

Buyer demand surges in October

VANCOUVER, BC – November 4, 2024 – After months of tracking approximately twenty per cent below the ten-year seasonal average, Metro Vancouver¹ home sales surged more than 30 per cent year-over-year in October.

The Greater Vancouver REALTORS® (GVR) reports that residential sales² registered on the Multiple Listing Service® (MLS®) in the region totalled 2,632 in October 2024, a 31.9 per cent increase from the 1,996 sales recorded in October 2023. This was 5.5 per cent below the 10-year seasonal average (2,784).

“Typically, reductions to mortgage rates boost demand, and the strong October sales numbers suggest buyers may finally be responding to lower borrowing costs after waiting on the sidelines for months,” Andrew Lis, GVR’s director of economics and data analytics said. “To some market watchers, this rebound may come as a surprise, but with four consecutive rate cuts from the Bank of Canada – and more likely to come on the horizon – it was only a matter of time until signs of renewed strength in demand showed up.”

There were 5,452 detached, attached and apartment properties newly listed for sale on the MLS® in Metro Vancouver in October 2024. This represents a 16.9 per cent increase compared to the 4,664 properties listed in October 2023. This was 20 per cent above the 10-year seasonal average (4,545).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 14,477, a 24.8 per cent increase compared to October 2023 (11,599). This total is also 26.2 per cent above the 10-year seasonal average (11,475).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for October 2024 is 18.8 per cent. By property type, the ratio is 13.4 per cent for detached homes, 22.5 per cent for attached, and 22.2 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.

“While the strength in October’s numbers is encouraging, one data point does not make a trend,” Lis said. “Recent data shows that market conditions have been decidedly balanced, with prices easing over the past few months. With the recent uptick in sales however, the attached and apartment segments are now tilting toward a seller’s market with the detached segment not far behind, suggesting the recent period of price moderation may be nearing an end.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is \$1,172,200. This represents a 1.9 per cent decrease over October 2023 and a 0.6 per cent decrease compared to September 2024.

Sales of detached homes in October 2024 reached 724, a 25.5 per cent increase from the 577 detached sales recorded in October 2023. The benchmark price for a detached home is \$2,002,900. This represents a 0.3 per cent increase from October 2023 and a 1 per cent decrease compared to September 2024.

Sales of apartment homes reached 1,393 in October 2024, a 33.4 per cent increase compared to the 1,044 sales in October 2023. The benchmark price of an apartment home is \$757,200. This represents a 1.6 per cent decrease from October 2023 and a 0.6 per cent decrease compared to September 2024.

Attached home sales in October 2024 totalled 501, a 40.7 per cent increase compared to the 356 sales in October 2023. The benchmark price of a townhouse is \$1,108,800. This represents a 0.4 per cent increase from October 2023 and a 0.9 per cent increase compared to September 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.

