

News Release



FOR IMMEDIATE RELEASE:

Home buyer demand continues to strengthen in November

VANCOUVER, BC – December 3, 2024 – Home sales registered in the MLS® in the Metro Vancouver¹ market rose 28 percent year-over-year in November, building on the momentum of the 30 percent year-over-year increase seen in October.

The Greater Vancouver REALTORS® (GVR)² reports that residential sales in the region totalled 2,181 in November 2024, a 28.1 per cent increase from the 1,702 sales recorded in November 2023. This was 12.8 per cent below the 10-year seasonal average (2,500).

“When we saw demand pick up in October, there was still a question over whether it was a blip in the data or the start of an emerging trend,” Andrew Lis, GVR’s director of economics and data analytics said. “While the November market isn’t quite a Cyber Monday door-crasher, buyers are continuing to take advantage of the relatively balanced market conditions while they last.”

There were 3,725 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in November 2024. This represents a 10.6 per cent increase compared to the 3,369 properties listed in November 2023. This was 5.4 per cent above the 10-year seasonal average (3,535).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 13,245, a 21.2 per cent increase compared to November 2023 (10,931). This is 26.1 per cent above the 10-year seasonal average (10,502).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for November 2024 is 17.1 per cent. By property type, the ratio is 12.7 per cent for detached homes, 23.1 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.

“Although demand has increased as we head into year-end, the number of newly listed properties coming to market in November remained sufficient to keep prices steady across all segments,” Lis said. “But as we move into the New Year, if the strength in demand continues at the current pace, and the pace of newly listed properties coming to market doesn’t keep up, it may not be long until we see the return of upward pressure on prices.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,172,100. This represents a 0.9 per cent decrease over November 2023 and nearly unchanged compared to October 2024.

Sales of detached homes in November 2024 reached 626, a 19.7 per cent increase from the 523 detached sales recorded in November 2023. The benchmark price for a detached home is \$1,997,400. This represents a one per cent increase from November 2023 and a 0.3 per cent decrease compared to October 2024.

Sales of apartment homes reached 1,089 in November 2024, a 28.1 per cent increase compared to the 850 sales in November 2023. The benchmark price of an apartment home is \$752,800. This represents a 1.2 per cent decrease from November 2023 and a 0.6 per cent decrease compared to October 2024.

Attached home sales in November 2024 totalled 451, a 42.7 per cent increase compared to the 316 sales in November 2023. The benchmark price of a townhouse is \$1,117,600. This represents a 1.8 per cent increase from November 2023 and a 0.8 per cent increase compared to October 2024.

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Editor's Note:

1. 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.
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.

