

## February brings balance to Metro Vancouver's housing market

**VANCOUVER, BC – March 4, 2025** – After a 46 per cent year-over-year increase of new listings in January, the number of newly listed properties on the MLS® in Metro Vancouver\* rose more moderately in February helping keep market conditions in balanced territory.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 1,827 on Metro Vancouver's Multiple Listing Service® (MLS®) in February 2025, an 11.7 per cent decrease from the 2,070 sales recorded in February 2024. This total was 28.9 per cent below the 10-year seasonal average (2,571).

“After the rush of new listings in January, home sales and new listings in February were closer to historical averages, which has positioned the overall market in balanced conditions,” Andrew Lis, GVR's director of economics and data analytics said. “With a potential Bank of Canada rate cut on the table for mid-March, homebuyers may find slightly improved borrowing conditions while enjoying the largest selection of homes on the market since pre-pandemic times.”

There were 5,057 detached, attached and apartment properties newly listed for sale on the MLS® in February 2025. This represents a 10.9 per cent increase compared to the 4,560 properties listed in February 2024. This was 11.6 per cent above the 10-year seasonal average (4,530).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 12,744, a 32.3 per cent increase compared to February 2024 (9,634). This is also 36.4 per cent above the 10-year seasonal average (9,341).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for February 2025 is 14.8 per cent. By property type, the ratio is 10.7 per cent for detached homes, 18.5 per cent for attached, and 16.8 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.

“Balanced market conditions typically bring a flatter price trajectory, and we've seen prices across all segments remain in a holding pattern for the past few months,” Lis said. “But with the active spring season just around the corner, it will be interesting to see whether buyers take advantage of some of the most favorable market conditions seen in years, and whether sellers change their willingness to bring their properties to market.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,169,100. This represents a 1.1 per cent decrease over February 2024 and a 0.3 per cent decrease compared to January 2025.

Sales of detached homes in February 2025 reached 477, a 14.8 per cent decrease from the 560 detached sales recorded in February 2024. The benchmark price for a detached home is \$2,006,100. This represents a 1.8 per cent increase from February 2024 and is virtually unchanged compared to January 2025.

Sales of apartment homes reached 976 in February 2025, a 10.6 per cent decrease compared to the 1,092 sales in February 2024. The benchmark price of an apartment home is \$747,500. This represents a 2.8 per cent decrease from February 2024 and a 0.1 per cent decrease compared to January 2025.

Attached home sales in February 2025 totalled 359, a 10.9 per cent decrease compared to the 403 sales in February 2024. The benchmark price of a townhouse is \$1,087,100. This represents a 1.2 per cent decrease from February 2024 and a 1.7 per cent decrease compared to January 2025.

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Editor's Note:

\*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.

Greater Vancouver REALTORS® is an association representing more than 15,000 REALTORS® and their companies. The association provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit [www.gvrealtors.ca](http://www.gvrealtors.ca).