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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	\$1,103,600	336.9	-0.6%	-2.3%	-3.0%	-2.2%	3.6%	36.1%	78.5%
	Greater Vancouver	\$1,172,200	333.4	-0.6%	-2.1%	-2.8%	-1.9%	4.6%	31.3%	68.9%
	Bowen Island	\$1,446,600	302.7	2.0%	0.2%	3.0%	1.4%	1.4%	54.6%	143.1%
	Burnaby East	\$1,139,700	362.4	0.0%	-1.5%	-2.2%	-1.9%	10.0%	32.0%	90.1%
	Burnaby North	\$993,200	331.0	-0.4%	-2.5%	-2.6%	-2.8%	5.1%	28.3%	83.8%
	Burnaby South	\$1,118,500	346.6	1.6%	-2.0%	-2.9%	-2.6%	7.6%	24.5%	78.6%
	Coquitlam	\$1,080,000	339.3	-0.8%	-2.8%	-4.0%	-3.0%	3.4%	35.8%	94.3%
	Ladner	\$1,165,200	339.0	-0.8%	1.2%	-1.0%	0.4%	9.7%	50.7%	110.8%
	Maple Ridge	\$976,300	339.6	0.0%	-1.3%	-1.7%	-0.4%	3.3%	51.7%	142.1%
	New Westminster	\$818,900	374.8	-2.1%	-0.3%	-2.3%	-1.3%	10.3%	37.4%	101.7%
	North Vancouver	\$1,320,200	307.4	-1.0%	-4.6%	-4.8%	-4.1%	2.3%	27.3%	73.8%
	Pitt Meadows	\$954,500	381.2	3.6%	1.7%	-0.7%	4.1%	12.6%	59.1%	172.3%
	Port Coquitlam	\$947,900	368.5	0.8%	-1.5%	-2.2%	-0.1%	11.0%	51.3%	135.8%
	Port Moody	\$1,111,100	354.6	-3.1%	-2.6%	-2.2%	-2.0%	7.5%	45.1%	115.7%
	Richmond	\$1,145,300	377.1	-1.4%	-1.8%	-3.7%	-2.6%	7.9%	34.9%	78.3%
	Squamish	\$1,099,600	365.3	0.8%	2.0%	0.0%	1.6%	5.2%	39.8%	147.2%
	Sunshine Coast	\$843,300	308.9	1.3%	1.0%	0.9%	2.2%	4.9%	51.1%	145.9%
	Tsawwassen	\$1,179,400	306.6	-3.1%	-5.3%	-7.4%	-3.2%	3.2%	33.6%	81.3%
	Vancouver East	\$1,216,300	379.5	0.8%	-0.1%	-0.6%	0.1%	8.8%	35.6%	82.1%
	Vancouver West	\$1,300,000	308.3	-1.5%	-3.0%	-3.5%	-1.7%	0.4%	15.9%	34.9%
West Vancouver	\$2,513,100	271.2	-1.5%	-3.7%	-3.0%	-5.4%	-6.2%	15.5%	37.5%	
Whistler	\$1,353,500	299.8	0.3%	-0.5%	-3.4%	-4.8%	-3.9%	35.7%	140.4%	
Single Family Detached	Lower Mainland	\$1,785,600	391.9	-0.9%	-2.4%	-1.7%	0.6%	7.3%	46.0%	97.8%
	Greater Vancouver	\$2,002,900	372.8	-1.0%	-2.3%	-1.6%	0.3%	7.8%	39.1%	78.1%
	Bowen Island	\$1,448,600	302.4	2.0%	0.2%	3.1%	1.4%	1.4%	54.6%	143.3%
	Burnaby East	\$1,995,600	428.7	0.7%	2.6%	2.2%	5.7%	19.5%	50.7%	119.5%
	Burnaby North	\$2,130,700	407.6	-0.1%	-1.6%	0.7%	2.7%	18.4%	47.6%	110.9%
	Burnaby South	\$2,241,800	427.9	4.1%	-0.7%	-0.1%	4.2%	16.9%	43.7%	103.0%
	Coquitlam	\$1,804,300	418.7	-0.5%	-1.4%	-2.4%	-0.3%	9.4%	51.9%	130.3%
	Ladner	\$1,435,600	349.6	-1.6%	2.6%	-0.5%	1.4%	8.0%	57.3%	117.5%
	Maple Ridge	\$1,287,500	376.8	0.0%	-1.6%	-0.7%	0.9%	4.8%	57.8%	167.2%
	New Westminster	\$1,597,800	392.5	-0.2%	1.3%	-0.3%	3.7%	13.6%	50.0%	114.0%
	North Vancouver	\$2,135,600	335.3	-3.4%	-6.9%	-5.4%	-4.6%	2.8%	31.7%	92.3%
	Pitt Meadows	\$1,331,600	399.0	5.4%	2.1%	-0.2%	2.3%	5.6%	59.9%	164.4%
	Port Coquitlam	\$1,456,900	412.4	2.7%	1.4%	1.3%	5.4%	14.8%	62.4%	160.8%
	Port Moody	\$2,126,400	406.9	-4.1%	-1.2%	-1.1%	2.3%	14.2%	53.8%	135.7%
	Richmond	\$2,135,700	433.1	-1.5%	-2.7%	-3.2%	-1.0%	7.8%	35.0%	91.5%
	Squamish	\$1,515,000	377.9	-0.6%	-0.3%	-0.6%	-1.7%	-3.8%	35.7%	169.4%
	Sunshine Coast	\$900,900	313.4	1.4%	0.5%	1.3%	2.5%	3.9%	53.2%	150.9%
	Tsawwassen	\$1,535,900	339.1	-4.8%	-4.7%	-8.5%	-2.4%	3.6%	42.7%	101.0%
	Vancouver East	\$1,891,900	422.0	2.3%	1.3%	1.7%	1.1%	10.9%	39.4%	96.6%
	Vancouver West	\$3,369,100	351.1	-3.0%	-4.0%	-4.1%	-1.9%	-0.6%	16.2%	43.5%
West Vancouver	\$3,225,900	300.6	-1.3%	-3.1%	-0.6%	-2.4%	0.3%	22.9%	49.7%	
Whistler	\$2,413,500	313.7	-0.1%	-2.4%	-0.1%	-0.6%	-2.7%	40.2%	139.3%	

