	1.1%	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%	47.2%	138.4%
Port Coquitlam	\$1,401,100	396.6	1.6%	-3.8%	-2.5%	2.7%	-2.5%	51.5%	150.0%
Port Moody	\$2,060,900	394.4	-1.7%	-3.1%	-4.2%	1.4%	6.1%	49.5%	125.7%
Richmond	\$2,178,300	441.8	1.7%	2.0%	-0.7%	3.3%	4.3%	36.1%	90.0%
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%	104.8%
Vancouver East	\$1,843,200	411.2	-0.7%	-2.6%	-1.3%	0.7%	0.7%	31.8%	87.3%
Vancouver West	\$3,433,400	357.8	1.7%	1.9%	-2.2%	2.1%	-0.3%	17.6%	38.8%
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%	-1.0%	-3.4%	1.1%	-9.1%	39.7%	119.3%

Source: CREA

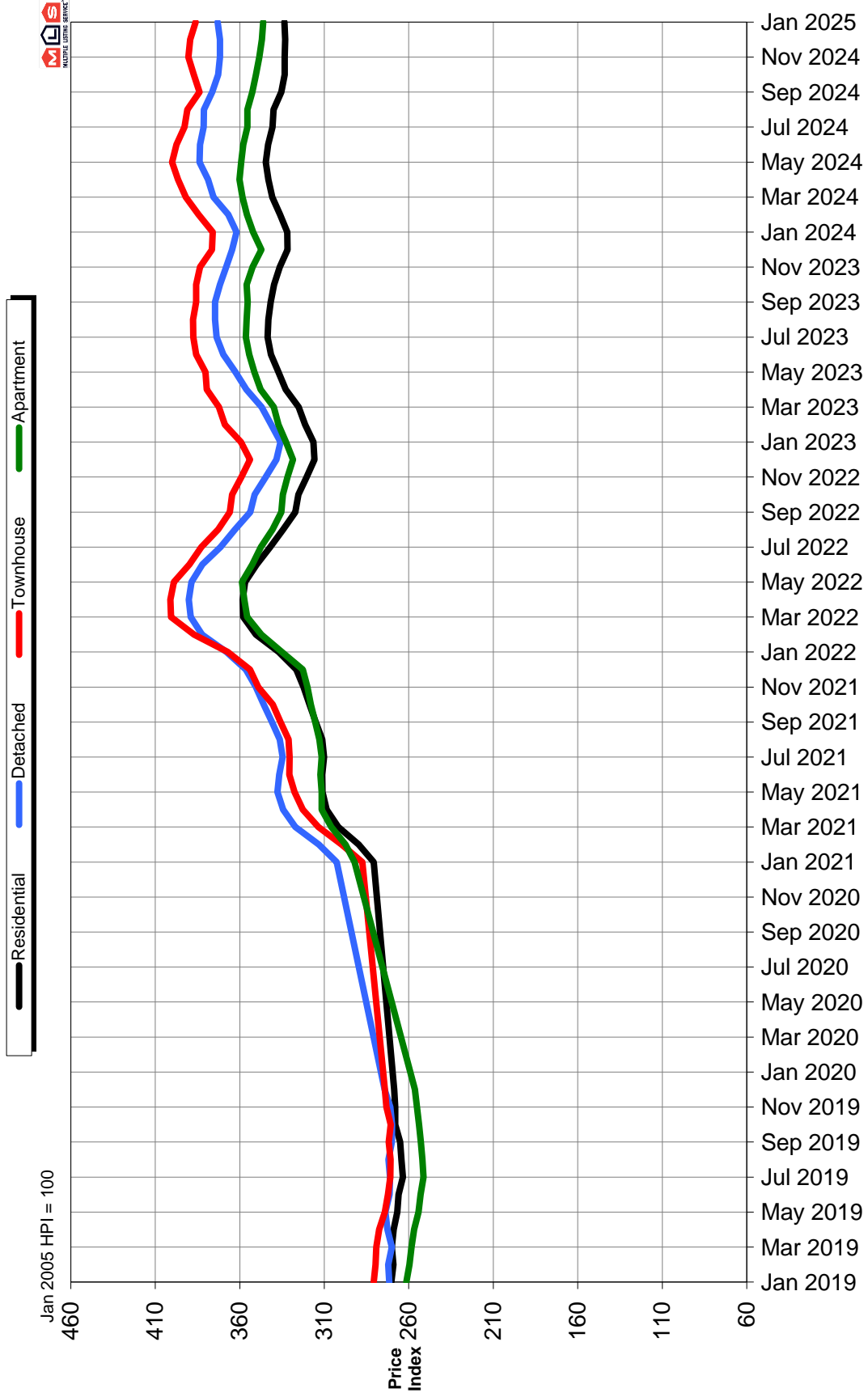
MLS Home Price Index (Cont'd)

