

MARKET REPORT

Highlights from July

Sales recovery continues in July

THIS MONTHS NEWSLETTER

- Home sales registered on the MLS® across Metro Vancouver in July, show early signs of recovery now down just 2% from July of last year.
- Residential MLS® Home Price Index composite benchmark price \$1,165,300
- Sales-to-active ratio total 13.8%

Download the full PDF report & GVR stats package at DavidValente.com

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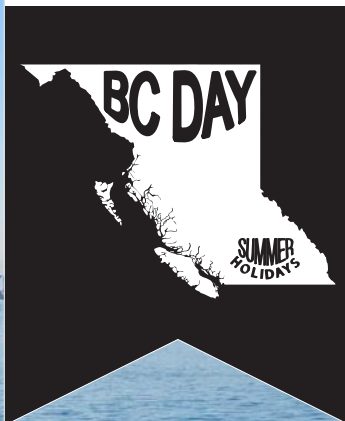


DAVID
VALENTE

Vancouver. North Shore.
Real Estate.

Sales recovery continues in July

August 2025



Dear Valued Clients,

Home sales registered on the MLS® across Metro Vancouver in July extended the early signs of recovery that emerged in June, now down just two per cent from July of last year.

The June data showed early signs of sales activity in the region turning a corner, and these latest figures for July are confirming this emerging trend. Although the Bank of Canada held the policy rate steady in July, this decision could help bolster sales activity by providing more certainty surrounding borrowing costs at a time where economic uncertainty lingers due to ongoing trade negotiations with the USA.

With the rate of homes coming to market holding steady in July, the inventory of homes available for sale on the MLS® has stabilized at around 17,000. This level of inventory provides buyers plenty of selection to choose from. Although sales activity is now recovering, this healthy level of inventory is sufficient to keep home prices trending sideways over the short term as supply and demand remain relatively balanced. However, if the recovery in sales activity accelerates, these favorable conditions for home buyers may begin slowly slipping away, as inventory levels decline, and home sellers gain more bargaining power.

— Enclosed is this month's market report published by the Greater Vancouver Realtors® (GVR) —

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you achieve your goals.

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induce breach of an existing agency relationship.

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Sales recovery
continues in July

Sales-to-active ratio – July 2025



10.2%



16.7%



15.9%

(Total 13.8%)

Residential property sales in Metro Vancouver



Metro Vancouver Highlights July 2025



DETACHED

Active Listings:

6,483

Sales:

660

Benchmark Price:

\$1,974,400

Avg. Days On Market:

42



TOWNHOUSE

Active Listings:

2,755

Sales:

459

Benchmark Price:

\$1,099,200

Avg. Days On Market:

30



APARTMENT

Active Listings:

7,263

Sales:

1,158

Benchmark Price:

\$743,700

Avg. Days On Market:

35

News Release



FOR IMMEDIATE RELEASE:

Sales recovery continues in July

VANCOUVER, B.C. – August 5, 2025 – Home sales registered on the MLS® across Metro Vancouver* in July extended the early signs of recovery that emerged in June, now down just two per cent from July of last year.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 2,286 in July 2025, a two per cent decrease from the 2,333 sales recorded in July 2024. This was 13.9 per cent below the 10-year seasonal average (2,656).

“The June data showed early signs of sales activity in the region turning a corner, and these latest figures for July are confirming this emerging trend,” said Andrew Lis, GVR’s director of economics and data analytics. “Although the Bank of Canada held the policy rate steady in July, this decision could help bolster sales activity by providing more certainty surrounding borrowing costs at a time where economic uncertainty lingers due to ongoing trade negotiations with the USA.”

There were 5,642 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in July 2025. This represents a 0.8 per cent increase compared to the 5,597 properties listed in July 2024. This was 12.4 per cent above the 10-year seasonal average (5,018).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 17,168, a 19.8 per cent increase compared to July 2024 (14,326). This is 40.2 per cent above the 10-year seasonal average (12,249).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for July 2025 is 13.8 per cent. By property type, the ratio is 10.2 per cent for detached homes, 16.7 per cent for attached, and 15.9 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.

“With the rate of homes coming to market holding steady in July, the inventory of homes available for sale on the MLS® has stabilized at around 17,000. This level of inventory provides

buyers plenty of selection to choose from,” Lis said. “Although sales activity is now recovering, this healthy level of inventory is sufficient to keep home prices trending sideways over the short term as supply and demand remain relatively balanced. However, if the recovery in sales activity accelerates, these favorable conditions for home buyers may begin slowly slipping away, as inventory levels decline, and home sellers gain more bargaining power.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,165,300. This represents a 2.7 per cent decrease over July 2024 and a 0.7 per cent decrease compared to June 2025.

Sales of detached homes in July 2025 reached 660, a 4.1 per cent decrease from the 688 detached sales recorded in July 2024. The benchmark price for a detached home is \$1,974,400. This represents a 3.6 per cent decrease from July 2024 and a 1 per cent decrease compared to June 2025.

Sales of apartment homes reached 1,158 in July 2025, a 2.9 per cent decrease compared to the 1,192 sales in July 2024. The benchmark price of an apartment home is \$743,700. This represents a 3.2 per cent decrease from July 2024 and a 0.6 per cent decrease compared to June 2025.