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	\$974,300	372.0	0.4%	-1.6%	-2.4%	-0.2%	13.0%	46.7%	131.1%
	Greater Vancouver	\$1,108,800	387.3	0.9%	-1.4%	-2.3%	0.4%	13.7%	43.5%	127.6%
	Burnaby East	\$897,100	390.7	-0.2%	-5.0%	-1.0%	-0.3%	20.5%	38.7%	120.9%
	Burnaby North	\$941,200	383.2	-1.0%	-1.2%	1.9%	3.2%	18.2%	38.8%	125.7%
	Burnaby South	\$1,035,000	379.4	1.3%	-4.9%	-5.7%	-2.8%	13.3%	30.7%	114.8%
	Coquitlam	\$1,033,700	404.4	-3.5%	-5.3%	-4.3%	-2.7%	9.8%	45.5%	147.2%
	Ladner	\$1,022,900	406.1	0.2%	0.3%	0.1%	1.2%	17.8%	47.6%	150.8%
	Maple Ridge	\$768,900	387.0	-2.2%	-2.5%	-2.4%	-0.1%	9.1%	49.4%	178.0%
	New Westminster	\$953,200	408.6	0.3%	0.4%	-0.1%	-0.3%	17.1%	47.5%	126.2%
	North Vancouver	\$1,364,500	373.3	7.4%	0.9%	-1.7%	1.9%	15.0%	47.7%	132.0%
	Pitt Meadows	\$806,000	395.1	-2.2%	-3.9%	-6.7%	-2.9%	8.4%	42.8%	161.8%
	Port Coquitlam	\$882,900	355.9	-1.9%	-6.4%	-8.6%	-7.1%	5.6%	41.6%	136.5%
	Port Moody	\$1,046,400	404.3	-1.4%	-1.4%	-0.1%	-1.5%	12.6%	49.9%	156.9%
	Richmond	\$1,127,000	404.1	-1.9%	-2.8%	-2.4%	1.2%	17.8%	45.4%	124.1%
	Squamish	\$1,066,100	401.4	2.5%	2.8%	-1.5%	1.6%	15.7%	54.9%	185.9%
	Sunshine Coast	\$782,100	366.0	3.3%	3.5%	-0.2%	2.0%	18.3%	63.6%	163.1%
	Tsawwassen	\$1,007,600	295.6	1.1%	-0.4%	-1.0%	-1.2%	10.5%	22.3%	67.1%
	Vancouver East	\$1,156,400	381.3	5.5%	1.0%	1.1%	3.6%	11.3%	38.5%	109.9%
	Vancouver West	\$1,456,500	343.6	2.8%	0.8%	-2.3%	1.4%	8.9%	27.2%	89.3%
	Whistler	\$1,734,100	425.4	4.2%	2.8%	-1.6%	1.7%	19.1%	67.2%	216.3%
Apartment	Lower Mainland	\$704,500	353.5	-0.5%	-1.4%	-2.5%	-1.2%	11.2%	30.6%	105.0%
	Greater Vancouver	\$757,200	350.4	-0.6%	-1.4%	-2.7%	-1.6%	10.2%	26.5%	103.0%
	Burnaby East	\$787,200	333.4	0.1%	-1.0%	-3.3%	-2.9%	9.1%	25.0%	97.0%
	Burnaby North	\$745,000	364.3	0.3%	-1.4%	-3.2%	-2.8%	9.9%	32.6%	115.9%
	Burnaby South	\$833,500	381.8	0.2%	-1.1%	-1.5%	-2.4%	12.8%	22.9%	108.0%
	Coquitlam	\$735,200	411.6	1.2%	-1.6%	-2.6%	1.0%	14.2%	36.6%	146.8%
	Ladner	\$659,500	334.9	5.4%	-5.6%	-3.6%	-7.0%	5.2%	39.8%	116.5%
	Maple Ridge	\$555,000	396.7	5.6%	5.4%	2.1%	5.5%	19.7%	52.1%	175.5%
	New Westminster	\$646,000	395.1	-3.2%	-0.9%	-2.1%	-1.6%	13.0%	30.6%	124.1%
	North Vancouver	\$790,400	320.9	-1.0%	-3.0%	-4.0%	-2.1%	11.1%	27.2%	111.5%
	Pitt Meadows	\$637,200	441.0	6.0%	5.5%	2.6%	6.2%	20.8%	48.0%	175.8%
	Port Coquitlam	\$638,200	440.1	-0.4%	-1.1%	-0.4%	1.7%	17.3%	45.5%	180.5%
	Port Moody	\$746,600	408.9	-1.5%	-2.0%	0.7%	0.7%	13.3%	37.0%	146.8%
	Richmond	\$735,800	408.6	-0.2%	0.4%	-3.3%	-2.5%	15.2%	35.6%	127.6%
	Squamish	\$617,000	364.7	-1.7%	2.2%	-1.5%	-3.1%	3.2%	26.3%	173.4%
	Sunshine Coast	\$515,800	311.7	-2.0%	1.8%	-2.9%	-6.8%	-5.2%	14.8%	105.6%
	Tsawwassen	\$658,100	311.5	5.6%	-6.4%	-5.6%	-1.8%	10.0%	30.5%	110.8%
	Vancouver East	\$685,500	397.9	-3.2%	-2.4%	-4.6%	-3.4%	5.6%	20.4%	102.0%
	Vancouver West	\$829,900	320.8	-1.0%	-2.3%	-2.6%	-1.8%	4.5%	15.1%	81.7%
	West Vancouver	\$1,241,500	239.4	-0.3%	-3.2%	-7.0%	-4.5%	6.4%	12.0%	70.8%
Whistler	\$689,100	297.2	-1.2%	2.8%	-2.7%	-5.4%	5.1%	34.2%	170.9%	