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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	\$1,099,300	335.6	-0.3%	-0.3%	-2.4%	-1.6%	-8.9%	31.3%	70.5%
	Greater Vancouver	\$1,169,100	332.5	-0.3%	-0.3%	-2.2%	-1.1%	-5.1%	26.6%	60.6%
	Bowen Island	\$1,505,200	315.0	3.0%	1.2%	9.0%	8.3%	-3.6%	64.1%	164.0%
	Burnaby East	\$1,139,200	362.2	0.9%	1.3%	-1.4%	-1.3%	-3.1%	26.2%	85.2%
	Burnaby North	\$981,700	327.1	-1.2%	-0.8%	-3.1%	-2.4%	-4.9%	21.9%	70.1%
	Burnaby South	\$1,116,000	345.8	-0.5%	-0.4%	-2.1%	-2.1%	-4.5%	21.2%	69.5%
	Coquitlam	\$1,080,000	339.3	0.4%	1.2%	-2.2%	-2.9%	-8.6%	30.2%	90.8%
	Ladner	\$1,148,900	334.3	-0.1%	-0.4%	-1.2%	2.5%	-4.4%	44.6%	99.5%
	Maple Ridge	\$953,600	331.7	-1.8%	-1.7%	-3.1%	-2.6%	-15.4%	43.2%	133.3%
	New Westminster	\$823,700	377.0	0.3%	1.5%	-0.9%	-0.6%	-1.2%	32.0%	98.5%
	North Vancouver	\$1,364,900	317.8	1.4%	2.8%	-0.1%	0.4%	-5.7%	27.3%	68.1%
	Pitt Meadows	\$892,900	356.6	-2.6%	-5.7%	-4.5%	-4.4%	-11.2%	42.7%	141.3%
	Port Coquitlam	\$952,700	370.4	0.3%	1.6%	-0.9%	0.5%	-3.8%	48.0%	130.9%
	Port Moody	\$1,077,900	344.0	-1.0%	-2.6%	-5.3%	-1.9%	-5.4%	34.8%	101.6%
	Richmond	\$1,142,400	376.2	-0.2%	-0.1%	-2.7%	-3.0%	-2.4%	29.8%	70.8%
	Squamish	\$977,800	324.9	-9.5%	-10.0%	-8.0%	-7.5%	-14.3%	21.8%	113.2%
	Sunshine Coast	\$844,600	309.4	-1.3%	-2.3%	2.1%	3.0%	-6.1%	52.4%	152.2%
	Tsawwassen	\$1,218,100	316.6	1.3%	0.7%	-2.7%	1.3%	-6.3%	34.4%	83.3%
	Vancouver East	\$1,215,300	379.2	0.5%	0.6%	-0.5%	1.4%	0.1%	28.6%	76.5%
	Vancouver West	\$1,320,000	313.1	0.8%	0.4%	-1.2%	0.7%	-2.6%	13.0%	29.6%
West Vancouver	\$2,432,000	262.4	-2.0%	-2.9%	-7.5%	-3.5%	-12.1%	16.5%	21.5%	
Whistler	\$1,154,700	255.7	-11.8%	-13.5%	-13.5%	-15.9%	-24.8%	12.2%	102.5%	
Single Family Detached	Lower Mainland	\$1,792,400	393.4	0.3%	0.6%	-1.9%	1.6%	-5.8%	43.3%	88.4%
	Greater Vancouver	\$2,006,100	373.4	0.1%	0.5%	-2.0%	1.8%	-2.3%	36.6%	67.6%
	Bowen Island	\$1,507,600	314.7	3.0%	1.3%	9.1%	8.3%	-3.6%	64.2%	164.5%
	Burnaby East	\$1,959,700	421.0	0.1%	0.4%	-2.4%	2.7%	-0.2%	39.6%	107.2%
	Burnaby North	\$2,085,400	398.9	-2.9%	-1.1%	-2.6%	1.8%	3.6%	39.5%	89.3%
	Burnaby South	\$2,207,300	421.3	-2.1%	-2.7%	-1.9%	1.1%	1.3%	39.0%	86.7%
	Coquitlam	\$1,796,600	416.9	0.9%	1.5%	-1.8%	-0.2%	-3.4%	45.9%	121.5%
	Ladner	\$1,398,600	340.6	-0.7%	-1.6%	-1.2%	3.1%	-8.1%	47.0%	102.0%
	Maple Ridge	\$1,250,400	365.9	-1.7%	-2.6%	-4.2%	-1.5%	-14.5%	46.7%	155.7%
	New Westminster	\$1,574,200	386.7	-1.4%	0.3%	-2.4%	0.8%	-3.4%	40.3%	103.6%
	North Vancouver	\$2,232,600	350.5	1.7%	4.0%	-1.6%	2.2%	-5.2%	34.7%	84.4%
	Pitt Meadows	\$1,179,600	353.5	-5.4%	-11.7%	-9.6%	-10.8%	-21.4%	32.7%	117.8%
	Port Coquitlam	\$1,409,400	398.9	0.6%	1.2%	-1.6%	2.4%	-7.4%	52.4%	147.1%
	Port Moody	\$2,089,700	399.9	1.4%	0.2%	-4.1%	3.0%	2.1%	44.9%	123.3%
	Richmond	\$2,139,000	433.8	-0.2%	1.0%	-3.6%	-1.7%	-1.6%	31.8%	82.7%
	Squamish	\$1,464,000	365.2	-6.1%	-3.7%	-2.7%	0.0%	-13.4%	26.0%	148.1%
	Sunshine Coast	\$927,700	322.7	0.4%	-0.6%	4.2%	5.7%	-4.9%	59.7%	164.1%
	Tsawwassen	\$1,654,800	365.3	3.3%	3.3%	1.5%	6.4%	-2.7%	47.8%	112.4%
	Vancouver East	\$1,862,500	415.5	1.1%	0.0%	-0.4%	1.6%	-1.4%	31.8%	83.8%
	Vancouver West	\$3,493,200	364.0	1.9%	3.2%	1.0%	2.8%	-0.1%	18.9%	38.6%
West Vancouver	\$3,127,700	291.5	-2.2%	-3.1%	-7.5%	1.0%	-5.9%	25.6%	32.4%	
Whistler	\$2,159,300	280.6	-9.6%	-9.4%	-11.8%	-6.7%	-20.2%	20.9%	101.1%	