Attached home sales in July 2025 totalled 459, a five per cent increase compared to the 437 sales in July 2024. The benchmark price of a townhouse is \$1,099,200. This represents a 2.3 per cent decrease from July 2024 and a 0.4 per cent decrease compared to June 2025.

-30-

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.

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.

For more information please contact:

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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	\$1,090,700	332.9	-0.7%	-2.0%	-1.2%	-3.4%	-5.9%	28.0%	55.0%
	Greater Vancouver	\$1,165,300	331.4	-0.7%	-1.6%	-0.8%	-2.7%	-3.1%	24.8%	46.2%
	Bowen Island	\$1,381,600	289.1	-1.8%	3.7%	-5.5%	-4.3%	-15.2%	32.9%	120.5%
	Burnaby East	\$1,104,100	351.1	1.9%	-2.3%	-2.2%	-4.5%	-2.0%	23.8%	65.1%
	Burnaby North	\$972,500	324.1	-0.9%	-2.7%	-2.1%	-4.5%	-7.2%	19.2%	51.5%
	Burnaby South	\$1,093,700	338.9	-0.2%	-2.7%	-2.5%	-4.2%	-2.2%	18.6%	51.4%
	Coquitlam	\$1,059,300	332.8	-0.5%	-1.9%	-1.6%	-4.6%	-7.6%	25.9%	70.8%
	Ladner	\$1,149,600	334.5	0.5%	-0.2%	-0.1%	-0.1%	-1.4%	41.1%	82.7%
	Maple Ridge	\$957,800	333.1	-1.2%	-2.5%	-1.4%	-3.2%	-7.5%	40.3%	119.9%
	New Westminster	\$801,500	366.8	0.8%	-1.8%	-2.4%	-2.4%	-2.4%	27.4%	83.0%
	North Vancouver	\$1,371,000	319.2	-0.3%	1.0%	1.8%	-1.0%	-1.6%	25.1%	58.1%
	Pitt Meadows	\$907,500	362.4	-1.7%	-3.4%	-1.0%	-3.3%	-3.7%	39.8%	131.4%
	Port Coquitlam	\$932,800	362.7	-1.5%	-2.4%	-1.8%	-3.0%	-0.7%	41.7%	109.5%
	Port Moody	\$1,088,900	347.6	-1.2%	-0.1%	0.0%	-4.5%	-8.7%	32.6%	85.1%
	Richmond	\$1,115,200	367.2	-0.7%	-2.6%	-3.4%	-4.4%	-3.4%	27.0%	51.6%
	Squamish	\$1,141,400	379.2	0.6%	0.9%	5.6%	5.9%	-3.5%	43.0%	135.1%
	Sunshine Coast	\$830,600	304.2	-0.5%	4.5%	-3.0%	-0.6%	-9.9%	41.1%	131.5%
	Tsawwassen	\$1,161,800	302.0	-2.6%	-4.3%	-3.4%	-6.7%	-6.9%	23.8%	51.8%
	Vancouver East	\$1,199,100	374.1	-1.2%	-2.0%	-0.9%	-1.6%	0.5%	24.9%	54.4%
	Vancouver West	\$1,306,400	309.9	-1.1%	-2.2%	-0.3%	-2.5%	0.3%	12.9%	16.7%
	West Vancouver	\$2,510,900	270.9	0.2%	-1.8%	1.2%	-3.8%	-10.1%	13.0%	14.2%
	Whistler	\$1,385,600	306.9	-0.9%	1.5%	5.8%	1.9%	-12.6%	34.3%	128.3%
Single Family Detached	Lower Mainland	\$1,757,100	385.7	-0.8%	-2.8%	-1.9%	-3.9%	-2.9%	35.9%	67.1%
	Greater Vancouver	\$1,974,400	367.5	-1.0%	-2.3%	-1.8%	-3.6%	-1.1%	30.6%	48.6%
	Bowen Island	\$1,383,200	288.7	-1.8%	3.7%	-5.5%	-4.3%	-15.2%	32.9%	120.7%
	Burnaby East	\$1,954,000	419.8	4.5%	-0.8%	-0.1%	0.5%	9.9%	42.6%	91.0%
	Burnaby North	\$2,130,000	407.4	-0.1%	-1.9%	-0.8%	-1.7%	3.3%	39.0%	70.7%
	Burnaby South	\$2,167,200	413.7	0.2%	-3.2%	-3.9%	-4.0%	5.5%	34.0%	62.6%
	Coquitlam	\$1,737,100	403.1	-0.8%	-3.1%	-2.5%	-5.1%	-5.4%	36.5%	92.5%
	Ladner	\$1,417,800	345.3	0.8%	0.6%	0.7%	1.4%	-2.0%	43.6%	84.4%
	Maple Ridge	\$1,266,000	370.5	-1.3%	-2.9%	-0.5%	-3.3%	-5.5%	45.4%	141.2%
	New Westminster	\$1,582,900	388.8	4.7%	-0.9%	-0.8%	0.3%	6.5%	41.2%	90.0%
	North Vancouver	\$2,197,500	345.0	-0.8%	-0.1%	0.1%	-4.2%	-2.0%	27.0%	68.0%
	Pitt Meadows	\$1,250,500	374.7	-2.1%	-4.0%	0.3%	-4.1%	-5.9%	36.7%	117.7%
	Port Coquitlam	\$1,359,500	384.8	-1.7%	-3.5%	-3.0%	-5.4%	-2.2%	43.9%	110.8%
	Port Moody	\$2,083,000	398.6	-1.6%	1.0%	1.1%	-3.2%	-3.6%	44.0%	100.3%
	Richmond	\$2,087,000	423.2	-1.4%	-3.2%	-4.2%	-4.9%	-2.4%	28.8%	61.7%
	Squamish	\$1,690,400	421.7	1.0%	1.7%	8.4%	11.2%	-3.9%	42.5%	162.6%
	Sunshine Coast	\$885,100	307.9	-0.7%	5.4%	-4.2%	-1.3%	-10.9%	41.3%	135.2%
	Tsawwassen	\$1,535,800	339.0	-3.0%	-5.2%	-4.2%	-4.7%	-4.2%	31.3%	67.5%
	Vancouver East	\$1,794,500	400.3	-2.0%	-3.1%	-2.7%	-3.9%	-1.7%	22.4%	54.1%
	Vancouver West	\$3,311,800	345.1	-2.6%	-3.4%	-3.5%	-5.6%	-3.2%	9.5%	17.8%
	West Vancouver	\$3,195,500	297.8	0.1%	-4.4%	-0.1%	-4.0%	-5.1%	19.3%	24.1%
	Whistler	\$2,550,100	331.4	0.6%	-2.6%	6.8%	3.1%	-9.3%	40.0%	129.0%

