

News Release



FOR IMMEDIATE RELEASE:

A market made for buyers is missing buyers

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

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

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

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

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

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

Analysis of the historical data suggests downward pressure on home prices occurs when the ratio dips below 12 per cent for a sustained period, while home prices often experience upward pressure when it surpasses 20 per cent over several months.

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

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

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

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

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

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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.

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Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Residential / Composite	Lower Mainland	\$1,118,000	341.3	0.5%	1.5%	0.6%	-1.2%	-9.4%	32.5%	69.7%
	Greater Vancouver	\$1,190,900	338.7	0.5%	1.7%	1.0%	-0.6%	-5.4%	28.2%	60.0%
	Bowen Island	\$1,384,700	289.7	-2.4%	-3.1%	-2.4%	2.5%	-11.8%	51.0%	137.5%
	Burnaby East	\$1,137,300	361.6	0.2%	0.6%	-0.2%	-2.6%	-5.3%	25.8%	81.4%
	Burnaby North	\$1,009,600	336.4	0.7%	2.3%	1.2%	-0.9%	-4.4%	24.6%	70.8%
	Burnaby South	\$1,124,100	348.3	-0.1%	0.1%	2.1%	-2.4%	-6.0%	20.1%	66.7%
	Coquitlam	\$1,087,500	341.7	-0.1%	1.2%	-0.1%	-3.0%	-10.9%	29.6%	89.1%
	Ladner	\$1,160,200	337.6	0.0%	1.0%	-1.3%	0.3%	-5.3%	45.0%	98.9%
	Maple Ridge	\$976,900	339.8	0.2%	0.3%	0.0%	-1.1%	-14.8%	45.0%	135.5%
	New Westminster	\$818,700	374.7	-0.1%	-0.3%	-2.2%	-2.5%	-4.0%	31.7%	96.3%
	North Vancouver	\$1,370,300	319.0	0.5%	3.7%	2.8%	-0.4%	-7.2%	27.2%	64.0%
	Pitt Meadows	\$949,100	379.0	2.2%	1.5%	3.0%	-0.2%	-8.5%	49.8%	156.8%
	Port Coquitlam	\$955,300	371.4	-0.1%	1.4%	1.6%	0.0%	-7.4%	45.6%	128.1%
	Port Moody	\$1,095,500	349.7	0.4%	-1.1%	-4.4%	-2.1%	-8.2%	35.8%	99.8%