**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	\$959,200	366.2	-1.2%	-2.2%	-2.8%	-1.4%	-4.4%	41.1%	124.2%
	Greater Vancouver	\$1,087,100	379.7	-1.7%	-2.7%	-2.9%	-1.2%	-1.9%	36.6%	119.6%
	Burnaby East	\$915,800	398.9	4.9%	5.0%	-1.3%	2.9%	6.3%	40.3%	126.1%
	Burnaby North	\$911,000	370.9	0.2%	-3.0%	-3.7%	0.4%	4.5%	32.7%	114.0%
	Burnaby South	\$1,108,700	406.4	4.9%	5.1%	5.6%	3.2%	7.3%	39.6%	124.7%
	Coquitlam	\$1,056,100	413.2	-0.7%	-0.1%	-1.9%	0.1%	-3.8%	41.7%	148.2%
	Ladner	\$1,041,400	413.4	1.1%	3.3%	1.8%	4.5%	5.2%	46.1%	152.2%
	Maple Ridge	\$771,100	388.1	-1.8%	-0.4%	-1.2%	-0.1%	-11.7%	50.7%	173.9%
	New Westminster	\$950,700	407.5	0.7%	0.9%	-0.2%	1.6%	2.7%	45.3%	122.6%
	North Vancouver	\$1,366,100	373.8	-0.3%	1.2%	2.9%	2.2%	2.0%	44.0%	126.0%
	Pitt Meadows	\$836,400	410.0	1.5%	3.0%	1.0%	1.0%	-4.2%	45.6%	160.5%
	Port Coquitlam	\$956,300	385.4	3.5%	2.1%	0.4%	1.9%	0.4%	51.9%	148.2%
	Port Moody	\$1,011,300	390.8	-0.9%	-1.5%	-4.9%	-1.4%	-3.9%	41.5%	141.7%
	Richmond	\$1,109,300	397.7	-0.2%	-2.2%	-3.0%	-2.5%	2.6%	39.4%	118.0%
	Squamish	\$863,200	325.0	-14.6%	-18.9%	-17.8%	-14.6%	-18.9%	21.1%	124.1%
	Sunshine Coast	\$629,200	294.4	-14.8%	-18.7%	-18.1%	-14.6%	-17.7%	26.0%	111.2%
	Tsawwassen	\$1,007,800	295.6	0.6%	1.1%	-0.5%	0.0%	-2.5%	21.2%	64.0%
	Vancouver East	\$1,169,800	385.7	2.6%	4.6%	1.4%	5.4%	7.3%	31.9%	110.4%
	Vancouver West	\$1,414,300	333.6	-4.3%	-6.9%	-2.9%	-0.4%	-4.5%	17.9%	83.4%
Whistler	\$1,384,800	339.7	-15.0%	-20.5%	-18.8%	-15.7%	-18.6%	26.7%	152.0%	
Apartment	Lower Mainland	\$695,000	348.7	-0.1%	-0.7%	-2.6%	-2.6%	-1.4%	22.7%	98.7%
	Greater Vancouver	\$747,500	345.9	-0.1%	-0.7%	-2.7%	-2.8%	-0.4%	18.7%	96.9%
	Burnaby East	\$784,900	332.4	0.8%	-1.0%	0.5%	-0.6%	-0.4%	20.0%	96.5%
	Burnaby North	\$732,000	357.9	-0.2%	-1.5%	-3.3%	-3.9%	-1.6%	24.4%	106.0%
	Burnaby South	\$823,100	377.0	-0.7%	-0.6%	-3.1%	-2.1%	0.0%	17.7%	97.4%
	Coquitlam	\$732,000	409.9	0.3%	0.5%	-1.5%	-1.4%	-0.4%	28.6%	147.4%
	Ladner	\$624,500	317.2	-2.2%	-3.7%	-11.1%	-10.7%	-5.3%	30.2%	105.8%
	Maple Ridge	\$522,500	373.5	-0.6%	-0.6%	0.1%	-1.6%	-3.3%	39.9%	160.6%
	New Westminster	\$657,600	402.2	1.2%	2.3%	0.1%	0.6%	4.0%	27.6%	127.1%
	North Vancouver	\$804,100	326.5	2.5%	1.0%	0.2%	-0.8%	0.9%	22.7%	112.3%
	Pitt Meadows	\$599,800	415.1	-0.7%	-0.8%	0.0%	-0.9%	-2.7%	36.8%	162.6%
	Port Coquitlam	\$630,700	435.0	-2.3%	0.6%	-2.7%	-2.0%	2.8%	39.4%	166.9%
	Port Moody	\$718,000	393.2	-2.4%	-4.9%	-4.2%	-0.9%	0.5%	26.6%	137.0%
	Richmond	\$733,800	407.4	0.2%	0.3%	-1.4%	-2.2%	3.8%	28.1%	120.6%
	Squamish	\$544,000	321.5	-9.8%	-7.3%	-2.1%	-15.8%	-11.8%	16.7%	142.5%
	Sunshine Coast	\$447,000	270.1	-8.5%	-8.7%	-4.7%	-18.4%	-19.8%	2.1%	83.0%
	Tsawwassen	\$619,200	293.0	-2.2%	-4.2%	-12.0%	-9.1%	-2.2%	21.4%	92.6%
	Vancouver East	\$684,800	397.4	-1.7%	-1.1%	-2.9%	-3.2%	-2.2%	13.0%	100.7%
	Vancouver West	\$815,700	315.3	0.7%	-1.3%	-4.4%	-2.8%	-3.2%	5.3%	74.0%
West Vancouver	\$1,215,800	234.5	2.2%	0.3%	-1.6%	-11.3%	-0.6%	13.2%	68.6%	
Whistler	\$588,000	253.6	-10.5%	-9.4%	-5.8%	-20.1%	-14.3%	18.3%	143.1%	