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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	\$963,300	367.8	-0.7%	-1.0%	-0.8%	-2.7%	-2.3%	38.9%	113.7%
	Greater Vancouver	\$1,099,200	383.9	-0.4%	-0.3%	-0.6%	-2.3%	0.3%	35.8%	109.2%
	Burnaby East	\$904,800	394.1	-0.2%	-1.8%	3.7%	-4.2%	2.2%	32.6%	112.1%
	Burnaby North	\$936,600	381.4	0.7%	2.7%	3.1%	-1.7%	0.3%	35.7%	114.4%
	Burnaby South	\$1,074,500	393.9	-0.1%	0.7%	1.6%	-1.3%	5.6%	32.0%	113.1%
	Coquitlam	\$1,093,900	428.0	-0.2%	1.2%	2.9%	0.2%	1.2%	43.8%	140.9%
	Ladner	\$1,017,700	404.0	2.0%	-0.7%	-1.1%	-0.2%	6.4%	41.6%	119.6%
	Maple Ridge	\$773,100	389.1	0.0%	-1.1%	-1.6%	-2.0%	-1.9%	43.7%	160.6%
	New Westminster	\$918,400	393.7	1.5%	-1.2%	-2.7%	-3.2%	-3.0%	36.1%	104.1%
	North Vancouver	\$1,314,500	359.6	-2.8%	-0.8%	-4.1%	-2.8%	-2.2%	33.5%	104.8%
	Pitt Meadows	\$823,900	403.9	-1.8%	-2.4%	0.0%	-1.8%	-3.2%	39.6%	152.9%
	Port Coquitlam	\$945,200	381.0	-0.4%	-1.1%	2.3%	0.2%	3.7%	43.3%	136.1%
	Port Moody	\$1,040,500	402.0	0.1%	-0.3%	1.9%	-2.0%	-7.8%	40.3%	140.0%
	Richmond	\$1,093,800	392.2	-0.4%	-1.5%	-1.5%	-5.7%	1.4%	33.9%	102.4%
	Squamish	\$1,037,500	390.6	-1.5%	-0.3%	2.7%	0.1%	-2.2%	45.3%	152.5%
	Sunshine Coast	\$752,600	352.2	-0.6%	-0.1%	1.9%	-0.4%	-0.8%	48.7%	134.0%
	Tsawwassen	\$962,100	282.2	1.4%	-2.6%	-3.9%	-4.9%	-4.4%	17.7%	45.7%
	Vancouver East	\$1,117,900	368.6	1.2%	-0.9%	-2.0%	-2.4%	-1.4%	27.7%	87.6%
	Vancouver West	\$1,417,400	334.4	-1.0%	-0.5%	-4.0%	-1.9%	0.4%	19.5%	70.2%
	Whistler	\$1,663,800	408.2	-0.5%	1.3%	2.1%	-1.4%	-1.9%	50.6%	183.3%
Apartment	Lower Mainland	\$688,600	345.5	-0.8%	-2.7%	-1.0%	-3.6%	-1.9%	23.0%	87.7%
	Greater Vancouver	\$743,700	344.1	-0.6%	-2.5%	-0.6%	-3.2%	-1.0%	20.4%	86.7%
	Burnaby East	\$765,600	324.3	-1.0%	-3.0%	-1.7%	-3.7%	-4.4%	18.1%	86.6%
	Burnaby North	\$718,400	351.3	-0.9%	-3.4%	-2.0%	-5.0%	-4.7%	22.0%	97.5%
	Burnaby South	\$808,700	370.5	-0.3%	-3.3%	-2.4%	-4.0%	-0.6%	16.9%	86.6%
	Coquitlam	\$705,400	395.0	-0.8%	-3.2%	-3.4%	-5.5%	-1.8%	24.4%	126.5%
	Ladner	\$672,000	341.3	-3.1%	-2.4%	5.2%	-3.8%	-4.4%	37.3%	113.2%
	Maple Ridge	\$504,100	360.3	-2.0%	-2.9%	-4.1%	-4.2%	-8.3%	32.6%	150.6%
	New Westminster	\$631,800	386.4	-0.9%	-2.7%	-2.7%	-3.0%	-2.5%	22.3%	112.8%
	North Vancouver	\$819,500	332.7	0.2%	0.5%	4.4%	0.6%	3.8%	26.0%	105.4%
	Pitt Meadows	\$579,700	401.2	-1.3%	-2.7%	-4.0%	-4.0%	-6.5%	31.4%	150.6%
	Port Coquitlam	\$623,200	429.8	-2.4%	-2.8%	-3.4%	-3.4%	0.5%	34.8%	159.5%
	Port Moody	\$731,900	400.8	-1.3%	-0.4%	-0.5%	-4.0%	2.6%	28.5%	125.5%
	Richmond	\$709,800	394.1	0.1%	-3.1%	-3.1%	-3.1%	0.2%	25.5%	106.4%
	Squamish	\$628,500	371.5	1.4%	1.1%	4.3%	4.1%	-8.5%	42.8%	161.1%
	Sunshine Coast	\$503,800	304.4	-1.2%	-0.7%	3.1%	-0.6%	-17.6%	24.8%	93.5%
	Tsawwassen	\$651,600	308.4	-3.0%	-3.2%	2.9%	-7.3%	-3.5%	27.4%	93.8%
	Vancouver East	\$679,000	394.1	-1.1%	-3.5%	-2.5%	-3.4%	-4.1%	14.1%	86.4%
	Vancouver West	\$820,200	317.0	-0.5%	-3.2%	1.2%	-3.4%	-0.9%	10.8%	65.9%
	West Vancouver	\$1,300,500	250.8	-1.8%	7.0%	9.3%	1.4%	3.5%	24.0%	62.8%
	Whistler	\$675,400	291.2	1.3%	2.4%	2.8%	0.8%	-10.9%	46.0%	158.6%

