



# Metro Vancouver

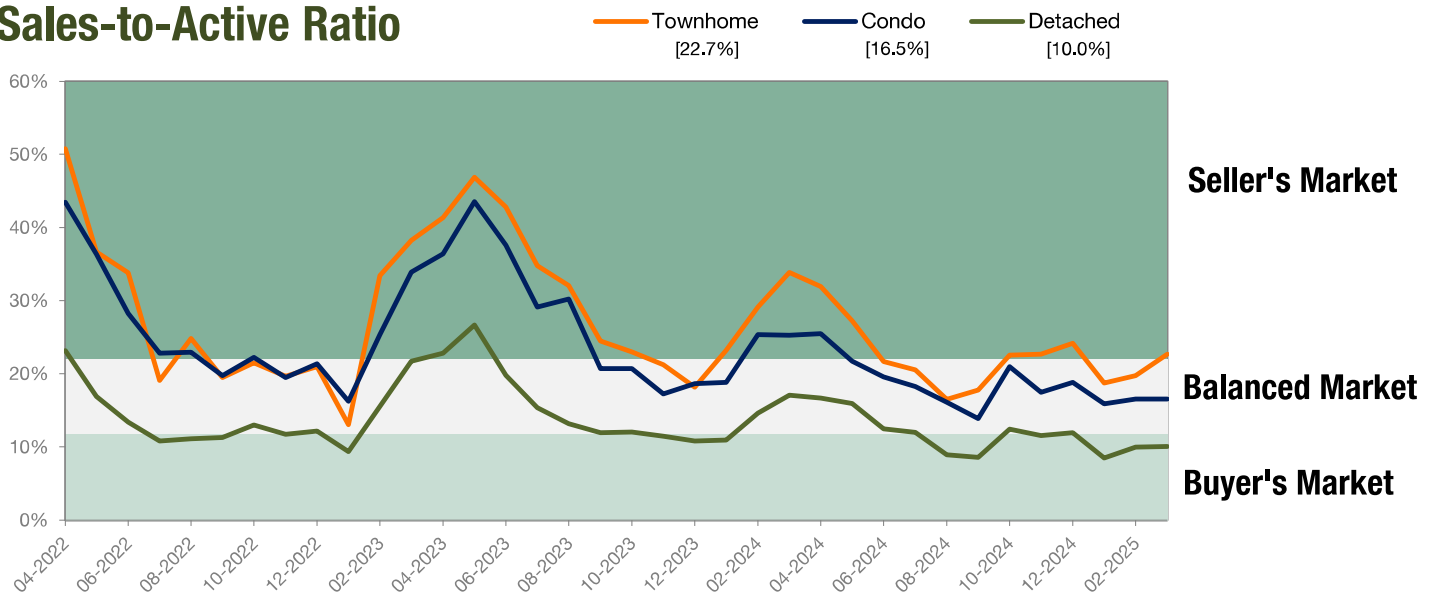
## March 2025

Detached Properties	March			February		
	2025	2024	One-Year Change	2025	2024	One-Year Change
<b>Activity Snapshot</b>	<b>2025</b>	<b>2024</b>	<b>One-Year Change</b>	<b>2025</b>	<b>2024</b>	<b>One-Year Change</b>
Total Active Listings	5,256	4,066	+ 29.3%	4,802	3,842	+ 25.0%
Sales	528	694	- 23.9%	478	561	- 14.8%
Days on Market Average	35	35	0.0%	45	47	- 4.3%
MLS® HPI Benchmark Price	\$2,034,400	\$2,018,000	+ 0.8%	\$2,026,500	\$1,970,700	+ 2.8%