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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	\$1,103,100	336.7	-0.1%	-2.1%	-3.3%	-1.3%	1.6%	35.5%	77.4%
	Greater Vancouver	\$1,172,100	333.4	0.0%	-2.0%	-3.3%	-0.9%	3.4%	30.6%	67.6%
	Bowen Island	\$1,487,300	311.2	2.8%	7.7%	4.5%	3.4%	5.1%	60.7%	148.0%
	Burnaby East	\$1,124,000	357.4	-1.4%	-2.7%	-4.6%	-0.8%	7.6%	29.4%	88.1%
	Burnaby North	\$989,000	329.6	-0.4%	-2.3%	-3.0%	-1.4%	3.1%	25.7%	80.5%
	Burnaby South	\$1,120,200	347.1	0.1%	-1.7%	-3.3%	-0.9%	5.6%	24.5%	78.1%
	Coquitlam	\$1,067,400	335.3	-1.2%	-3.4%	-5.1%	-3.1%	0.8%	33.1%	92.4%
	Ladner	\$1,153,200	335.5	-1.0%	-0.9%	-1.9%	1.5%	8.5%	49.0%	110.5%
	Maple Ridge	\$970,100	337.4	-0.6%	-1.4%	-2.5%	0.7%	-0.3%	50.2%	139.0%
	New Westminster	\$811,800	371.5	-0.9%	-2.4%	-3.5%	-1.3%	8.5%	36.0%	100.8%
	North Vancouver	\$1,327,600	309.1	0.6%	-2.9%	-5.6%	-2.0%	0.5%	26.7%	73.9%
	Pitt Meadows	\$946,800	378.1	-0.8%	1.2%	-0.7%	4.2%	7.8%	58.5%	169.3%
	Port Coquitlam	\$938,000	364.7	-1.0%	-2.4%	-3.2%	-0.4%	7.7%	47.7%	133.6%
	Port Moody	\$1,106,300	353.1	-0.4%	-2.8%	-3.6%	-1.4%	6.1%	43.8%	112.6%
	Richmond	\$1,143,100	376.4	-0.2%	-2.7%	-4.2%	-2.3%	6.5%	33.7%	77.9%
	Squamish	\$1,085,900	360.8	-1.2%	2.2%	-2.2%	-1.1%	2.8%	38.3%	142.3%
	Sunshine Coast	\$864,900	316.8	2.6%	4.6%	1.1%	6.2%	7.9%	56.6%	151.8%
	Tsawwassen	\$1,209,300	314.3	2.5%	-3.4%	-4.5%	-1.7%	4.7%	36.1%	82.5%
	Vancouver East	\$1,208,400	377.0	-0.7%	-1.1%	-1.6%	0.2%	6.7%	33.9%	81.0%
	Vancouver West	\$1,314,000	311.7	1.1%	-1.6%	-2.3%	-0.4%	1.4%	16.7%	34.5%
West Vancouver	\$2,503,600	270.1	-0.4%	-4.8%	-5.5%	-1.9%	-7.0%	15.5%	33.1%	
Whistler	\$1,334,800	295.6	-1.4%	0.0%	-5.9%	-7.1%	-5.7%	33.5%	139.2%	
Single Family Detached	Lower Mainland	\$1,781,000	390.9	-0.3%	-2.5%	-2.9%	1.2%	4.6%	45.7%	96.0%
	Greater Vancouver	\$1,997,400	371.7	-0.3%	-2.5%	-3.2%	1.0%	6.0%	38.7%	76.1%
	Bowen Island	\$1,488,600	310.7	2.7%	7.7%	4.5%	3.4%	5.1%	60.6%	148.0%
	Burnaby East	\$1,952,700	419.5	-2.1%	-2.7%	-2.6%	7.8%	14.9%	46.4%	117.1%
	Burnaby North	\$2,108,900	403.4	-1.0%	-1.5%	-2.1%	2.7%	14.3%	44.2%	106.3%
	Burnaby South	\$2,268,900	433.1	1.2%	0.8%	-1.6%	7.1%	15.0%	46.3%	104.9%
	Coquitlam	\$1,769,700	410.7	-1.9%	-3.2%	-4.6%	-1.8%	5.6%	46.7%	126.3%
	Ladner	\$1,420,600	346.0	-1.0%	0.3%	-1.4%	3.6%	6.4%	55.2%	117.1%
	Maple Ridge	\$1,283,200	375.5	-0.3%	-1.7%	-1.4%	3.3%	0.9%	56.5%	163.9%
	New Westminster	\$1,569,800	385.6	-1.8%	-2.7%	-4.2%	5.0%	9.8%	47.3%	112.5%
	North Vancouver	\$2,147,300	337.1	0.5%	-5.4%	-6.6%	-1.5%	1.6%	31.4%	93.4%
	Pitt Meadows	\$1,335,700	400.3	0.3%	2.4%	1.4%	5.2%	1.1%	60.8%	166.2%
	Port Coquitlam	\$1,392,700	394.2	-4.4%	-2.7%	-3.7%	1.8%	6.3%	52.7%	151.6%
	Port Moody	\$2,085,600	399.1	-1.9%	-4.2%	-3.9%	0.8%	11.0%	52.2%	127.9%
	Richmond	\$2,118,700	429.7	-0.8%	-4.6%	-4.5%	-2.1%	5.7%	33.9%	89.5%
	Squamish	\$1,519,800	379.1	0.3%	1.0%	-1.0%	-1.3%	-4.1%	35.4%	164.0%
	Sunshine Coast	\$933,200	324.6	3.6%	4.8%	2.3%	8.1%	8.2%	59.9%	158.4%
	Tsawwassen	\$1,601,300	353.5	4.2%	-1.8%	-4.0%	0.5%	6.2%	46.4%	104.8%
	Vancouver East	\$1,862,700	415.5	-1.5%	-0.4%	-0.9%	0.1%	6.9%	36.8%	93.2%
	Vancouver West	\$3,384,400	352.7	0.5%	-2.1%	-4.6%	-2.4%	0.1%	18.6%	42.4%
West Vancouver	\$3,228,600	300.9	0.1%	-4.5%	-3.5%	1.3%	-0.3%	23.4%	45.6%	
Whistler	\$2,383,300	309.8	-1.2%	-2.7%	-3.6%	-1.5%	-4.2%	36.1%	130.3%	

HOW TO READ THE TABLE:

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

In January 2005, the indexes are set to 100.

