

MARKET REPORT

Highlights from August

Easing home prices help lift sales in August

THIS MONTHS NEWSLETTER

- Easing prices brought more Metro Van homebuyers off the sidelines in August, with home sales on the MLS® up 3% from August 2024
- Residential MLS® Home Price Index composite benchmark price \$1,150,400
- Sales-to-active ratio total 12.4%

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

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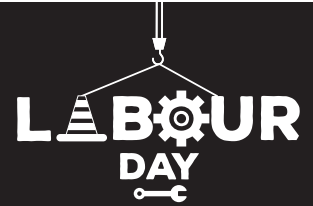
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DAVID VALENTE

Vancouver, North Shore.
Real Estate.

Easing home prices help lift sales in August

September 2025



Dear Valued Clients,

Easing prices brought more Metro Vancouver homebuyers off the sidelines in August, with home sales on the MLS® up nearly three per cent from August last year.

The August sales figures add further confirmation that sales activity across Metro Vancouver appears to be recovering, albeit somewhat slowly, from the challenging first half of the year. Sales in the detached and attached segments are up over ten per cent from last August, which suggests buyers shopping in more expensive price points are re-entering the market in a meaningful way.

Prices have eased around two per cent since the start of the year and are down about one per cent month over month in August, signalling that sellers have been willing to lower price expectations. As sellers' and buyers' expectations have become more aligned, transaction volume has picked up. Newly listed properties remain in line with their ten-year seasonal average however, which when paired with increasing sales activity, is likely to diminish the available inventory. This also means the window of plentiful opportunity for buyers may soon begin closing if these trends continue.

— 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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Easing home prices help
lift sales in August

Sales-to-active ratio – August 2025



9.3%



15.8%

(Total 12.4%)



14%

Residential property sales in Metro Vancouver

August 2024

1,904

Sold

→

August 2025

1,959

Sold

(2.9%)

Metro Vancouver Highlights August 2025



DETACHED

Active Listings:

6,162

Sales:

575

Benchmark Price:

\$1,950,300

Avg. Days On Market:

47



TOWNHOUSE

Active Listings:

2,589

Sales:

409

Benchmark Price:

\$1,079,600

Avg. Days On Market:

36



APARTMENT

Active Listings:

6,841

Sales:

956

Benchmark Price:

\$734,400

Avg. Days On Market:

42

News Release



FOR IMMEDIATE RELEASE:

Easing home prices help lift sales in August

VANCOUVER, B.C. – September 3, 2025 – Easing prices brought more Metro Vancouver* homebuyers off the sidelines in August, with home sales on the MLS® up nearly three per cent from August last year.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 1,959 in August 2025, a 2.9 per cent increase from the 1,904 sales recorded in August 2024. This was 19.2 per cent below the 10-year seasonal average (2,424).

“The August sales figures add further confirmation that sales activity across Metro Vancouver appears to be recovering, albeit somewhat slowly, from the challenging first half of the year,” said Andrew Lis, GVR’s director of economics and data analytics. “Sales in the detached and attached segments are up over ten per cent from last August, which suggests buyers shopping in more expensive price points are re-entering the market in a meaningful way.”

There were 4,225 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in August 2025. This represents a 2.8 per cent increase compared to the 4,109 properties listed in August 2024. This was 1.3 per cent above the 10-year seasonal average (4,172).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 16,242, a 17.6 per cent increase compared to August 2024 (13,812). This is 36.9 per cent above the 10-year seasonal average (11,862).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for August 2025 is 12.4 per cent. By property type, the ratio is 9.3 per cent for detached homes, 15.8 per cent for attached, and 14 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.

“Prices have eased around two per cent since the start of the year and are down about one per cent month over month in August, signalling that sellers have been willing to lower price expectations,” Lis said. “As sellers’ and buyers’ expectations have become more aligned,

transaction volume has picked up. Newly listed properties remain in line with their ten-year seasonal average however, which when paired with increasing sales activity, is likely to diminish the available inventory. This also means the window of plentiful opportunity for buyers may soon begin closing if these trends continue.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,150,400. This represents a 3.8 per cent decrease over August 2024 and a 1.3 per cent decrease compared to July 2025.

Sales of detached homes in August 2025 reached 575, a 13 per cent increase from the 509 detached sales recorded in August 2024. The benchmark price for a detached home is \$1,950,300. This represents a 4.8 per cent decrease from August 2024 and a 1.2 per cent decrease compared to July 2025.

Sales of apartment homes reached 956 in August 2025, a 5.5 per cent decrease compared to the 1,012 sales in August 2024. The benchmark price of an apartment home is \$734,400. This represents a 4.4 per cent decrease from August 2024 and a 1.3 per cent decrease compared to July 2025.

