

News Release



FOR IMMEDIATE RELEASE:

2025 saw lowest annual sales total in over two decades

VANCOUVER, B.C. – January 5, 2026 – Home sales registered in the Multiple Listing Service® (MLS®) in Metro Vancouver* finished the year down 10 per cent, marking the lowest annual sales total in over twenty years.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 23,800 in 2025, a 10.4 per cent decrease from the 26,561 sales recorded in 2024, and a 9.3 per cent decrease from the 26,249 sales in 2023.

Last year's sales total was 24.7 per cent below the 10-year annual sales average (31,625).

"This year was one for the history books," said Andrew Lis, GVR's chief economist and vice-president, data analytics. "Although the sales total was the lowest in over two decades, Realtors were still busy listing properties. Sellers brought the highest total of listings to market on record since the mid-1990s, eclipsing the previous record high in 2008 by a little over 1,000 listings."

Properties listed on the MLS® in Metro Vancouver totalled 65,335 in 2025. This represents an 8.2 per cent increase compared to the 60,388 properties listed in 2024. This was 28.4 per cent above the 50,893 properties listed in 2023.

The total number of properties listed last year was 13.1 per cent above the region's 10-year total annual average of (57,782).

Currently, the total number of homes listed for sale on the MLS® system in Metro Vancouver is 12,550, a 14.6 per cent increase compared to December 2024 (10,948). This is 34.8 per cent above the 10-year seasonal average (9,308).

"The forecast we put out last January noted a foreseeable downside risk, which while prescient, unfortunately materialized in 2025," said Lis. "Specifically, we noted that trade tensions with the USA could negatively impact sales and prices, and this downside risk came to pass. The upshot, however, is that the negative impact of these trade tensions appears to be easing, and consumer sentiment has improved modestly over the second half of the year."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,114,800. This represents a 4.5 per cent decrease over December 2024 and a 0.8 per cent decrease compared to November 2025.

“With sales down and inventory remaining plentiful, prices eased across all property types since the start of 2025. Sales and prices weren’t the only metrics that came down, borrowing costs fell nearly one full percentage point,” said Lis. “With lower prices, lower borrowing costs, and plenty of inventory to choose from, homebuyers in 2026 are starting the year with favorable conditions. Whether these conditions translate into a market with stronger demand will be the million-dollar question – and we’ll be monitoring this story closely as it unfolds.”

December 2025 summary

Residential sales in the region totalled 1,537 in December 2025, a 12.9 per cent decrease from the 1,765 sales recorded in December 2024. This was 20.7 per cent below the 10-year seasonal average (1,937).

There were 1,849 detached, attached and apartment properties newly listed for sale on the MLS® in Metro Vancouver in December 2025. This represents a 10.3 per cent increase compared to the 1,676 properties listed in December 2024. This was 10.3 per cent above the 10-year seasonal average (1,677).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for December 2025 is 12.7 per cent. By property type, the ratio is 9.3 per cent for detached homes, 14.6 per cent for attached, and 15.1 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.

Sales of detached homes in December 2025 reached 431, a 12.8 per cent decrease from the 494 detached sales recorded in December 2024. The benchmark price for a detached home is \$1,879,800. This represents a 5.3 per cent decrease from December 2024 and a 1.1 per cent decrease compared to November 2025.

Sales of apartment homes reached 791 in December 2025, a 11.2 per cent decrease compared to the 891 sales in December 2024. The benchmark price of an apartment home is \$710,000. This represents a 5.3 per cent decrease from December 2024 and a 0.6 per cent decrease compared to November 2025.

Attached home sales in December 2025 totalled 303, an 18.3 per cent decrease compared to the 371 sales in December 2024. The benchmark price of a townhouse is \$1,056,600. This represents a five per cent decrease from December 2024 and a 0.8 per cent decrease compared to November 2025.