Condos	March			February		
	2025	2024	One-Year Change	2025	2024	One-Year Change
<b>Activity Snapshot</b>	<b>2025</b>	<b>2024</b>	<b>One-Year Change</b>	<b>2025</b>	<b>2024</b>	<b>One-Year Change</b>
Total Active Listings	6,580	4,782	+ 37.6%	5,890	4,315	+ 36.5%
Sales	1,087	1,207	- 9.9%	974	1,093	- 10.9%
Days on Market Average	28	26	+ 7.7%	37	34	+ 8.8%
MLS® HPI Benchmark Price	\$767,300	\$774,500	- 0.9%	\$759,600	\$768,800	- 1.2%

Townhomes	March			February		
	2025	2024	One-Year Change	2025	2024	One-Year Change
<b>Activity Snapshot</b>	<b>2025</b>	<b>2024</b>	<b>One-Year Change</b>	<b>2025</b>	<b>2024</b>	<b>One-Year Change</b>
Total Active Listings	1,631	1,176	+ 38.7%	1,474	1,085	+ 35.9%
Sales	370	398	- 7.0%	291	316	- 7.9%
Days on Market Average	27	20	+ 35.0%	33	32	+ 3.1%
MLS® HPI Benchmark Price	\$1,113,100	\$1,122,000	- 0.8%	\$1,111,100	\$1,100,600	+ 1.0%

## Sales-to-Active Ratio



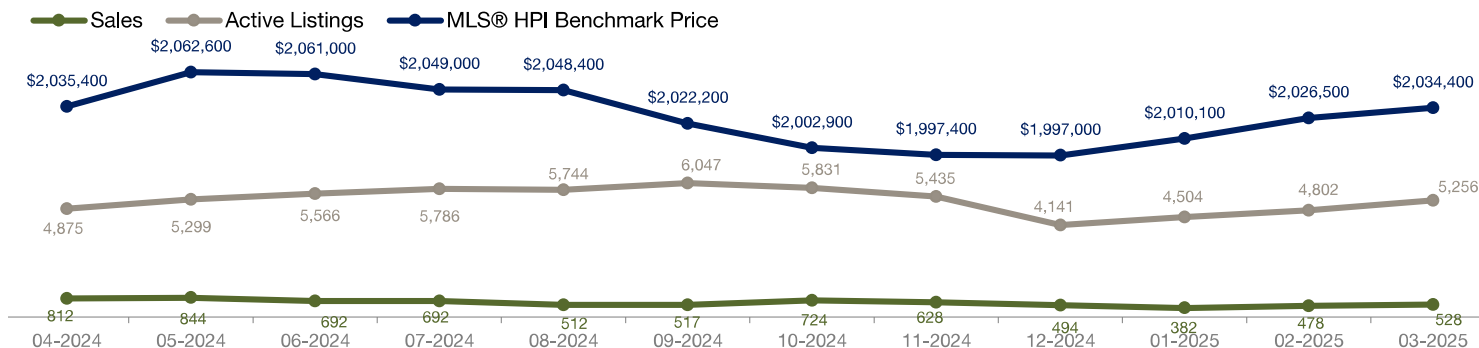
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## Detached Properties Report – March 2025

