

MARKET REPORT

Highlights from September

Fall market favours buyers

THIS MONTH'S NEWSLETTER

- BOC rate cut & easing prices helped home sales on the MLS® edge higher relative to September last year
- Residential MLS® Home Price Index composite benchmark price \$1,142,100
- Sales-to-active ratio total 11.3%

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

VALUE MY HOME

Discover how much your home is worth in today's market:

604.377.6015

Trusted, Honest & Reliable Real Estate Service Since 2006

• Member: Greater Vancouver REALTORS® • Brokerage: Team 3000 Realty Ltd.
This communication is not intended to cause or induce a breach of an existing agreement(s) E&OE



THANKSGIVING



DAVID
VALENTE

Vancouver, North Shore.
Real Estate.

DAVID VALENTE

Vancouver. North Shore.
Real Estate.

Housing Market Report

Highlights from September 2025

Fall market
favours buyers

October 2025



Dear Valued Clients,

Another Bank of Canada rate cut and easing prices helped home sales registered on the MLS® in Metro Vancouver* edge higher relative to September last year.

With another cut to Bank of Canada's policy rate behind us, and markets pricing in at least one more cut by the end of the year, Metro Vancouver homebuyers have reason to be optimistic about the fall market. Easing prices, near-record high inventory levels, and increasingly favourable borrowing costs are offering those looking

to purchase a home this fall with plenty of opportunity.

The past few years have been quite challenging for the market, beginning with 2022's rapid increase in interest rates, major political and policy shifts in subsequent years, and recent trade tensions with the USA weighing on the market. With the acute impacts of these events now fading, we expect market activity to continue stabilizing to end the year, barring any unforeseeable major disruptions.

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

BUYING A HOME →

SELLING A HOME →

I look forward to helping
you achieve your goals.

This communication is not intended to cause or
induce breach of an existing agency relationship.

DAVID VALENTE

📞 604.377.6015

✉ david@davidvalente.com

🌐 DAVIDVALENTE.COM



Fall market
favours buyers

Sales-to-active ratio – September 2025



DETACHED
homes

8.5%



ATTACHED
townhomes

12.7%



ATTACHED
condos

13.3%

(Total 11.3%)

Residential property sales in Metro Vancouver

September 2024

1,852

Sold

→

September 2025

1,872

Sold

(1.2%)

Metro Vancouver Highlights September 2025



DETACHED

Active Listings:

6,459

Sales:

552

Benchmark Price:

\$1,933,100

Avg. Days On Market:

47



TOWNHOUSE

Active Listings:

2,798

Sales:

356

Benchmark Price:

\$1,069,800

Avg. Days On Market:

36



APARTMENT

Active Listings:

7,164

Sales:

954

Benchmark Price:

\$728,800

Avg. Days On Market:

44

News Release



FOR IMMEDIATE RELEASE:

Fall market favours buyers

VANCOUVER, B.C. – October 2, 2025 – Another Bank of Canada rate cut and easing prices helped home sales registered on the MLS® in Metro Vancouver* edge higher relative to September last year.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 1,875 in September 2025, a 1.2 per cent increase from the 1,852 sales recorded in September 2024. This was 20.1 per cent below the 10-year seasonal average (2,348).

“With another cut to Bank of Canada’s policy rate behind us, and markets pricing in at least one more cut by the end of the year, Metro Vancouver homebuyers have reason to be optimistic about the fall market,” said Andrew Lis, GVR’s director of economics and data analytics. “Easing prices, near-record high inventory levels, and increasingly favourable borrowing costs are offering those looking to purchase a home this fall with plenty of opportunity.”

There were 6,527 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in September 2025. This represents a 6.2 per cent increase compared to the 6,144 properties listed in September 2024. This was 20.1 per cent above the 10-year seasonal average (5,434).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 17,079, a 14.4 per cent increase compared to September 2024 (14,932). This is 36.1 per cent above the 10-year seasonal average (12,553).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for September 2025 is 11.3 per cent. By property type, the ratio is 8.5 per cent for detached homes, 12.7 per cent for attached, and 13.3 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 past few years have been quite challenging for the market, beginning with 2022’s rapid increase in interest rates, major political and policy shifts in subsequent years, and recent

trade tensions with the USA weighing on the market,” Lis said. “With the acute impacts of these events now fading, we expect market activity to continue stabilizing to end the year, barring any unforeseeable major disruptions.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,142,100. This represents a 3.2 per cent decrease over September 2024 and a 0.7 per cent decrease compared to August 2025.

Sales of detached homes in September 2025 reached 552, a 7 per cent increase from the 516 detached sales recorded in September 2024. The benchmark price for a detached home is \$1,933,100. This represents a 4.4 per cent decrease from September 2024 and a 0.9 per cent decrease compared to August 2025.

Sales of apartment homes reached 954 in September 2025, a 1.5 per cent increase compared to the 940 sales in September 2024. The benchmark price of an apartment home is \$728,800. This represents a 4.4 per cent decrease from September 2024 and a 0.8 per cent decrease compared to August 2025.

Attached home sales in September 2025 totalled 356, a 5.8 per cent decrease compared to the 378 sales in September 2024. The benchmark price of a townhouse is \$1,069,800. This represents a 2.7 per cent decrease from September 2024 and a 0.9 per cent decrease compared to August 2025.