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	\$1,044,200	318.7	-0.8%	-2.2%	-4.7%	-5.2%	-0.7%	17.1%	38.4%
	Greater Vancouver	\$1,114,800	318.9	-0.8%	-2.1%	-4.7%	-4.5%	0.9%	15.5%	31.2%
	Bowen Island	\$1,365,100	279.3	-7.5%	-4.9%	-5.8%	-6.7%	-7.8%	11.9%	101.7%
	Burnaby East	\$1,030,000	328.1	-1.2%	-1.8%	-4.8%	-8.8%	-2.4%	13.6%	43.2%
	Burnaby North	\$927,400	311.2	0.3%	-2.0%	-5.3%	-5.9%	-3.1%	9.0%	38.7%
	Burnaby South	\$1,016,900	324.0	0.4%	-3.0%	-4.9%	-7.1%	-2.9%	11.6%	37.6%
	Coquitlam	\$1,015,100	320.9	-1.4%	-2.1%	-4.2%	-4.9%	-3.4%	16.1%	52.7%
	Ladner	\$1,072,000	319.0	-1.8%	-3.4%	-5.8%	-6.1%	2.1%	27.1%	50.5%
	Maple Ridge	\$927,000	322.2	-0.5%	-2.3%	-4.9%	-5.5%	1.5%	26.6%	102.6%
	New Westminster	\$766,600	356.1	-0.9%	-2.2%	-3.5%	-6.5%	0.1%	19.6%	68.2%
	North Vancouver	\$1,283,600	300.7	-2.6%	-4.4%	-6.5%	-2.5%	0.5%	12.5%	34.2%
	Pitt Meadows	\$862,000	352.8	0.4%	-2.1%	-5.1%	-6.1%	3.7%	29.4%	112.4%
	Port Coquitlam	\$898,900	351.8	-0.9%	-1.3%	-4.6%	-4.1%	2.8%	31.3%	87.4%
	Port Moody	\$1,049,300	339.8	-1.9%	-2.3%	-4.3%	-4.6%	-1.2%	24.2%	69.9%
	Richmond	\$1,079,700	356.2	-1.0%	-0.9%	-3.9%	-5.4%	-0.2%	18.6%	34.3%
	Squamish	\$1,105,600	368.2	0.0%	1.2%	-2.0%	5.0%	14.2%	35.7%	116.3%
	Sunshine Coast	\$792,700	290.6	-4.4%	-3.7%	-5.1%	-4.8%	-4.5%	19.9%	107.3%
	Tsawwassen	\$1,125,000	291.9	0.7%	-3.2%	-5.9%	-6.7%	-0.6%	17.1%	24.0%
	Vancouver East	\$1,154,900	360.6	-0.9%	-2.1%	-4.8%	-4.3%	4.2%	16.6%	38.3%
	Vancouver West	\$1,255,100	300.1	0.4%	-1.5%	-4.6%	-3.8%	3.3%	8.5%	7.3%
	West Vancouver	\$2,363,800	255.2	-2.1%	-2.5%	-5.0%	-7.2%	-7.0%	-2.6%	-3.5%
	Whistler	\$1,352,200	295.0	-0.3%	-0.8%	-2.7%	3.4%	0.4%	22.9%	109.4%