January 2025

	Benchmark Value	Index Value	% Change						
			1 Month	3 Month	6 Month	1 Year	3 Year	5 Year	10 Year
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%	125.0%
Burnaby East	\$872,600	380.1	-1.0%	-2.7%	-7.6%	2.6%	5.8%	34.0%	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%	-2.8%	2.1%	8.7%	35.0%	119.7%
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%	0.7%	0.9%	4.5%	8.3%	45.6%	149.2%
Maple Ridge	\$785,700	395.4	1.1%	2.2%	-0.4%	4.5%	0.4%	54.5%	187.0%
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%	47.1%	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%	140.7%
Port Moody	\$1,020,700	394.4	-1.0%	-2.5%	-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%	165.4%
Sunshine Coast	\$738,700	345.7	-1.1%	-5.5%	-2.2%	2.9%	6.5%	48.3%	145.3%
Tsawwassen	\$1,001,500	293.8	-0.7%	-0.6%	-1.0%	1.0%	0.5%	21.0%	65.0%
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	-1.9%	-6.0%	-3.4%	1.1%	6.3%	48.0%	200.0%
Apartment									
Lower Mainland	\$695,700	349.1	-0.2%	-1.2%	-2.6%	-1.5%	2.8%	25.2%	101.1%
Greater Vancouver	\$748,100	346.2	-0.2%	-1.2%	-2.6%	-1.7%	3.3%	21.2%	99.0%
Burnaby East	\$778,900	329.9	-1.2%	-1.1%	-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%	4.9%	30.3%	149.6%
Ladner	\$638,600	324.3	-0.7%	-3.2%	-8.5%	-9.1%	0.7%	32.7%	116.3%
Maple Ridge	\$525,600	375.7	-0.9%	-5.3%	-0.1%	0.0%	2.3%	43.0%	164.5%
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%	106.8%
Pitt Meadows	\$604,000	418.0	-0.0%	-5.2%	-0.0%	0.5%	3.2%	39.1%	166.3%
Port Coquitlam	\$645,400	445.1	2.2%	1.1%	0.0%	4.1%	11.4%	43.9%	172.0%
Port Moody	\$735,400	402.7	-2.2%	-1.5%	-3.5%	3.7%	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%	178.2%
Sunshine Coast	\$488,600	295.2	4.6%	-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%	105.7%
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%	36.7%	176.1%

Source: CREA

Greater Vancouver
5 Year Trend





GREATER VANCOUVER REALTORS®

January 2025

MLS® SALES FACTS

	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	2	32	33	18	1	52	3	42	16	8	50	4	29	31	35	16	8	380	
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	321
	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	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	5	45	38	18	4	59	13	46	20	8	54	10	35	57	47	26	9	494	
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	371
	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	891
	0	155	61	7	0	33	73	60	14	14	121	11	1	92	219	11	19		
	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	3	42	28	29	2	57	7	37	10	7	32	6	21	38	39	14	7	379	
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	285
	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	746
	0	134	61	5	0	41	41	63	18	11	92	5	3	67	186	6	13		
	n/a	\$2,065,000	\$1,646,500	\$1,385,000	n/a	\$1,261,000	n/a	\$2,099,000	n/a	n/a	\$2,219,000	n/a	\$900,000	\$1,872,500	\$3,070,000	n/a	n/a	n/a	
	n/a	\$1,099,000	\$1,080,000	n/a	n/a	\$800,000	n/a	n/a	n/a	n/a	\$1,192,000	n/a	n/a	\$1,454,500	n/a	n/a	n/a	n/a	
	n/a	\$721,000	\$666,900	n/a	n/a	\$530,000	\$640,000	\$811,000	n/a	n/a	\$687,500	n/a	n/a	\$680,000	\$828,000	n/a	n/a	n/a	
Jan. - Jan. 2025	2	32	33	18	1	52	3	42	16	8	50	4	29	31	35	16	8	380	
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	321
	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	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	
Year-to-date	3	42	28	29	2	57	7	37	10	7	32	6	21	38	39	14	7	379	
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	285
	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	746
	0	134	61	5	0	41	41	63	18	11	92	5	3	67	186	6	13		
	n/a	\$2,065,000	\$1,646,500	\$1,385,000	n/a	\$1,261,000	n/a	\$2,099,000	n/a	n/a	\$2,219,000	n/a	\$900,000	\$1,872,500	\$3,070,000	n/a	n/a	n/a	
	n/a	\$1,089,000	\$1,080,000	n/a	n/a	\$800,000	n/a	n/a	n/a	n/a	\$1,192,000	n/a	n/a	\$1,454,500	n/a	n/a	n/a	n/a	
	n/a	\$721,000	\$666,900	n/a	n/a	\$530,000	\$640,000	\$811,000	n/a	n/a	\$687,500	n/a	n/a	\$680,000	\$828,000	n/a	n/a	n/a	
Jan. - Jan. 2024	3	42	28	29	2	57	7	37	10	7	32	6	21	38	39	14	7	379	
	Detached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	Attached	285
	Attached	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	746
	0	134	61	5	0	41	41	63	18	11	92	5	3	67	186	6	13		
	n/a	\$2,065,000	\$1,646,500	\$1,385,000	n/a	\$1,261,000	n/a	\$2,099,000	n/a	n/a	\$2,219,000	n/a	\$900,000	\$1,872,500	\$3,070,000	n/a	n/a	n/a	
	n/a	\$1,089,000	\$1,080,000	n/a	n/a	\$800,000	n/a	n/a	n/a	n/a	\$1,192,000	n/a	n/a	\$1,454,500	n/a	n/a	n/a	n/a	
	n/a	\$721,000	\$666,900	n/a	n/a	\$530,000	\$640,000	\$811,000	n/a	n/a	\$687,500	n/a	n/a	\$680,000	\$828,000	n/a	n/a	n/a	
Year-to-date	n/a	\$721,000	\$666,900	n/a	n/a	\$530,000	\$640,000	\$811,000	n/a	n/a	\$687,500	n/a	n/a	\$680,000	\$828,000	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