-30-
Vancouver North Shore.
Real Estate.

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.

For more information please contact:

Mark Moldowan

Manager, Communication and Editorial

Greater Vancouver REALTORS®

604.730.3153

mmoldowan@gvrealtors.ca



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	\$1,069,200	326.4	-0.8%	-2.6%	-4.4%	-3.7%	-2.5%	23.0%	48.3%
	Greater Vancouver	\$1,142,100	324.8	-0.7%	-2.6%	-4.1%	-3.2%	-0.7%	19.9%	39.8%
	Bowen Island	\$1,398,700	292.7	-0.6%	-0.6%	1.0%	-1.4%	-4.3%	28.8%	118.1%
	Burnaby East	\$1,064,400	338.4	-3.3%	-1.8%	-6.4%	-6.6%	-1.9%	17.6%	56.7%
	Burnaby North	\$954,700	318.1	-0.7%	-2.8%	-5.4%	-4.3%	-4.0%	15.0%	45.7%
	Burnaby South	\$1,082,300	335.4	1.0%	-1.2%	-3.7%	-1.7%	-0.3%	15.9%	47.9%
	Coquitlam	\$1,042,100	327.4	-1.0%	-2.1%	-4.2%	-4.2%	-5.3%	21.0%	64.0%
	Ladner	\$1,125,300	327.4	-0.5%	-1.6%	-3.0%	-4.2%	2.4%	36.0%	67.5%
	Maple Ridge	\$943,100	328.0	-0.8%	-2.7%	-3.5%	-3.4%	-1.7%	35.2%	113.5%
	New Westminster	\$788,100	360.7	-1.4%	-0.9%	-3.7%	-5.8%	-0.8%	23.0%	78.4%
	North Vancouver	\$1,341,800	312.4	-0.3%	-2.5%	-2.1%	0.6%	2.9%	19.6%	48.1%
	Pitt Meadows	\$898,800	358.9	-0.2%	-2.7%	-5.3%	-2.5%	1.4%	37.3%	126.9%
	Port Coquitlam	\$914,200	355.4	-0.9%	-3.5%	-4.3%	-2.8%	1.1%	35.8%	101.6%
	Port Moody	\$1,078,400	344.2	-1.0%	-2.2%	-1.6%	-5.9%	-4.5%	30.3%	78.0%
	Richmond	\$1,095,000	360.6	-1.0%	-2.5%	-5.4%	-5.7%	-2.4%	22.1%	43.6%
	Squamish	\$1,112,800	369.7	-1.2%	-1.9%	-1.3%	2.0%	3.0%	35.0%	120.2%
	Sunshine Coast	\$816,500	299.1	-1.5%	-2.2%	-0.6%	-1.9%	-5.9%	31.5%	121.4%
	Tsawwassen	\$1,155,100	300.3	0.7%	-3.1%	-5.6%	-5.1%	-4.0%	20.2%	45.8%
	Vancouver East	\$1,176,500	367.1	-1.2%	-3.0%	-3.7%	-2.5%	3.2%	20.5%	47.5%
	Vancouver West	\$1,280,900	303.8	-0.4%	-3.0%	-4.8%	-2.9%	1.0%	9.8%	12.3%
	West Vancouver	\$2,380,300	256.8	-2.1%	-5.0%	-6.3%	-6.7%	-11.5%	2.5%	4.8%
	Whistler	\$1,340,400	296.9	-1.2%	-2.4%	-1.3%	-0.7%	-7.1%	24.7%	115.0%
Single Family Detached	Lower Mainland	\$1,720,000	377.5	-1.0%	-3.0%	-5.3%	-4.6%	1.3%	29.9%	58.9%
	Greater Vancouver	\$1,933,100	359.8	-0.9%	-3.1%	-5.0%	-4.4%	1.7%	25.1%	41.3%
	Bowen Island	\$1,400,000	292.2	-0.5%	-0.6%	1.0%	-1.5%	-4.4%	28.7%	118.2%
	Burnaby East	\$1,877,400	403.3	-5.7%	0.4%	-5.9%	-5.3%	6.8%	33.3%	82.6%
	Burnaby North	\$2,032,800	388.8	-1.5%	-4.7%	-6.0%	-4.7%	4.4%	32.1%	59.3%
	Burnaby South	\$2,143,800	409.2	1.4%	-0.9%	-4.3%	-0.5%	6.1%	29.4%	58.2%
	Coquitlam	\$1,720,000	399.2	0.0%	-1.7%	-5.2%	-5.2%	-2.3%	30.9%	85.7%
	Ladner	\$1,374,700	334.8	-0.5%	-2.3%	-3.3%	-5.8%	2.6%	37.8%	64.9%
	Maple Ridge	\$1,253,800	366.9	-0.1%	-2.3%	-2.7%	-2.7%	2.1%	39.6%	135.3%
	New Westminster	\$1,521,900	373.8	-4.7%	0.6%	-5.4%	-4.9%	2.9%	31.8%	80.1%
	North Vancouver	\$2,172,000	341.0	-0.1%	-1.9%	-3.2%	-1.7%	5.4%	22.4%	56.9%
	Pitt Meadows	\$1,231,700	369.1	0.2%	-3.6%	-7.0%	-2.5%	0.0%	33.1%	117.6%
	Port Coquitlam	\$1,361,800	385.5	0.4%	-1.5%	-4.0%	-4.0%	4.2%	40.0%	105.6%
	Port Moody	\$2,080,500	398.1	-0.7%	-1.7%	-1.5%	-6.2%	1.3%	43.0%	94.8%
	Richmond	\$2,044,800	414.7	-1.8%	-3.4%	-5.8%	-5.7%	-2.1%	22.7%	51.5%
	Squamish	\$1,661,600	414.5	-1.7%	-0.8%	0.8%	9.0%	1.5%	34.6%	143.7%
	Sunshine Coast	\$873,300	303.8	-1.3%	-2.0%	0.0%	-1.7%	-7.6%	31.4%	125.2%
	Tsawwassen	\$1,529,500	337.6	1.0%	-3.4%	-7.3%	-5.2%	-1.1%	27.7%	60.9%
	Vancouver East	\$1,756,800	391.9	-1.6%	-4.1%	-5.3%	-5.0%	1.1%	18.7%	46.1%
	Vancouver West	\$3,232,600	336.8	-1.0%	-4.9%	-6.4%	-6.9%	-1.7%	6.4%	12.0%
	West Vancouver	\$3,062,100	285.4	-1.4%	-4.0%	-6.5%	-6.3%	-6.1%	10.2%	14.4%
	Whistler	\$2,503,000	325.3	-0.9%	-1.2%	-1.8%	3.6%	-3.5%	32.2%	117.0%