Single Family Detached	Lower Mainland	\$1,674,300	367.5	-1.2%	-2.5%	-5.2%	-6.0%	3.7%	22.1%	46.6%
	Greater Vancouver	\$1,879,800	350.8	-1.1%	-2.4%	-5.2%	-5.3%	3.9%	18.5%	30.7%
	Bowen Island	\$1,368,300	279.1	-7.5%	-4.9%	-5.8%	-6.7%	-7.8%	11.9%	101.5%
	Burnaby East	\$1,791,800	386.2	-2.0%	-1.3%	-3.1%	-7.8%	9.7%	27.3%	60.7%
	Burnaby North	\$1,930,400	371.9	0.5%	-3.1%	-7.9%	-7.8%	4.9%	22.5%	46.8%
	Burnaby South	\$2,022,300	383.2	0.6%	-4.3%	-5.7%	-8.8%	2.0%	19.5%	37.5%
	Coquitlam	\$1,670,400	393.1	-1.5%	-1.5%	-3.6%	-4.6%	0.5%	23.1%	70.6%
	Ladner	\$1,298,700	324.8	-0.6%	-3.1%	-6.6%	-5.6%	2.5%	25.4%	45.7%
	Maple Ridge	\$1,224,800	357.4	-1.0%	-2.2%	-4.5%	-4.8%	5.3%	29.3%	120.1%
	New Westminster	\$1,486,700	361.5	-0.5%	-1.8%	-2.6%	-6.8%	5.6%	24.6%	61.3%
	North Vancouver	\$2,041,600	322.8	-2.9%	-6.2%	-7.4%	-3.8%	0.1%	12.4%	37.9%
	Pitt Meadows	\$1,207,900	366.0	1.0%	-0.4%	-4.5%	-6.1%	5.0%	25.4%	101.8%
	Port Coquitlam	\$1,343,000	378.6	-1.2%	-0.9%	-2.7%	-2.5%	6.0%	31.5%	85.2%
	Port Moody	\$2,001,800	385.0	-4.2%	-3.7%	-4.7%	-4.1%	3.6%	31.2%	81.1%
	Richmond	\$2,036,800	409.4	-0.5%	-0.4%	-4.1%	-5.0%	2.6%	20.3%	40.9%
	Squamish	\$1,660,900	410.0	1.7%	1.9%	-1.1%	9.1%	12.6%	35.2%	131.0%
	Sunshine Coast	\$841,000	292.6	-4.6%	-4.2%	-5.5%	-6.2%	-7.6%	17.7%	108.4%
	Tsawwassen	\$1,478,600	326.8	1.7%	-3.7%	-6.8%	-7.3%	2.3%	21.3%	33.3%
	Vancouver East	\$1,718,800	383.2	-1.1%	-2.7%	-6.3%	-7.6%	2.4%	13.2%	36.5%
	Vancouver West	\$3,137,400	330.4	-1.1%	-1.8%	-6.3%	-5.4%	2.9%	3.5%	7.1%
	West Vancouver	\$3,070,000	285.8	-1.6%	-2.0%	-3.2%	-6.6%	-0.4%	5.3%	6.7%
	Whistler	\$2,622,600	313.1	5.9%	2.0%	0.4%	6.2%	5.7%	30.0%	108.2%