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Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes.

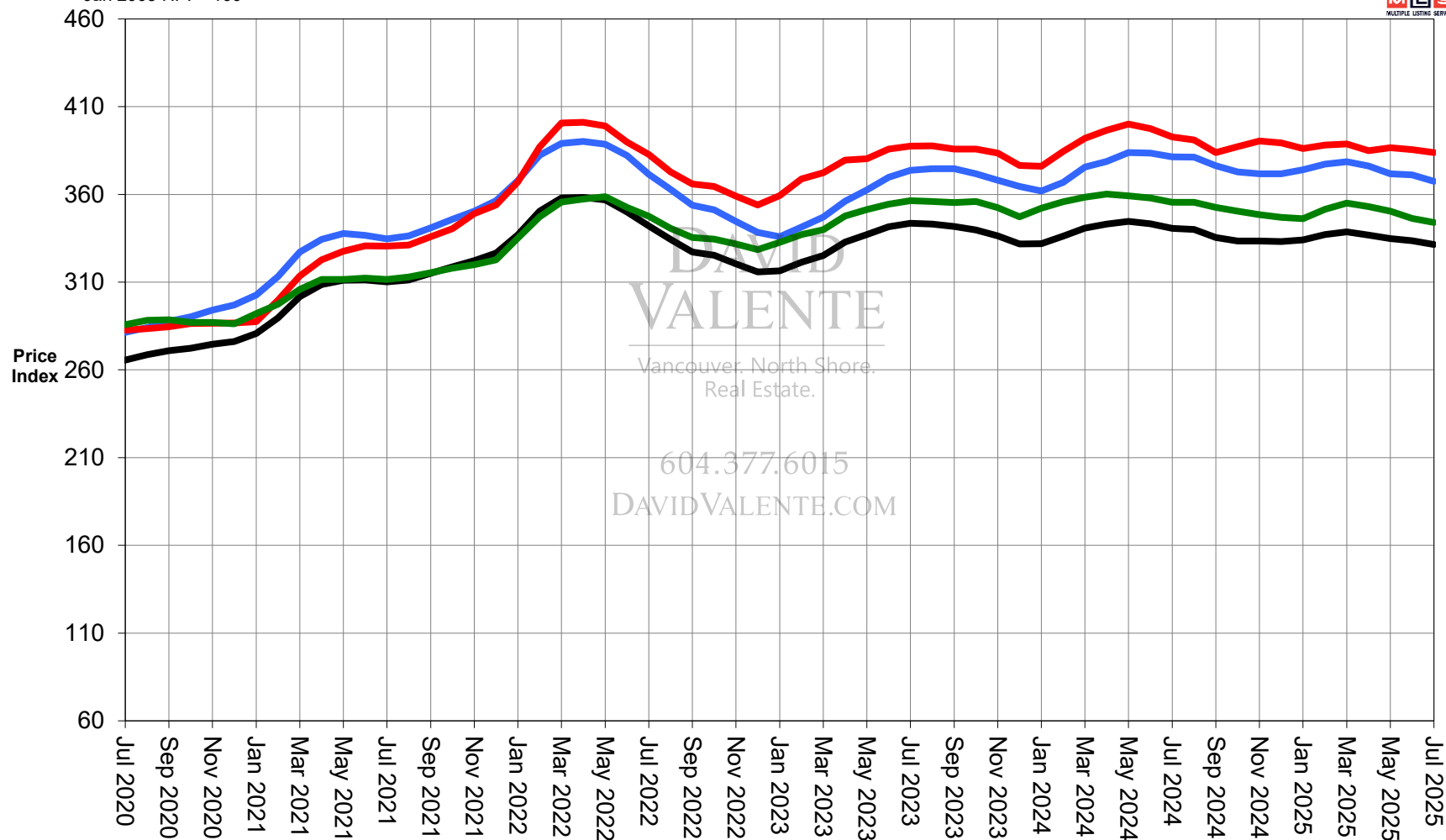
Lower Mainland includes areas serviced by both Greater Vancouver Realtors & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment

Jan 2005 HPI = 100



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MLS® SALES Facts



**GREATER
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**July
2025**

			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
July 2025	Number of Sales	Detached	5	54	65	34	2	70	14	73	31	9	60	27	42	63	62	40	9	660
		Attached	0	55	47	20	0	43	15	45	19	26	49	11	5	63	42	5	14	459
		Apartment	0	227	93	12	1	33	70	71	35	31	132	8	2	115	292	17	19	1,158
	Median Selling Price	Detached	n/a	\$2,117,500	\$1,750,000	\$1,590,000	n/a	\$1,227,500	n/a	\$1,981,000	\$1,350,000	n/a	\$2,122,500	\$1,749,900	\$848,000	\$1,809,444	\$3,190,000	\$2,762,500	n/a	n/a
		Attached	n/a	\$1,060,000	\$1,098,000	\$987,000	n/a	\$788,500	n/a	\$1,371,000	n/a	\$1,024,875	\$1,098,900	n/a	n/a	\$1,499,900	\$1,515,000	n/a	n/a	n/a
		Apartment	n/a	\$680,000	\$660,000	n/a	n/a	\$499,900	\$580,500	\$784,000	\$540,000	\$767,000	\$668,500	n/a	n/a	\$666,000	\$830,000	n/a	n/a	n/a
June 2025	Number of Sales	Detached	7	39	48	50	4	69	10	67	21	14	59	16	45	95	68	30	15	657
		Attached	0	33	46	20	0	47	14	48	13	13	60	16	0	64	69	7	23	473
		Apartment	0	177	77	20	0	32	47	85	24	20	124	18	2	108	280	15	11	1,040
	Median Selling Price	Detached	n/a	\$2,146,250	\$1,722,500	\$1,489,750	n/a	\$1,200,000	n/a	\$2,180,000	\$1,350,000	n/a	\$1,990,000	n/a	\$1,050,000	\$1,856,500	\$3,290,000	\$2,750,000	n/a	n/a
		Attached	n/a	\$1,035,000	\$1,168,000	\$886,500	n/a	\$799,900	n/a	\$1,405,000	n/a	n/a	\$1,086,000	n/a	n/a	\$1,336,500	\$1,500,000	n/a	\$1,620,000	n/a
		Apartment	n/a	\$695,000	\$649,000	\$611,000	n/a	\$505,000	\$620,000	\$765,000	\$590,000	\$681,500	\$672,300	n/a	n/a	\$677,500	\$800,000	n/a	n/a	n/a
July 2024	Number of Sales	Detached	3	51	53	39	5	89	18	69	23	17	61	15	44	89	67	36	9	688
		Attached	0	37	36	16	0	63	11	38	12	16	52	21	4	60	51	7	13	437
		Apartment	0	221	89	20	0	41	69	94	31	25	140	17	5	114	298	16	12	1,192
	Median Selling Price	Detached	n/a	\$2,180,000	\$1,725,000	\$1,476,500	n/a	\$1,389,500	n/a	\$2,110,000	\$1,416,000	n/a	\$2,108,000	n/a	\$980,000	\$1,964,000	\$3,444,000	\$3,177,500	n/a	n/a
		Attached	n/a	\$1,020,000	\$1,045,000	n/a	n/a	\$825,000	n/a	\$1,499,500	n/a	n/a	\$1,195,500	\$1,040,000	n/a	\$1,439,286	\$1,598,500	n/a	n/a	n/a
		Apartment	n/a	\$719,900	\$683,750	\$598,950	n/a	\$525,000	\$618,000	\$849,000	\$549,000	\$800,000	\$705,400	n/a	n/a	\$712,000	\$872,500	n/a	n/a	n/a
Jan. - Jul. 2025 <i>Year-to-date</i>	Number of Sales	Detached	34	269	335	211	24	465	76	444	148	85	365	120	278	451	358	213	57	3,933
		Attached	0	268	327	108	2	295	78	250	116	93	344	126	30	446	354	32	126	2,995
		Apartment	0	1,202	639	133	3	228	447	572	189	167	822	95	22	702	1,892	83	125	7,321
	Median Selling Price	Detached	\$1,492,500	\$2,120,000	\$1,717,500	\$1,520,000	\$837,000	\$1,268,500	\$1,530,000	\$2,150,000	\$1,410,000	\$1,855,000	\$1,994,444	\$1,695,000	\$895,000	\$1,850,000	\$3,297,500	\$2,950,000	\$2,642,000	n/a
		Attached	n/a	\$1,065,500	\$1,162,450	\$974,000	n/a	\$805,000	\$944,000	\$1,384,500	\$950,000	\$1,050,000	\$1,098,900	\$1,075,000	\$647,500	\$1,420,000	\$1,525,000	\$1,950,000	\$1,285,000	n/a
		Apartment	n/a	\$705,000	\$671,000	\$658,900	n/a	\$530,000	\$616,000	\$790,000	\$595,000	\$765,000	\$668,000	\$689,000	\$559,500	\$685,000	\$827,800	\$1,240,000	\$685,000	n/a
Jan. - Jul. 2024 <i>Year-to-date</i>	Number of Sales	Detached	29	376	380	221	23	630	103	448	159	75	476	104	267	564	506	249	65	4,675
		Attached	0	288	294	129	1	366	71	260	123	108	391	116	38	510	356	26	102	3,179
		Apartment	0	1,365	688	120	0	282	492	669	239	179	943	74	28	832	2,037	123	165	8,236
	Median Selling Price	Detached	\$1,353,500	\$2,164,250	\$1,789,450	\$1,488,000	\$840,000	\$1,300,000	\$1,555,000	\$2,250,000	\$1,450,000	\$1,907,500	\$2,104,000	\$1,566,500	\$950,000	\$1,970,000	\$3,527,000	\$2,977,500	\$2,375,000	n/a
		Attached	n/a	\$1,066,875	\$1,165,000	\$1,070,000	n/a	\$816,450	\$990,000	\$1,436,500	\$962,500	\$1,070,000	\$1,181,000	\$1,024,500	\$644,500	\$1,500,000	\$1,649,000	\$2,348,750	\$1,504,500	n/a
		Apartment	n/a	\$729,900	\$683,000	\$675,000	n/a	\$538,400	\$635,000	\$802,500	\$625,000	\$765,000	\$710,000	\$602,000	\$553,750	\$700,000	\$852,000	\$1,230,000	\$540,000	n/a