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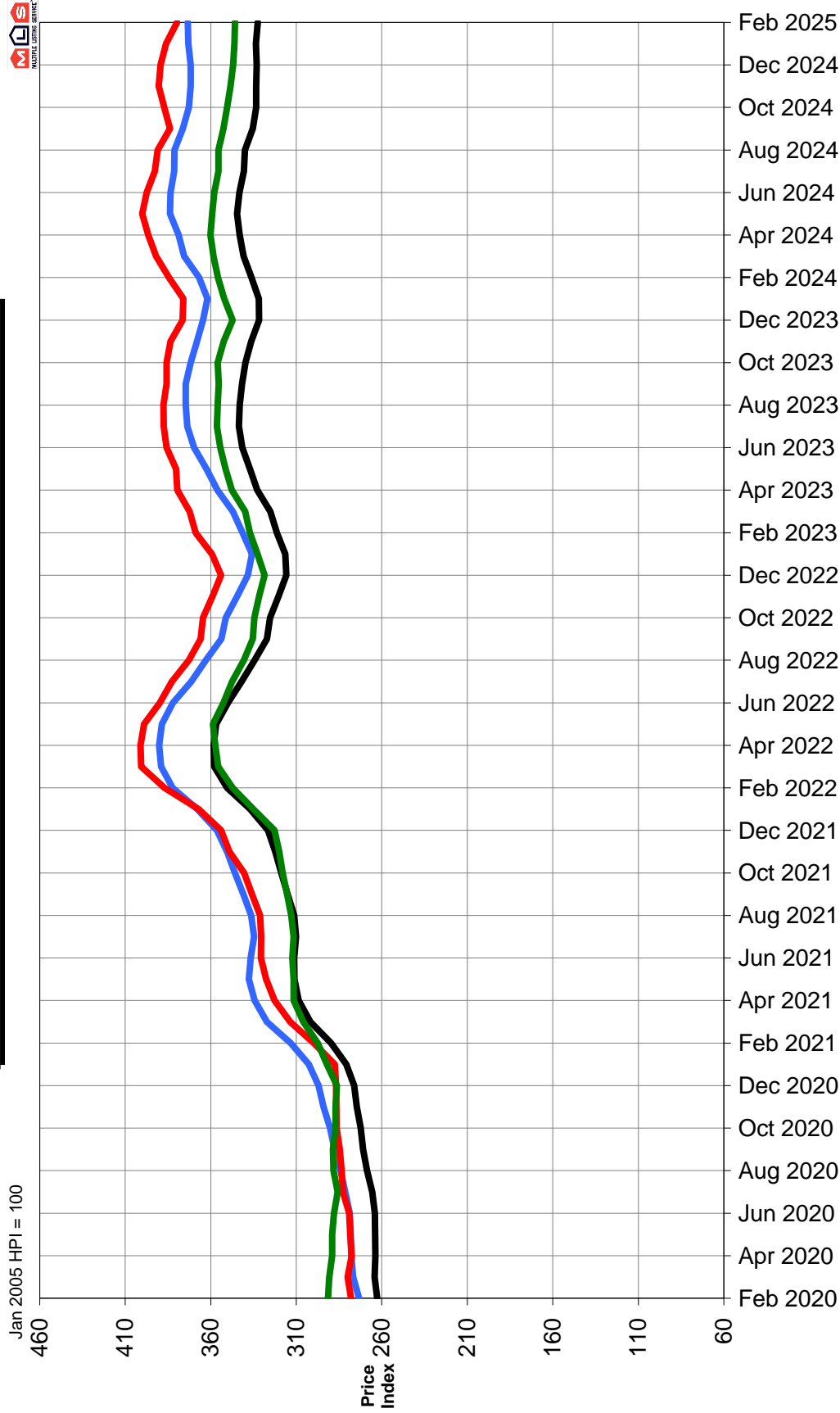
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### Greater Vancouver 5 Year Trend