GREATER VANCOUVER REALTORS®

January 2025

MLS® LISTINGS Facts

	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 8	106	123	86	7	208	30	128	67	40	171	23	101	160	183	128	25	1,594
	Attached Apartment	0	99	47	1	88	24	77	19	23	115	28	11	217	188	23	23	1,065
	% Sales to Listings	25%	27%	21%	14%	25%	10%	33%	24%	20%	29%	17%	29%	19%	19%	13%	32%	n/a
	Attached Apartment	n/a	29%	19%	0%	40%	21%	31%	89%	30%	45%	39%	27%	25%	20%	13%	70%	
	% Sales to Listings	n/a	35%	31%	n/a	22%	31%	38%	52%	37%	32%	35%	20%	27%	23%	28%	44%	
December 2024	Number of Listings	2	47	21	2	54	6	26	19	9	48	7	30	57	48	50	13	465
	Attached Apartment	0	26	11	0	18	7	22	7	6	53	7	4	55	43	3	20	312
	% Sales to Listings	250%	96%	86%	200%	109%	217%	177%	105%	89%	113%	143%	117%	100%	98%	52%	69%	n/a
	Attached Apartment	n/a	181%	91%	n/a	267%	143%	145%	243%	117%	109%	114%	75%	87%	93%	67%	60%	
	% Sales to Listings	n/a	91%	100%	n/a	122%	138%	113%	61%	127%	135%	73%	33%	137%	95%	50%	79%	
January 2024	Number of Listings	8	81	77	47	159	25	86	23	9	136	31	63	116	146	128	8	1,144
	Attached Apartment	0	55	65	28	44	16	48	14	15	67	21	7	158	102	9	22	671
	% Sales to Listings	38%	52%	36%	62%	36%	28%	43%	43%	78%	24%	19%	33%	33%	27%	11%	88%	n/a
	Attached Apartment	n/a	53%	35%	39%	61%	38%	35%	107%	80%	52%	38%	71%	38%	19%	33%	64%	
	% Sales to Listings	n/a	43%	42%	24%	46%	46%	48%	53%	37%	45%	33%	25%	30%	31%	18%	46%	
Jan. - Jan. 2025	Number of Listings	8	106	123	86	208	30	128	67	40	171	23	101	160	183	128	25	1,594
	Attached Apartment	0	82	99	47	88	24	77	19	23	115	28	11	217	188	23	23	1,065
	% Sales to Listings	25%	30%	27%	21%	25%	10%	33%	24%	20%	29%	17%	29%	19%	19%	13%	32%	n/a
	Attached Apartment	n/a	21%	29%	19%	40%	21%	31%	89%	30%	45%	39%	27%	25%	20%	13%	70%	
	% Sales to Listings	n/a	27%	35%	31%	22%	31%	38%	52%	37%	32%	35%	20%	27%	23%	28%	44%	
Jan. - Year-to-date*	Number of Listings	8	81	77	47	159	25	86	23	9	136	31	63	116	146	128	8	1,144
	Attached Apartment	0	55	65	28	44	16	48	14	15	67	21	7	158	102	9	22	671
	% Sales to Listings	38%	52%	36%	62%	36%	28%	43%	43%	78%	24%	19%	33%	33%	27%	11%	88%	n/a
	Attached Apartment	n/a	53%	35%	39%	61%	38%	35%	107%	80%	52%	38%	71%	38%	19%	33%	64%	
	% Sales to Listings	n/a	43%	42%	24%	46%	46%	48%	53%	37%	45%	33%	25%	30%	31%	18%	46%	
Jan. - Year-to-date*	Number of Listings	8	81	77	47	159	25	86	23	9	136	31	63	116	146	128	8	1,144
	Attached Apartment	0	55	65	28	44	16	48	14	15	67	21	7	158	102	9	22	671
	% Sales to Listings	38%	52%	36%	62%	36%	28%	43%	43%	78%	24%	19%	33%	33%	27%	11%	88%	n/a
	Attached Apartment	n/a	53%	35%	39%	61%	38%	35%	107%	80%	52%	38%	71%	38%	19%	33%	64%	
	% Sales to Listings	n/a	43%	42%	24%	46%	46%	48%	53%	37%	45%	33%	25%	30%	31%	18%	46%	