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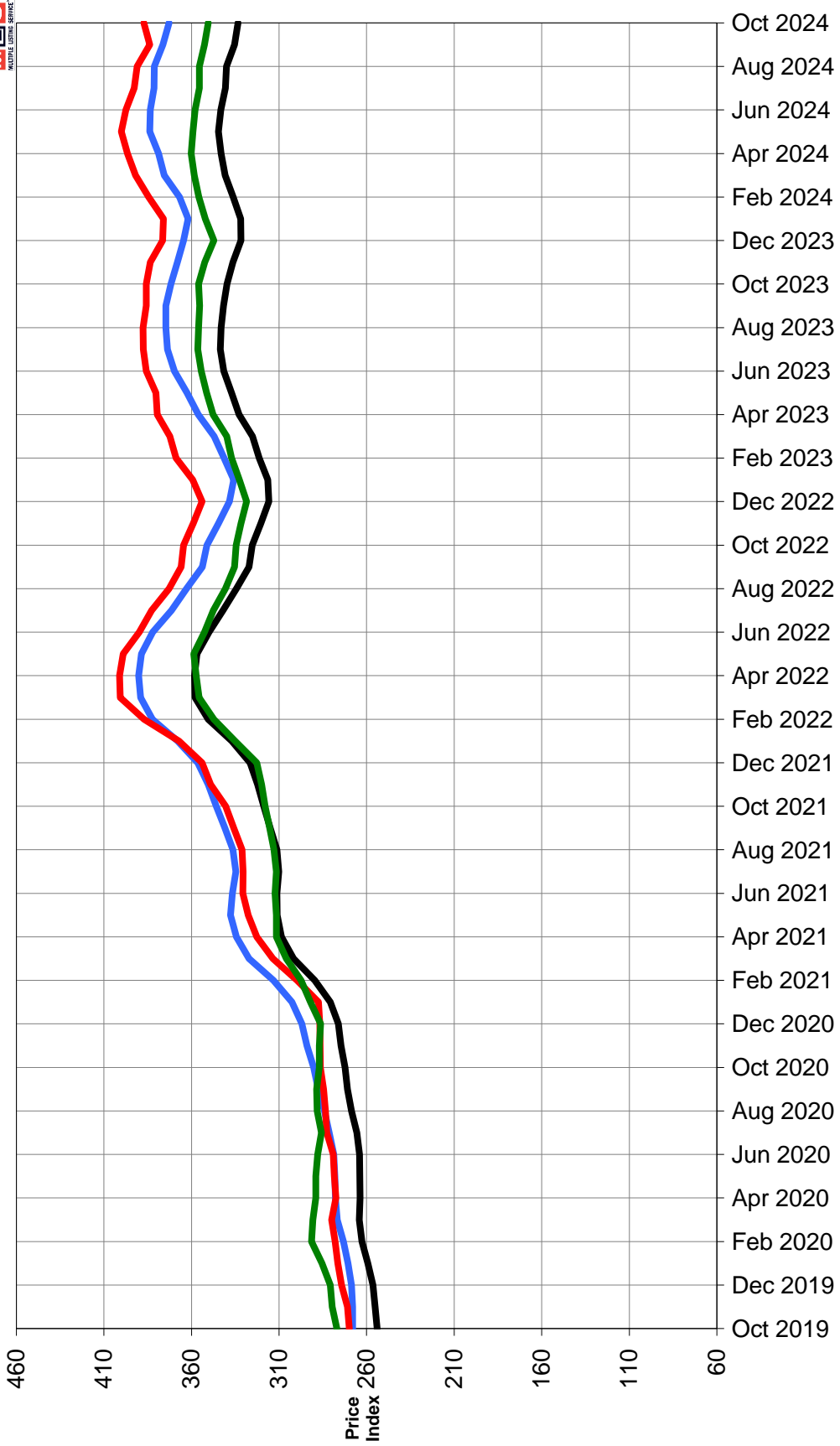
Lower Mainland includes areas serviced by both Greater Vancouver Realtors & Fraser Valley Real Estate Board.

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Greater Vancouver
5 Year Trend