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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- 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	\$925,400	353.3	-0.4%	-1.3%	-4.5%	-5.2%	2.8%	31.1%	96.8%
	Greater Vancouver	\$1,056,600	370.2	-0.9%	-0.9%	-4.0%	-5.0%	4.6%	29.0%	90.6%
	Burnaby East	\$877,500	381.2	1.7%	0.5%	-3.4%	-0.1%	4.8%	27.8%	102.9%
	Burnaby North	\$927,900	376.9	0.7%	0.4%	-1.4%	0.7%	7.6%	30.6%	103.6%
	Burnaby South	\$987,300	371.2	0.4%	-0.3%	-4.9%	-3.0%	4.2%	25.6%	95.3%
	Coquitlam	\$994,300	388.9	-2.8%	-4.8%	-8.4%	-6.8%	2.7%	29.5%	104.7%
	Ladner	\$980,400	391.8	-4.2%	-5.3%	-2.5%	-6.3%	12.3%	38.6%	106.5%
	Maple Ridge	\$744,400	368.2	1.6%	-2.4%	-4.3%	-4.7%	4.5%	34.1%	142.2%
	New Westminster	\$882,700	385.1	-2.0%	-3.7%	-1.9%	-7.3%	1.6%	31.1%	92.9%
	North Vancouver	\$1,257,600	340.3	-2.6%	-2.8%	-7.0%	-4.3%	1.2%	25.1%	73.0%
	Pitt Meadows	\$774,200	392.6	0.7%	-4.2%	-6.4%	-3.1%	-1.8%	32.7%	132.9%
	Port Coquitlam	\$882,800	357.6	-1.2%	-2.4%	-6.7%	-5.8%	2.5%	33.2%	111.2%
	Port Moody	\$981,800	394.6	-0.5%	-1.1%	-3.1%	-2.1%	2.3%	32.2%	117.9%
	Richmond	\$1,057,400	377.9	-1.9%	0.8%	-4.3%	-7.3%	0.4%	26.3%	82.5%
	Squamish	\$1,019,500	390.2	-1.2%	0.7%	-1.3%	1.5%	11.6%	39.3%	153.7%
	Sunshine Coast	\$749,100	354.5	-1.8%	1.9%	0.0%	1.5%	11.6%	42.7%	135.7%
	Tsawwassen	\$929,800	273.6	-3.1%	-4.2%	-1.7%	-7.6%	1.9%	19.9%	33.3%
	Vancouver East	\$1,035,100	346.5	-2.9%	-2.8%	-5.3%	-8.7%	1.9%	18.0%	65.0%
	Vancouver West	\$1,413,200	335.8	3.4%	2.9%	-1.0%	-7.4%	9.3%	20.8%	58.6%
	Whistler	\$1,695,100	406.8	-2.4%	1.8%	-0.3%	0.7%	9.2%	42.5%	170.8%
Apartment	Lower Mainland	\$656,900	329.6	-0.7%	-2.6%	-5.3%	-5.7%	-0.3%	16.7%	71.3%
	Greater Vancouver	\$710,000	330.4	-0.6%	-2.4%	-5.1%	-5.3%	0.0%	15.0%	71.0%
	Burnaby East	\$750,100	317.2	-1.2%	0.1%	-3.1%	-4.9%	-0.8%	14.1%	76.2%
	Burnaby North	\$699,400	342.3	0.2%	-1.4%	-3.7%	-5.0%	-1.7%	14.4%	89.4%
	Burnaby South	\$765,900	355.1	0.1%	-2.8%	-4.6%	-7.6%	-1.0%	13.1%	73.4%
	Coquitlam	\$681,100	384.4	-0.7%	-1.3%	-3.7%	-6.1%	-0.9%	21.5%	111.7%
	Ladner	\$660,000	336.0	-0.8%	0.7%	-4.7%	3.0%	-1.2%	32.1%	98.1%
	Maple Ridge	\$514,400	376.3	-1.3%	-2.4%	-5.7%	-8.0%	-2.0%	26.4%	140.4%
	New Westminster	\$618,700	379.6	-0.8%	-1.3%	-3.6%	-5.4%	1.6%	20.2%	102.6%
	North Vancouver	\$775,500	314.7	-2.1%	-2.4%	-5.5%	-2.8%	4.1%	16.4%	84.8%
	Pitt Meadows	\$556,400	381.9	-1.5%	-2.7%	-5.8%	-8.4%	-1.6%	22.0%	131.5%
	Port Coquitlam	\$594,400	411.3	-0.6%	-1.7%	-6.2%	-5.3%	1.0%	27.1%	137.1%
	Port Moody	\$710,000	392.0	0.8%	-0.2%	-4.0%	-5.3%	6.4%	23.9%	115.4%
	Richmond	\$676,400	378.5	-1.6%	-3.2%	-4.3%	-6.3%	0.6%	17.7%	91.9%
	Squamish	\$578,200	342.1	-4.7%	-1.9%	-6.6%	2.5%	12.8%	27.2%	121.3%
	Sunshine Coast	\$473,100	284.7	-5.5%	-1.6%	-7.6%	0.8%	5.2%	14.6%	74.3%
	Tsawwassen	\$632,800	295.1	-1.2%	-0.1%	-5.5%	-1.0%	-0.4%	22.9%	74.6%
	Vancouver East	\$650,100	377.3	-0.5%	-2.9%	-5.3%	-5.9%	-2.5%	7.9%	70.7%
	Vancouver West	\$782,200	304.4	0.7%	-2.7%	-5.2%	-4.7%	-1.7%	9.3%	49.2%
	West Vancouver	\$1,077,300	213.8	-5.5%	-7.4%	-17.3%	-10.8%	-9.9%	-5.3%	34.2%
	Whistler	\$613,200	263.3	-5.5%	-3.4%	-8.4%	-0.8%	7.3%	25.9%	117.6%