Attached home sales in August 2025 totalled 409, a 10.5 per cent increase compared to the 370 sales in August 2024. The benchmark price of a townhouse is \$1,079,600. This represents a 3.5 per cent decrease from August 2024 and a 1.8 per cent decrease compared to July 2025.

DAVID VALENTE
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Editor's Note:

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*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.

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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	\$1,078,000	329.1	-1.1%	-2.4%	-3.1%	-4.3%	-4.1%	25.2%	51.3%
	Greater Vancouver	\$1,150,400	327.2	-1.3%	-2.3%	-2.9%	-3.8%	-2.2%	21.8%	42.6%
	Bowen Island	\$1,406,800	294.4	1.8%	-1.4%	-0.8%	1.9%	-9.6%	33.0%	127.0%
	Burnaby East	\$1,101,100	350.1	-0.3%	0.5%	-3.0%	-4.7%	1.7%	22.0%	62.2%
	Burnaby North	\$961,800	320.5	-1.1%	-2.0%	-4.1%	-5.0%	-4.6%	16.2%	48.5%
	Burnaby South	\$1,071,800	332.1	-2.0%	-3.2%	-4.8%	-6.0%	-3.6%	15.3%	47.0%
	Coquitlam	\$1,052,800	330.8	-0.6%	-1.9%	-3.3%	-4.7%	-5.8%	24.2%	68.0%
	Ladner	\$1,131,300	329.2	-1.6%	-1.5%	-2.5%	-2.7%	-0.8%	38.6%	76.0%
	Maple Ridge	\$951,100	330.8	-0.7%	-2.6%	-2.4%	-3.3%	-3.8%	37.7%	117.6%
	New Westminster	\$799,300	365.8	-0.3%	-0.5%	-2.4%	-3.9%	-0.6%	25.8%	81.0%
	North Vancouver	\$1,345,500	313.3	-1.8%	-2.5%	-1.3%	-1.5%	-0.6%	21.6%	54.0%
	Pitt Meadows	\$900,800	359.7	-0.7%	-3.5%	-3.0%	-3.7%	0.1%	38.7%	129.0%
	Port Coquitlam	\$922,500	358.7	-1.1%	-3.5%	-3.5%	-4.0%	1.4%	39.1%	105.2%
	Port Moody	\$1,089,400	347.7	0.0%	-0.7%	-0.2%	-4.3%	-6.7%	33.0%	82.9%
	Richmond	\$1,105,700	364.1	-0.8%	-2.3%	-3.7%	-5.9%	-2.5%	24.4%	48.6%
	Squamish	\$1,126,600	374.3	-1.3%	-1.2%	2.0%	6.0%	-1.4%	40.6%	129.6%
	Sunshine Coast	\$829,200	303.7	-0.2%	0.3%	-0.2%	0.2%	-6.1%	36.9%	130.3%
	Tsawwassen	\$1,147,000	298.2	-1.3%	-4.8%	-5.8%	-8.4%	-7.3%	21.0%	46.6%