**GREATER  
VANCOUVER  
REALTORS®**

**February  
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
<b>February 2025</b>	7 Detached	35 Attached	40 Apartment	17 Apartment	4 Apartment	63 Apartment	11 Apartment	48 Apartment	18 Apartment	10 Apartment	41 Apartment	18 Apartment	39 Apartment	54 Apartment	36 Apartment	28 Apartment	8 Apartment	477
	n/a	\$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
	n/a	\$1,099,500	\$1,249,900	n/a	n/a	\$822,000	n/a	\$1,335,000	n/a	n/a	\$1,038,000	\$1,100,000	n/a	\$1,358,500	\$1,525,000	n/a	n/a	n/a
	n/a	\$740,000	\$685,000	\$732,500	n/a	\$533,476	\$580,000	\$779,500	\$580,000	n/a	\$664,000	n/a	n/a	\$702,500	\$817,500	n/a	\$635,000	n/a
<b>January 2025</b>	2 Detached	32 Attached	33 Apartment	18 Apartment	1 Apartment	52 Apartment	3 Apartment	42 Apartment	16 Apartment	8 Apartment	50 Apartment	4 Apartment	29 Apartment	31 Apartment	35 Apartment	16 Apartment	8 Apartment	380
	0 Attached	17 Attached	29 Apartment	9 Apartment	0 Apartment	35 Apartment	5 Apartment	24 Apartment	17 Apartment	7 Apartment	52 Apartment	11 Apartment	3 Apartment	55 Apartment	38 Apartment	3 Apartment	16 Apartment	321
	0 Apartment	131 Apartment	93 Apartment	16 Apartment	0 Apartment	21 Apartment	53 Apartment	82 Apartment	32 Apartment	17 Apartment	104 Apartment	12 Apartment	2 Apartment	71 Apartment	182 Apartment	11 Apartment	19 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	\$890,000	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
<b>February 2024</b>	3 Detached	40 Attached	45 Apartment	21 Apartment	4 Apartment	81 Apartment	10 Apartment	42 Apartment	15 Apartment	7 Apartment	67 Apartment	18 Apartment	31 Apartment	64 Apartment	66 Apartment	40 Apartment	6 Apartment	560
	0 Attached	38 Attached	40 Apartment	17 Apartment	0 Apartment	49 Apartment	5 Apartment	29 Apartment	17 Apartment	8 Apartment	56 Apartment	13 Apartment	3 Apartment	67 Apartment	46 Apartment	2 Apartment	13 Apartment	403
	0 Apartment	176 Apartment	103 Apartment	23 Apartment	0 Apartment	38 Apartment	63 Apartment	90 Apartment	32 Apartment	31 Apartment	108 Apartment	5 Apartment	4 Apartment	117 Apartment	262 Apartment	12 Apartment	28 Apartment	1,092
	n/a	\$1,965,000	\$1,800,000	\$1,640,000	n/a	\$1,360,000	n/a	\$2,141,500	n/a	n/a	\$2,190,000	n/a	\$877,500	\$1,865,944	\$3,600,000	\$2,520,000	n/a	n/a
	n/a	\$1,021,500	\$1,189,000	n/a	n/a	\$810,000	n/a	\$1,353,000	n/a	n/a	\$1,195,000	n/a	n/a	\$1,521,024	\$1,663,000	n/a	n/a	n/a
	n/a	\$727,500	\$646,500	\$689,900	n/a	\$570,000	\$610,000	\$799,000	\$637,000	\$710,000	\$729,000	n/a	n/a	\$675,000	\$845,000	n/a	\$684,500	n/a
<b>Jan. - Feb. 2025</b>	9 Detached	67 Attached	73 Apartment	35 Apartment	5 Apartment	115 Apartment	14 Apartment	90 Apartment	34 Apartment	18 Apartment	91 Apartment	22 Apartment	68 Apartment	85 Apartment	71 Apartment	44 Apartment	16 Apartment	857
	0 Attached	51 Attached	62 Apartment	26 Apartment	0 Apartment	78 Apartment	14 Apartment	51 Apartment	29 Apartment	17 Apartment	91 Apartment	34 Apartment	8 Apartment	113 Apartment	73 Apartment	7 Apartment	26 Apartment	680
	0 Apartment	286 Apartment	181 Apartment	38 Apartment	2 Apartment	64 Apartment	121 Apartment	160 Apartment	60 Apartment	36 Apartment	202 Apartment	22 Apartment	5 Apartment	163 Apartment	418 Apartment	18 Apartment	46 Apartment	1,822
	n/a	\$2,080,000	\$1,710,000	\$1,550,000	n/a	\$1,350,000	n/a	\$2,249,000	\$1,367,500	n/a	\$1,950,000	\$1,690,500	\$880,000	\$1,875,000	\$3,419,000	\$3,057,500	n/a	n/a
	n/a	\$1,050,000	\$1,249,000	\$974,000	n/a	\$829,000	n/a	\$1,374,900	\$972,500	n/a	\$1,100,000	\$1,097,500	n/a	\$1,446,429	\$1,568,000	n/a	\$903,000	n/a
	n/a	\$740,000	\$690,000	\$667,500	n/a	\$533,476	\$610,000	\$799,850	\$606,250	\$760,350	\$685,000	\$664,500	n/a	\$700,000	\$825,000	n/a	\$657,500	n/a
<b>Jan. - Year-to-date</b>	6 Detached	82 Attached	73 Apartment	50 Apartment	6 Apartment	138 Apartment	17 Apartment	79 Apartment	25 Apartment	14 Apartment	99 Apartment	24 Apartment	52 Apartment	102 Apartment	105 Apartment	54 Apartment	13 Apartment	939
	0 Attached	67 Attached	63 Apartment	28 Apartment	1 Apartment	76 Apartment	11 Apartment	46 Apartment	32 Apartment	20 Apartment	91 Apartment	21 Apartment	8 Apartment	127 Apartment	65 Apartment	5 Apartment	27 Apartment	688
	0 Apartment	310 Apartment	164 Apartment	28 Apartment	0 Apartment	79 Apartment	104 Apartment	153 Apartment	50 Apartment	42 Apartment	200 Apartment	10 Apartment	7 Apartment	184 Apartment	448 Apartment	18 Apartment	41 Apartment	1,838
	n/a	\$2,004,444	\$1,710,000	\$1,421,500	n/a	\$1,300,000	n/a	\$2,100,000	\$1,375,750	n/a	\$2,190,000	\$1,502,500	\$895,000	\$1,865,944	\$3,406,500	\$2,585,000	n/a	n/a
	n/a	\$1,040,000	\$1,187,000	\$1,037,500	n/a	\$802,500	n/a	\$1,392,500	\$935,000	\$915,000	\$1,192,000	\$985,000	n/a	\$1,490,500	\$1,675,000	n/a	\$1,380,000	n/a
	n/a	\$722,000	\$652,000	\$689,950	n/a	\$540,000	\$628,500	\$805,000	\$640,000	\$705,000	\$716,900	n/a	n/a	\$675,000	\$832,500	n/a	\$590,000	n/a

