

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.

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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.

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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%

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.
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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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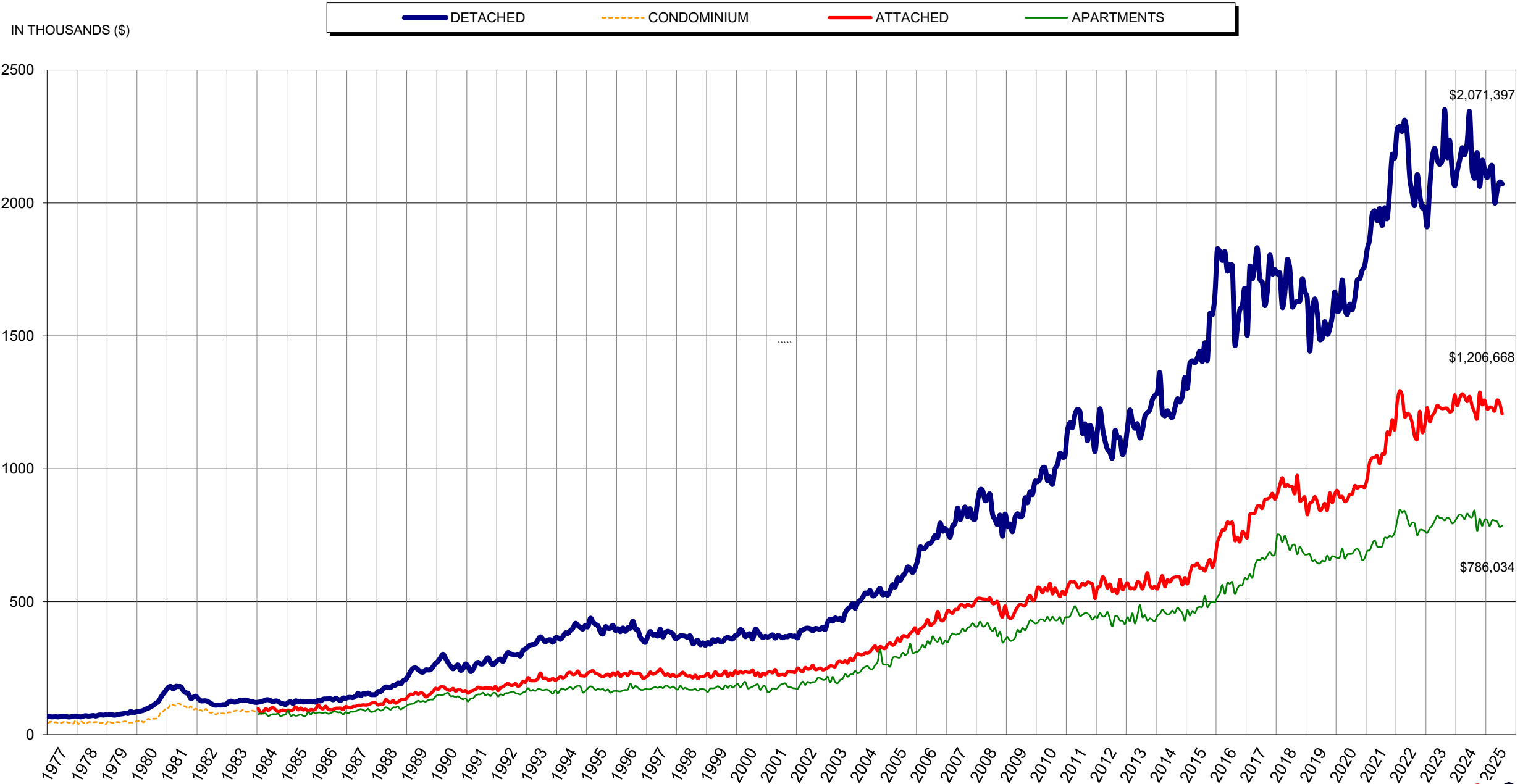
Listing & Sales Activity Summary

	<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



**GREATER
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Residential Average Sale Prices - January 1977 to July 2025



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