	Vancouver East	\$1,190,200	371.4	-0.7%	-2.2%	-2.2%	-2.6%	1.8%	22.5%	51.0%
	Vancouver West	\$1,285,900	305.0	-1.6%	-2.8%	-4.0%	-3.7%	-0.2%	10.2%	13.3%
	West Vancouver	\$2,430,200	262.2	-3.2%	-2.4%	-4.1%	-7.6%	-11.9%	5.4%	7.8%
	Whistler	\$1,357,000	300.6	-2.1%	-1.0%	2.1%	1.7%	-11.3%	30.9%	122.7%
Single Family Detached	Lower Mainland	\$1,737,200	381.3	-1.1%	-2.6%	-4.0%	-4.9%	-0.6%	32.8%	62.7%
	Greater Vancouver	\$1,950,300	363.0	-1.2%	-2.3%	-3.8%	-4.8%	0.1%	27.7%	44.4%
	Bowen Island	\$1,407,700	293.8	1.8%	-1.4%	-0.9%	1.8%	-9.7%	32.9%	126.9%
	Burnaby East	\$1,991,800	427.9	1.9%	6.7%	-0.1%	-0.8%	17.1%	41.9%	92.4%
	Burnaby North	\$2,064,400	394.9	-3.1%	-1.4%	-4.2%	-3.6%	5.8%	35.0%	63.1%
	Burnaby South	\$2,114,700	403.6	-2.4%	-5.9%	-5.2%	-6.0%	3.4%	29.4%	56.4%
	Coquitlam	\$1,719,700	399.1	-1.0%	-3.3%	-5.8%	-6.0%	-3.2%	33.4%	88.2%
	Ladner	\$1,381,600	336.5	-2.5%	-1.2%	-2.9%	-2.4%	-1.9%	39.6%	74.8%
	Maple Ridge	\$1,255,400	367.4	-0.8%	-2.5%	-2.3%	-3.8%	-1.7%	41.8%	138.0%
	New Westminster	\$1,596,300	392.1	0.8%	4.7%	-0.3%	-1.1%	10.3%	38.7%	89.4%
	North Vancouver	\$2,174,600	341.4	-1.0%	-2.9%	-2.3%	-4.2%	0.0%	24.1%	64.4%
	Pitt Meadows	\$1,229,100	368.3	-1.7%	-6.1%	-3.1%	-5.8%	-1.2%	33.3%	116.8%
	Port Coquitlam	\$1,356,600	384.0	-0.2%	-3.9%	-4.5%	-5.3%	2.6%	41.3%	107.5%
	Port Moody	\$2,095,300	400.9	0.6%	0.9%	-0.1%	-3.8%	-1.5%	45.4%	99.4%
	Richmond	\$2,083,400	422.5	-0.2%	-1.0%	-3.9%	-6.2%	-1.7%	26.4%	58.9%
	Squamish	\$1,690,200	421.6	0.0%	0.7%	6.0%	12.4%	-2.8%	42.4%	157.9%
	Sunshine Coast	\$885,000	307.8	0.0%	0.8%	-0.1%	-0.6%	-7.3%	37.0%	133.5%
	Tsawwassen	\$1,513,800	334.2	-1.4%	-5.4%	-7.3%	-7.1%	-5.4%	28.3%	61.1%
	Vancouver East	\$1,785,000	398.2	-0.5%	-2.4%	-4.2%	-4.5%	-0.5%	21.2%	50.1%
	Vancouver West	\$3,264,900	340.2	-1.4%	-2.9%	-5.7%	-5.6%	-3.0%	9.1%	14.0%
	West Vancouver	\$3,106,500	289.5	-2.8%	-2.8%	-4.5%	-8.2%	-6.8%	11.8%	17.6%
	Whistler	\$2,524,900	328.2	-1.0%	-2.3%	2.7%	3.1%	-8.0%	40.4%	119.5%