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	\$939,400	358.7	-1.1%	-3.2%	-4.1%	-3.2%	0.5%	34.5%	105.8%
	Greater Vancouver	\$1,069,800	373.7	-0.9%	-3.1%	-3.9%	-2.7%	2.1%	31.3%	100.2%
	Burnaby East	\$898,700	391.4	0.7%	-0.9%	-0.9%	0.0%	7.6%	30.9%	114.5%
	Burnaby North	\$923,500	376.0	-0.6%	-0.8%	2.1%	-2.9%	4.0%	34.6%	111.8%
	Burnaby South	\$1,044,700	383.0	0.1%	-2.9%	-0.7%	2.3%	6.6%	29.9%	103.4%
	Coquitlam	\$1,052,000	411.6	-3.2%	-4.1%	-2.9%	-1.8%	1.9%	37.2%	127.3%
	Ladner	\$1,027,600	407.9	0.0%	3.0%	0.5%	0.7%	14.1%	43.3%	121.7%
	Maple Ridge	\$760,700	382.8	-2.1%	-1.6%	-4.1%	-3.3%	1.9%	40.1%	152.2%
	New Westminster	\$921,800	395.1	0.5%	1.8%	-0.2%	-3.0%	1.9%	34.7%	104.6%
	North Vancouver	\$1,297,900	355.1	0.9%	-4.0%	-1.2%	2.2%	5.6%	30.7%	94.7%
	Pitt Meadows	\$825,100	404.5	-1.5%	-1.7%	-3.3%	0.1%	1.2%	40.4%	139.3%
	Port Coquitlam	\$913,800	368.3	-0.5%	-3.8%	-3.9%	1.5%	0.8%	36.7%	125.3%
	Port Moody	\$1,023,800	395.6	-1.2%	-1.5%	-1.1%	-3.5%	-1.1%	34.9%	124.3%
	Richmond	\$1,042,700	373.9	-1.6%	-5.1%	-7.2%	-9.3%	-0.7%	28.0%	87.7%
	Squamish	\$1,032,900	388.9	2.1%	-1.9%	-1.6%	-0.7%	4.7%	46.5%	144.9%
	Sunshine Coast	\$748,600	350.3	2.3%	-1.1%	-2.4%	-1.1%	6.2%	50.4%	128.5%
	Tsawwassen	\$964,900	283.0	-0.2%	1.7%	-0.7%	-3.2%	1.7%	18.2%	45.3%
	Vancouver East	\$1,048,600	345.7	-2.7%	-5.1%	-9.6%	-4.3%	-0.5%	15.2%	73.6%
	Vancouver West	\$1,373,700	324.1	-1.5%	-4.1%	-7.1%	-3.0%	-2.4%	12.4%	64.7%
	Whistler	\$1,641,300	402.7	2.2%	-1.9%	-2.0%	-1.3%	3.0%	51.6%	171.5%
Apartment	Lower Mainland	\$675,400	338.9	-0.7%	-2.7%	-5.1%	-4.6%	-0.1%	19.5%	80.2%
	Greater Vancouver	\$728,800	337.3	-0.7%	-2.6%	-5.0%	-4.3%	0.6%	16.9%	79.3%
	Burnaby East	\$750,800	318.0	-2.0%	-2.9%	-4.2%	-4.6%	-0.3%	15.8%	80.5%
	Burnaby North	\$715,400	349.8	-0.8%	-1.3%	-5.5%	-3.7%	-1.5%	19.2%	93.7%
	Burnaby South	\$801,400	367.1	0.7%	-1.2%	-4.3%	-3.6%	2.3%	15.6%	81.6%
	Coquitlam	\$691,600	387.2	-1.7%	-2.7%	-5.8%	-4.8%	-1.3%	21.1%	116.2%
	Ladner	\$642,400	326.3	-1.9%	-7.4%	-7.3%	2.7%	-9.2%	24.1%	95.2%
	Maple Ridge	\$495,200	354.0	0.1%	-3.8%	-4.6%	-5.8%	-6.2%	29.6%	143.5%
	New Westminster	\$625,000	382.3	-0.6%	-2.0%	-4.2%	-6.3%	0.7%	20.3%	109.1%
	North Vancouver	\$790,500	321.0	-0.5%	-3.3%	-3.3%	-0.9%	2.3%	19.9%	94.5%
	Pitt Meadows	\$566,900	392.3	-0.4%	-3.4%	-4.4%	-5.7%	-4.3%	27.0%	141.6%
	Port Coquitlam	\$605,200	417.4	-1.9%	-5.2%	-5.7%	-5.5%	1.2%	29.5%	145.4%
	Port Moody	\$711,100	389.4	-1.7%	-4.1%	-3.7%	-6.2%	1.9%	26.5%	117.3%
	Richmond	\$704,600	391.2	0.0%	-0.6%	-5.5%	-4.5%	2.2%	23.1%	103.4%
	Squamish	\$581,800	343.9	-5.8%	-6.1%	-3.8%	-7.3%	-0.8%	21.3%	132.4%
	Sunshine Coast	\$460,600	278.3	-8.8%	-9.6%	-6.7%	-12.5%	-10.3%	4.7%	78.7%
	Tsawwassen	\$625,500	296.0	-1.1%	-6.9%	-7.6%	0.3%	-6.6%	16.0%	77.6%
	Vancouver East	\$673,300	390.8	-0.8%	-1.9%	-4.2%	-5.0%	-0.3%	11.1%	80.3%
	Vancouver West	\$804,200	310.9	-0.1%	-2.4%	-5.3%	-4.1%	-0.2%	9.1%	57.8%
	West Vancouver	\$1,186,400	228.8	-5.5%	-10.4%	-6.3%	-4.7%	-1.5%	5.5%	54.2%
	Whistler	\$613,200	264.4	-7.5%	-8.0%	-5.8%	-12.1%	-3.7%	20.8%	132.3%