	Richmond	\$1,158,000	381.3	0.8%	1.2%	-0.3%	-2.8%	-3.1%	31.8%	69.2%
	Squamish	\$1,127,000	374.4	2.0%	5.7%	3.3%	4.0%	-4.0%	40.8%	142.8%
	Sunshine Coast	\$821,800	301.0	-1.1%	-1.3%	-1.3%	-0.3%	-10.5%	48.9%	143.1%
	Tsawwassen	\$1,224,200	318.2	0.5%	1.6%	0.6%	-3.8%	-6.1%	35.7%	73.1%
	Vancouver East	\$1,222,100	381.3	0.4%	1.2%	1.3%	0.8%	-2.2%	28.3%	71.8%
	Vancouver West	\$1,345,900	319.2	0.5%	2.7%	2.0%	1.6%	-2.0%	15.3%	29.3%
	West Vancouver	\$2,539,600	274.0	0.2%	-1.0%	-0.4%	-3.2%	-8.3%	16.8%	23.2%
	Whistler	\$1,357,500	300.7	2.2%	4.7%	0.6%	-3.6%	-14.3%	31.8%	137.1%
Single Family Detached	Lower Mainland	\$1,815,900	398.6	0.4%	2.0%	0.8%	0.7%	-6.5%	43.6%	86.5%
	Greater Vancouver	\$2,034,400	378.6	0.4%	1.9%	0.6%	0.8%	-2.7%	36.8%	66.1%
	Bowen Island	\$1,386,300	289.4	-2.4%	-3.0%	-2.4%	2.6%	-11.8%	51.0%	137.8%
	Burnaby East	\$1,994,800	428.5	0.1%	1.9%	0.6%	2.2%	0.8%	42.1%	108.2%
	Burnaby North	\$2,163,600	413.8	0.4%	1.4%	1.4%	3.6%	4.1%	44.5%	91.8%
	Burnaby South	\$2,238,900	427.4	0.4%	0.3%	3.9%	0.9%	-0.4%	36.3%	87.1%
	Coquitlam	\$1,814,200	421.0	-0.6%	2.3%	0.0%	-0.7%	-5.8%	44.8%	119.7%
	Ladner	\$1,422,000	346.3	-0.1%	1.9%	-2.6%	0.5%	-7.5%	47.2%	101.2%
	Maple Ridge	\$1,287,800	376.9	0.3%	0.1%	0.0%	0.1%	-13.0%	50.4%	159.2%
	New Westminster	\$1,608,400	395.1	0.4%	1.8%	0.5%	0.7%	-1.6%	42.4%	106.6%
	North Vancouver	\$2,244,200	352.3	0.8%	5.3%	1.5%	0.7%	-5.9%	34.0%	80.9%
	Pitt Meadows	\$1,324,600	396.9	4.4%	1.8%	4.9%	-1.1%	-13.0%	47.9%	146.8%
	Port Coquitlam	\$1,418,500	401.5	-0.1%	2.8%	0.0%	0.8%	-8.8%	51.3%	142.0%
	Port Moody	\$2,111,300	404.0	0.7%	0.7%	-4.8%	0.3%	-1.5%	45.2%	118.5%
	Richmond	\$2,171,100	440.3	0.1%	1.4%	0.1%	-2.1%	-1.8%	33.7%	81.0%
	Squamish	\$1,649,400	411.4	3.4%	8.6%	8.2%	8.7%	-5.6%	43.0%	174.4%
	Sunshine Coast	\$873,600	303.9	-1.4%	-2.6%	-1.7%	-0.6%	-12.0%	50.7%	146.7%
	Tsawwassen	\$1,649,800	364.2	1.0%	3.5%	2.2%	-2.1%	-2.3%	47.2%	96.5%
	Vancouver East	\$1,854,600	413.7	-0.4%	0.0%	0.3%	0.0%	-4.5%	29.8%	76.7%
	Vancouver West	\$3,451,900	359.7	-0.3%	2.3%	-0.6%	0.1%	-3.1%	16.2%	34.4%
	West Vancouver	\$3,275,300	305.2	0.7%	-1.0%	0.2%	0.4%	-1.1%	25.9%	34.9%
	Whistler	\$2,549,100	331.3	3.7%	6.3%	5.5%	6.4%	-8.4%	43.7%	135.1%