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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 included 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	\$950,100	362.8	-1.4%	-2.6%	-2.7%	-3.7%	-0.5%	36.6%	110.3%
	Greater Vancouver	\$1,079,600	377.1	-1.8%	-2.5%	-2.8%	-3.6%	1.1%	33.0%	104.8%
	Burnaby East	\$892,400	388.7	-1.4%	-3.0%	-1.0%	-3.8%	4.2%	31.7%	112.6%
	Burnaby North	\$928,600	378.1	-0.9%	1.0%	1.8%	-1.8%	0.8%	34.4%	111.9%
	Burnaby South	\$1,044,100	382.7	-2.8%	-2.5%	-3.0%	-0.6%	5.5%	27.7%	105.8%
	Coquitlam	\$1,087,100	425.3	-0.6%	0.2%	0.4%	1.0%	2.7%	43.5%	137.2%
	Ladner	\$1,027,500	407.9	1.0%	-1.3%	0.9%	0.4%	12.3%	44.4%	118.9%
	Maple Ridge	\$777,100	391.1	0.5%	-0.9%	-1.5%	-0.4%	4.1%	43.0%	162.8%
	New Westminster	\$916,900	393.0	-0.2%	-1.8%	-2.2%	-3.8%	-0.8%	35.1%	104.2%
	North Vancouver	\$1,286,900	352.1	-2.1%	-4.8%	-2.8%	-3.1%	-0.7%	28.4%	99.9%
	Pitt Meadows	\$837,400	410.5	1.6%	1.7%	-1.5%	1.1%	1.4%	42.2%	150.6%
	Port Coquitlam	\$917,900	370.0	-2.9%	-4.0%	-3.4%	-3.6%	1.8%	38.5%	128.1%
	Port Moody	\$1,036,300	400.4	-0.4%	-0.4%	2.1%	-2.5%	-5.5%	37.5%	136.9%
	Richmond	\$1,059,600	379.9	-3.1%	-5.7%	-4.4%	-7.4%	0.2%	31.0%	92.7%
	Squamish	\$1,011,600	380.9	-2.5%	-2.5%	-2.2%	-3.6%	-0.2%	43.4%	145.1%
	Sunshine Coast	\$732,000	342.5	-2.8%	-4.1%	-2.7%	-4.7%	0.7%	47.4%	126.5%
	Tsawwassen	\$966,900	283.6	0.5%	-3.4%	-2.3%	-4.6%	1.1%	19.6%	46.5%
	Vancouver East	\$1,077,700	355.3	-3.6%	-3.9%	-7.0%	-6.6%	-1.4%	20.8%	81.7%
	Vancouver West	\$1,395,000	329.1	-1.6%	-1.7%	-6.6%	-4.2%	-0.9%	15.8%	69.1%
	Whistler	\$1,605,400	393.9	-3.5%	-2.2%	-2.9%	-5.9%	-1.7%	48.1%	172.2%
Apartment	Lower Mainland	\$680,400	341.4	-1.2%	-3.1%	-3.6%	-4.6%	-1.1%	20.6%	84.0%
	Greater Vancouver	\$734,400	339.8	-1.2%	-3.0%	-3.3%	-4.4%	-0.3%	17.9%	83.1%
	Burnaby East	\$765,900	324.4	0.0%	-3.2%	-1.1%	-1.9%	-2.0%	18.2%	86.8%
	Burnaby North	\$721,200	352.7	0.4%	-2.0%	-3.3%	-4.7%	-2.0%	20.2%	98.4%
	Burnaby South	\$795,500	364.4	-1.6%	-2.1%	-5.1%	-6.3%	-1.9%	15.6%	81.9%
	Coquitlam	\$703,700	394.0	-0.3%	-2.8%	-3.5%	-5.3%	-0.4%	24.0%	124.4%
	Ladner	\$654,700	332.5	-2.6%	-5.3%	-3.8%	-6.8%	-8.0%	30.6%	104.1%
	Maple Ridge	\$494,700	353.6	-1.9%	-5.8%	-5.3%	-5.3%	-8.1%	31.8%	143.5%
	New Westminster	\$628,700	384.5	-0.5%	-2.3%	-3.4%	-4.3%	-1.5%	22.0%	110.6%
	North Vancouver	\$794,800	322.7	-3.0%	-2.6%	-2.2%	-1.0%	3.4%	23.5%	99.2%
	Pitt Meadows	\$569,400	394.0	-1.8%	-5.3%	-4.8%	-5.0%	-6.1%	30.3%	142.6%
	Port Coquitlam	\$617,100	425.6	-1.0%	-3.1%	-2.9%	-4.8%	1.6%	33.4%	151.4%
	Port Moody	\$723,600	396.3	-1.1%	-3.1%	-1.3%	-3.5%	2.4%	30.1%	120.9%
	Richmond	\$704,300	391.1	-0.8%	-2.2%	-3.7%	-5.4%	1.6%	23.0%	109.4%
	Squamish	\$617,900	365.2	-1.7%	-2.3%	1.5%	11.2%	-2.7%	34.1%	160.5%
	Sunshine Coast	\$504,700	305.0	0.2%	-1.5%	1.2%	7.7%	-9.8%	18.3%	97.9%
	Tsawwassen	\$632,700	299.4	-2.9%	-6.3%	-6.6%	-10.1%	-6.5%	21.6%	85.8%
	Vancouver East	\$679,000	394.1	0.0%	-2.4%	-1.8%	-3.7%	-1.5%	11.7%	85.7%
	Vancouver West	\$804,800	311.1	-1.9%	-4.1%	-4.1%	-5.7%	-1.0%	7.3%	59.9%
	West Vancouver	\$1,255,800	242.2	-3.4%	-2.7%	0.0%	1.7%	0.7%	18.9%	56.6%
	Whistler	\$662,900	285.9	-1.8%	-2.3%	1.6%	6.2%	-6.8%	35.8%	157.1%