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



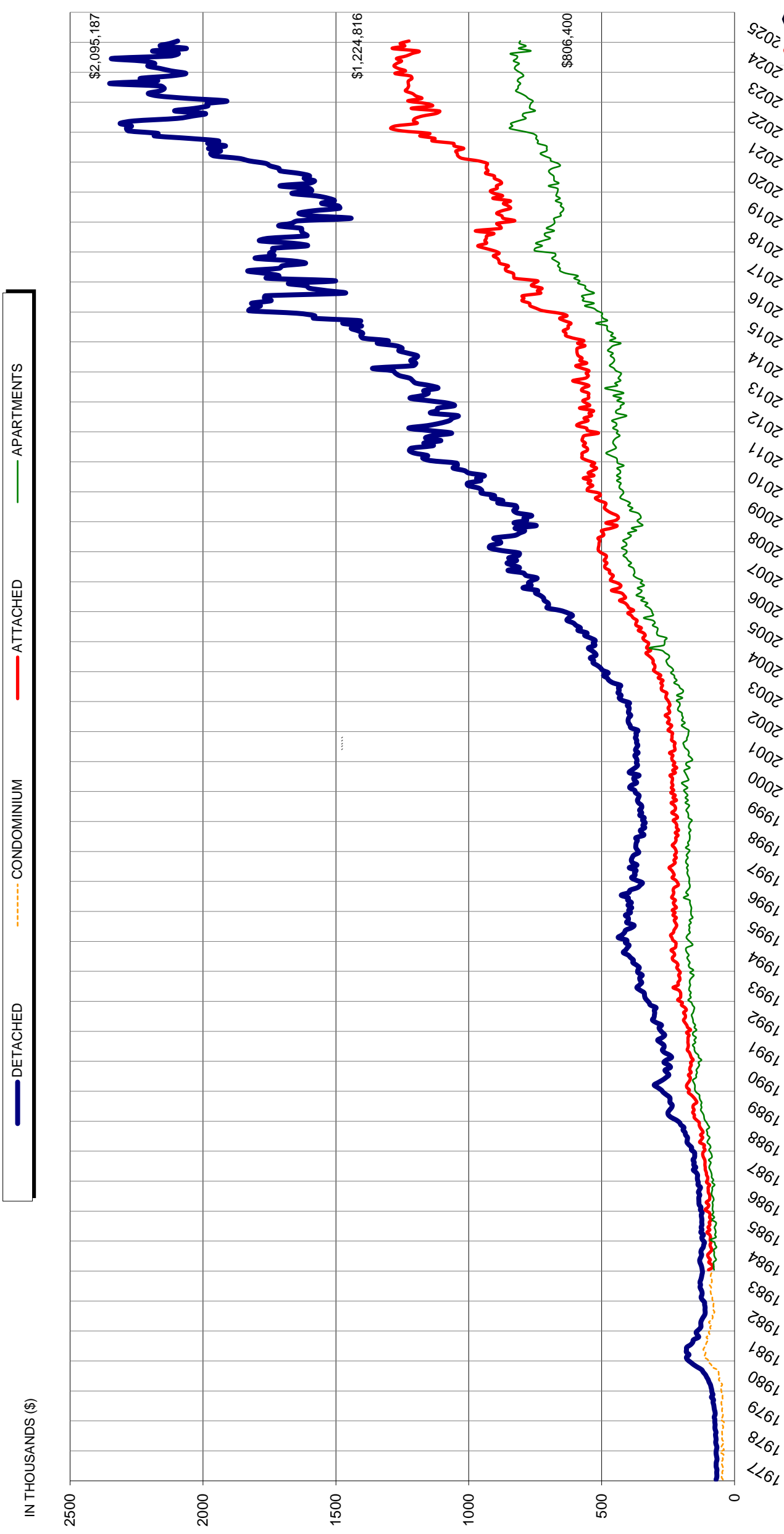
Listing & Sales Activity Summary

	<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



**GREATER
VANCOUVER
REALTORS®**

Residential Average Sale Prices - January 1977 to January 2025



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