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

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	\$981,000	374.6	0.7%	-0.6%	-2.2%	1.2%	10.8%	47.5%	132.7%
	Greater Vancouver	\$1,117,600	390.4	0.8%	-0.2%	-2.4%	1.8%	11.8%	44.1%	129.1%
	Burnaby East	\$872,300	379.9	-2.8%	-6.0%	-2.8%	-0.7%	14.9%	36.2%	115.6%
	Burnaby North	\$939,000	382.3	-0.2%	-0.7%	1.1%	3.6%	17.2%	38.2%	121.5%
	Burnaby South	\$1,055,200	386.8	2.0%	0.5%	-3.2%	0.7%	13.6%	34.3%	114.1%
	Coquitlam	\$1,057,100	413.6	2.3%	-1.8%	-3.6%	1.6%	10.2%	48.0%	152.3%
	Ladner	\$1,008,000	400.2	-1.5%	-1.5%	-1.7%	0.3%	16.5%	43.6%	145.8%
	Maple Ridge	\$774,500	389.8	0.7%	-0.8%	-2.1%	0.0%	8.4%	50.0%	179.2%
	New Westminster	\$941,800	403.7	-1.2%	-1.2%	-2.0%	-0.2%	15.3%	46.0%	119.6%
	North Vancouver	\$1,349,400	369.2	-1.1%	1.6%	-5.4%	0.4%	8.1%	47.3%	128.2%
	Pitt Meadows	\$811,800	397.9	0.7%	-2.0%	-5.6%	-2.4%	7.9%	43.2%	160.9%
	Port Coquitlam	\$936,600	377.5	6.1%	-1.7%	-2.9%	-0.4%	10.9%	49.4%	148.2%
	Port Moody	\$1,027,300	396.9	-1.8%	-3.4%	-2.8%	-2.1%	7.6%	45.9%	151.7%
	Richmond	\$1,134,300	406.7	0.6%	-0.9%	-3.0%	2.6%	16.1%	46.8%	125.8%
	Squamish	\$1,063,800	400.5	-0.2%	1.3%	-2.5%	1.6%	10.2%	54.8%	189.8%
	Sunshine Coast	\$774,300	362.3	-1.0%	0.8%	-4.0%	1.8%	11.7%	62.8%	167.8%
	Tsawwassen	\$996,300	292.3	-1.1%	-1.6%	-2.3%	-1.6%	10.2%	20.8%	65.2%
	Vancouver East	\$1,118,200	368.7	-3.3%	-3.1%	-1.4%	1.0%	6.3%	31.7%	103.9%
	Vancouver West	\$1,519,600	358.5	4.3%	4.3%	1.8%	6.7%	8.5%	29.8%	98.0%
	Whistler	\$1,741,200	427.2	0.4%	2.1%	-4.1%	2.1%	15.0%	67.6%	227.1%
Apartment	Lower Mainland	\$699,800	351.1	-0.7%	-1.9%	-3.0%	-1.1%	9.1%	28.5%	102.7%
	Greater Vancouver	\$752,800	348.4	-0.6%	-2.0%	-3.0%	-1.2%	8.9%	24.6%	100.5%
	Burnaby East	\$792,900	335.8	0.7%	1.5%	-2.3%	-2.2%	9.5%	26.7%	95.7%
	Burnaby North	\$742,800	363.2	-0.3%	-1.9%	-2.2%	-1.4%	8.6%	29.9%	112.9%
	Burnaby South	\$827,500	379.1	-0.7%	-2.5%	-2.3%	-1.5%	10.5%	21.8%	105.7%
	Coquitlam	\$728,300	407.8	-0.9%	-2.0%	-3.1%	1.5%	11.6%	35.2%	143.2%
	Ladner	\$648,500	329.4	-1.6%	-7.7%	-3.8%	-10.5%	3.9%	39.5%	120.0%
	Maple Ridge	\$525,500	375.6	-5.3%	0.6%	-3.3%	-0.1%	10.7%	45.8%	163.2%
	New Westminster	\$642,500	393.0	-0.5%	-2.2%	-2.9%	-2.2%	11.4%	29.6%	124.6%
	North Vancouver	\$796,400	323.3	0.7%	-0.8%	-3.3%	-0.1%	9.1%	26.0%	111.6%
	Pitt Meadows	\$604,800	418.5	-5.1%	0.9%	-2.3%	0.8%	11.5%	42.6%	166.2%
	Port Coquitlam	\$627,000	432.4	-1.7%	-3.3%	-2.0%	0.3%	13.4%	41.1%	171.9%
	Port Moody	\$755,200	413.6	1.1%	0.7%	0.3%	3.5%	14.3%	37.9%	149.9%
	Richmond	\$731,600	406.2	-0.6%	-1.7%	-4.4%	-1.8%	13.5%	32.0%	127.3%
	Squamish	\$587,000	346.9	-4.9%	5.6%	-5.8%	-12.4%	2.3%	26.0%	162.8%
	Sunshine Coast	\$489,700	295.9	-5.1%	4.4%	-7.1%	-15.0%	-6.4%	13.9%	98.9%
	Tsawwassen	\$646,100	305.8	-1.8%	-8.2%	-5.4%	-5.9%	7.6%	29.9%	110.6%
	Vancouver East	\$692,500	401.9	1.0%	-1.8%	-3.7%	-0.9%	5.7%	21.7%	104.7%
	Vancouver West	\$825,900	319.3	-0.5%	-3.2%	-2.2%	-1.2%	4.2%	12.1%	77.6%
	West Vancouver	\$1,212,500	233.8	-2.3%	-1.8%	-9.6%	-3.1%	4.7%	12.5%	64.8%
Whistler	\$649,300	280.0	-5.8%	4.0%	-6.6%	-15.4%	2.0%	32.0%	163.7%	