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.

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

The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.



MLS[®]
HOME PRICE INDEX

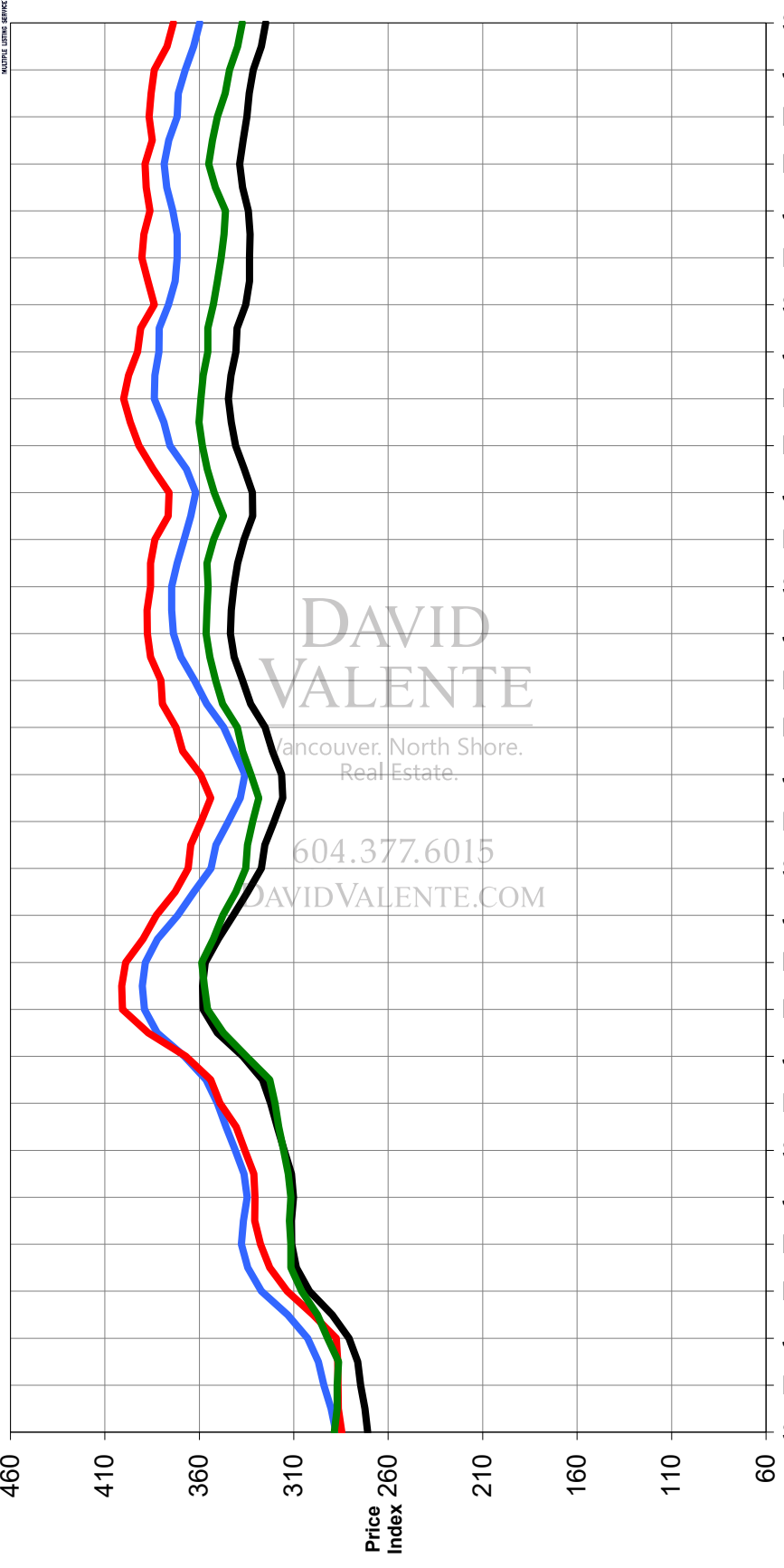
Greater Vancouver 5 Year Trend



GREATER
VANCOUVER
REALTORS[®]



Jan 2005 HPI = 100



DAVID
VALENTE
Vancouver, North Shore.
Real Estate.
604.377.6015
DAVIDVALENTE.COM



MLA
MULTIMEDIA
SERVICE



GREATER
VANCOUVER
REALTORS®

September
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
September 2025	Number of Sales	49	52	39	4	50	16	49	5	15	55	19	42	56	56	35	8	552
	Detached																	
	Attached Apartment	0	37	14	0	31	10	29	11	13	43	12	5	51	35	3	19	356
	Median Selling Price	\$2,040,000	\$1,622,500	\$1,435,000	n/a	\$1,195,000	n/a	\$2,085,000	n/a	n/a	\$2,038,888	n/a	\$1,037,500	\$1,870,000	\$2,959,000	\$3,180,000	n/a	n/a
	Detached																	
	Attached Apartment	n/a	\$1,060,000	n/a	n/a	\$763,500	n/a	\$1,315,000	n/a	n/a	\$1,000,000	n/a	n/a	\$1,440,000	\$1,545,000	n/a	n/a	n/a
August 2025	Median Selling Price	\$691,000	\$637,500	n/a	n/a	\$473,750	\$617,444	\$750,000	\$600,000	n/a	\$661,000	n/a	n/a	\$609,000	\$815,000	n/a	\$393,500	n/a
	Detached	6	59	33	9	72	7	42	19	12	58	11	51	66	55	26	11	575
	Attached Apartment	0	36	18	0	35	14	27	9	11	57	17	6	76	54	3	15	409
	Median Selling Price	\$2,000,000	\$1,655,000	\$1,512,500	n/a	\$1,225,000	n/a	\$1,897,500	n/a	n/a	\$1,940,000	n/a	\$926,500	\$1,745,000	\$3,100,000	\$2,974,500	n/a	n/a
	Detached																	
	Attached Apartment	n/a	\$1,075,000	n/a	n/a	\$790,000	n/a	\$1,295,000	n/a	n/a	\$1,025,000	n/a	n/a	\$1,435,000	\$1,580,925	n/a	n/a	n/a
September 2024	Median Selling Price	\$662,750	\$665,000	n/a	n/a	\$553,500	\$584,000	\$756,500	n/a	\$749,000	\$640,000	n/a	n/a	\$690,000	\$830,000	n/a	n/a	n/a
	Detached	3	43	27	5	66	7	46	13	13	48	7	38	60	59	30	4	515
	Attached Apartment	0	26	15	0	45	5	27	16	20	47	24	5	43	50	3	14	378
	Median Selling Price	\$2,380,000	\$1,700,000	\$1,549,000	n/a	\$1,330,000	n/a	\$2,050,000	n/a	n/a	\$1,880,000	n/a	\$862,500	\$1,942,500	\$3,765,000	\$3,448,000	n/a	n/a