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





**GREATER VANCOUVER REALTORS®**

**February 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
<b>February 2025</b>	6	112	112	73	11	181	26	108	43	31	153	24	74	171	172	126	21	1,444
	0	88	92	39	0	72	19	67	32	19	125	30	10	148	141	17	28	927
	0	431	263	51	0	88	161	172	52	62	317	31	7	238	751	29	31	2,684
	117%	31%	36%	23%	36%	35%	42%	44%	42%	32%	27%	75%	53%	32%	21%	22%	38%	n/a
	n/a	39%	36%	44%	n/a	60%	47%	40%	38%	53%	31%	77%	50%	39%	25%	24%	36%	n/a
	n/a	36%	33%	43%	n/a	49%	42%	45%	54%	31%	31%	32%	43%	39%	31%	24%	87%	n/a
<b>January 2025</b>	8	106	123	86	7	208	30	128	67	40	171	23	101	160	183	128	25	1,594
	0	82	99	47	1	88	24	77	19	23	115	28	11	217	188	23	23	1,065
	0	492	264	52	0	97	173	217	61	46	323	34	10	265	789	39	43	2,905
	25%	30%	27%	21%	14%	25%	10%	33%	24%	20%	29%	17%	29%	19%	19%	13%	32%	n/a
	n/a	21%	28%	19%	0%	40%	21%	31%	89%	30%	45%	39%	27%	25%	20%	13%	70%	n/a
	n/a	27%	35%	31%	n/a	22%	31%	38%	52%	37%	32%	35%	20%	27%	23%	28%	44%	n/a
<b>February 2024</b>	13	100	103	57	8	229	32	95	55	23	150	27	83	135	163	111	12	1,396
	0	62	94	23	0	95	25	65	26	21	81	19	12	159	112	8	33	835
	0	354	171	30	0	106	128	177	64	35	230	21	5	246	655	45	54	2,321
	23%	40%	44%	37%	50%	35%	31%	44%	27%	30%	45%	67%	37%	47%	40%	36%	50%	n/a
	n/a	61%	43%	74%	n/a	52%	20%	45%	65%	38%	69%	68%	25%	42%	41%	25%	39%	n/a
	n/a	50%	60%	77%	n/a	36%	49%	51%	50%	89%	47%	24%	80%	48%	40%	27%	52%	n/a
<b>Jan. - Feb. 2025</b>	14	218	235	159	18	389	56	236	110	71	324	47	175	331	355	254	46	3,038
	0	170	191	86	1	160	43	144	51	42	240	58	21	365	329	40	51	1,992
	0	923	527	103	0	185	334	389	113	108	640	65	17	503	1,540	68	74	5,589
	64%	31%	31%	22%	28%	30%	25%	38%	31%	25%	28%	47%	39%	26%	20%	17%	35%	n/a
	n/a	30%	32%	30%	0%	49%	33%	35%	57%	40%	38%	59%	38%	31%	22%	18%	51%	n/a
	n/a	31%	34%	37%	n/a	35%	36%	41%	53%	33%	32%	34%	29%	32%	27%	26%	62%	n/a
<b>Jan. - Year-to-date*</b>	21	181	180	104	9	388	57	181	78	32	286	58	146	251	309	239	20	2,540
	0	117	159	51	0	139	41	113	40	36	148	40	19	317	214	17	55	1,506
	0	667	315	51	0	195	218	308	98	65	434	36	17	471	1,255	79	82	4,291
	29%	45%	41%	48%	67%	36%	30%	44%	32%	44%	35%	41%	36%	41%	34%	23%	65%	n/a
	n/a	57%	40%	55%	n/a	55%	27%	41%	80%	56%	61%	53%	42%	40%	30%	29%	49%	n/a
	n/a	46%	52%	55%	n/a	41%	48%	50%	51%	65%	46%	28%	41%	39%	36%	23%	50%	n/a