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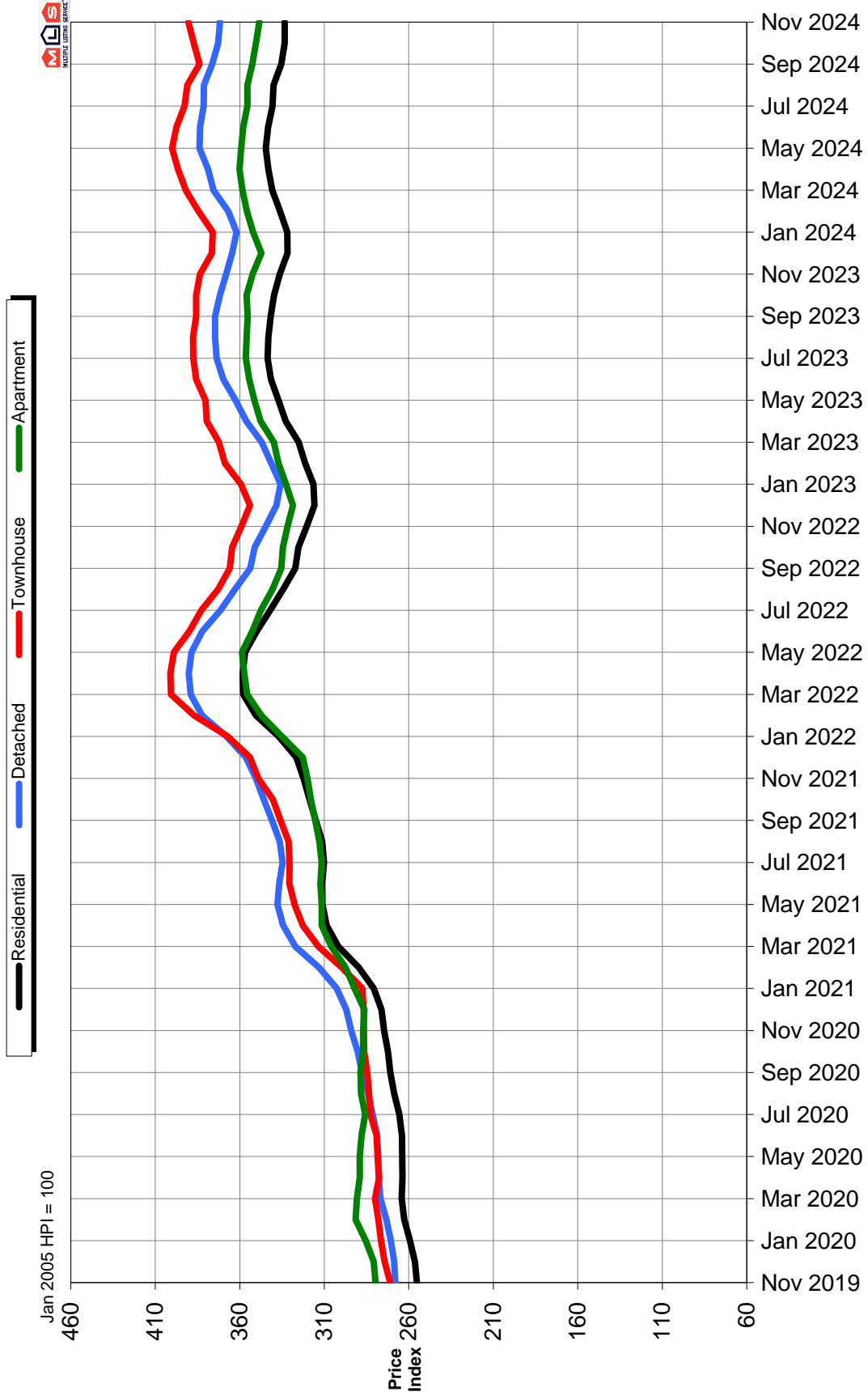
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Greater Vancouver 5 Year Trend