Jan 2005 HPI = 100





GREATER VANCOUVER REALTORS®

October 2024

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
October 2024	Number of Sales: 5 Median Selling Price: n/a	Number of Sales: 65 Median Selling Price: \$2,105,000	Number of Sales: 56 Median Selling Price: \$1,788,500	Number of Sales: 34 Median Selling Price: \$1,590,500	Number of Sales: 2 Median Selling Price: n/a	Number of Sales: 78 Median Selling Price: \$1,310,750	Number of Sales: 19 Median Selling Price: n/a	Number of Sales: 74 Median Selling Price: \$2,150,000	Number of Sales: 26 Median Selling Price: \$1,407,500	Number of Sales: 12 Median Selling Price: n/a	Number of Sales: 95 Median Selling Price: \$1,865,000	Number of Sales: 18 Median Selling Price: n/a	Number of Sales: 47 Median Selling Price: \$935,000	Number of Sales: 80 Median Selling Price: \$1,843,750	Number of Sales: 69 Median Selling Price: \$3,350,000	Number of Sales: 30 Median Selling Price: \$2,847,500	Number of Sales: 13 Median Selling Price: n/a	Number of Sales: 723
September 2024	Number of Sales: 3 Median Selling Price: n/a	Number of Sales: 43 Median Selling Price: \$711,000	Number of Sales: 46 Median Selling Price: \$680,000	Number of Sales: 27 Median Selling Price: \$617,000	Number of Sales: 5 Median Selling Price: n/a	Number of Sales: 66 Median Selling Price: \$518,750	Number of Sales: 7 Median Selling Price: \$598,000	Number of Sales: 46 Median Selling Price: \$824,000	Number of Sales: 13 Median Selling Price: \$592,500	Number of Sales: 13 Median Selling Price: \$667,500	Number of Sales: 48 Median Selling Price: \$693,800	Number of Sales: 7 Median Selling Price: n/a	Number of Sales: 38 Median Selling Price: n/a	Number of Sales: 60 Median Selling Price: \$666,500	Number of Sales: 59 Median Selling Price: \$860,000	Number of Sales: 30 Median Selling Price: n/a	Number of Sales: 4 Median Selling Price: \$539,950	Number of Sales: 515
October 2023	Number of Sales: 2 Median Selling Price: n/a	Number of Sales: 55 Median Selling Price: \$693,550	Number of Sales: 48 Median Selling Price: \$869,000	Number of Sales: 24 Median Selling Price: n/a	Number of Sales: 5 Median Selling Price: n/a	Number of Sales: 69 Median Selling Price: \$531,000	Number of Sales: 16 Median Selling Price: \$595,000	Number of Sales: 59 Median Selling Price: \$771,101	Number of Sales: 15 Median Selling Price: \$537,000	Number of Sales: 16 Median Selling Price: \$784,875	Number of Sales: 50 Median Selling Price: \$645,000	Number of Sales: 8 Median Selling Price: n/a	Number of Sales: 22 Median Selling Price: n/a	Number of Sales: 78 Median Selling Price: \$675,000	Number of Sales: 71 Median Selling Price: \$801,500	Number of Sales: 27 Median Selling Price: n/a	Number of Sales: 11 Median Selling Price: \$670,000	Number of Sales: 576
Jan. - Oct. 2024	Number of Sales: 42 Median Selling Price: \$1,376,750	Number of Sales: 527 Median Selling Price: \$2,168,500	Number of Sales: 522 Median Selling Price: \$1,778,500	Number of Sales: 313 Median Selling Price: \$1,500,000	Number of Sales: 37 Median Selling Price: \$820,000	Number of Sales: 840 Median Selling Price: \$1,300,000	Number of Sales: 145 Median Selling Price: \$1,580,000	Number of Sales: 611 Median Selling Price: \$2,222,000	Number of Sales: 210 Median Selling Price: \$942,500	Number of Sales: 106 Median Selling Price: \$1,908,000	Number of Sales: 664 Median Selling Price: \$2,064,000	Number of Sales: 145 Median Selling Price: \$1,570,000	Number of Sales: 396 Median Selling Price: \$940,000	Number of Sales: 749 Median Selling Price: \$1,960,000	Number of Sales: 681 Median Selling Price: \$3,514,000	Number of Sales: 344 Median Selling Price: \$2,941,000	Number of Sales: 90 Median Selling Price: \$2,243,750	Number of Sales: 6,422
Year-to-date	Number of Sales: 33 Median Selling Price: \$1,440,000	Number of Sales: 560 Median Selling Price: \$1,950,000	Number of Sales: 574 Median Selling Price: \$1,730,000	Number of Sales: 352 Median Selling Price: \$1,475,000	Number of Sales: 54 Median Selling Price: \$825,500	Number of Sales: 798 Median Selling Price: \$1,250,000	Number of Sales: 177 Median Selling Price: \$1,550,000	Number of Sales: 608 Median Selling Price: \$2,100,000	Number of Sales: 229 Median Selling Price: \$1,388,000	Number of Sales: 147 Median Selling Price: \$1,856,000	Number of Sales: 720 Median Selling Price: \$2,000,000	Number of Sales: 143 Median Selling Price: \$1,460,000	Number of Sales: 333 Median Selling Price: \$950,000	Number of Sales: 794 Median Selling Price: \$1,928,000	Number of Sales: 728 Median Selling Price: \$3,500,000	Number of Sales: 312 Median Selling Price: \$5,150,000	Number of Sales: 103 Median Selling Price: \$2,325,000	Number of Sales: 6,665