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



# Listing & Sales Activity Summary

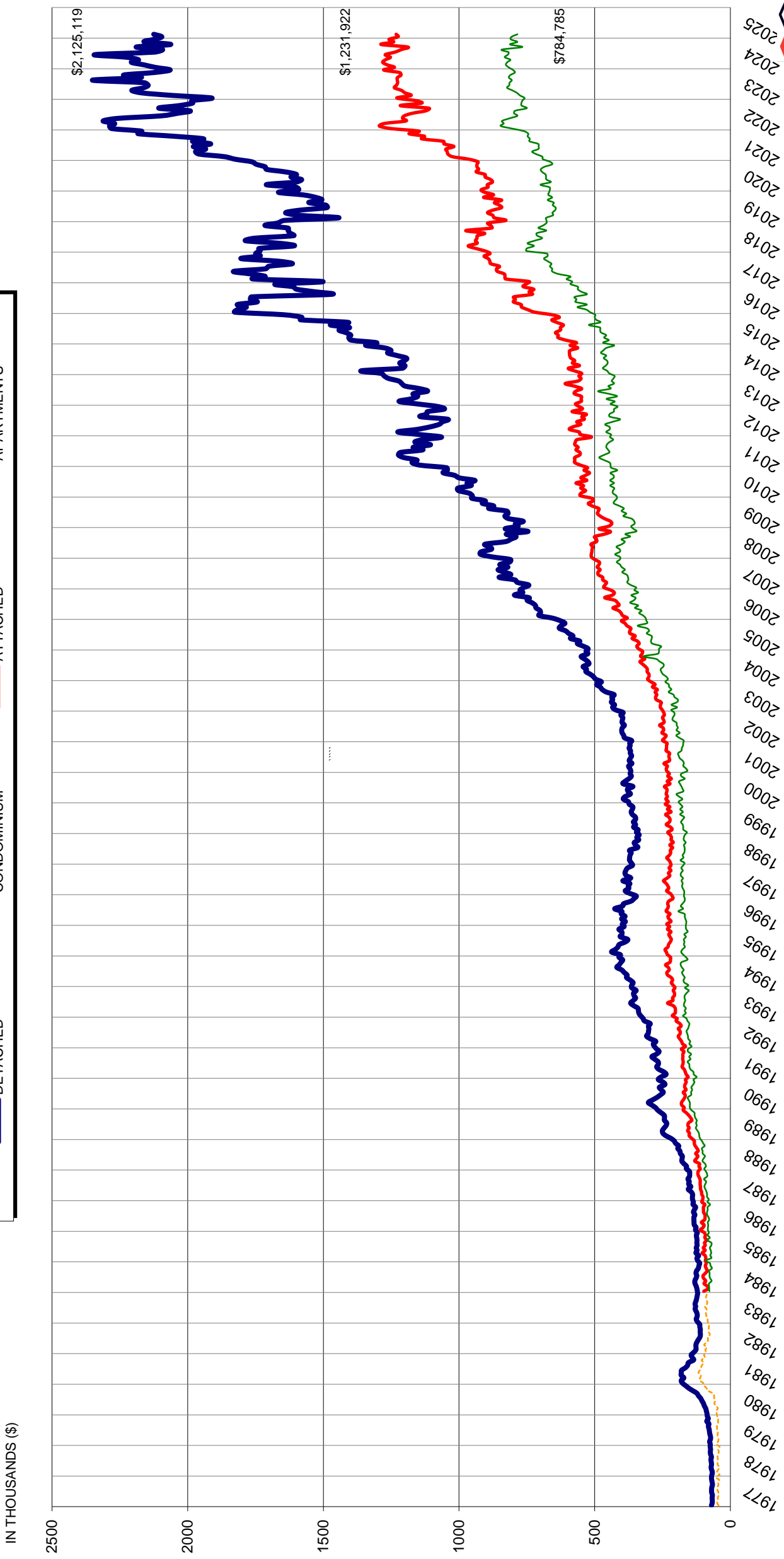
	<u>Listings</u>				<u>Sales</u>						
	1 Feb 2024	2 Jan 2025	3 Feb 2025	Col. 2 & 3 Percentage Variance	5 Feb 2024	6 Jan 2025	7 Feb 2025	Col. 6 & 7 Percentage Variance	9 Dec 2023 - Feb 2024	10 Dec 2024 - Feb 2025	Col. 9 & 10 Percentage Variance
<b>BOWEN ISLAND</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	13	8	6	-25.0	3	2	7	250.0	6	14	133.3
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	100	106	112	5.7	40	32	35	9.4	113	112	-0.9
ATTACHED	62	82	88	7.3	38	17	34	100.0	91	98	7.7
APARTMENTS	354	492	431	-12.4	176	131	155	18.3	443	441	-0.5
<b>COQUITLAM</b>											
DETACHED	103	123	112	-8.9	45	33	40	21.2	104	111	6.7
ATTACHED	94	99	92	-7.1	40	29	33	13.8	92	91	-1.1
APARTMENTS	171	264	263	-0.4	103	93	88	-5.4	223	242	8.5
<b>DELTA</b>											
DETACHED	57	86	73	-15.1	21	18	17	-5.6	67	53	-20.9
ATTACHED	23	47	39	-17.0	17	9	17	88.9	36	36	0.0
APARTMENTS	30	52	51	-1.9	23	16	22	37.5	36	45	25.0
<b>ISLANDS - GULF</b>											
DETACHED	8	7	11	57.1	4	1	4	300.0	7	9	28.6
ATTACHED	0	1	0	-100.0	0	0	0	0.0	1	0	-100.0
APARTMENTS	0	0	0	0.0	0	0	2	200.0	0	2	200.0
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	229	208	181	-13.0	81	52	63	21.2	201	174	-13.4
ATTACHED	95	88	72	-18.2	49	35	43	22.9	101	126	24.8
APARTMENTS	106	97	88	-9.3	38	21	43	104.8	107	97	-9.3
<b>NEW WESTMINSTER</b>											
DETACHED	32	30	26	-13.3	10	3	11	266.7	27	27	0.0
ATTACHED	25	24	19	-20.8	5	5	9	80.0	14	24	71.4
APARTMENTS	128	173	161	-6.9	63	53	68	28.3	137	194	41.6
<b>NORTH VANCOUVER</b>											
DETACHED	95	128	108	-15.6	42	42	48	14.3	109	136	24.8
ATTACHED	65	77	67	-13.0	29	24	27	12.5	68	83	22.1
APARTMENTS	177	217	172	-20.7	90	82	78	-4.9	207	220	6.3
<b>PORT COQUITLAM</b>											
DETACHED	55	67	43	-35.8	15	16	18	12.5	32	54	68.8
ATTACHED	26	19	32	68.4	17	17	12	-29.4	38	46	21.1
APARTMENTS	64	61	52	-14.8	32	32	28	-12.5	71	74	4.2
<b>PORT MOODY/BELCARRA</b>											
DETACHED	23	40	31	-22.5	7	8	10	25.0	20	26	30.0
