



# Metro Vancouver

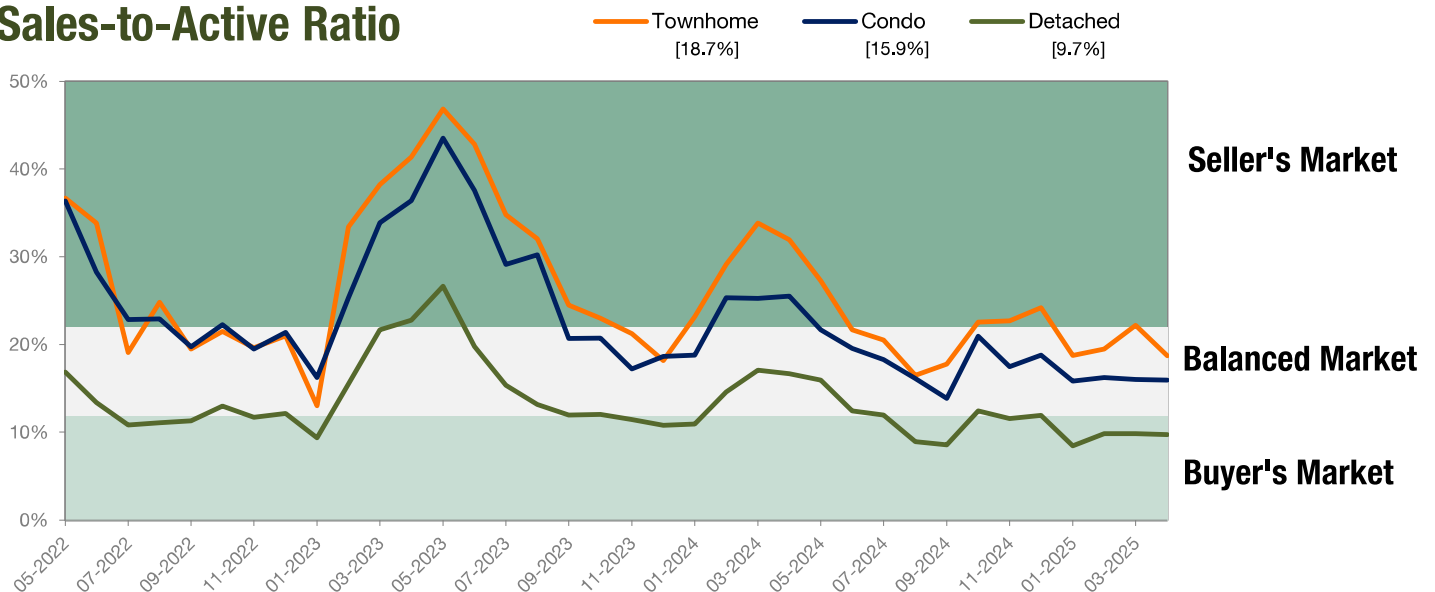
## April 2025

Detached Properties	April			March		
	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	5,969	4,877	+ 22.4%	5,352	4,068	+ 31.6%
Sales	580	812	- 28.6%	527	694	- 24.1%
Days on Market Average	35	32	+ 9.4%	34	35	- 2.9%
MLS® HPI Benchmark Price	\$2,021,800	\$2,035,400	- 0.7%	\$2,034,400	\$2,018,000	+ 0.8%

Condos	April			March		
	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	7,118	5,568	+ 27.8%	6,773	4,782	+ 41.6%
Sales	1,134	1,419	- 20.1%	1,085	1,207	- 10.1%
Days on Market Average	31	25	+ 24.0%	28	26	+ 7.7%
MLS® HPI Benchmark Price	\$762,800	\$778,300	- 2.0%	\$767,300	\$774,500	- 0.9%

Townhomes	April			March		
	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	1,898	1,425	+ 33.2%	1,669	1,176	+ 41.9%
Sales	355	455	- 22.0%	370	398	- 7.0%
Days on Market Average	25	20	+ 25.0%	27	20	+ 35.0%
MLS® HPI Benchmark Price	\$1,102,300	\$1,135,300	- 2.9%	\$1,113,100	\$1,122,000	- 0.8%