Jan. - Year-to-date	Number of Sales: 0 Median Selling Price: n/a	Number of Sales: 53 Median Selling Price: \$1,130,000	Number of Sales: 48 Median Selling Price: \$1,150,000	Number of Sales: 13 Median Selling Price: n/a	Number of Sales: 0 Median Selling Price: n/a	Number of Sales: 50 Median Selling Price: \$809,950	Number of Sales: 12 Median Selling Price: n/a	Number of Sales: 45 Median Selling Price: \$1,443,000	Number of Sales: 25 Median Selling Price: \$995,800	Number of Sales: 18 Median Selling Price: n/a	Number of Sales: 57 Median Selling Price: \$1,120,000	Number of Sales: 17 Median Selling Price: n/a	Number of Sales: 7 Median Selling Price: n/a	Number of Sales: 74 Median Selling Price: \$1,480,952	Number of Sales: 61 Median Selling Price: \$1,640,000	Number of Sales: 8 Median Selling Price: n/a	Number of Sales: 13 Median Selling Price: n/a	Number of Sales: 501
Year-to-date	Number of Sales: 0 Median Selling Price: n/a	Number of Sales: 240 Median Selling Price: \$711,000	Number of Sales: 140 Median Selling Price: \$680,000	Number of Sales: 21 Median Selling Price: \$617,000	Number of Sales: 1 Median Selling Price: n/a	Number of Sales: 47 Median Selling Price: \$518,750	Number of Sales: 89 Median Selling Price: \$598,000	Number of Sales: 105 Median Selling Price: \$824,000	Number of Sales: 25 Median Selling Price: \$592,500	Number of Sales: 36 Median Selling Price: \$667,500	Number of Sales: 138 Median Selling Price: \$693,800	Number of Sales: 19 Median Selling Price: n/a	Number of Sales: 8 Median Selling Price: n/a	Number of Sales: 128 Median Selling Price: \$666,500	Number of Sales: 341 Median Selling Price: \$860,000	Number of Sales: 19 Median Selling Price: n/a	Number of Sales: 36 Median Selling Price: \$539,950	Number of Sales: 1,393
Year-to-date	Number of Sales: n/a Median Selling Price: n/a	Number of Sales: 176 Median Selling Price: \$682,500	Number of Sales: 79 Median Selling Price: \$862,500	Number of Sales: 14 Median Selling Price: \$640,000	Number of Sales: 0 Median Selling Price: n/a	Number of Sales: 36 Median Selling Price: \$520,000	Number of Sales: 59 Median Selling Price: \$615,000	Number of Sales: 98 Median Selling Price: \$790,000	Number of Sales: 26 Median Selling Price: \$599,950	Number of Sales: 25 Median Selling Price: \$725,000	Number of Sales: 126 Median Selling Price: \$685,000	Number of Sales: 8 Median Selling Price: \$616,500	Number of Sales: 4 Median Selling Price: \$485,000	Number of Sales: 100 Median Selling Price: \$680,000	Number of Sales: 231 Median Selling Price: \$846,000	Number of Sales: 24 Median Selling Price: \$1,238,000	Number of Sales: 38 Median Selling Price: \$1,425,000	Number of Sales: 1,044
Year-to-date	Number of Sales: n/a Median Selling Price: n/a	Number of Sales: 46 Median Selling Price: \$1,083,000	Number of Sales: 40 Median Selling Price: \$1,151,000	Number of Sales: 13 Median Selling Price: \$1,025,000	Number of Sales: 0 Median Selling Price: n/a	Number of Sales: 23 Median Selling Price: \$794,000	Number of Sales: 6 Median Selling Price: \$970,000	Number of Sales: 37 Median Selling Price: \$1,420,000	Number of Sales: 13 Median Selling Price: \$948,000	Number of Sales: 10 Median Selling Price: \$1,025,000	Number of Sales: 40 Median Selling Price: \$1,136,000	Number of Sales: 13 Median Selling Price: \$969,000	Number of Sales: 3 Median Selling Price: \$660,000	Number of Sales: 52 Median Selling Price: \$1,400,000	Number of Sales: 47 Median Selling Price: \$1,625,000	Number of Sales: 2 Median Selling Price: \$1,875,000	Number of Sales: 11 Median Selling Price: \$1,450,000	Number of Sales: 356
Year-to-date	Number of Sales: n/a Median Selling Price: n/a	Number of Sales: 176 Median Selling Price: \$726,000	Number of Sales: 79 Median Selling Price: \$862,500	Number of Sales: 14 Median Selling Price: \$640,000	Number of Sales: 0 Median Selling Price: n/a	Number of Sales: 36 Median Selling Price: \$520,000	Number of Sales: 59 Median Selling Price: \$615,000	Number of Sales: 98 Median Selling Price: \$790,000	Number of Sales: 26 Median Selling Price: \$599,950	Number of Sales: 25 Median Selling Price: \$725,000	Number of Sales: 126 Median Selling Price: \$685,000	Number of Sales: 8 Median Selling Price: \$616,500	Number of Sales: 4 Median Selling Price: \$485,000	Number of Sales: 100 Median Selling Price: \$680,000	Number of Sales: 231 Median Selling Price: \$846,000	Number of Sales: 24 Median Selling Price: \$1,238,000	Number of Sales: 38 Median Selling Price: \$1,425,000	Number of Sales: 1,044