HOW TO READ THE TABLE:

- **Benchmark Price:** Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
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The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.

Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Townhouse	Lower Mainland	\$979,600	374.0	0.3%	0.3%	1.0%	-0.9%	-5.5%	42.7%	125.4%
	Greater Vancouver	\$1,113,100	388.8	0.2%	-0.1%	1.3%	-0.8%	-3.0%	38.9%	121.0%
	Burnaby East	\$906,500	394.8	0.6%	2.9%	0.8%	-1.2%	3.6%	38.5%	121.9%
	Burnaby North	\$904,800	368.4	-0.8%	-0.9%	-4.8%	-1.6%	1.5%	31.8%	113.6%
	Burnaby South	\$1,052,000	385.6	-2.3%	-0.4%	3.0%	-3.3%	-0.4%	33.0%	112.2%
	Coquitlam	\$1,083,400	423.9	0.1%	1.1%	1.1%	1.5%	-5.3%	43.8%	151.9%
	Ladner	\$1,022,500	405.9	0.4%	-1.3%	0.2%	0.5%	1.2%	44.1%	141.6%
	Maple Ridge	\$793,500	399.3	0.5%	2.1%	0.9%	1.1%	-11.9%	51.3%	177.1%
	New Westminster	\$923,100	395.7	-1.5%	-3.5%	-2.8%	-3.1%	-2.5%	42.4%	113.9%
	North Vancouver	\$1,313,200	359.3	-0.8%	0.1%	3.4%	-2.9%	-7.3%	35.7%	116.4%
	Pitt Meadows	\$853,500	418.4	0.4%	5.0%	3.6%	0.7%	-6.9%	47.2%	162.6%
	Port Coquitlam	\$950,700	383.2	0.1%	1.1%	5.6%	0.0%	-6.1%	46.9%	141.2%
	Port Moody	\$1,034,600	399.8	1.9%	0.4%	-2.5%	0.7%	-7.4%	43.1%	147.7%
	Richmond	\$1,124,100	403.0	1.4%	-1.0%	-2.2%	-2.4%	0.9%	41.4%	118.0%
	Squamish	\$1,049,900	395.3	1.5%	1.9%	1.0%	0.5%	-4.4%	43.6%	171.5%
	Sunshine Coast	\$766,700	358.8	1.9%	2.6%	1.3%	0.6%	-2.9%	49.6%	152.1%
	Tsawwassen	\$971,700	285.0	-1.8%	-3.6%	-2.6%	-4.4%	-8.1%	18.5%	53.1%
	Vancouver East	\$1,159,400	382.3	0.0%	1.1%	5.8%	2.0%	0.2%	30.7%	102.9%
	Vancouver West	\$1,478,800	348.9	-0.9%	-3.2%	4.4%	0.5%	-0.5%	24.5%	83.6%
	Whistler	\$1,674,500	410.8	1.3%	0.7%	0.6%	-2.2%	-5.8%	48.8%	205.4%
Apartment	Lower Mainland	\$712,100	357.3	0.9%	2.2%	0.5%	-1.1%	-1.5%	25.6%	100.4%
	Greater Vancouver	\$767,300	355.1	1.0%	2.3%	0.7%	-0.9%	-0.1%	22.2%	98.7%
	Burnaby East	\$784,200	332.1	1.2%	-0.5%	-0.3%	-2.7%	-4.5%	17.6%	93.4%
	Burnaby North	\$757,200	370.3	1.6%	3.0%	1.9%	-1.8%	-0.4%	27.4%	109.9%
	Burnaby South	\$837,500	383.6	-0.1%	0.1%	0.7%	-0.9%	-0.4%	18.2%	96.9%
	Coquitlam	\$734,400	411.2	0.7%	0.8%	1.1%	-2.7%	-3.3%	28.2%	142.9%
	Ladner	\$693,200	352.1	1.9%	7.8%	10.8%	2.0%	-0.8%	45.9%	129.1%
	Maple Ridge	\$519,200	371.1	-0.6%	-2.1%	-1.3%	-3.1%	-7.6%	37.1%	157.4%
	New Westminster	\$652,300	399.0	0.3%	0.3%	-2.2%	-1.2%	-0.5%	27.7%	124.7%
	North Vancouver	\$817,700	332.0	0.6%	2.7%	2.5%	-0.5%	0.4%	26.1%	106.0%
	Pitt Meadows	\$593,100	410.4	-0.8%	-1.9%	-1.3%	-2.7%	-6.5%	33.5%	157.0%
	Port Coquitlam	\$641,800	442.6	1.0%	1.6%	0.2%	0.1%	-0.7%	39.4%	174.9%
	Port Moody	\$738,200	404.3	0.7%	-1.8%	-2.6%	0.1%	1.3%	29.4%	142.1%
	Richmond	\$745,400	413.9	1.9%	2.9%	1.0%	-1.9%	3.4%	30.6%	121.6%
	Squamish	\$604,700	357.4	-0.6%	7.3%	-3.7%	-5.4%	-4.9%	36.7%	164.2%
	Sunshine Coast	\$493,800	298.4	-1.0%	5.7%	-6.2%	-9.5%	-12.2%	20.0%	102.0%
	Tsawwassen	\$676,800	320.3	0.0%	5.8%	8.5%	-0.3%	1.0%	35.0%	111.1%
	Vancouver East	\$702,800	407.9	1.7%	1.8%	-0.8%	-1.3%	-1.6%	15.4%	103.2%
	Vancouver West	\$849,400	328.3	1.2%	3.7%	1.3%	0.9%	-1.2%	10.9%	78.1%
	West Vancouver	\$1,266,800	244.3	0.8%	3.3%	1.7%	-5.9%	1.6%	17.0%	68.5%
	Whistler	\$651,100	280.8	-0.2%	6.0%	-6.6%	-10.5%	-6.5%	38.9%	164.9%