	Detached																	
	Attached Apartment	n/a	\$1,097,900	n/a	n/a	\$790,000	n/a	\$1,317,000	n/a	\$1,006,250	\$1,157,000	\$957,500	n/a	\$1,515,000	\$1,471,500	n/a	n/a	n/a
Jan. - Sep. 2025 Year-to-date	Median Selling Price	\$693,550	\$669,000	n/a	n/a	\$531,000	\$595,000	\$771,101	\$537,000	\$784,875	\$645,000	n/a	n/a	\$675,000	\$801,500	n/a	\$670,000	n/a
	Detached	42	356	283	37	587	99	535	172	112	478	150	371	573	469	274	76	5,060
	Attached Apartment	0	342	140	2	361	102	306	136	117	444	155	41	573	443	38	160	3,760
	Median Selling Price	\$2,100,000	\$1,700,000	\$1,503,800	\$830,000	\$1,250,000	\$1,550,000	\$2,125,000	\$1,390,000	\$1,837,500	\$1,988,000	\$1,677,000	\$901,000	\$1,840,000	\$3,245,000	\$3,025,500	\$2,475,000	n/a
	Detached																	
	Attached Apartment	n/a	\$1,152,000	\$970,000	n/a	\$800,000	\$955,500	\$1,374,450	\$942,000	\$1,060,000	\$1,091,000	\$1,065,000	\$845,000	\$1,428,450	\$1,543,125	\$1,854,000	\$1,305,000	n/a
Jan. - Sep. 2024 Year-to-date	Median Selling Price	\$699,000	\$668,000	\$650,000	n/a	\$525,000	\$613,944	\$788,000	\$596,250	\$763,000	\$662,000	\$665,000	\$544,500	\$679,500	\$828,000	\$1,234,000	\$650,000	n/a
	Detached	37	462	279	35	762	126	537	184	94	569	127	349	669	612	314	77	5,699
	Attached Apartment	0	361	158	2	455	85	313	159	137	478	149	47	619	444	30	133	3,927
	Median Selling Price	\$2,175,000	\$1,777,500	\$1,496,000	\$840,000	\$1,299,950	\$1,582,500	\$2,235,000	\$1,447,500	\$1,900,000	\$2,095,000	\$1,561,000	\$945,857	\$1,965,000	\$3,568,000	\$2,975,000	\$2,170,000	n/a
	Detached																	
	Attached Apartment	n/a	\$1,147,500	\$1,042,500	n/a	\$810,000	\$980,000	\$1,425,000	\$940,000	\$1,062,500	\$1,165,000	\$999,000	\$659,000	\$1,495,000	\$1,617,350	\$2,408,500	\$1,426,000	n/a
Year-to-date	Median Selling Price	\$725,000	\$680,000	\$662,500	n/a	\$536,900	\$630,000	\$799,900	\$605,000	\$770,000	\$700,000	\$606,000	\$557,500	\$698,000	\$850,000	\$1,238,000	\$570,000	n/a