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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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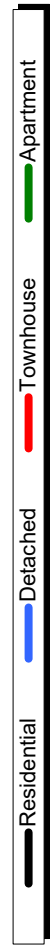


MLS[®]
HOME PRICE INDEX

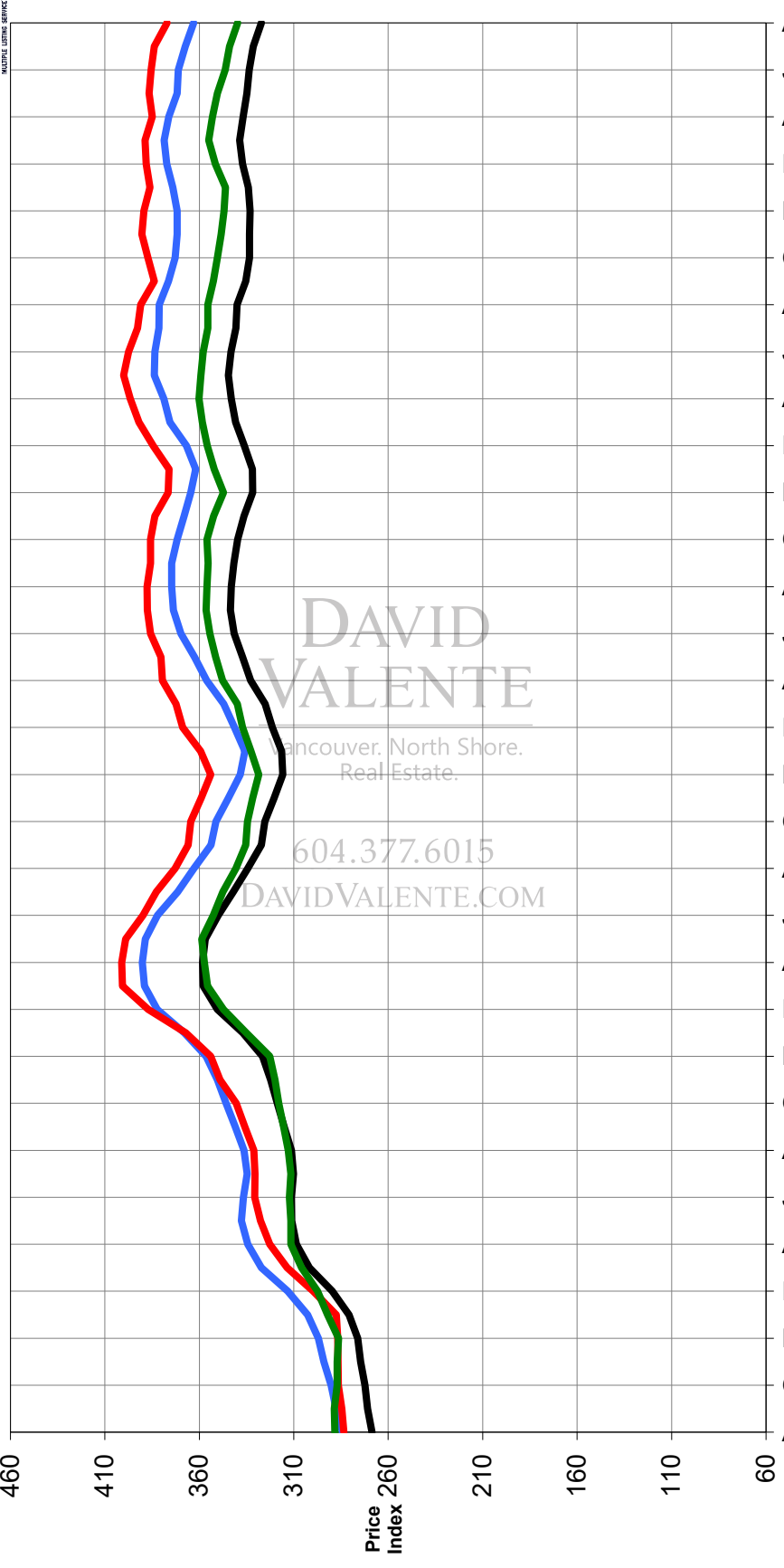
Greater Vancouver 5 Year Trend



GREATER
VANCOUVER
REALTORS[®]