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	1	0	Bowen Island	3	44	\$1,386,300	+ 2.5%
\$100,000 to \$199,999	2	8	17	Burnaby East	6	40	\$1,994,800	+ 2.2%
\$200,000 to \$399,999	4	21	11	Burnaby North	12	169	\$2,163,600	+ 3.6%
\$400,000 to \$899,999	18	168	104	Burnaby South	16	161	\$2,238,900	+ 0.9%
\$900,000 to \$1,499,999	118	638	31	Coquitlam	49	450	\$1,814,200	- 0.7%
\$1,500,000 to \$1,999,999	151	1,149	30	Ladner	14	87	\$1,422,000	+ 0.5%
\$2,000,000 to \$2,999,999	155	1,494	31	Maple Ridge	50	535	\$1,287,800	+ 0.1%
\$3,000,000 and \$3,999,999	47	810	22	New Westminster	6	117	\$1,608,400	+ 0.7%
\$4,000,000 to \$4,999,999	20	398	75	North Vancouver	60	276	\$2,244,200	+ 0.7%
\$5,000,000 and Above	13	569	61	Pitt Meadows	11	56	\$1,324,600	- 1.1%
<b>TOTAL</b>	<b>528</b>	<b>5,256</b>	<b>35</b>	Port Coquitlam	19	153	\$1,418,500	+ 0.8%
				Port Moody	13	98	\$2,111,300	+ 0.3%
				Richmond	47	546	\$2,171,100	- 2.1%
				Squamish	13	76	\$1,649,400	+ 8.7%
				Sunshine Coast	31	368	\$873,600	- 0.6%
				Tsawwassen	19	138	\$1,649,800	- 2.1%
				Vancouver East	69	607	\$1,854,600	- 0.0%
				Vancouver West	52	668	\$3,451,900	+ 0.1%
				West Vancouver	28	461	\$3,275,300	+ 0.4%
				Whistler	4	93	\$2,549,100	+ 6.4%
				<b>TOTAL*</b>	<b>528</b>	<b>5,256</b>	<b>\$2,034,400</b>	<b>+ 0.8%</b>

\* This represents the total of the Metro Vancouver area, not the sum of the areas above.

### Detached Homes - Metro Vancouver

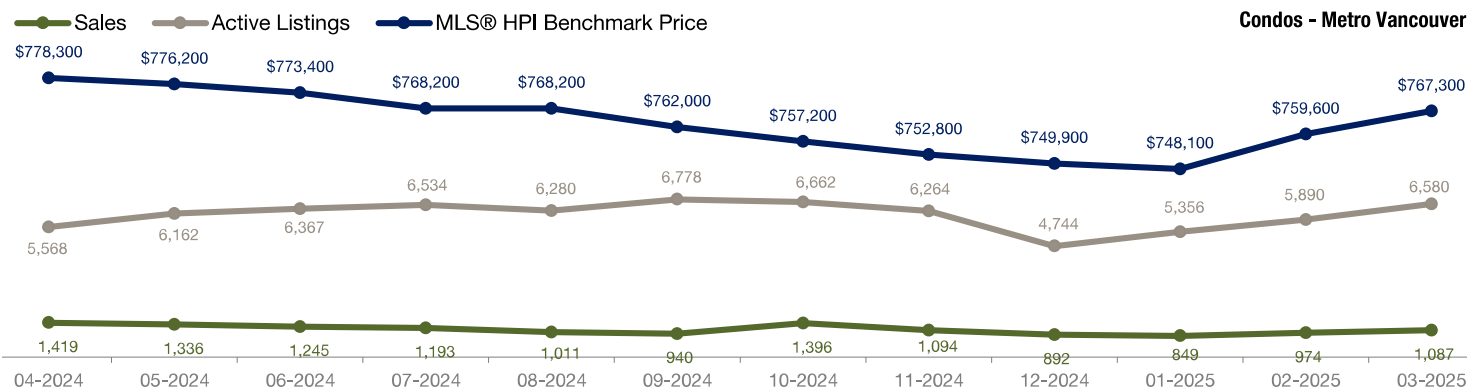


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## Condo Report – March 2025