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





GREATER VANCOUVER REALTORS®

October 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
October 2024	Number of Listings 0	109	123	74	6	171	40	158	57	38	172	19	87	180	170	145	21	1,580
	Attached Apartment	91	96	32	0	99	30	85	27	29	131	26	15	176	171	11	22	1,041
	Detached Apartment	444	248	33	1	88	182	228	60	73	280	41	8	250	790	52	48	2,826
	% Sales to Listings	50%	46%	46%	33%	46%	48%	47%	46%	32%	55%	95%	54%	44%	41%	21%	62%	n/a
	Attached Apartment	n/a	50%	41%	n/a	51%	40%	53%	93%	62%	44%	65%	47%	42%	36%	73%	59%	n/a
	Detached Apartment	n/a	56%	64%	100%	53%	49%	46%	42%	49%	49%	46%	100%	51%	43%	37%	75%	n/a
September 2024	Number of Listings	16	157	78	8	231	39	179	80	55	186	39	105	221	241	156	28	1,982
	Attached Apartment	0	101	34	0	85	29	105	39	25	126	39	9	222	194	14	24	1,148
	Detached Apartment	469	251	37	1	93	172	255	65	61	311	24	6	326	861	56	22	3,010
	% Sales to Listings	19%	26%	35%	63%	29%	18%	26%	16%	24%	26%	18%	36%	27%	24%	19%	14%	n/a
	Attached Apartment	n/a	26%	44%	n/a	53%	17%	26%	41%	80%	37%	62%	56%	19%	26%	21%	58%	n/a
	Detached Apartment	n/a	33%	38%	0%	29%	35%	28%	34%	46%	32%	25%	33%	33%	23%	21%	95%	n/a
October 2023	Number of Listings	6	107	65	6	200	29	133	42	24	140	27	90	169	157	113	36	1,457
	Attached Apartment	0	79	23	0	84	14	75	22	15	94	36	8	155	123	10	22	860
	Detached Apartment	376	190	28	1	79	106	157	49	42	242	27	8	243	718	40	33	2,339
	% Sales to Listings	33%	42%	37%	83%	35%	55%	44%	36%	67%	36%	30%	24%	46%	45%	24%	31%	n/a
	Attached Apartment	n/a	40%	57%	n/a	27%	43%	49%	59%	67%	43%	36%	38%	34%	38%	20%	50%	n/a
	Detached Apartment	n/a	42%	50%	0%	46%	56%	62%	53%	60%	52%	30%	50%	41%	32%	60%	115%	n/a
Jan. - Oct. 2024	Number of Listings	1,237	1,435	683	113	2,128	377	1,421	573	362	1,730	325	1,127	1,920	1,945	1,452	258	17,217
	Attached Apartment	883	905	322	7	931	239	807	340	258	1,174	282	115	1,766	1,501	129	317	9,977
	Detached Apartment	4,535	2,136	333	2	899	1,421	1,980	559	494	2,841	232	92	2,590	7,596	470	397	26,577
	% Sales to Listings	32%	36%	46%	33%	39%	38%	43%	37%	29%	38%	45%	35%	39%	35%	24%	35%	n/a
	Attached Apartment	0%	45%	53%	29%	54%	41%	44%	54%	60%	46%	59%	47%	39%	34%	29%	46%	n/a
	Detached Apartment	n/a	47%	50%	50%	43%	49%	47%	55%	54%	45%	46%	47%	44%	37%	37%	61%	n/a
Jan. - Oct. 2023	Number of Listings	98	1,094	690	112	1,815	337	1,217	431	296	1,588	353	978	1,631	1,703	1,289	266	15,006
	Attached Apartment	2	785	288	5	703	171	588	229	219	1,029	239	111	1,204	1,122	114	289	7,904
	Detached Apartment	0	1,670	251	3	724	1,048	1,577	478	509	2,579	178	98	2,170	6,620	384	311	22,133
	% Sales to Listings	34%	52%	51%	48%	44%	53%	50%	53%	50%	45%	41%	34%	49%	43%	24%	39%	n/a
	Attached Apartment	0%	51%	59%	0%	62%	57%	56%	64%	69%	58%	56%	57%	47%	40%	35%	60%	n/a
	Detached Apartment	n/a	58%	66%	67%	55%	63%	61%	60%	70%	60%	55%	53%	53%	45%	50%	74%	n/a