Jan 2005 HPI = 100



Aug 2025
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Aug 2020



GREATER
VANCOUVER
REALTORS®

August
2025

MLS® SALES Facts

August 2025	Number of Sales	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	Detached	6	38	59	33	9	72	7	42	19	12	58	11	51	66	55	26	11	575
	Attached	0	31	36	18	0	35	14	27	9	11	57	17	6	76	54	3	15	409
	Apartment	0	170	68	14	0	40	52	68	18	22	108	19	4	75	271	13	14	956
	Median	n/a	\$2,000,000	\$1,655,000	\$1,512,500	n/a	\$1,225,000	n/a	\$1,997,500	n/a	n/a	\$1,940,000	n/a	\$926,500	\$1,745,000	\$3,100,000	\$2,974,500	n/a	n/a
	Attached	n/a	\$1,055,000	\$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
	Apartment	n/a	\$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
	Number	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	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
	Number	5	43	40	31	7	66	16	43	12	6	45	16	44	45	47	35	8	509
	Attached	0	35	37	14	1	44	9	26	20	9	40	9	4	66	38	1	17	370
	Apartment	0	204	94	11	0	34	54	76	24	24	104	7	5	82	251	21	21	1,012
	Median	n/a	\$2,150,000	\$1,717,000	\$1,500,000	n/a	\$1,257,500	n/a	\$2,135,000	n/a	n/a	\$2,150,600	n/a	\$886,000	\$1,872,500	\$3,790,000	\$2,800,000	n/a	n/a
	Attached	n/a	\$1,185,000	\$1,070,000	n/a	n/a	\$765,750	n/a	\$1,450,000	\$922,500	n/a	\$1,080,000	n/a	n/a	\$1,480,000	\$1,570,825	n/a	n/a	n/a
	Apartment	n/a	\$720,000	\$672,500	n/a	n/a	\$530,000	\$646,000	\$795,950	\$620,450	\$690,000	\$659,900	n/a	n/a	\$647,000	\$849,500	\$1,330,000	\$765,000	n/a
Jan. - Aug. 2025	Number	40	307	394	244	33	537	83	486	167	97	423	131	329	517	413	239	68	4,508
	Attached	0	299	363	126	2	330	92	277	125	104	401	143	36	522	408	35	141	3,404
	Apartment	0	1,372	707	147	3	288	499	640	207	189	930	114	26	777	2,163	96	139	8,277
Year-to-date	Median	\$1,522,500	\$2,100,000	\$1,700,000	\$1,515,500	\$830,000	\$1,255,000	\$1,550,000	\$2,125,000	\$1,394,000	\$1,855,000	\$1,984,476	\$1,681,000	\$900,000	\$1,830,000	\$3,268,000	\$2,950,000	\$2,550,000	n/a
	Attached	n/a	\$1,065,000	\$1,156,300	\$972,500	n/a	\$801,500	\$965,000	\$1,375,000	\$950,000	\$1,037,500	\$1,095,000	\$1,065,000	\$847,500	\$1,425,000	\$1,541,250	\$1,880,000	\$1,295,000	n/a
	Apartment	n/a	\$700,000	\$670,000	\$650,000	n/a	\$532,869	\$613,750	\$789,000	\$595,000	\$765,000	\$663,000	\$673,500	\$530,000	\$685,000	\$828,944	\$1,240,000	\$690,000	n/a
Jan. - Aug. 2024	Number	34	419	420	252	30	696	119	491	171	81	521	120	311	609	553	284	73	5,184
	Attached	0	323	331	143	2	410	80	286	143	117	431	125	42	576	394	27	119	3,549
	Apartment	0	1,569	782	131	0	316	546	745	263	203	1,047	81	33	914	2,288	144	186	9,248
Year-to-date	Median	\$1,434,000	\$2,160,000	\$1,780,000	\$1,488,500	\$830,000	\$1,299,900	\$1,580,000	\$2,238,000	\$1,452,500	\$1,927,500	\$2,136,800	\$1,563,000	\$952,500	\$1,968,888	\$3,540,000	\$2,941,000	\$2,170,000	n/a
	Attached	n/a	\$1,077,000	\$1,150,000	\$1,067,881	n/a	\$810,000	\$990,000	\$1,440,250	\$950,000	\$1,076,500	\$1,173,000	\$1,005,000	\$654,500	\$1,493,000	\$1,630,000	\$2,362,500	\$1,380,000	n/a
	Apartment	n/a	\$728,000	\$682,500	\$659,000	n/a	\$536,950	\$635,000	\$800,000	\$625,000	\$762,000	\$708,000	\$606,000	\$557,500	\$699,900	\$850,000	\$1,292,500	\$551,900	n/a

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





GREATER
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REALTORS®

August
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
August 2025	Number of Listings	111	142	73	6	158	37	100	43	14	145	20	84	141	149	98	25	1,365
	% Sales to Listings	32%	42%	45%	150%	46%	19%	42%	44%	86%	40%	55%	61%	47%	37%	27%	44%	n/a
July 2025	Number of Listings	17	156	98	17	225	37	150	43	47	176	31	109	194	175	141	29	1,789
	% Sales to Listings	n/a	45%	39%	n/a	44%	50%	56%	42%	63%	33%	38%	36%	35%	27%	25%	67%	n/a
August 2024	Number of Listings	8	90	38	9	173	23	80	46	39	151	23	90	146	120	101	20	1,318
	% Sales to Listings	n/a	48%	82%	78%	38%	70%	54%	26%	15%	30%	70%	49%	31%	39%	35%	40%	n/a
Jan. - Aug. 2025 Year-to-date*	Number of Listings	135	1,130	753	115	1,728	310	1,313	476	325	1,462	254	992	1,636	1,614	1,163	222	14,882
	% Sales to Listings	30%	27%	32%	29%	31%	27%	37%	35%	30%	29%	52%	33%	32%	26%	21%	31%	n/a
Jan. - Aug. 2024 Year-to-date*	Number of Listings	105	965	531	99	1,726	298	1,084	436	269	1,372	267	935	1,519	1,534	1,151	209	13,655
	% Sales to Listings	32%	43%	47%	30%	40%	40%	45%	39%	30%	38%	45%	33%	40%	36%	25%	35%	n/a