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



MLS® LISTINGS Facts



**GREATER
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REALTORS®**

**July
2025**

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

July 2025	Number of Listings	Detached	17	144	156	98	17	225	37	150	43	47	176	31	109	194	175	141	29	1,789
		Attached	0	111	105	51	0	97	30	81	45	41	148	29	14	181	158	20	21	1,132
		Apartment	0	490	241	34	0	90	166	230	58	69	307	30	14	225	689	44	31	2,718
	% Sales to Listings	Detached	29%	38%	42%	35%	12%	31%	38%	49%	72%	19%	34%	87%	39%	32%	35%	28%	31%	n/a
		Attached	n/a	50%	45%	39%	n/a	44%	50%	56%	42%	63%	33%	38%	36%	35%	27%	25%	67%	n/a
		Apartment	n/a	46%	39%	35%	n/a	37%	42%	31%	60%	45%	43%	27%	14%	51%	42%	39%	61%	n/a
June 2025	Number of Listings	Detached	24	161	168	110	19	221	55	206	77	47	186	32	133	248	217	151	29	2,084
		Attached	0	120	136	37	0	105	51	108	34	42	165	42	21	195	169	14	30	1,269
		Apartment	0	454	262	36	0	85	163	211	65	72	375	17	5	305	814	57	37	2,958
	% Sales to Listings	Detached	29%	24%	29%	45%	21%	31%	18%	33%	27%	30%	32%	50%	34%	38%	31%	20%	52%	n/a
		Attached	n/a	28%	34%	54%	n/a	45%	27%	44%	38%	31%	36%	38%	0%	33%	41%	50%	77%	n/a
		Apartment	n/a	39%	29%	56%	n/a	38%	29%	40%	37%	28%	33%	106%	40%	35%	34%	26%	30%	n/a
July 2024	Number of Listings	Detached	19	136	166	71	11	216	43	153	64	33	184	32	135	194	208	147	26	1,838
		Attached	0	84	95	29	0	107	28	70	51	34	135	34	8	169	147	23	30	1,044
		Apartment	0	512	237	22	0	85	137	193	48	40	312	24	15	229	778	43	28	2,703
	% Sales to Listings	Detached	16%	38%	32%	55%	45%	41%	42%	45%	36%	52%	33%	47%	33%	46%	32%	24%	35%	n/a
		Attached	n/a	44%	38%	55%	n/a	59%	39%	54%	24%	47%	39%	62%	50%	36%	35%	30%	43%	n/a
		Apartment	n/a	43%	38%	91%	n/a	48%	50%	49%	65%	63%	45%	71%	33%	50%	38%	37%	43%	n/a
Jan. - Jul. 2025 <i>Year-to-date*</i>	Number of Listings	Detached	116	1,019	1,112	680	109	1,570	273	1,213	433	311	1,317	234	908	1,495	1,465	1,065	197	13,517
		Attached	0	744	835	315	1	688	245	624	260	244	1,001	230	101	1,303	1,223	118	195	8,127
		Apartment	0	3,396	1,799	299	3	626	1,221	1,611	457	495	2,432	235	73	1,969	5,648	306	267	20,837
	% Sales to Listings	Detached	29%	26%	30%	31%	22%	30%	28%	37%	34%	27%	28%	51%	31%	30%	24%	20%	29%	n/a
		Attached	n/a	36%	39%	34%	200%	43%	32%	40%	45%	38%	34%	55%	30%	34%	29%	27%	65%	n/a
		Apartment	n/a	35%	36%	44%	100%	36%	37%	36%	41%	34%	34%	40%	30%	36%	33%	27%	47%	n/a
Jan. - Jul. 2024 <i>Year-to-date*</i>	Number of Listings	Detached	97	875	994	493	90	1,553	275	1,004	390	230	1,221	244	845	1,373	1,414	1,050	189	12,337
		Attached	1	619	649	226	7	690	165	575	252	192	786	197	86	1,241	1,032	97	243	7,058
		Apartment	0	3,223	1,439	229	0	639	964	1,351	401	324	1,998	155	75	1,832	5,414	340	301	18,685
	% Sales to Listings	Detached	30%	43%	38%	45%	26%	41%	37%	45%	41%	33%	39%	43%	32%	41%	36%	24%	34%	n/a
		Attached	0%	47%	45%	57%	14%	53%	43%	45%	49%	56%	50%	59%	44%	41%	34%	27%	42%	n/a
		Apartment	n/a	42%	48%	52%	n/a	44%	51%	50%	60%	55%	47%	48%	37%	45%	38%	36%	55%	n/a