MLS® SALES FACTS

**November
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
November 2024	4 Detached	57 Attached	47 Apartment	32 Apartment	4 Apartment	77 Apartment	11 Apartment	55 Apartment	25 Apartment	19 Apartment	65 Apartment	18 Apartment	31 Apartment	76 Apartment	65 Apartment	31 Apartment	9 Apartment	626
	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
	n/a	\$1,007,500	\$1,090,000	n/a	\$789,000	\$789,000	n/a	\$1,325,000	\$1,005,500	n/a	\$1,201,500	n/a	n/a	\$1,489,900	\$1,565,000	n/a	n/a	n/a
	n/a	\$699,000	\$665,000	n/a	\$496,950	\$612,500	\$612,500	\$778,000	\$568,725	\$758,500	\$660,000	n/a	n/a	\$688,950	\$839,000	n/a	\$647,500	n/a
October 2024	5 Detached	65 Attached	56 Apartment	34 Apartment	2 Apartment	78 Apartment	19 Apartment	74 Apartment	26 Apartment	12 Apartment	95 Apartment	18 Apartment	47 Apartment	80 Apartment	69 Apartment	30 Apartment	13 Apartment	723
	n/a	\$2,105,000	\$1,768,500	\$1,590,500	n/a	\$1,310,750	n/a	\$2,150,000	\$1,407,500	n/a	\$1,865,000	n/a	\$935,000	\$1,843,750	\$3,350,000	\$2,847,500	n/a	n/a
	n/a	\$1,130,000	\$1,150,000	n/a	\$809,950	\$809,950	n/a	\$1,443,000	\$995,800	n/a	\$1,120,000	n/a	n/a	\$1,480,952	\$1,640,000	n/a	n/a	n/a
	n/a	\$711,000	\$680,000	\$617,000	n/a	\$518,750	\$598,000	\$824,000	\$592,500	\$667,500	\$693,800	n/a	n/a	\$666,500	\$860,000	n/a	\$539,950	n/a
November 2023	4 Detached	37 Attached	36 Apartment	27 Apartment	7 Apartment	65 Apartment	13 Apartment	55 Apartment	13 Apartment	9 Apartment	55 Apartment	14 Apartment	28 Apartment	59 Apartment	55 Apartment	33 Apartment	13 Apartment	523
	n/a	\$1,900,000	\$1,780,444	\$1,470,000	n/a	\$1,190,000	n/a	\$2,100,000	n/a	n/a	\$1,980,000	n/a	\$949,405	\$1,926,000	\$3,330,000	\$2,977,777	n/a	n/a
	n/a	\$1,103,600	\$1,167,000	n/a	\$757,000	\$757,000	n/a	\$1,390,000	n/a	n/a	\$1,110,000	n/a	n/a	\$1,380,000	\$1,499,000	n/a	n/a	n/a
	n/a	\$735,000	\$622,500	n/a	\$540,000	\$592,500	\$592,500	\$770,000	\$600,000	\$655,000	\$679,450	n/a	n/a	\$661,000	\$825,000	n/a	n/a	n/a
	46 Detached	584 Attached	569 Apartment	345 Apartment	41 Apartment	917 Apartment	156 Apartment	666 Apartment	235 Apartment	125 Apartment	729 Apartment	163 Apartment	427 Apartment	825 Apartment	746 Apartment	375 Apartment	99 Apartment	7,048
Jan. - Nov. 2024	\$1,345,000	\$2,160,000	\$1,775,000	\$1,496,000	\$820,000	\$1,299,900	\$1,582,500	\$2,205,000	\$1,430,000	\$1,917,500	\$2,059,400	\$1,568,000	\$943,357	\$1,950,000	\$3,500,000	\$2,945,500	\$2,300,000	n/a
	n/a	\$1,075,000	\$1,147,500	\$1,040,000	n/a	\$809,950	\$975,000	\$1,420,900	\$955,000	\$1,050,500	\$1,164,000	\$1,020,000	\$669,000	\$1,493,000	\$1,616,350	\$2,362,500	\$1,377,500	n/a
	n/a	\$720,000	\$680,000	\$650,000	n/a	\$533,000	\$626,750	\$799,900	\$597,000	\$760,000	\$693,800	\$644,000	\$522,000	\$692,500	\$850,000	\$1,238,000	\$588,000	n/a
Jan. - Nov. 2023	37 Detached	597 Attached	610 Apartment	379 Apartment	61 Apartment	863 Apartment	190 Apartment	663 Apartment	242 Apartment	156 Apartment	775 Apartment	157 Apartment	361 Apartment	853 Apartment	783 Apartment	345 Apartment	116 Apartment	7,188
	0 Detached	545 Attached	438 Apartment	165 Apartment	0 Apartment	468 Apartment	103 Apartment	364 Apartment	164 Apartment	159 Apartment	622 Apartment	151 Apartment	67 Apartment	605 Apartment	487 Apartment	43 Apartment	174 Apartment	4,555
	0 Detached	2,226 Attached	1,054 Apartment	172 Apartment	2 Apartment	427 Apartment	705 Apartment	1,025 Apartment	311 Apartment	378 Apartment	1,644 Apartment	106 Apartment	56 Apartment	1,224 Apartment	3,177 Apartment	205 Apartment	245 Apartment	12,957
Year-to-date	\$1,440,000	\$1,950,000	\$1,747,500	\$1,475,000	\$801,000	\$1,250,000	\$1,536,500	\$2,100,000	\$1,381,250	\$1,885,000	\$1,991,944	\$1,450,000	\$950,000	\$1,927,000	\$3,500,000	\$3,087,500	\$2,350,000	n/a
	n/a	\$1,083,500	\$1,159,950	\$1,020,000	n/a	\$790,000	\$966,500	\$1,416,500	\$940,000	\$1,025,000	\$1,131,500	\$975,000	\$660,000	\$1,400,000	\$1,625,000	\$1,880,000	\$1,370,000	n/a
	n/a	\$726,700	\$678,900	\$640,000	n/a	\$522,000	\$615,000	\$789,900	\$600,000	\$725,000	\$683,000	\$630,000	\$485,000	\$679,950	\$845,000	\$1,245,000	\$650,000	n/a

