



Metro Vancouver

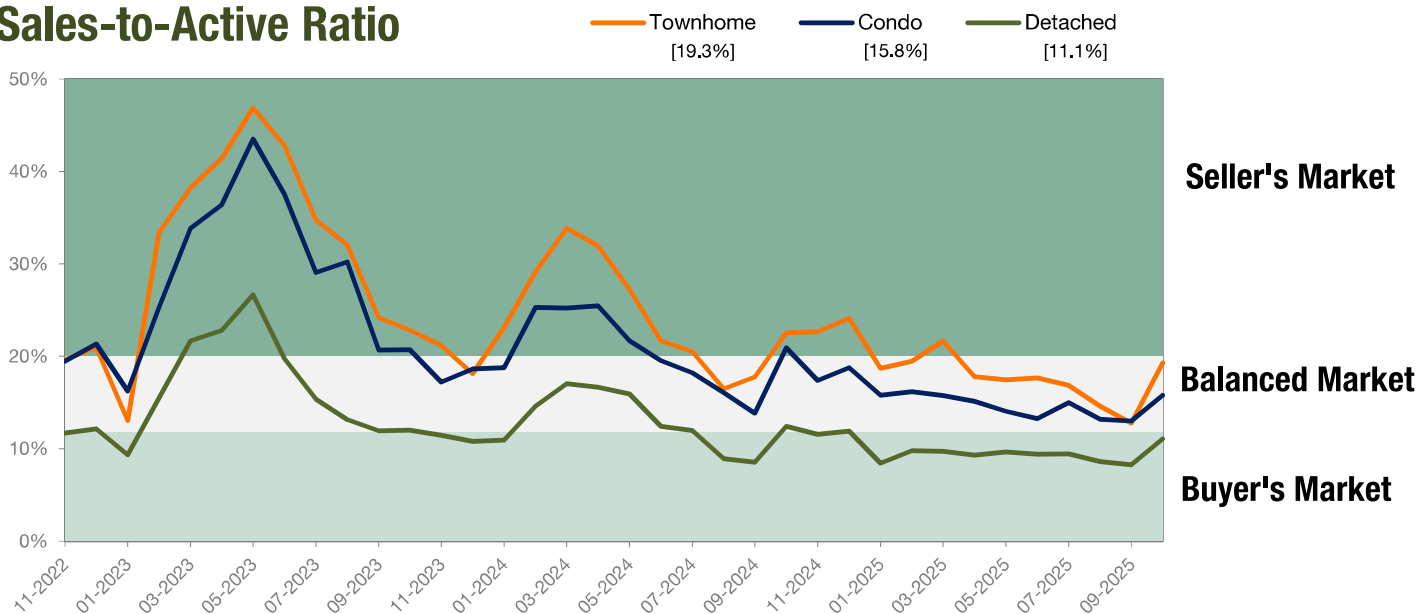
October 2025

Detached Properties	October			September		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	6,305	5,836	+ 8.0%	6,723	6,051	+ 11.1%
Sales	698	724	- 3.6%	555	517	+ 7.4%
Days on Market Average	46	38	+ 21.1%	47	39	+ 20.5%
MLS® HPI Benchmark Price	\$1,916,400	\$2,002,900	- 4.3%	\$1,933,100	\$2,022,200	- 4.4%

Condos	October			September		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	6,823	6,671	+ 2.3%	7,329	6,785	+ 8.0%
Sales	1,078	1,395	- 22.7%	952	940	+ 1.3%
Days on Market Average	38	33	+ 15.2%	44	31	+ 41.9%
MLS® HPI Benchmark Price	\$718,900	\$757,200	- 5.1%	\$728,800	\$762,000	- 4.4%

Townhomes	October			September		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	1,974	1,762	+ 12.0%	2,154	1,767	+ 21.9%
Sales	381	397	- 4.0%	275	314	- 12.4%
Days on Market Average	35	28	+ 25.0%	36	29	+ 24.1%
MLS® HPI Benchmark Price	\$1,066,700	\$1,108,800	- 3.8%	\$1,069,800	\$1,099,200	- 2.7%