## Sales-to-Active Ratio



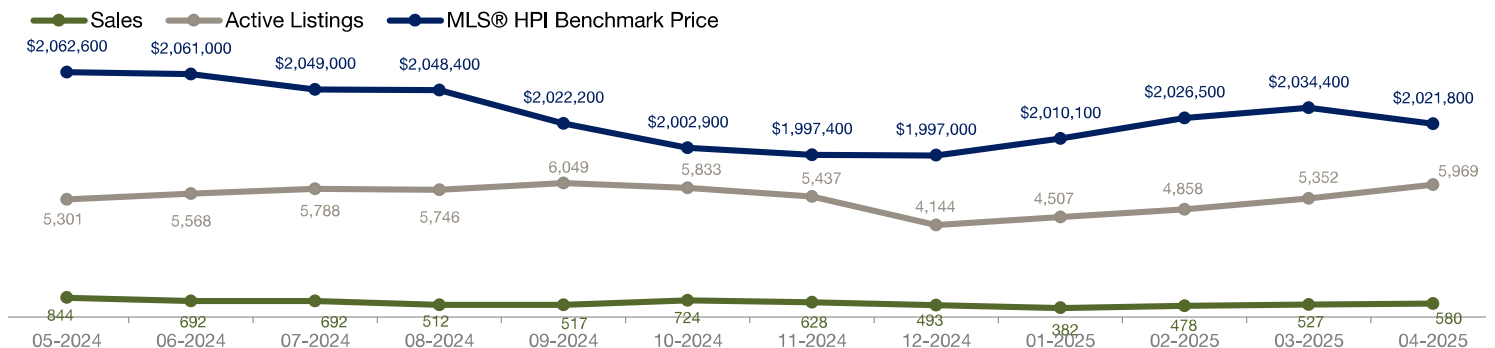
# Metro Vancouver

## Detached Properties Report – April 2025

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	1	0	22	Bowen Island	4	57	\$1,334,000	- 5.1%
\$100,000 to \$199,999	2	8	67	Burnaby East	5	51	\$1,969,200	+ 0.9%
\$200,000 to \$399,999	5	26	53	Burnaby North	15	193	\$2,171,000	+ 2.6%
\$400,000 to \$899,999	19	199	44	Burnaby South	18	182	\$2,239,000	- 0.2%
\$900,000 to \$1,499,999	141	761	32	Coquitlam	46	511	\$1,792,100	- 3.0%
\$1,500,000 to \$1,999,999	186	1,357	28	Ladner	7	101	\$1,408,900	- 2.3%
\$2,000,000 to \$2,999,999	158	1,694	30	Maple Ridge	63	574	\$1,304,200	+ 0.6%
\$3,000,000 and \$3,999,999	45	884	61	New Westminster	13	128	\$1,595,400	- 0.5%
\$4,000,000 to \$4,999,999	16	445	61	North Vancouver	73	364	\$2,199,000	- 2.6%
\$5,000,000 and Above	7	595	105	Pitt Meadows	11	57	\$1,302,600	- 2.3%
<b>TOTAL</b>	<b>580</b>	<b>5,969</b>	<b>35</b>	Port Coquitlam	27	160	\$1,408,900	- 2.1%
				Port Moody	14	115	\$2,060,600	- 4.1%
				Richmond	47	612	\$2,155,200	- 2.3%
				Squamish	25	83	\$1,661,500	+ 9.0%
				Sunshine Coast	41	452	\$840,000	- 5.6%
				Tsawwassen	19	167	\$1,620,500	- 3.4%
				Vancouver East	67	677	\$1,852,000	- 0.5%
				Vancouver West	52	740	\$3,427,100	- 2.5%
				West Vancouver	26	529	\$3,345,300	+ 3.1%
				Whistler	4	88	\$2,617,200	+ 8.3%
				<b>TOTAL*</b>	<b>580</b>	<b>5,969</b>	<b>\$2,021,800</b>	<b>- 0.7%</b>