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





GREATER VANCOUVER REALTORS®

November 2024

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
November 2024	5 Detached	81 Attached	89 Apartment	34 Apartment	5 Apartment	137 Apartment	19 Apartment	83 Apartment	39 Apartment	24 Apartment	108 Apartment	22 Apartment	41 Apartment	126 Apartment	125 Apartment	78 Apartment	23 Apartment	1,039
	0 Apartment	62 Apartment	56 Apartment	24 Apartment	0 Apartment	62 Apartment	13 Apartment	43 Apartment	27 Apartment	14 Apartment	95 Apartment	20 Apartment	6 Apartment	144 Apartment	109 Apartment	13 Apartment	18 Apartment	706
	0 Apartment	339 Apartment	168 Apartment	28 Apartment	0 Apartment	52 Apartment	140 Apartment	131 Apartment	43 Apartment	38 Apartment	263 Apartment	23 Apartment	15 Apartment	205 Apartment	471 Apartment	28 Apartment	33 Apartment	1,977
	80%	70%	53%	94%	80%	56%	58%	66%	64%	79%	60%	82%	76%	60%	52%	40%	39%	n/a
	n/a	87%	46%	67%	n/a	79%	108%	67%	81%	93%	49%	65%	50%	52%	63%	23%	100%	n/a
	n/a	60%	58%	39%	n/a	38%	49%	66%	67%	79%	45%	70%	40%	57%	53%	39%	67%	n/a
October 2024	10 Detached	109 Attached	123 Apartment	74 Apartment	6 Apartment	171 Apartment	40 Apartment	158 Apartment	57 Apartment	38 Apartment	172 Apartment	19 Apartment	87 Apartment	180 Apartment	170 Apartment	145 Apartment	21 Apartment	1,580
	0 Apartment	91 Apartment	96 Apartment	32 Apartment	0 Apartment	99 Apartment	30 Apartment	85 Apartment	27 Apartment	29 Apartment	131 Apartment	26 Apartment	15 Apartment	176 Apartment	171 Apartment	11 Apartment	22 Apartment	1,041
	0 Apartment	444 Apartment	248 Apartment	33 Apartment	1 Apartment	88 Apartment	182 Apartment	228 Apartment	60 Apartment	73 Apartment	280 Apartment	41 Apartment	8 Apartment	250 Apartment	790 Apartment	52 Apartment	48 Apartment	2,826
	50%	60%	46%	46%	33%	46%	48%	47%	46%	32%	55%	95%	54%	44%	41%	21%	62%	n/a
	n/a	58%	50%	41%	n/a	51%	40%	53%	93%	62%	44%	65%	47%	42%	36%	73%	59%	n/a
	n/a	54%	58%	64%	100%	53%	49%	48%	42%	48%	49%	46%	100%	51%	43%	37%	75%	n/a
November 2023	5 Detached	57 Attached	75 Apartment	41 Apartment	5 Apartment	117 Apartment	27 Apartment	83 Apartment	28 Apartment	29 Apartment	118 Apartment	23 Apartment	63 Apartment	115 Apartment	94 Apartment	97 Apartment	15 Apartment	992
	0 Apartment	58 Apartment	63 Apartment	16 Apartment	0 Apartment	47 Apartment	16 Apartment	49 Apartment	15 Apartment	18 Apartment	67 Apartment	15 Apartment	7 Apartment	142 Apartment	67 Apartment	7 Apartment	28 Apartment	615
	0 Apartment	264 Apartment	148 Apartment	13 Apartment	0 Apartment	66 Apartment	88 Apartment	132 Apartment	41 Apartment	35 Apartment	213 Apartment	19 Apartment	6 Apartment	151 Apartment	516 Apartment	30 Apartment	34 Apartment	1,756
	80%	65%	48%	66%	140%	56%	48%	66%	46%	31%	47%	61%	44%	51%	59%	34%	87%	n/a
	n/a	64%	65%	44%	n/a	68%	31%	67%	113%	38%	39%	107%	57%	27%	55%	43%	48%	n/a
	n/a	53%	55%	54%	n/a	39%	53%	50%	61%	66%	45%	42%	67%	51%	43%	40%	41%	n/a
	136	1,318	1,524	717	118	2,265	396	1,504	612	386	1,838	347	1,168	2,046	2,070	1,530	281	18,256
	1	945	961	346	7	993	252	850	367	272	1,269	302	121	1,910	1,610	142	335	10,683
	0	4,874	2,304	361	2	951	1,561	2,111	602	532	3,104	255	107	2,795	8,067	498	450	28,554
	34%	44%	37%	48%	35%	40%	39%	44%	38%	32%	40%	47%	37%	40%	36%	25%	35%	n/a
	0%	50%	45%	54%	29%	56%	44%	46%	56%	62%	46%	59%	47%	40%	36%	29%	49%	n/a
	n/a	45%	48%	49%	50%	43%	49%	48%	56%	56%	45%	48%	46%	45%	38%	37%	62%	n/a
Jan. - Nov. 2024	103 Detached	1,165 Attached	1,169 Apartment	731 Apartment	117 Apartment	1,932 Apartment	364 Apartment	1,300 Apartment	459 Apartment	325 Apartment	1,706 Apartment	376 Apartment	1,041 Apartment	1,746 Apartment	1,797 Apartment	1,386 Apartment	281 Apartment	15,998
	2 Apartment	904 Apartment	848 Apartment	284 Apartment	5 Apartment	750 Apartment	187 Apartment	637 Apartment	244 Apartment	237 Apartment	1,096 Apartment	254 Apartment	118 Apartment	1,346 Apartment	1,189 Apartment	121 Apartment	297 Apartment	8,519
	0 Apartment	3,797 Apartment	1,818 Apartment	264 Apartment	3 Apartment	790 Apartment	1,136 Apartment	1,709 Apartment	519 Apartment	544 Apartment	2,792 Apartment	197 Apartment	104 Apartment	2,321 Apartment	7,136 Apartment	414 Apartment	345 Apartment	23,889
	36%	51%	52%	52%	52%	45%	52%	51%	53%	48%	45%	42%	49%	44%	25%	41%	41%	n/a
	0%	60%	52%	58%	0%	62%	55%	57%	67%	67%	57%	59%	57%	45%	36%	59%	59%	n/a
	n/a	59%	58%	65%	67%	54%	62%	60%	60%	69%	59%	54%	54%	53%	45%	50%	71%	n/a