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

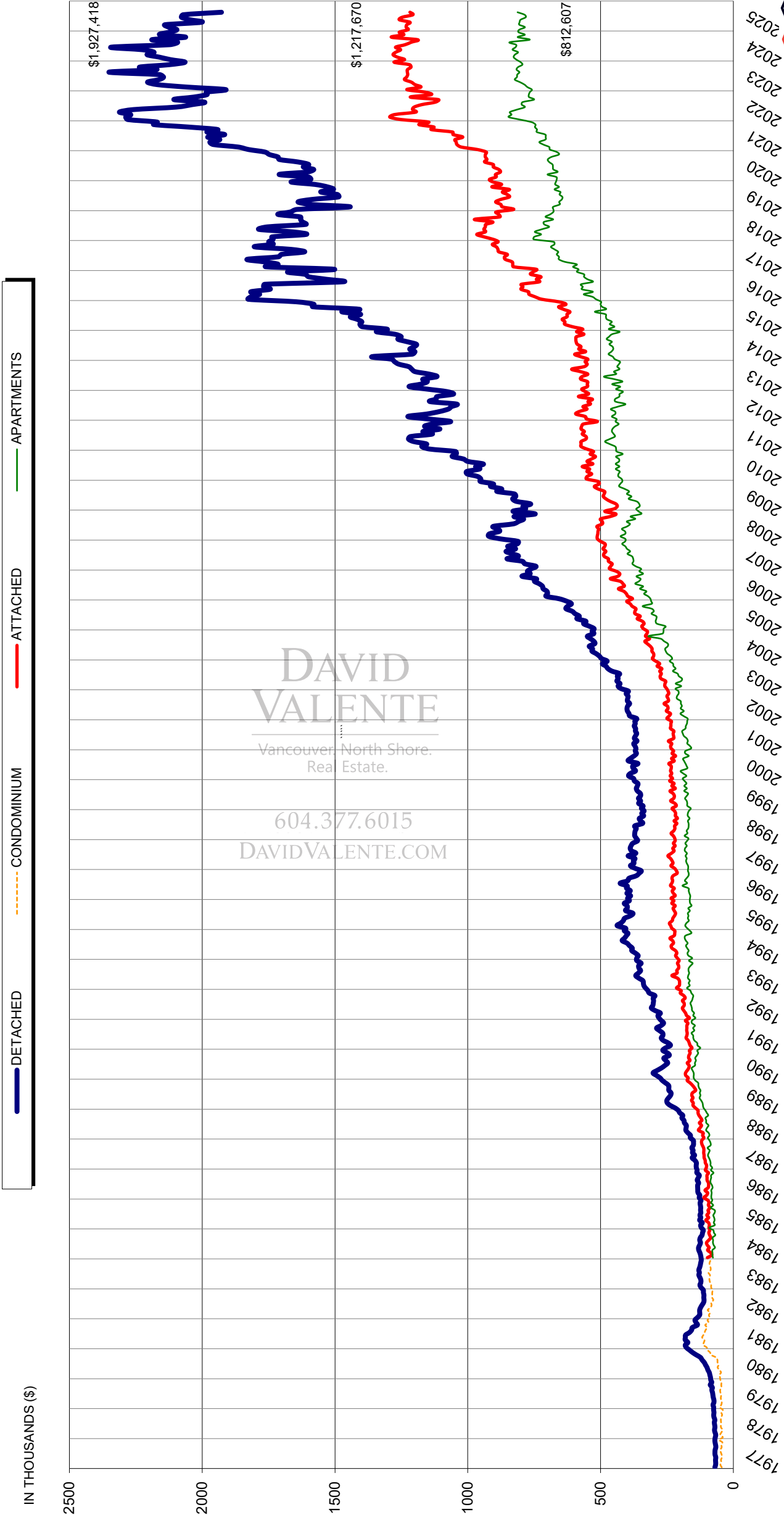


Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Aug 2024	2 Jul 2025	3 Aug 2025	Col. 2 & 3 Percentage Variance	5 Aug 2024	6 Jul 2025	7 Aug 2025	Col. 6 & 7 Percentage Variance	9 Jun 2024 - Aug 2024	10 Jun 2025 - Aug 2025	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	8	17	19	11.8	5	5	6	20.0	11	18	63.6
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	90	144	111	-22.9	43	54	38	-29.6	159	131	-17.6
ATTACHED	71	111	79	-28.8	35	55	31	-43.6	123	119	-3.3
APARTMENTS	399	490	335	-31.6	204	227	170	-25.1	633	574	-9.3
COQUITLAM											
DETACHED	161	156	142	-9.0	40	65	59	-9.2	147	172	17.0
ATTACHED	59	105	84	-20.0	37	47	36	-23.4	112	129	15.2
APARTMENTS	198	241	192	-20.3	94	93	68	-26.9	277	238	-14.1
DELTA											
DETACHED	38	98	73	-25.5	31	34	33	-2.9	103	117	13.6
ATTACHED	30	51	32	-37.3	14	20	18	-10.0	50	58	16.0
APARTMENTS	34	34	25	-26.5	11	12	14	16.7	47	46	-2.1
ISLANDS - GULF											
DETACHED	9	17	6	-64.7	7	2	9	350.0	14	15	7.1
ATTACHED	0	0	0	0.0	1	0	0	0.0	1	0	-100.0
APARTMENTS	0	0	0	0.0	0	1	0	-100.0	0	1	100.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	173	225	158	-29.8	66	70	72	2.9	237	211	-11.0
ATTACHED	57	97	62	-36.1	44	43	35	-18.6	141	125	-11.3
APARTMENTS	79	90	59	-34.4	34	33	40	21.2	116	105	-9.5
NEW WESTMINSTER											
DETACHED	23	37	37	0.0	16	14	7	-50.0	52	31	-40.4
ATTACHED	15	30	23	-23.3	9	15	14	-6.7	29	43	48.3
APARTMENTS	103	166	127	-23.5	54	70	52	-25.7	205	169	-17.6
NORTH VANCOUVER											
DETACHED	80	150	100	-33.3	43	73	42	-42.5	182	182	0.0
ATTACHED	42	81	58	-28.4	26	45	27	-40.0	109	120	10.1
APARTMENTS	146	230	143	-37.8	76	71	68	-4.2	273	224	-17.9
PORT COQUITLAM											
DETACHED	46	43	43	0.0	12	31	19	-38.7	55	71	29.1
ATTACHED	22	45	31	-31.1	20	19	9	-52.6	47	41	-12.8
APARTMENTS	33	58	44	-24.1	24	35	18	-48.6	82	77	-6.1