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	1	16	4	Bowen Island	0	0	\$0	--
\$100,000 to \$199,999	0	4	0	Burnaby East	14	87	\$784,200	- 2.7%
\$200,000 to \$399,999	23	93	22	Burnaby North	77	621	\$757,200	- 1.8%
\$400,000 to \$899,999	826	4,140	27	Burnaby South	54	412	\$837,500	- 0.9%
\$900,000 to \$1,499,999	184	1,627	31	Coquitlam	114	517	\$734,400	- 2.7%
\$1,500,000 to \$1,999,999	35	357	36	Ladner	8	18	\$693,200	+ 2.0%
\$2,000,000 to \$2,999,999	10	201	55	Maple Ridge	23	146	\$519,200	- 3.1%
\$3,000,000 and \$3,999,999	4	70	25	New Westminster	86	336	\$652,300	- 1.2%
\$4,000,000 to \$4,999,999	2	23	31	North Vancouver	77	401	\$817,700	- 0.5%
\$5,000,000 and Above	2	49	27	Pitt Meadows	4	28	\$593,100	- 2.7%
<b>TOTAL</b>	<b>1,087</b>	<b>6,580</b>	<b>28</b>	Port Coquitlam	28	97	\$641,800	+ 0.1%
				Port Moody	28	116	\$738,200	+ 0.1%
				Richmond	122	856	\$745,400	- 1.9%
				Squamish	12	78	\$604,700	- 5.4%
				Sunshine Coast	2	48	\$493,800	- 9.5%
				Tsawwassen	13	81	\$676,800	- 0.3%
				Vancouver East	105	550	\$702,800	- 1.3%
				Vancouver West	292	1,952	\$849,400	+ 0.9%
				West Vancouver	9	106	\$1,266,800	- 5.9%
				Whistler	16	124	\$651,100	- 10.5%
				<b>TOTAL*</b>	<b>1,087</b>	<b>6,580</b>	<b>\$767,300</b>	<b>- 0.9%</b>

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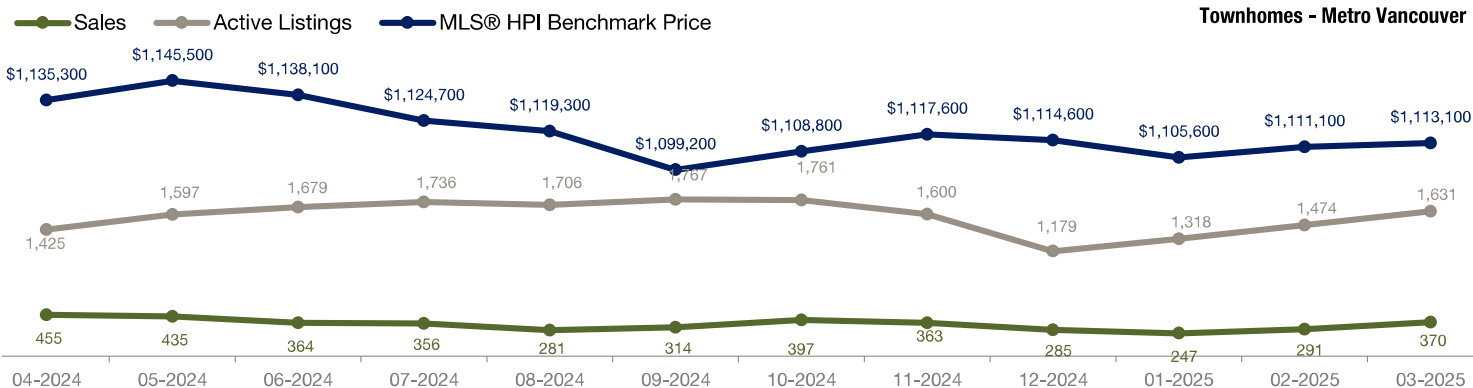