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



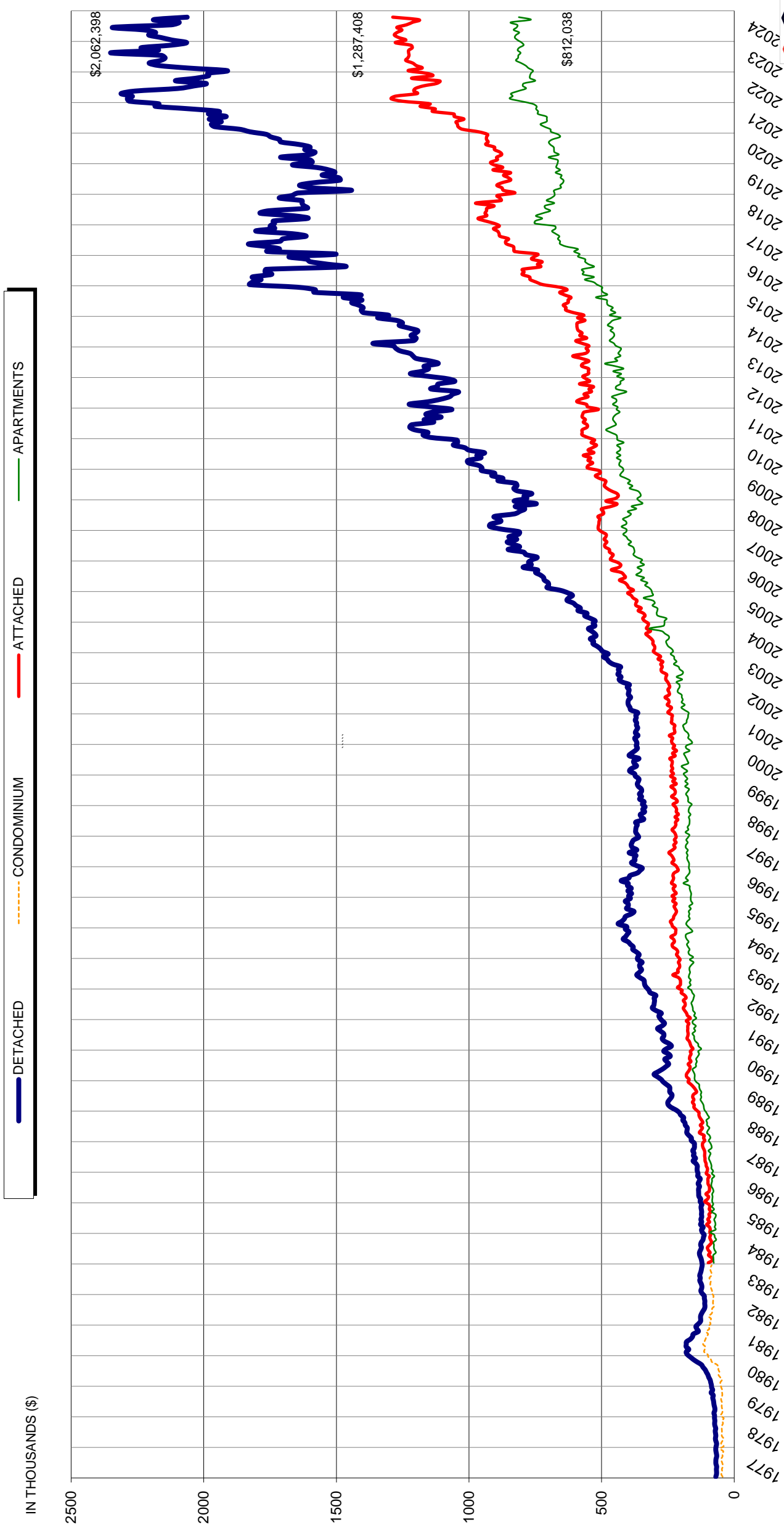
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Oct 2023	2 Sep 2024	3 Oct 2024	Col. 2 & 3 Percentage Variance	5 Oct 2023	6 Sep 2024	7 Oct 2024	Col. 6 & 7 Percentage Variance	9 Aug 2023 - Oct 2023	10 Aug 2024 - Oct 2024	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	6	16	10	-37.5	2	3	5	66.7	12	13	8.3
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
BURNABY				%				%			%
DETACHED	107	163	109	-33.1	55	43	65	51.2	145	151	4.1
ATTACHED	79	102	91	-10.8	46	38	53	39.5	138	126	-8.7
APARTMENTS	376	469	444	-5.3	176	184	240	30.4	554	628	13.4
COQUITLAM											
DETACHED	113	157	123	-21.7	48	46	56	21.7	148	142	-4.1
ATTACHED	100	101	96	-5.0	40	26	48	84.6	109	111	1.8
APARTMENTS	190	251	248	-1.2	79	83	140	68.7	281	317	12.8
DELTA											
DETACHED	65	78	74	-5.1	24	27	34	25.9	82	92	12.2
ATTACHED	23	34	32	-5.9	13	15	13	-13.3	49	42	-14.3
APARTMENTS	28	37	33	-10.8	14	14	21	50.0	40	46	15.0
ISLANDS - GULF											
DETACHED	6	8	6	-25.0	5	5	2	-60.0	14	14	0.0
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	1	100.0
APARTMENTS	1	1	1	0.0	0	0	1	100.0	0	1	100.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	200	231	171	-26.0	69	66	78	18.2	188	210	11.7
ATTACHED	84	85	99	16.5	23	45	50	11.1	111	139	25.2
APARTMENTS	79	93	88	-5.4	36	27	47	74.1	103	108	4.9
NEW WESTMINSTER											
DETACHED	29	39	40	2.6	16	7	19	171.4	46	42	-8.7
ATTACHED	14	29	30	3.4	6	5	12	140.0	19	26	36.8
APARTMENTS	106	172	182	5.8	59	61	89	45.9	175	204	16.6
NORTH VANCOUVER											
DETACHED	133	179	158	-11.7	59	46	74	60.9	147	163	10.9
ATTACHED	75	105	85	-19.0	37	27	45	66.7	108	98	-9.3
APARTMENTS	157	255	228	-10.6	98	71	105	47.9	267	252	-5.6
PORT COQUITLAM											
DETACHED	42	80	57	-28.8	15	13	26	100.0	70	51	-27.1
ATTACHED	22	39	27	-30.8	13	16	25	56.3	41	61	48.8
APARTMENTS	49	65	60	-7.7	26	22	25	13.6	77	71	-7.8
PORT MOODY/BELCARRA											
DETACHED	24	55	38	-30.9	16	13	12	-7.7	41	31	-24.4
ATTACHED	15	25	29	16.0	10	20	18	-10.0	35	47	34.3
APARTMENTS	42	61	73	19.7	25	28	36	28.6	76	88	15.8
RICHMOND											
DETACHED	140	186	172	-7.5	50	48	95	97.9	187	188	0.5
ATTACHED	94	126	131	4.0	40	47	57	21.3	154	144	-6.5
APARTMENTS	242	311	280	-10.0	126	101	138	36.6	449	343	-23.6
SQUAMISH											
DETACHED	27	39	19	-51.3	8	7	18	157.1	30	41	36.7
ATTACHED	36	39	26	-33.3	13	24	17	-29.2	44	50	13.6
APARTMENTS	27	24	41	70.8	8	6	19	216.7	29	32	10.3
SUNSHINE COAST											
DETACHED	90	105	87	-17.1	22	38	47	23.7	88	129	46.6
ATTACHED	8	9	15	66.7	3	5	7	40.0	14	16	14.3
APARTMENTS	8	6	8	33.3	4	2	8	300.0	14	15	7.1
VANCOUVER EAST											
DETACHED	169	221	180	-18.6	78	60	80	33.3	226	185	-18.1
ATTACHED	155	222	176	-20.7	52	43	74	72.1	122	183	50.0
APARTMENTS	243	326	250	-23.3	100	108	128	18.5	324	318	-1.9
VANCOUVER WEST											
DETACHED	157	241	170	-29.5	71	59	69	16.9	195	175	-10.3
ATTACHED	123	194	171	-11.9	47	50	61	22.0	136	149	9.6
APARTMENTS	718	861	790	-8.2	231	200	341	70.5	788	792	0.5
WEST VANCOUVER/HOWE SOUND											
DETACHED	113	156	145	-7.1	27	30	30	0.0	93	95	2.2
ATTACHED	10	14	11	-21.4	2	3	8	166.7	10	12	20.0
APARTMENTS	40	56	52	-7.1	24	12	19	58.3	59	52	-11.9
WHISTLER/PEMBERTON											
DETACHED	36	28	21	-25.0	11	4	13	225.0	26	25	-3.8
ATTACHED	22	24	22	-8.3	11	14	13	-7.1	40	44	10.0
APARTMENTS	33	22	48	118.2	38	21	36	71.4	66	78	18.2
GRAND TOTALS											
DETACHED	1457	1982	1580	-20.3	576	515	723	40.4	1738	1747	0.5
ATTACHED	860	1148	1041	-9.3	356	378	501	32.5	1130	1249	10.5
APARTMENTS	2339	3010	2826	-6.1	1044	940	1393	48.2	3302	3345	1.3



**GREATER
VANCOUVER
REALTORS®**

Residential Average Sale Prices - January 1977 to October 2024



IN THOUSANDS (\$)

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