

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.

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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	\$1,078,000	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%

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
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- 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 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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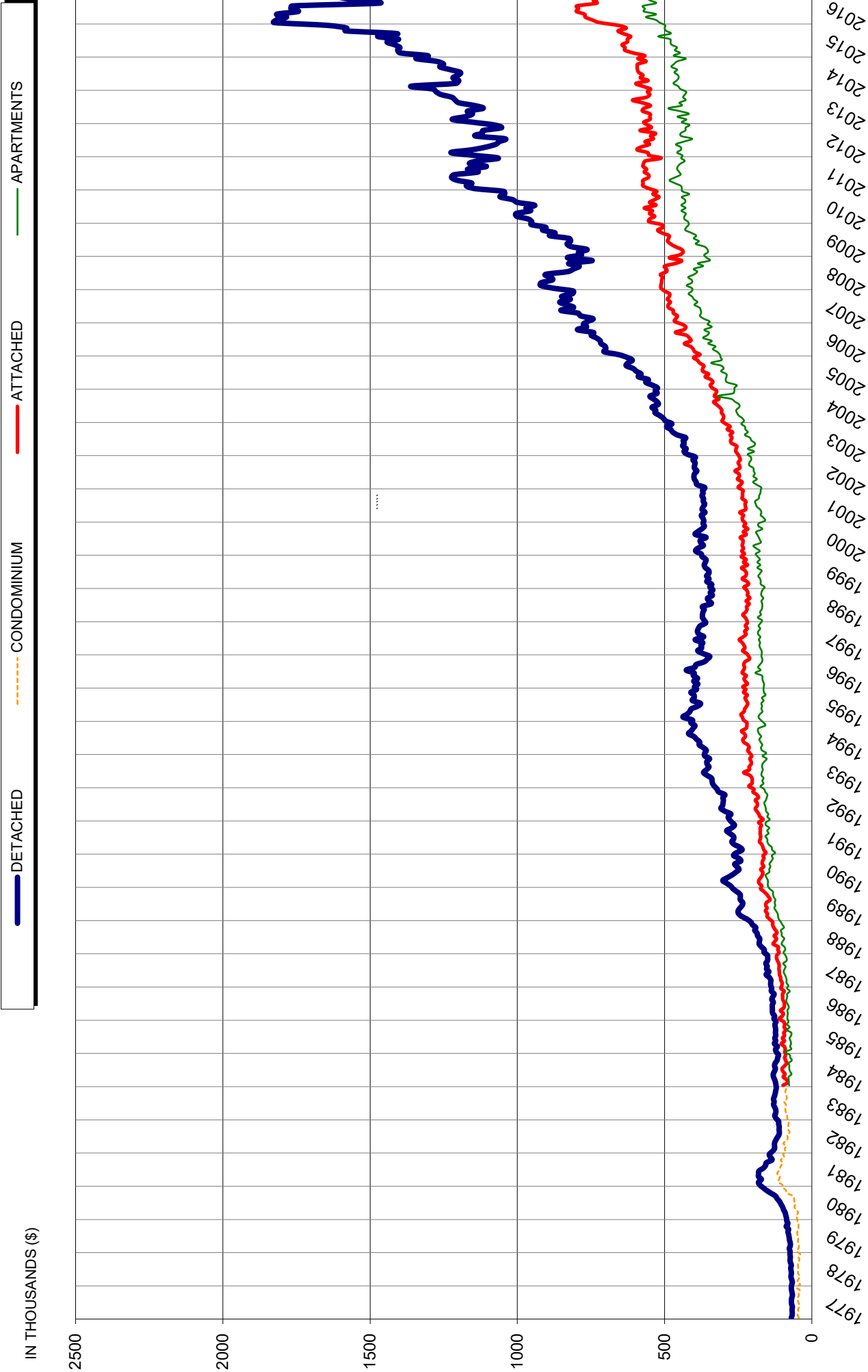
Listing & Sales Activity Summary

	<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



GREATER
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Residential Average Sale Prices - January 1977 to August 2025



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