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



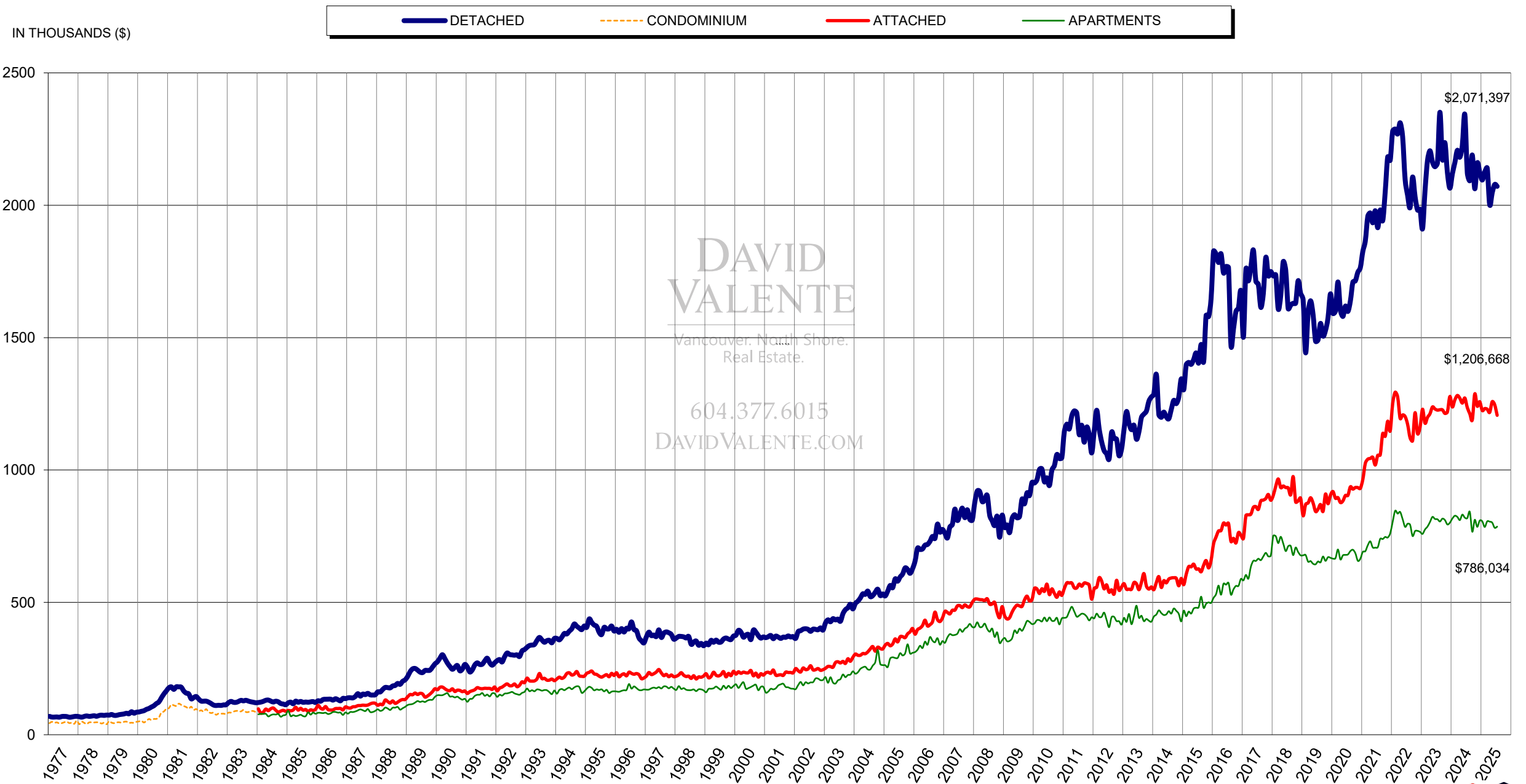
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jul 2024	2 Jun 2025	3 Jul 2025	Col. 2 & 3 Percentage Variance	5 Jul 2024	6 Jun 2025	7 Jul 2025	Col. 6 & 7 Percentage Variance	9 May 2024 - Jul 2024	10 May 2025 - Jul 2025	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	19	24	17	-29.2	3	7	5	-28.6	15	18	20.0
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	136	161	144	-10.6	51	39	54	38.5	181	130	-28.2
ATTACHED	84	120	111	-7.5	37	33	55	66.7	136	137	0.7
APARTMENTS	512	454	490	7.9	221	177	227	28.2	638	580	-9.1
COQUITLAM											
DETACHED	166	168	156	-7.1	53	48	65	35.4	185	167	-9.7
ATTACHED	95	136	105	-22.8	36	46	47	2.2	121	130	7.4
APARTMENTS	237	262	241	-8.0	89	77	93	20.8	285	268	-6.0
DELTA											
DETACHED	71	110	98	-10.9	39	50	34	-32.0	106	117	10.4
ATTACHED	29	37	51	37.8	16	20	20	0.0	55	58	5.5
APARTMENTS	22	36	34	-5.6	20	20	12	-40.0	55	55	0.0
ISLANDS - GULF											
DETACHED	11	19	17	-10.5	5	4	2	-50.0	11	12	9.1
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	1	100.0	0	1	100.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	216	221	225	1.8	89	69	70	1.4	269	215	-20.1
ATTACHED	107	105	97	-7.6	63	47	43	-8.5	159	129	-18.9
APARTMENTS	85	85	90	5.9	41	32	33	3.1	124	99	-20.2
NEW WESTMINSTER											
DETACHED	43	55	37	-32.7	18	10	14	40.0	50	44	-12.0
ATTACHED	28	51	30	-41.2	11	14	15	7.1	33	41	24.2
APARTMENTS	137	163	166	1.8	69	47	70	48.9	238	176	-26.1
NORTH VANCOUVER											
DETACHED	153	206	150	-27.2	69	67	73	9.0	237	221	-6.8
ATTACHED	70	108	81	-25.0	38	48	45	-6.3	122	133	9.0
APARTMENTS	193	211	230	9.0	94	85	71	-16.5	305	239	-21.6
PORT COQUITLAM											
DETACHED	64	77	43	-44.2	23	21	31	47.6	73	68	-6.8
ATTACHED	51	34	45	32.4	12	13	19	46.2	51	53	3.9
APARTMENTS	48	65	58	-10.8	31	24	35	45.8	99	77	-22.2