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



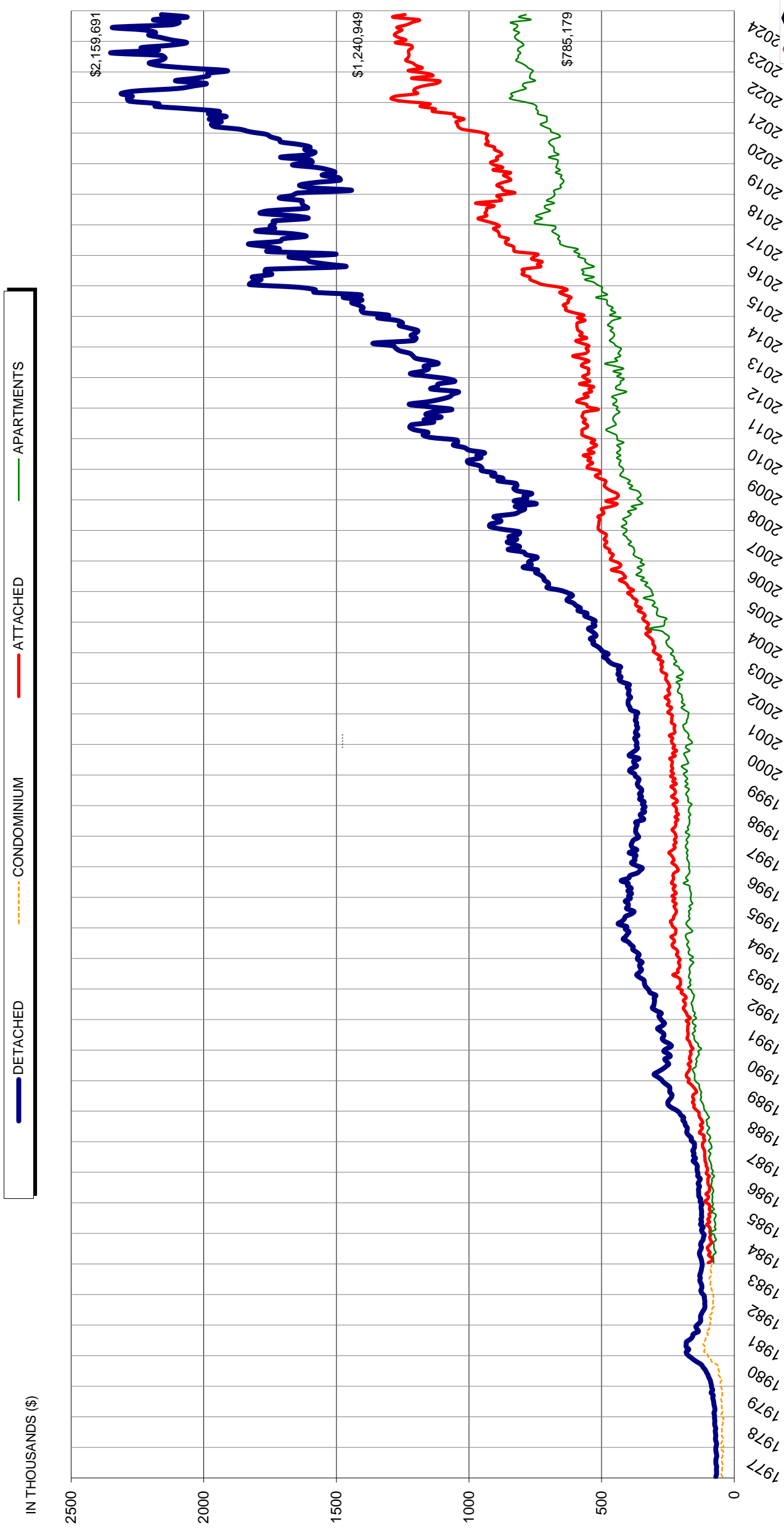
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Nov 2023	2 Oct 2024	3 Nov 2024	Col. 2 & 3 Percentage Variance	5 Nov 2023	6 Oct 2024	7 Nov 2024	Col. 6 & 7 Percentage Variance	9 Sep 2023 - Nov 2023	10 Sep 2024 - Nov 2024	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	5	10	5	-50.0	4	5	4	-20.0	10	12	20.0
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	57	109	81	-25.7	37	65	57	-12.3	138	165	19.6
ATTACHED	58	91	62	-31.9	37	53	54	1.9	123	145	17.9
APARTMENTS	264	444	339	-23.6	141	240	203	-15.4	488	627	28.5
COQUITLAM											
DETACHED	75	123	89	-27.6	36	56	47	-16.1	137	149	8.8
ATTACHED	63	96	56	-41.7	41	48	26	-45.8	113	100	-11.5
APARTMENTS	148	248	168	-32.3	82	140	98	-30.0	244	321	31.6
DELTA											
DETACHED	41	74	34	-54.1	27	34	32	-5.9	86	93	8.1
ATTACHED	16	32	24	-25.0	7	13	16	23.1	40	44	10.0
APARTMENTS	13	33	28	-15.2	7	21	11	-47.6	34	46	35.3
ISLANDS - GULF											
DETACHED	5	6	5	-16.7	7	2	4	100.0	17	11	-35.3
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	1	0	-100.0	0	1	0	-100.0	0	1	100.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	117	171	137	-19.9	65	78	77	-1.3	192	221	15.1
ATTACHED	47	99	62	-37.4	32	50	49	-2.0	94	144	53.2
APARTMENTS	66	88	52	-40.9	26	47	20	-57.4	97	94	-3.1
NEW WESTMINSTER											
DETACHED	27	40	19	-52.5	13	19	11	-42.1	40	37	-7.5
ATTACHED	16	30	13	-56.7	5	12	14	16.7	17	31	82.4
APARTMENTS	88	182	140	-23.1	47	89	68	-23.6	161	218	35.4
NORTH VANCOUVER											
DETACHED	83	158	83	-47.5	55	74	55	-25.7	165	175	6.1
ATTACHED	49	85	43	-49.4	33	45	29	-35.6	103	101	-1.9
APARTMENTS	132	228	131	-42.5	66	105	89	-15.2	248	265	6.9
PORT COQUITLAM											
DETACHED	28	57	39	-31.6	13	26	25	-3.8	55	64	16.4
ATTACHED	15	27	27	0.0	17	25	22	-12.0	45	63	40.0