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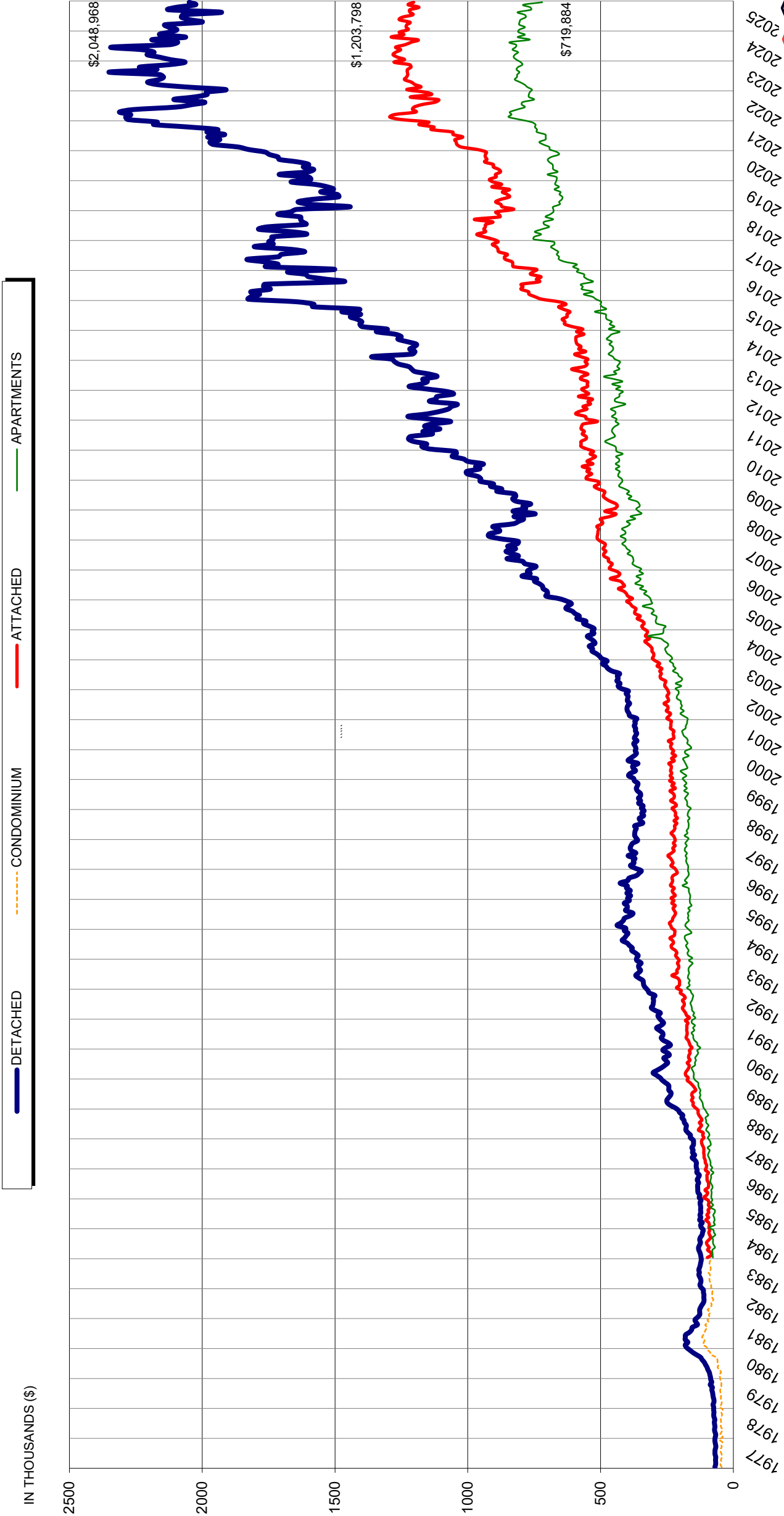
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Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Dec 2024	2 Nov 2025	3 Dec 2025	Col. 2 & 3 Percentage Variance	5 Dec 2024	6 Nov 2025	7 Dec 2025	Col. 6 & 7 Percentage Variance	9 Oct 2024 - Dec 2024	10 Oct 2025 - Dec 2025	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	2	3	3	0.0	5	6	5	-16.7	14	17	21.4
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	47	80	53	-33.8	45	36	40	11.1	167	130	-22.2
ATTACHED	26	73	37	-49.3	47	35	35	0.0	154	130	-15.6
APARTMENTS	171	305	161	-47.2	155	134	138	3.0	598	440	-26.4
COQUITLAM											
DETACHED	26	101	46	-54.5	38	47	50	6.4	141	148	5.0
ATTACHED	30	70	36	-48.6	29	23	30	30.4	103	90	-12.6
APARTMENTS	97	191	87	-54.5	61	76	69	-9.2	299	240	-19.7
DELTA											
DETACHED	21	57	10	-82.5	18	28	15	-46.4	84	80	-4.8
ATTACHED		33	8	-75.8	10	17	12	-29.4	39	49	25.6
APARTMENTS	7	27	16	-40.7	7	12	9	-25.0	39	44	12.8
ISLANDS - GULF											
DETACHED	2	6	3	-50.0	4	5	2	-60.0	10	12	20.0
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	1	100.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	1	0	-100.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	54	113	63	-44.2	59	69	47	-31.9	214	186	-13.1
ATTACHED	18	67	23	-65.7	48	29	25	-13.8	147	98	-33.3
APARTMENTS	27	43	22	-48.8	33	30	22	-26.7	100	77	-23.0
NEW WESTMINSTER											
DETACHED	6	23	22	-4.3	13	9	11	22.2	43	37	-14.0
ATTACHED	7	12	5	-58.3	10	14	2	-85.7	36	24	-33.3
APARTMENTS	53	97	48	-50.5	73	42	54	28.6	230	169	-26.5
NORTH VANCOUVER											
DETACHED	26	89	32	-64.0	46	56	25	-55.4	175	156	-10.9
ATTACHED	22	60	21	-65.0	32	26	26	0.0	106	89	-16.0
APARTMENTS	53	137	56	-59.1	60	75	72	-4.0	254	223	-12.2
PORT COQUITLAM											
DETACHED	19	27	22	-18.5	20	20	17	-15.0	71	59	-16.9