PORT MOODY/BELCARRA											
DETACHED	33	47	47	0.0	17	14	9	-35.7	39	40	2.6
ATTACHED	34	42	41	-2.4	16	13	26	100.0	47	53	12.8
APARTMENTS	40	72	69	-4.2	25	20	31	55.0	84	81	-3.6
RICHMOND											
DETACHED	184	186	176	-5.4	61	59	60	1.7	213	181	-15.0
ATTACHED	135	165	148	-10.3	52	60	49	-18.3	178	153	-14.0
APARTMENTS	312	375	307	-18.1	140	124	132	6.5	421	381	-9.5
SQUAMISH											
DETACHED	32	32	31	-3.1	15	16	27	68.8	57	60	5.3
ATTACHED	34	42	29	-31.0	21	16	11	-31.3	58	48	-17.2
APARTMENTS	24	17	30	76.5	17	18	8	-55.6	42	43	2.4
SUNSHINE COAST											
DETACHED	135	133	109	-18.0	44	45	42	-6.7	130	138	6.2
ATTACHED	8	21	14	-33.3	4	0	5	500.0	18	9	-50.0
APARTMENTS	15	5	14	180.0	5	2	2	0.0	11	8	-27.3
VANCOUVER EAST											
DETACHED	194	248	194	-21.8	89	95	63	-33.7	268	230	-14.2
ATTACHED	169	195	181	-7.2	60	64	63	-1.6	213	197	-7.5
APARTMENTS	229	305	225	-26.2	114	108	115	6.5	379	324	-14.5
VANCOUVER WEST											
DETACHED	208	217	175	-19.4	67	68	62	-8.8	247	183	-25.9
ATTACHED	147	169	158	-6.5	51	69	42	-39.1	166	177	6.6
APARTMENTS	778	814	689	-15.4	298	280	292	4.3	974	862	-11.5
WEST VANCOUVER/HOWE SOUND											
DETACHED	147	151	141	-6.6	36	30	40	33.3	113	115	1.8
ATTACHED	23	14	20	42.9	7	7	5	-28.6	19	21	10.5
APARTMENTS	43	57	44	-22.8	16	15	17	13.3	67	46	-31.3
WHISTLER/PEMBERTON											
DETACHED	26	29	29	0.0	9	15	9	-40.0	34	32	-5.9
ATTACHED	30	30	21	-30.0	13	23	14	-39.1	40	62	55.0
APARTMENTS	28	37	31	-16.2	12	11	19	72.7	53	45	-15.1
GRAND TOTALS											
DETACHED	1838	2084	1789	-14.2	688	657	660	0.5	2228	1971	-11.5
ATTACHED	1044	1269	1132	-10.8	437	473	459	-3.0	1416	1401	-1.1
APARTMENTS	2703	2958	2718	-8.1	1192	1040	1158	11.3	3775	3285	-13.0



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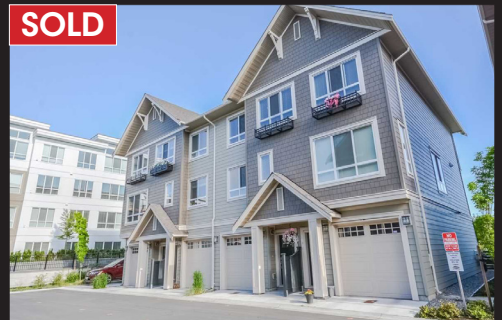
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