# Metro Vancouver

## Townhomes Report – March 2025

Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	7	0	Bowen Island	0	0	\$0	--
\$100,000 to \$199,999	0	3	0	Burnaby East	6	27	\$906,500	- 1.2%
\$200,000 to \$399,999	0	6	0	Burnaby North	16	51	\$904,800	- 1.6%
\$400,000 to \$899,999	97	339	30	Burnaby South	18	46	\$1,052,000	- 3.3%
\$900,000 to \$1,499,999	231	868	26	Coquitlam	63	163	\$1,083,400	+ 1.5%
\$1,500,000 to \$1,999,999	33	277	26	Ladner	8	39	\$1,022,500	+ 0.5%
\$2,000,000 to \$2,999,999	8	100	31	Maple Ridge	33	103	\$793,500	+ 1.2%
\$3,000,000 and \$3,999,999	1	17	4	New Westminster	10	44	\$923,100	- 3.1%
\$4,000,000 to \$4,999,999	0	9	0	North Vancouver	29	121	\$1,313,200	- 3.0%
\$5,000,000 and Above	0	5	0	Pitt Meadows	12	22	\$853,500	+ 0.7%
<b>TOTAL</b>	<b>370</b>	<b>1,631</b>	<b>27</b>	Port Coquitlam	14	53	\$950,700	- 0.0%
				Port Moody	10	41	\$1,034,600	+ 0.7%
				Richmond	49	286	\$1,124,100	- 2.4%
				Squamish	13	34	\$1,049,900	+ 0.5%
				Sunshine Coast	3	29	\$766,700	+ 0.6%
				Tsawwassen	4	42	\$971,700	- 4.4%
				Vancouver East	28	113	\$1,159,400	+ 2.0%
				Vancouver West	38	295	\$1,478,800	+ 0.5%
				West Vancouver	1	30	\$0	--
				Whistler	10	88	\$1,674,500	- 2.2%
				<b>TOTAL*</b>	<b>370</b>	<b>1,631</b>	<b>\$1,113,100</b>	<b>- 0.8%</b>