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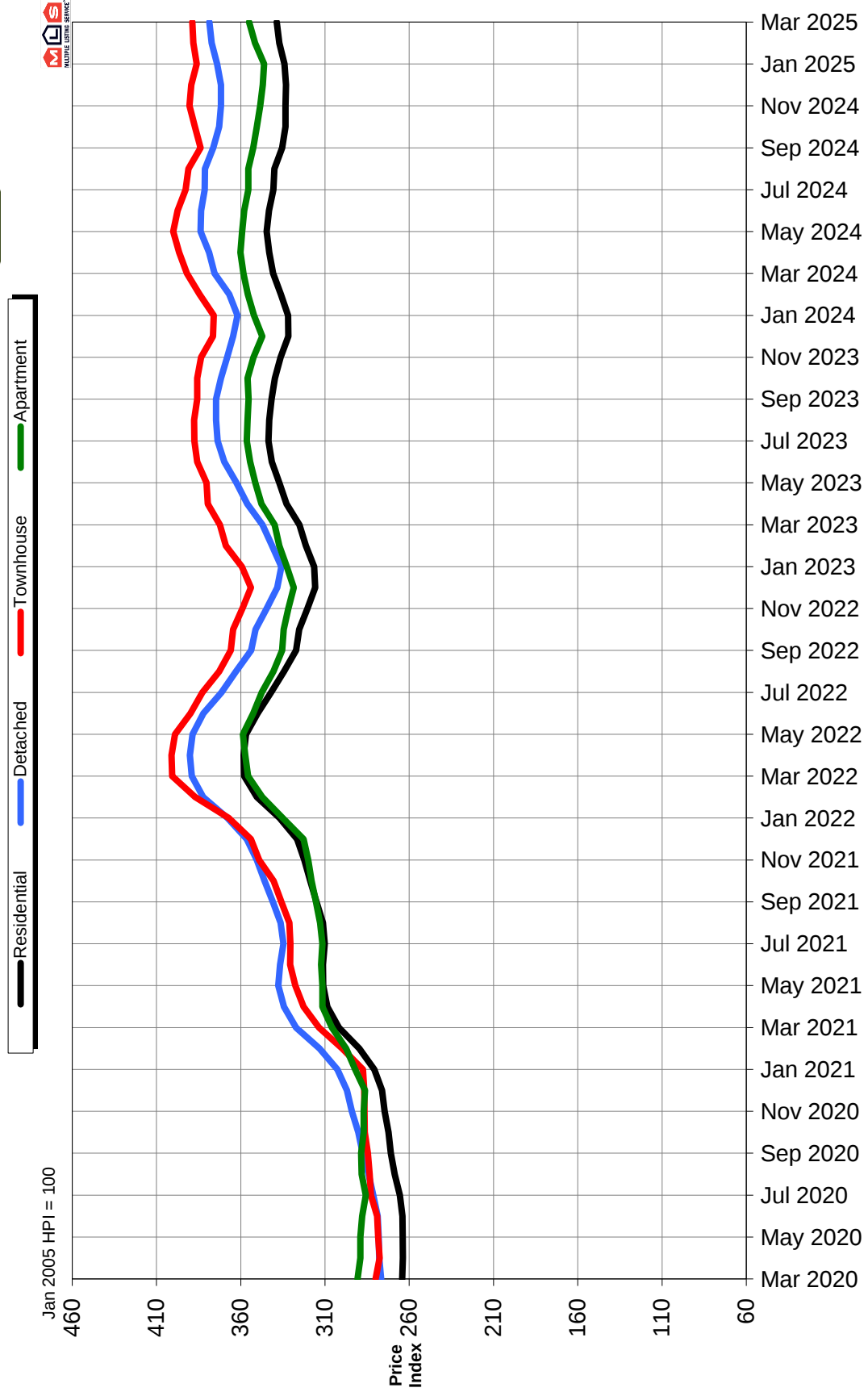