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

### Detached Homes - Metro Vancouver

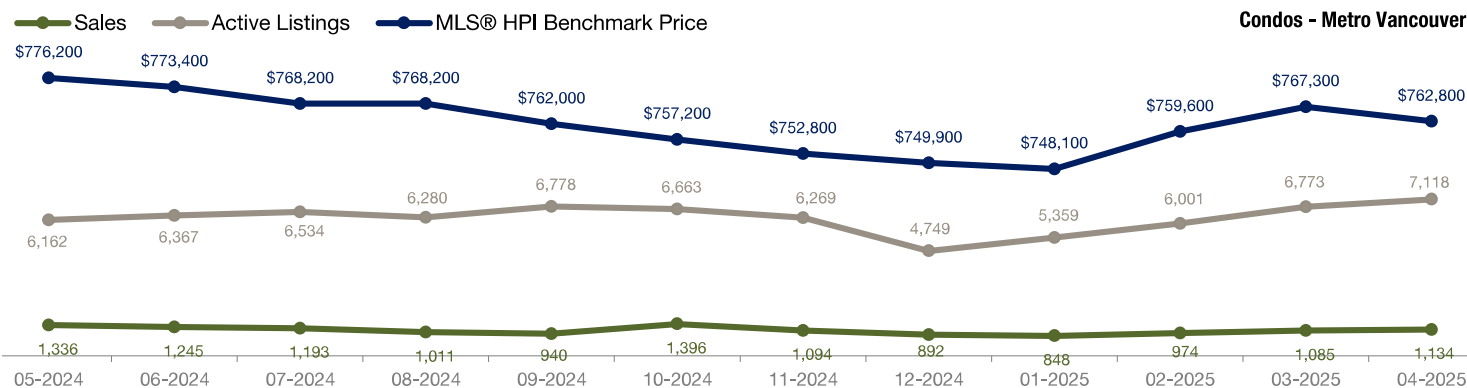


# Metro Vancouver

## Condo Report – April 2025

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	3	20	176	Bowen Island	0	0	\$0	--
\$100,000 to \$199,999	2	3	44	Burnaby East	16	89	\$789,200	- 3.0%
\$200,000 to \$399,999	22	107	52	Burnaby North	108	648	\$743,400	- 3.4%
\$400,000 to \$899,999	853	4,562	28	Burnaby South	67	448	\$836,900	- 1.1%
\$900,000 to \$1,499,999	201	1,717	36	Coquitlam	78	572	\$729,100	- 3.4%
\$1,500,000 to \$1,999,999	22	361	29	Ladner	5	20	\$686,800	+ 0.4%
\$2,000,000 to \$2,999,999	23	203	48	Maple Ridge	33	162	\$518,900	- 4.5%
\$3,000,000 and \$3,999,999	5	67	49	New Westminster	64	366	\$649,200	- 1.6%
\$4,000,000 to \$4,999,999	1	29	101	North Vancouver	96	457	\$815,200	- 1.0%
\$5,000,000 and Above	2	49	82	Pitt Meadows	5	38	\$595,500	- 4.1%
<b>TOTAL</b>	<b>1,134</b>	<b>7,118</b>	<b>31</b>	Port Coquitlam	24	125	\$641,100	+ 0.0%
				Port Moody	22	141	\$734,900	- 0.9%
				Richmond	117	935	\$732,500	- 3.8%
				Squamish	19	72	\$621,600	- 0.8%
				Sunshine Coast	7	43	\$507,500	- 4.5%
				Tsawwassen	14	83	\$673,500	- 3.4%
				Vancouver East	110	601	\$703,600	- 2.1%
				Vancouver West	324	2,050	\$847,200	- 0.6%
				West Vancouver	10	129	\$1,216,700	- 8.8%
				Whistler	15	128	\$659,300	- 6.9%
				<b>TOTAL*</b>	<b>1,134</b>	<b>7,118</b>	<b>\$762,800</b>	<b>- 2.0%</b>

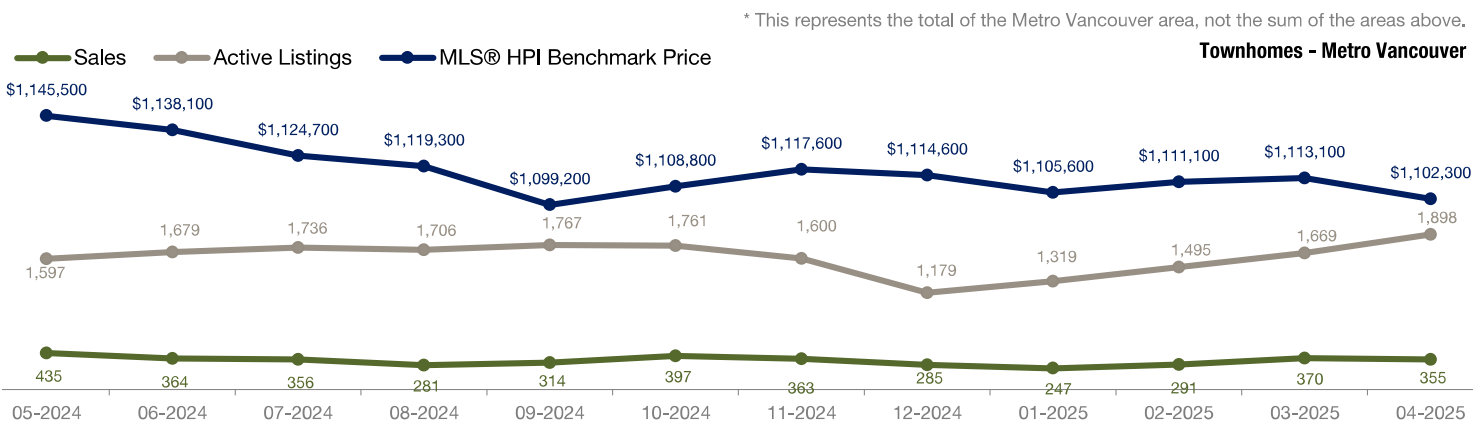
\* This represents the total of the Metro Vancouver area, not the sum of the areas above.