ATTACHED	7	20	9	-55.0	17	20	13	-35.0	64	56	-12.5
APARTMENTS	23	44	26	-40.9	14	21	13	-38.1	68	58	-14.7
PORT MOODY/BELCARRA											
DETACHED	9	29	10	-65.5	8	7	11	57.1	39	38	-2.6
ATTACHED	6	15	13	-13.3	7	13	14	7.7	38	42	10.5
APARTMENTS	11	62	30	-51.6	14	26	25	-3.8	80	80	0.0
RICHMOND											
DETACHED	48	124	70	-43.5	54	52	45	-13.5	214	154	-28.0
ATTACHED	53	74	36	-51.4	58	35	32	-8.6	162	121	-25.3
APARTMENTS	91	232	151	-34.9	121	103	88	-14.6	378	316	-16.4
SQUAMISH											
DETACHED	7	18	6	-66.7	10	13	12	-7.7	46	42	-8.7
ATTACHED	7	22	7	-68.2	8	19	14	-26.3	38	53	39.5
APARTMENTS	15	14	12	-14.3	11	11	4	-63.6	46	26	-43.5
SUNSHINE COAST											
DETACHED	30	46	29	-37.0	35	39	29	-25.6	113	113	0.0
ATTACHED	4	8	6	-25.0	3	3	2	-33.3	13	11	-15.4
APARTMENTS	3	7	6	-14.3	1	5	3	-40.0	15	13	-13.3
VANCOUVER EAST											
DETACHED	57	125	66	-47.2	57	50	51	2.0	213	192	-9.9
ATTACHED	55	156	73	-53.2	48	62	42	-32.3	197	173	-12.2
APARTMENTS	67	142	75	-47.2	92	98	65	-33.7	337	271	-19.6
VANCOUVER WEST											
DETACHED	48	119	53	-55.5	47	59	49	-16.9	181	176	-2.8
ATTACHED	43	124	57	-54.0	40	43	36	-16.3	170	144	-15.3
APARTMENTS	235	459	206	-55.1	219	260	201	-22.7	810	731	-9.8
WEST VANCOUVER/HOWE SOUND											
DETACHED	50	81	40	-50.6	26	34	16	-52.9	87	92	5.7
ATTACHED	3	6	6	0.0	2	1	6	500.0	13	8	-38.5
APARTMENTS	22	28	13	-53.6	11	18	6	-66.7	41	39	-4.9
WHISTLER/PEMBERTON											
DETACHED	13	24	16	-33.3	9	11	6	-45.5	31	33	6.5
ATTACHED	20	29	17	-41.4	12	10	14	40.0	43	41	-4.7
APARTMENTS	24	49	41	-16.3	19	34	22	-35.3	77	80	3.9
GRAND TOTALS											
DETACHED	465	1065	544	-48.9	494	541	431	-20.3	1843	1665	-9.7
ATTACHED	301	769	354	-54.0	371	350	303	-13.4	1323	1130	-14.6
APARTMENTS	899	1837	950	-48.3	891	945	791	-16.3	3373	2807	-16.8



Residential Average Sale Prices - January 1977 to December 2025



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