MLS[®]
HOME PRICE INDEX



Greater Vancouver 5 Year Trend

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March
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
March 2025	Number of Sales	34	49	33	5	61	6	60	19	13	46	13	31	69	52	28	5	527
	Attached Apartment	0	71	13	1	47	12	33	15	10	51	20	7	73	51	3	17	472
	Median Selling Price	\$2,526,500	\$1,700,000	\$1,500,000	n/a	\$1,277,500	n/a	\$2,172,500	n/a	n/a	\$1,915,000	n/a	\$904,761	\$1,950,000	\$3,337,500	\$3,984,500	n/a	n/a
February 2025	Attached Apartment	\$1,074,000	\$1,180,000	n/a	n/a	\$820,650	n/a	\$1,390,000	n/a	n/a	\$1,100,000	\$1,001,950	n/a	\$1,469,167	\$1,595,000	n/a	n/a	n/a
	Median Selling Price	\$725,000	\$686,900	\$650,000	n/a	\$525,000	\$610,000	\$805,000	\$612,750	\$772,500	\$645,000	n/a	n/a	\$692,000	\$835,000	n/a	n/a	n/a
	Number of Sales	7	40	17	4	63	11	48	18	10	41	18	39	54	36	28	8	477
March 2024	Attached Apartment	0	33	17	0	43	9	27	12	10	39	23	5	58	35	4	10	359
	Median Selling Price	\$1,950,000	\$1,722,500	n/a	n/a	\$1,400,000	n/a	\$2,262,751	n/a	n/a	\$2,288,000	n/a	\$875,000	\$1,900,000	\$3,550,000	\$3,375,000	n/a	n/a
	Number of Sales	57	58	31	4	114	24	56	26	11	78	11	35	77	64	38	6	694
Jan. - Mar. 2025 Year-to-date	Attached Apartment	0	64	20	0	64	11	37	19	14	58	14	4	81	58	1	18	495
	Median Selling Price	\$2,200,000	\$1,854,000	\$1,580,000	n/a	\$1,325,000	\$1,593,000	\$2,353,500	\$1,445,026	n/a	\$2,091,944	n/a	\$939,000	\$1,998,750	\$3,600,000	\$2,895,000	n/a	n/a
	Number of Sales	101	122	68	10	176	20	150	53	31	137	35	99	154	123	72	21	1,384
Jan. - Mar. 2024 Year-to-date	Attached Apartment	0	133	39	1	125	26	84	44	27	142	54	15	186	124	10	43	1,152
	Median Selling Price	\$2,190,000	\$1,706,000	\$1,520,000	n/a	\$1,327,500	\$1,575,000	\$2,220,000	\$1,400,000	\$1,825,000	\$1,930,000	\$1,681,000	\$895,000	\$1,909,000	\$3,580,000	\$3,337,500	\$3,200,000	n/a
	Number of Sales	431	294	59	2	91	207	237	88	64	324	33	7	268	709	27	65	2,906
Jan. - Mar. 2024 Year-to-date	Attached Apartment	n/a	\$1,229,000	\$992,950	n/a	\$828,000	\$1,039,500	\$1,384,500	\$947,500	\$1,060,000	\$1,100,000	\$1,082,000	n/a	\$1,450,000	\$1,585,000	n/a	\$918,000	n/a
	Median Selling Price	\$735,000	\$688,900	\$665,000	n/a	\$533,238	\$610,000	\$800,000	\$611,250	\$772,500	\$678,000	\$685,000	n/a	\$696,000	\$828,280	\$1,150,000	\$680,000	n/a
	Number of Sales	10	139	81	10	252	41	135	51	25	177	35	87	179	169	92	19	1,633
Jan. - Mar. 2024 Year-to-date	Attached Apartment	0	127	48	1	140	22	83	51	34	149	35	12	208	123	6	45	1,183
	Median Selling Price	\$2,100,000	\$1,800,000	\$1,485,000	n/a	\$1,315,000	\$1,665,000	\$2,198,000	\$1,422,500	\$1,894,000	\$2,180,000	\$1,570,000	\$907,642	\$1,897,500	\$3,460,000	\$2,835,000	n/a	n/a
	Number of Sales	502	276	41	0	115	177	247	94	62	342	17	11	310	750	32	69	3,045
Jan. - Mar. 2024 Year-to-date	Attached Apartment	n/a	\$1,800,000	\$1,082,450	n/a	\$818,500	\$1,052,500	\$1,420,900	\$959,900	\$1,036,000	\$1,192,000	\$980,000	n/a	\$1,525,000	\$1,680,000	n/a	\$1,310,000	n/a
	Median Selling Price	\$730,000	\$678,000	\$699,990	n/a	\$543,900	\$637,142	\$811,500	\$640,000	\$737,450	\$722,500	n/a	n/a	\$699,000	\$836,000	\$1,490,000	\$599,000	n/a
	Number of Sales	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	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