# Metro Vancouver

## Townhomes Report – April 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	1	2	147	Burnaby East	3	40	\$921,400	+ 1.7%
\$200,000 to \$399,999	1	7	43	Burnaby North	16	58	\$912,100	- 1.2%
\$400,000 to \$899,999	105	424	24	Burnaby South	9	56	\$1,066,600	- 2.8%
\$900,000 to \$1,499,999	216	1,024	24	Coquitlam	60	193	\$1,081,400	+ 0.1%
\$1,500,000 to \$1,999,999	25	297	28	Ladner	4	46	\$1,024,300	+ 0.2%
\$2,000,000 to \$2,999,999	5	101	14	Maple Ridge	30	139	\$781,400	- 0.8%
\$3,000,000 and \$3,999,999	2	22	150	New Westminster	10	58	\$929,900	- 2.5%
\$4,000,000 to \$4,999,999	0	7	0	North Vancouver	24	138	\$1,325,300	- 4.5%
\$5,000,000 and Above	0	7	0	Pitt Meadows	9	26	\$844,000	- 2.3%
<b>TOTAL</b>	<b>355</b>	<b>1,898</b>	<b>25</b>	Port Coquitlam	18	56	\$955,400	- 1.1%
				Port Moody	13	52	\$1,043,800	- 0.3%
				Richmond	49	332	\$1,110,300	- 3.8%
				Squamish	20	41	\$1,040,700	- 3.8%
				Sunshine Coast	4	34	\$753,700	- 3.8%
				Tsawwassen	6	45	\$988,000	- 2.9%
				Vancouver East	22	131	\$1,128,400	- 1.3%
				Vancouver West	38	331	\$1,424,700	- 4.4%
				West Vancouver	1	29	\$0	--
				Whistler	15	89	\$1,642,100	- 6.8%
				<b>TOTAL*</b>	<b>355</b>	<b>1,898</b>	<b>\$1,102,300</b>	<b>- 2.9%</b>