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





GREATER
VANCOUVER
REALTORS®

September
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
September 2025	Number of Listings	9	161	178	100	8	206	55	219	73	47	200	38	114	211	245	214	28	2,106
	% Sales to Listings	22%	30%	29%	39%	50%	24%	29%	22%	7%	32%	28%	50%	37%	27%	23%	16%	29%	n/a
August 2025	Number of Listings	19	111	142	73	6	158	37	100	43	14	145	20	84	141	149	98	25	1,365
	% Sales to Listings	n/a	34%	42%	45%	150%	46%	19%	42%	44%	86%	40%	55%	61%	47%	37%	27%	44%	n/a
September 2024	Number of Listings	16	163	157	78	8	231	39	179	80	55	186	39	105	221	241	156	28	1,982
	% Sales to Listings	n/a	37%	26%	35%	n/a	53%	17%	26%	41%	80%	37%	62%	56%	19%	26%	21%	58%	1,148
Jan. - Sep. 2025 Year-to-date*	Number of Listings	144	1,291	1,432	853	123	1,934	365	1,532	549	372	1,862	292	1,106	1,847	1,859	1,377	250	16,988
	% Sales to Listings	29%	28%	31%	33%	30%	30%	27%	35%	31%	30%	29%	51%	34%	31%	25%	20%	30%	10,324
Jan. - Sep. 2024 Year-to-date*	Number of Listings	121	1,128	1,312	609	107	1,957	337	1,263	516	324	1,558	306	1,040	1,740	1,775	1,307	237	15,637
	% Sales to Listings	0%	41%	36%	46%	33%	39%	37%	43%	36%	29%	37%	42%	34%	38%	34%	24%	32%	8,936
Year-to-date*	Number of Listings	0	4,091	1,888	300	1	811	1,239	1,752	499	421	2,561	191	84	2,340	6,806	418	349	23,751
	% Sales to Listings	n/a	43%	46%	48%	0%	42%	49%	47%	57%	55%	45%	46%	42%	44%	37%	37%	45%	n/a