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March
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
March 2025	Number of Listings	153	159	88	21	230	43	159	61	37	194	35	161	234	204	157	28	1,983
	% Sales to Listings	22%	31%	38%	24%	27%	14%	38%	31%	35%	24%	37%	19%	29%	25%	18%	18%	n/a
February 2025	Number of Listings	112	112	73	11	181	26	108	43	31	153	24	74	171	172	126	21	1,444
	% Sales to Listings	31%	36%	23%	36%	35%	42%	44%	42%	32%	27%	75%	53%	32%	21%	22%	38%	n/a
March 2024	Number of Listings	94	118	57	9	182	53	100	49	33	171	30	146	178	169	132	31	1,562
	% Sales to Listings	73	96	30	0	106	24	64	32	22	100	27	17	167	127	13	33	932
Jan. - Mar. 2025 Year-to-date*	Number of Listings	427	209	36	0	117	132	162	56	45	277	16	13	247	676	37	50	2,500
	% Sales to Listings	61%	49%	54%	44%	63%	45%	56%	53%	33%	46%	37%	24%	43%	38%	29%	19%	n/a
Jan. - Mar. 2024 Year-to-date*	Number of Listings	371	394	247	39	619	99	395	171	108	518	82	336	565	559	411	74	5,021
	% Sales to Listings	28%	31%	28%	26%	28%	20%	38%	31%	29%	26%	43%	29%	27%	22%	18%	28%	n/a
Jan. - Mar. 2024 Year-to-date*	Number of Listings	275	298	161	18	570	110	281	127	65	457	88	292	429	478	371	51	4,102
	% Sales to Listings	51%	44%	50%	56%	44%	37%	48%	40%	38%	39%	40%	30%	42%	35%	25%	37%	2,438
Jan. - Mar. 2024 Year-to-date*	Number of Listings	527	50%	59%	n/a	57%	34%	47%	71%	59%	60%	52%	33%	43%	36%	20%	51%	n/a
	% Sales to Listings	46%	53%	47%	n/a	37%	51%	53%	61%	56%	48%	33%	37%	43%	38%	28%	52%	n/a