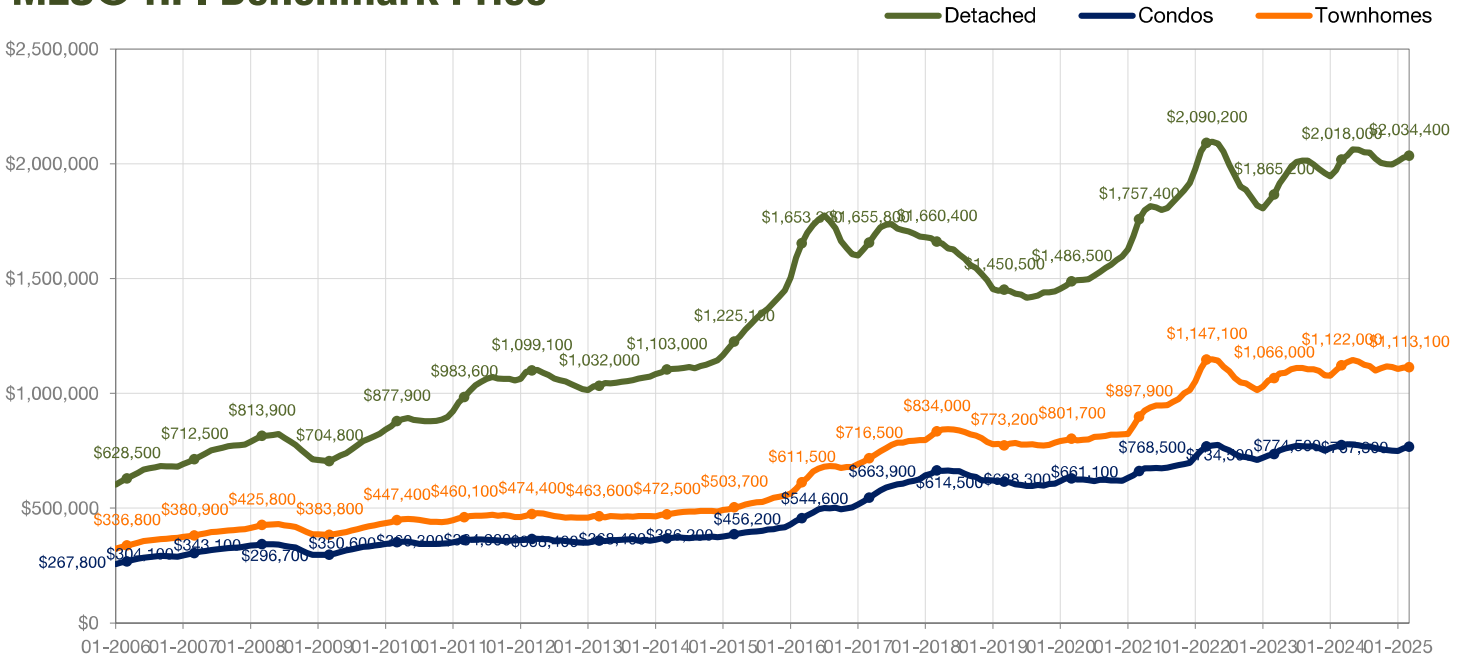
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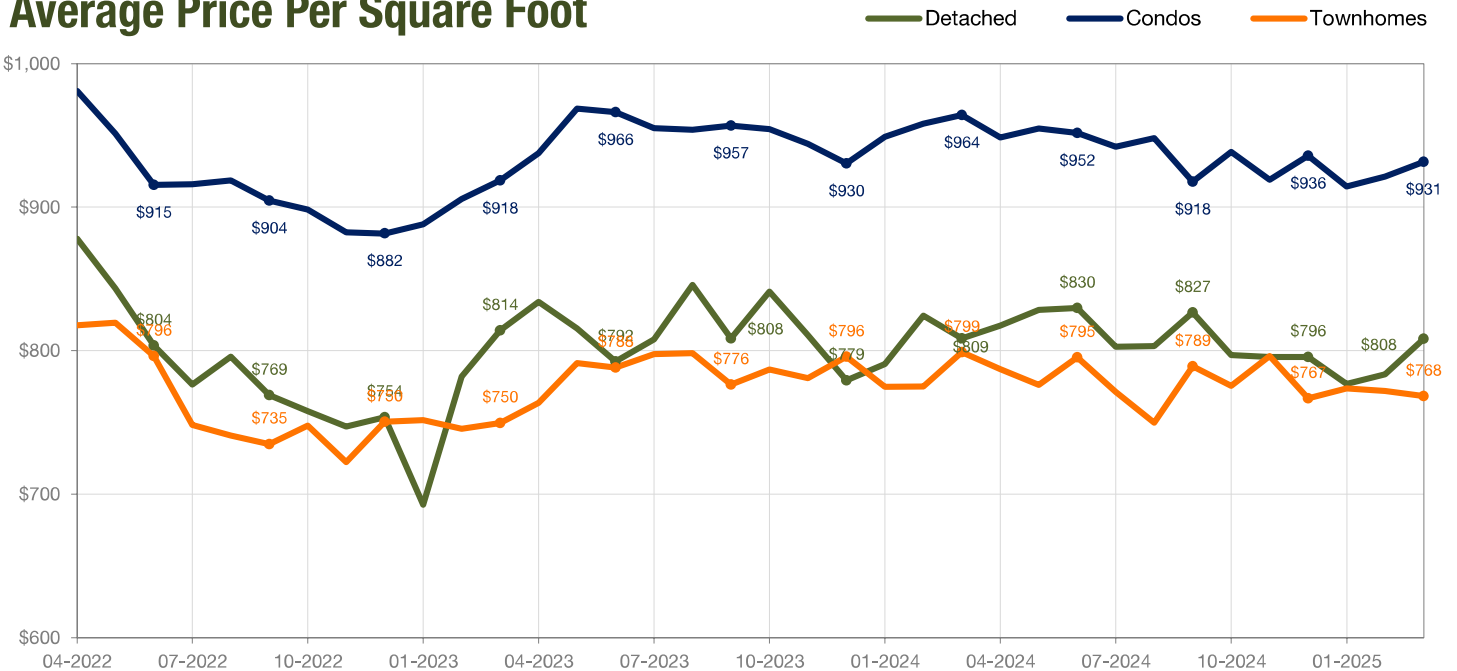
March 2025

## MLS® HPI Benchmark Price



Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.

## Average Price Per Square Foot



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.