PORT MOODY/BELCARRA											
DETACHED	39	47	14	-70.2	6	9	12	33.3	29	35	20.7
ATTACHED	12	41	23	-43.9	9	26	11	-57.7	41	50	22.0
APARTMENTS	36	69	46	-33.3	24	31	22	-29.0	82	73	-11.0
RICHMOND											
DETACHED	151	176	145	-17.6	45	60	58	-3.3	181	177	-2.2
ATTACHED	131	148	136	-8.1	40	49	57	16.3	148	166	12.2
APARTMENTS	252	307	273	-11.1	104	132	108	-18.2	374	364	-2.7
SQUAMISH											
DETACHED	23	31	20	-35.5	16	27	11	-59.3	53	54	1.9
ATTACHED	20	29	19	-34.5	9	11	17	54.5	47	44	-6.4
APARTMENTS	12	30	22	-26.7	7	8	19	137.5	36	45	25.0
SUNSHINE COAST											
DETACHED	90	109	84	-22.9	44	42	51	21.4	123	138	12.2
ATTACHED	5	14	9	-35.7	4	5	6	20.0	17	11	-35.3
APARTMENTS	3	14	13	-7.1	5	2	4	100.0	12	8	-33.3
VANCOUVER EAST											
DETACHED	146	194	141	-27.3	45	63	66	4.8	209	224	7.2
ATTACHED	127	181	142	-21.5	66	63	76	20.6	193	203	5.2
APARTMENTS	182	225	175	-22.2	82	115	75	-34.8	323	298	-7.7
VANCOUVER WEST											
DETACHED	120	175	149	-14.9	47	62	55	-11.3	197	185	-6.1
ATTACHED	104	158	122	-22.8	38	42	54	28.6	148	165	11.5
APARTMENTS	531	689	493	-28.4	251	292	271	-7.2	876	843	-3.8
WEST VANCOUVER/HOWE SOUND											
DETACHED	101	141	98	-30.5	35	40	26	-35.0	114	96	-15.8
ATTACHED	7	20	13	-35.0	1	5	3	-40.0	14	15	7.1
APARTMENTS	22	44	26	-40.9	21	17	13	-23.5	62	45	-27.4
WHISTLER/PEMBERTON											
DETACHED	20	29	25	-13.8	8	9	11	22.2	25	35	40.0
ATTACHED	28	21	29	38.1	17	14	15	7.1	43	52	20.9
APARTMENTS	26	31	21	-32.3	21	19	14	-26.3	51	44	-13.7
GRAND TOTALS											
DETACHED	1318	1789	1365	-23.7	509	660	575	-12.9	1891	1892	0.1
ATTACHED	730	1132	862	-23.9	370	459	409	-10.9	1263	1341	6.2
APARTMENTS	2056	2718	1994	-26.6	1012	1158	956	-17.4	3449	3154	-8.6



Residential Average Sale Prices - January 1977 to August 2025



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

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