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



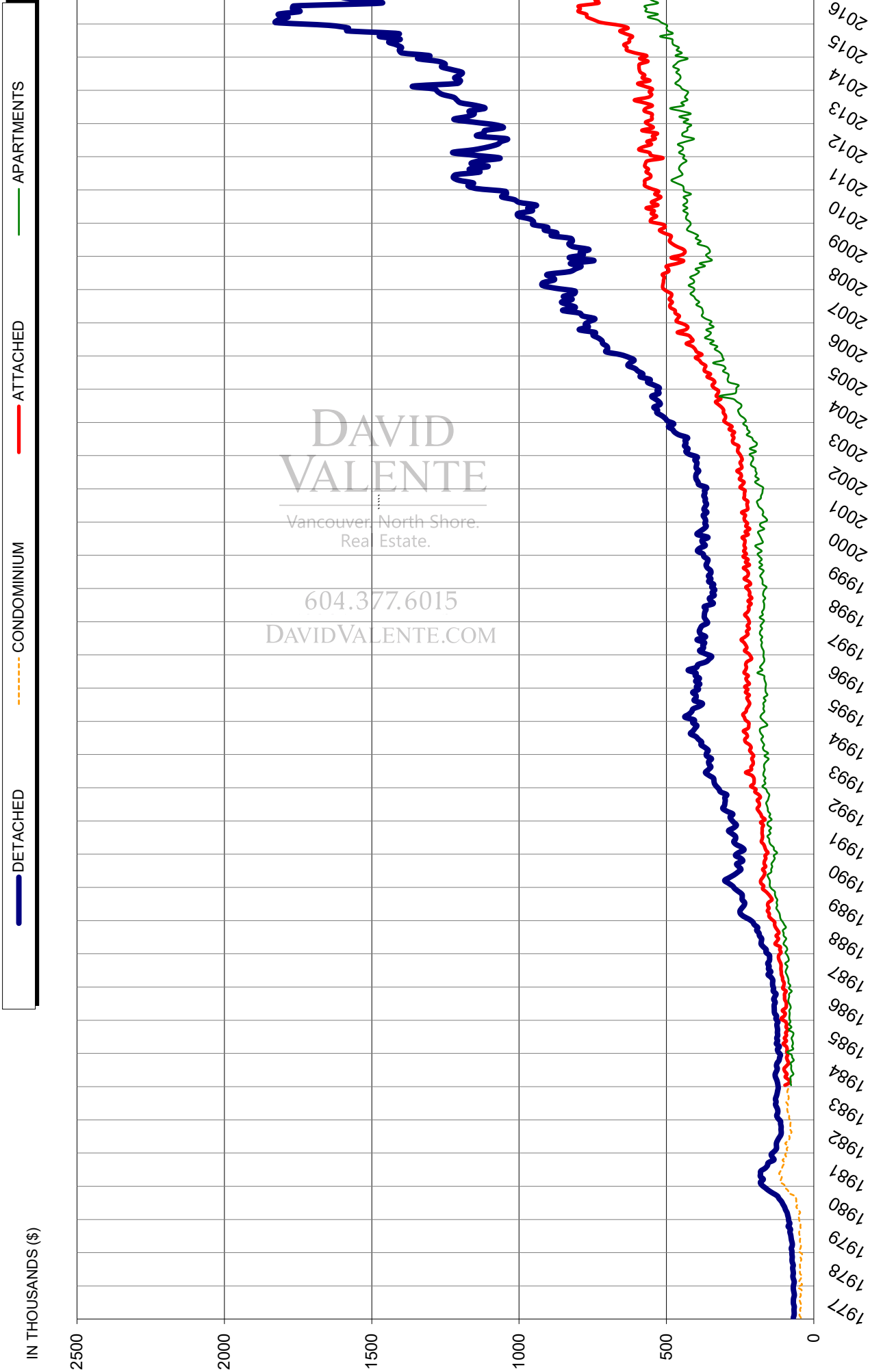
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Sep 2024	2 Aug 2025	3 Sep 2025	Col. 2 & 3 Percentage Variance	5 Sep 2024	6 Aug 2025	7 Sep 2025	Col. 6 & 7 Percentage Variance	9 Jul 2024 - Sep 2024	10 Jul 2025 - Sep 2025	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	16	19	9	-52.6	3	6	2	-66.7	11	13	18.2
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	163	111	161	45.0	43	38	49	28.9	137	141	2.9
ATTACHED	102	79	130	64.6	38	31	43	38.7	110	129	17.3
APARTMENTS	469	335	479	43.0	184	170	175	2.9	609	572	-6.1
COQUITLAM											
DETACHED	157	142	178	25.4	46	59	52	-11.9	139	176	26.6
ATTACHED	101	84	118	40.5	26	36	37	2.8	99	120	21.2
APARTMENTS	251	192	267	39.1	83	68	76	11.8	266	237	-10.9
DELTA											
DETACHED	78	73	100	37.0	27	33	39	18.2	97	106	9.3
ATTACHED	34	32	35	9.4	15	18	14	-22.2	45	52	15.6
APARTMENTS	37	25	37	48.0	14	14	19	35.7	45	45	0.0
ISLANDS - GULF											
DETACHED	8	6	8	33.3	5	9	4	-55.6	17	15	-11.8
ATTACHED	0	0	1	100.0	0	0	0	0.0	1	0	-100.0
APARTMENTS	1	0	0	0.0	0	0	0	0.0	0	1	100.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	231	158	206	30.4	66	72	50	-30.6	221	192	-13.1
ATTACHED	85	62	105	69.4	45	35	31	-11.4	152	109	-28.3
APARTMENTS	93	59	54	-8.5	27	40	30	-25.0	102	103	1.0
NEW WESTMINSTER											
DETACHED	39	37	55	48.6	7	7	16	128.6	41	37	-9.8
ATTACHED	29	23	37	60.9	5	14	10	-28.6	25	39	56.0
APARTMENTS	172	127	173	36.2	61	52	58	11.5	184	180	-2.2
NORTH VANCOUVER											
DETACHED	179	100	219	119.0	46	42	49	16.7	158	164	3.8
ATTACHED	105	58	106	82.8	27	27	29	7.4	91	101	11.0
APARTMENTS	255	143	275	92.3	71	68	80	17.6	241	219	-9.1
PORT COQUITLAM											
DETACHED	80	43	73	69.8	13	19	5	-73.7	48	55	14.6
ATTACHED	39	31	50	61.3	16	9	11	22.2	48	39	-18.8
APARTMENTS	65	44	58	31.8	22	18	29	61.1	77	82	6.5
PORT MOODY/BELCARRA											
DETACHED	55	14	47	235.7	13	12	15	25.0	36	36	0.0
ATTACHED	25	23	32	39.1	20	11	13	18.2	45	50	11.1
APARTMENTS	61	46	107	132.6	28	22	18	-18.2	77	71	-7.8
RICHMOND											
DETACHED	186	145	200	37.9	48	58	55	-5.2	154	173	12.3
ATTACHED	126	136	162	19.1	47	57	43	-24.6	139	149	7.2
APARTMENTS	311	273	346	26.7	101	108	93	-13.9	345	333	-3.5
SQUAMISH											
DETACHED	39	20	38	90.0	7	11	19	72.7	38	57	50.0
ATTACHED	39	19	41	115.8	24	17	12	-29.4	54	40	-25.9
APARTMENTS	24	22	28	27.3	6	19	13	-31.6	30	40	33.3
SUNSHINE COAST											
DETACHED	105	84	114	35.7	38	51	42	-17.6	126	135	7.1
ATTACHED	9	9	8	-11.1	5	6	5	-16.7	13	16	23.1
APARTMENTS	6	13	9	-30.8	2	4	4	0.0	12	10	-16.7
VANCOUVER EAST											
DETACHED	221	141	211	49.6	60	66	56	-15.2	194	185	-4.6
ATTACHED	222	142	250	76.1	43	76	51	-32.9	169	190	12.4
APARTMENTS	326	175	343	96.0	108	75	101	34.7	304	291	-4.3
VANCOUVER WEST											
DETACHED	241	149	245	64.4	59	55	56	1.8	173	173	0.0
ATTACHED	194	122	218	78.7	50	54	35	-35.2	139	131	-5.8
APARTMENTS	861	493	827	67.7	200	271	225	-17.0	749	788	5.2
WEST VANCOUVER/HOWE SOUND											
DETACHED	156	98	214	118.4	30	26	35	34.6	101	101	0.0
ATTACHED	14	13	16	23.1	3	3	3	0.0	11	11	0.0
APARTMENTS	56	26	45	73.1	12	13	13	0.0	49	43	-12.2
WHISTLER/PEMBERTON											
DETACHED	28	25	28	12.0	4	11	8	-27.3	21	28	33.3
ATTACHED	24	29	26	-10.3	14	15	19	26.7	44	48	9.1
APARTMENTS	22	21	35	66.7	21	14	20	42.9	54	53	-1.9
GRAND TOTALS											
DETACHED	1982	1365	2106	54.3	515	575	552	-4.0	1712	1787	4.4
ATTACHED	1148	862	1335	54.9	378	409	356	-13.0	1185	1224	3.3
APARTMENTS	3010	1994	3083	54.6	940	956	954	-0.2	3144	3068	-2.4