APARTMENTS	41	60	43	-28.3	25	25	29	16.0	74	76	2.7
PORT MOODY/BELCARRA											
DETACHED	29	38	24	-36.8	9	12	19	58.3	38	44	15.8
ATTACHED	18	29	14	-51.7	7	18	13	-27.8	30	51	70.0
APARTMENTS	35	73	38	-47.9	23	36	30	-16.7	65	94	44.6
RICHMOND											
DETACHED	118	172	108	-37.2	55	95	65	-31.6	179	208	16.2
ATTACHED	67	131	95	-27.5	26	57	47	-17.5	117	151	29.1
APARTMENTS	213	280	263	-6.1	95	138	119	-13.8	351	358	2.0
SQUAMISH											
DETACHED	23	19	22	15.8	14	18	18	0.0	29	43	48.3
ATTACHED	15	26	20	-23.1	16	17	13	-23.5	42	54	28.6
APARTMENTS	19	41	23	-43.9	8	19	16	-15.8	23	41	78.3
SUNSHINE COAST											
DETACHED	63	87	41	-52.9	28	47	31	-34.0	75	116	54.7
ATTACHED	7	15	6	-60.0	4	7	3	-57.1	12	15	25.0
APARTMENTS	6	8	15	87.5	4	8	6	-25.0	12	16	33.3
VANCOUVER EAST											
DETACHED	115	180	126	-30.0	59	80	76	-5.0	205	216	5.4
ATTACHED	142	176	144	-18.2	38	74	75	1.4	117	192	64.1
APARTMENTS	151	250	205	-18.0	77	128	117	-8.6	274	353	28.8
VANCOUVER WEST											
DETACHED	94	170	125	-26.5	55	69	65	-5.8	181	193	6.6
ATTACHED	67	171	109	-36.3	37	61	69	13.1	128	180	40.6
APARTMENTS	516	790	471	-40.4	223	341	250	-26.7	692	791	14.3
WEST VANCOUVER/HOWE SOUND											
DETACHED	97	145	78	-46.2	33	30	31	3.3	92	91	-1.1
ATTACHED	7	11	13	18.2	3	8	3	-62.5	8	14	75.0
APARTMENTS	30	52	28	-46.2	12	19	11	-42.1	54	42	-22.2
WHISTLER/PEMBERTON											
DETACHED	15	21	23	9.5	13	13	9	-30.8	32	26	-18.8
ATTACHED	28	22	18	-18.2	13	13	18	38.5	35	45	28.6
APARTMENTS	34	48	33	-31.3	14	36	22	-38.9	65	79	21.5
GRAND TOTALS											
DETACHED	992	1580	1039	-34.2	523	723	626	-13.4	1671	1864	11.5
ATTACHED	615	1041	706	-32.2	316	501	451	-10.0	1024	1330	29.9
APARTMENTS	1756	2826	1977	-30.0	850	1393	1089	-21.8	2882	3422	18.7



**GREATER
VANCOUVER
REALTORS®**

Residential Average Sale Prices - January 1977 to November 2024



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