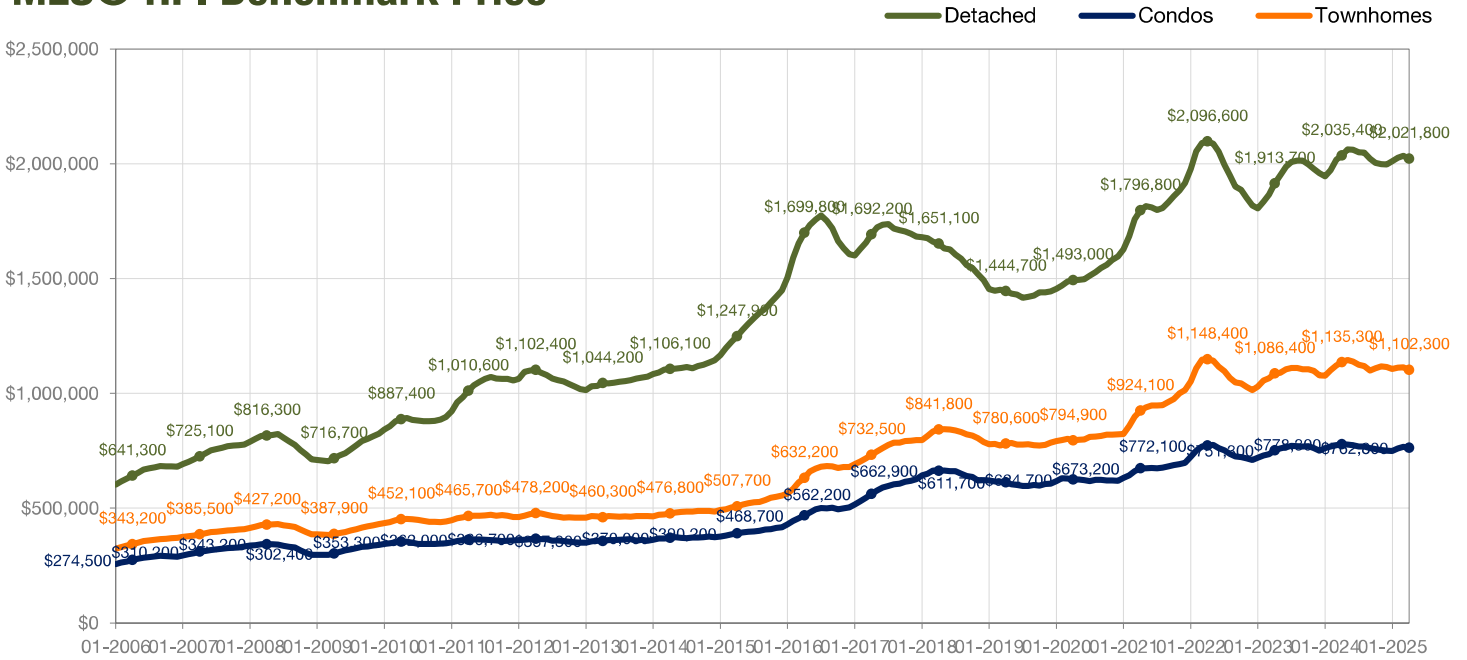


# Metro Vancouver



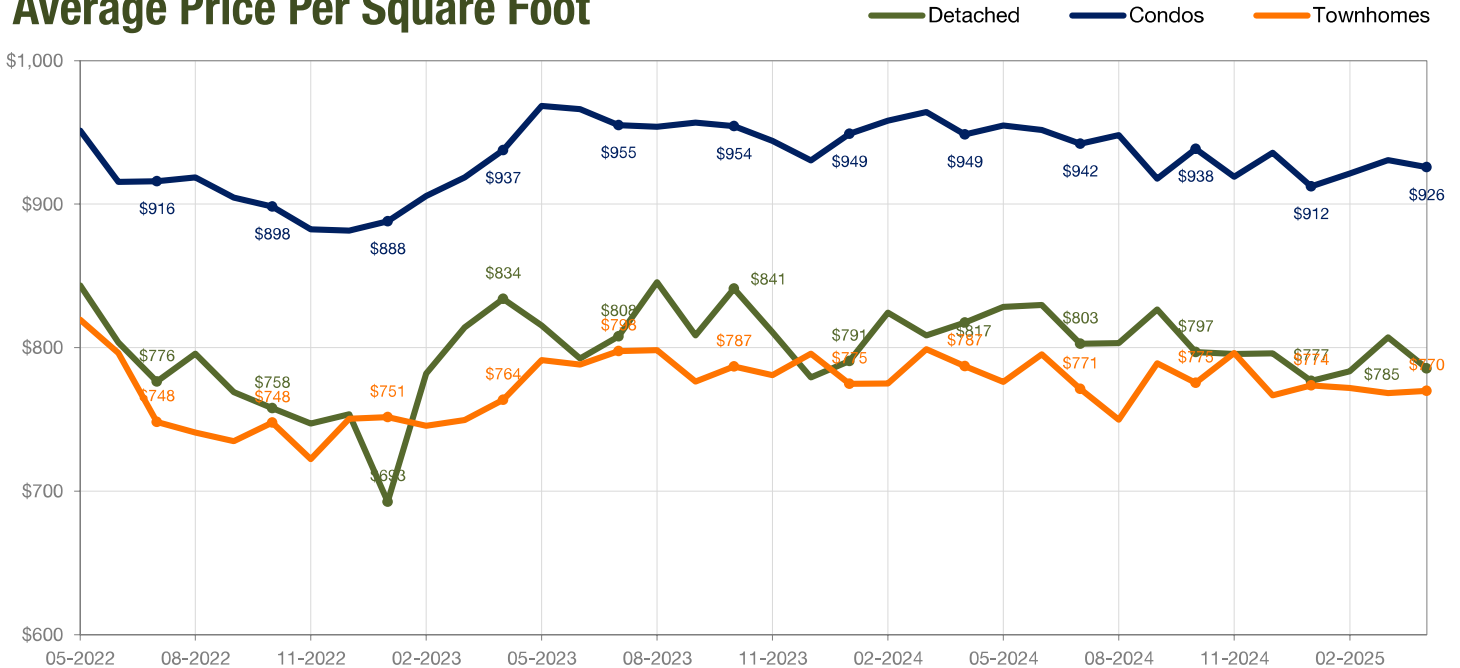
April 2025

## 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.