ATTACHED	21	23	19	-17.4	8	7	10	42.9	27	24	-11.1
APARTMENTS	35	46	62	34.8	31	17	19	11.8	54	50	-7.4
<b>RICHMOND</b>											
DETACHED	150	171	153	-10.5	67	50	41	-18.0	141	145	2.8
ATTACHED	81	115	125	8.7	56	52	39	-25.0	120	149	24.2
APARTMENTS	230	323	317	-1.9	108	104	98	-5.8	296	323	9.1
<b>SQUAMISH</b>											
DETACHED	27	23	24	4.3	18	4	18	350.0	32	32	0.0
ATTACHED	19	28	30	7.1	13	11	23	109.1	29	42	44.8
APARTMENTS	21	34	31	-8.8	5	12	10	-16.7	15	33	120.0
<b>SUNSHINE COAST</b>											
DETACHED	83	101	74	-26.7	31	29	39	34.5	74	103	39.2
ATTACHED	12	11	10	-9.1	3	3	5	66.7	11	11	0.0
APARTMENTS	5	10	7	-30.0	4	2	3	50.0	9	6	-33.3
<b>VANCOUVER EAST</b>											
DETACHED	135	160	171	6.9	64	31	54	74.2	150	142	-5.3
ATTACHED	159	217	148	-31.8	67	55	58	5.5	165	161	-2.4
APARTMENTS	246	265	238	-10.2	117	71	92	29.6	246	255	3.7
<b>VANCOUVER WEST</b>											
DETACHED	163	183	172	-6.0	66	35	36	2.9	140	118	-15.7
ATTACHED	112	188	141	-25.0	46	38	35	-7.9	88	113	28.4
APARTMENTS	655	789	751	-4.8	262	182	236	29.7	625	637	1.9
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	111	128	126	-1.6	40	16	28	75.0	77	70	-9.1
ATTACHED	8	23	17	-26.1	2	3	4	33.3	7	9	28.6
APARTMENTS	45	39	29	-25.6	12	11	7	-36.4	33	29	-12.1
<b>WHISTLER/PEMBERTON</b>											
DETACHED	12	25	21	-16.0	6	8	8	0.0	15	25	66.7
ATTACHED	33	23	28	21.7	13	16	10	-37.5	38	38	0.0
APARTMENTS	54	43	31	-27.9	28	19	27	42.1	55	65	18.2
<b>GRAND TOTALS</b>											
DETACHED	<b>1396</b>	<b>1594</b>	<b>1444</b>	<b>-9.4</b>	<b>560</b>	<b>380</b>	<b>477</b>	<b>25.5</b>	<b>1315</b>	<b>1351</b>	<b>2.7</b>
ATTACHED	<b>835</b>	<b>1065</b>	<b>927</b>	<b>-13.0</b>	<b>403</b>	<b>321</b>	<b>359</b>	<b>11.8</b>	<b>926</b>	<b>1051</b>	<b>13.5</b>
APARTMENTS	<b>2321</b>	<b>2905</b>	<b>2684</b>	<b>-7.6</b>	<b>1092</b>	<b>846</b>	<b>976</b>	<b>15.4</b>	<b>2557</b>	<b>2713</b>	<b>6.1</b>





**GREATER  
VANCOUVER  
REALTORS®**

## Residential Average Sale Prices - January 1977 to February 2025



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