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



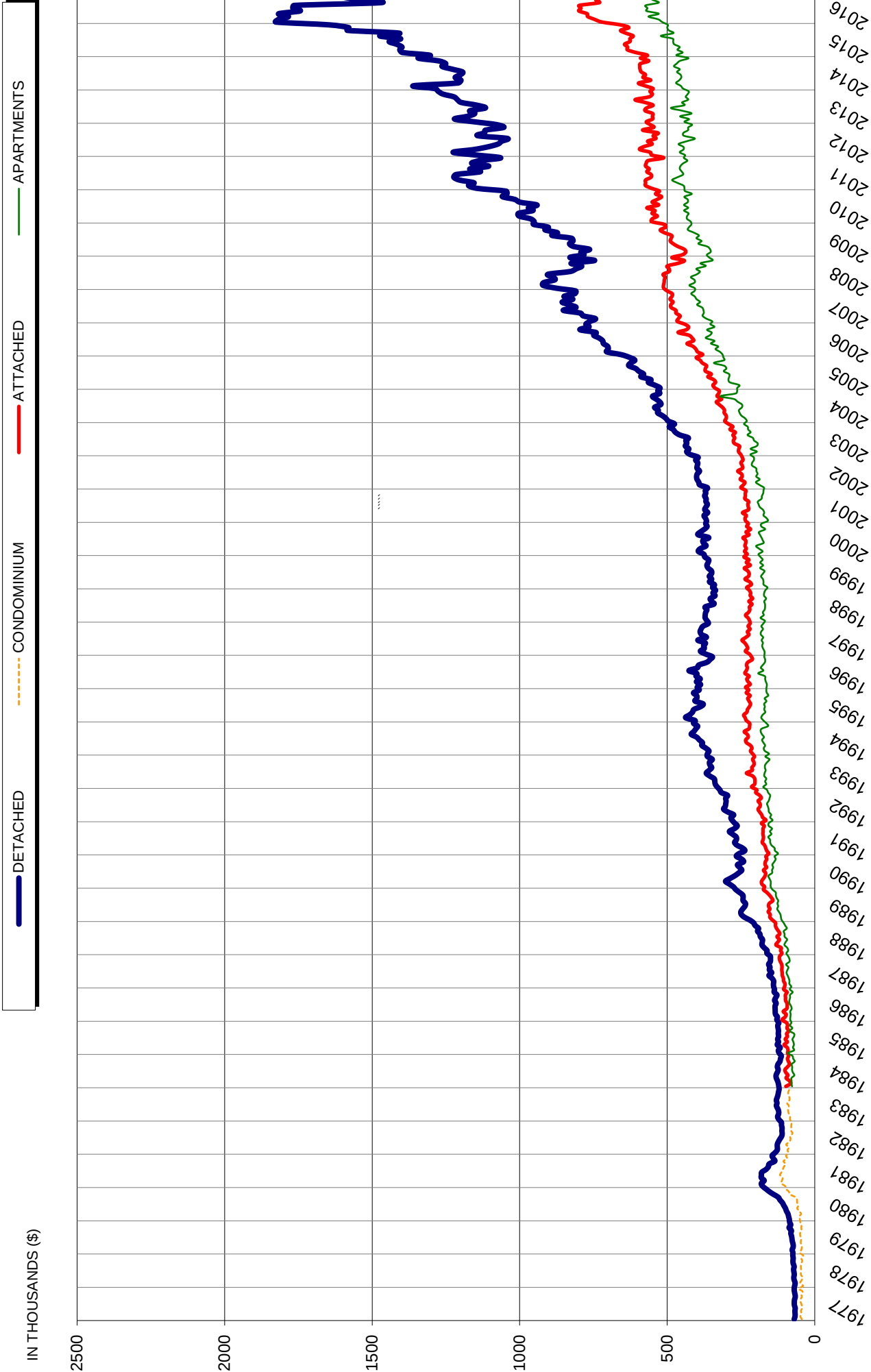
Listing & Sales Activity Summary

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



GREATER
VANCOUVER
REALTORS®

Residential Average Sale Prices - January 1977 to March 2025



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