GREATER
VANCOUVER
REALTORS®

Residential Average Sale Prices - January 1977 to September 2025



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

LIST YOUR PROPERTY
WITH THE MOST
EFFECTIVE
MARKETING PROGRAM AVAILABLE
IN THE INDUSTRY

FOR A CONFIDENTIAL MARKET EVALUATION
OF YOUR PROPERTY CALL

DAVID
VALENTE

604.377.6015
DAVIDVALENTE.COM

UNLIKE MANY COMPETITORS, DAVID WORKS DIRECTLY WITH YOU THROUGHOUT THE ENTIRE
PROCESS TO ACHIEVE AN EXCEPTIONAL EXPERIENCE & MAXIMUM RESULTS IN TODAY'S MARKET.

VANCOUVER. NORTH SHORE. REAL ESTATE.

SOLD



THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF AN EXISTING AGREEMENT(S). E. & O.E

DAVID VALENTE

604.377.6015
DAVIDVALENTE.COM

Metro Vancouver **Sold** Properties

By David Valente

SOLD



SOLD



SOLD



SOLD



SOLD



SOLD



SOLD



SOLD



SOLD



SOLD



SOLD



SOLD



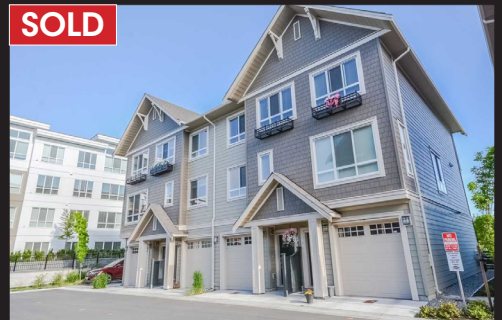
SOLD



SOLD



SOLD



DAVID VALENTE

604.377.6015
DAVIDVALENTE.COM

- **Award Winning Realtor®**
- **Living in Vancouver's North Shore**
- **Selling In Your Greater Vancouver Neighbourhood Since 2006**

Burnaby
Coquitlam
Maple Ridge
New Westminster
North Vancouver

Pitt Meadows
Port Coquitlam
Port Moody
Richmond
South Delta

Squamish
Sunshine Coast
Vancouver
West Vancouver
Whistler

THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF AN EXISTING AGREEMENT(S). E. & O.E