Sales-to-Active Ratio



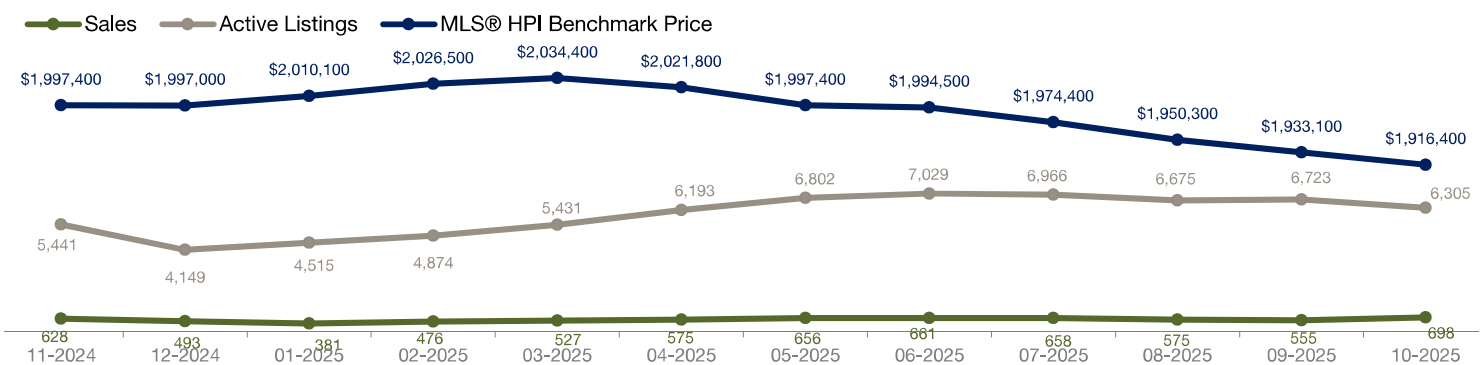
Metro Vancouver

Detached Properties Report – October 2025

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	2	0	Bowen Island	6	57	\$1,401,200	- 3.3%
\$100,000 to \$199,999	0	7	0	Burnaby East	8	51	\$1,809,400	- 9.3%
\$200,000 to \$399,999	4	36	78	Burnaby North	32	237	\$1,981,900	- 7.0%
\$400,000 to \$899,999	36	228	75	Burnaby South	15	207	\$2,115,400	- 5.6%
\$900,000 to \$1,499,999	176	993	43	Coquitlam	51	523	\$1,706,000	- 5.4%
\$1,500,000 to \$1,999,999	216	1,441	40	Ladner	14	91	\$1,333,700	- 7.1%
\$2,000,000 to \$2,999,999	158	1,718	40	Maple Ridge	59	598	\$1,239,300	- 3.7%
\$3,000,000 and \$3,999,999	65	852	59	New Westminster	17	141	\$1,477,000	- 7.6%
\$4,000,000 to \$4,999,999	23	406	61	North Vancouver	77	383	\$2,151,000	+ 0.7%
\$5,000,000 and Above	20	622	58	Pitt Meadows	12	65	\$1,156,800	- 13.1%
TOTAL	698	6,305	46	Port Coquitlam	22	183	\$1,364,800	- 6.3%
				Port Moody	20	125	\$2,081,500	- 2.1%
				Richmond	57	667	\$2,027,100	- 5.1%
				Squamish	17	93	\$1,646,000	+ 8.6%
				Sunshine Coast	45	445	\$870,100	- 3.4%
				Tsawwassen	23	187	\$1,475,100	- 4.0%
				Vancouver East	91	661	\$1,749,100	- 7.5%
				Vancouver West	69	804	\$3,246,200	- 3.6%
				West Vancouver	42	572	\$3,084,300	- 4.4%
				Whistler	13	89	\$2,398,400	- 0.6%
				TOTAL*	698	6,305	\$1,916,400	- 4.3%

* This represents the total of the Metro Vancouver area, not the sum of the areas above.

Detached Homes - Metro Vancouver

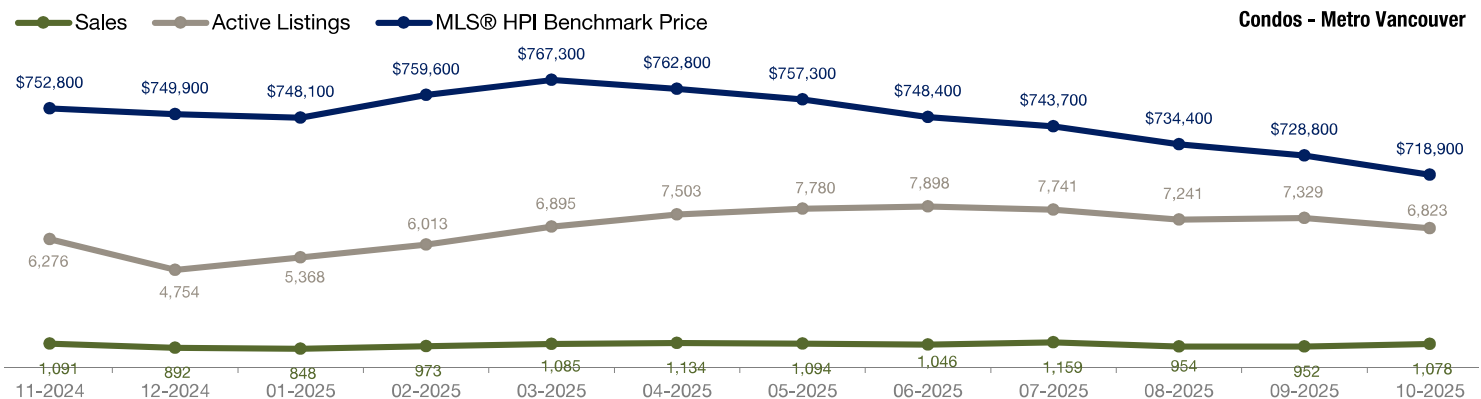


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Condo Report – October 2025

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	2	22	264	Bowen Island	0	0	\$0	--
\$100,000 to \$199,999	1	3	15	Burnaby East	11	103	\$753,000	- 4.3%
\$200,000 to \$399,999	36	190	38	Burnaby North	89	535	\$707,900	- 5.0%
\$400,000 to \$899,999	815	4,516	37	Burnaby South	70	485	\$792,500	- 4.9%
\$900,000 to \$1,499,999	180	1,507	39	Coquitlam	96	582	\$690,700	- 6.1%
\$1,500,000 to \$1,999,999	28	275	59	Ladner	8	19	\$647,400	- 1.8%
\$2,000,000 to \$2,999,999	12	184	26	Maple Ridge	19	147	\$491,600	- 11.4%
\$3,000,000 and \$3,999,999	2	47	20	New Westminster	73	372	\$625,700	- 3.1%
\$4,000,000 to \$4,999,999	1	29	50	North Vancouver	77	443	\$786,200	- 0.5%
\$5,000,000 and Above	1	50	23	Pitt Meadows	6	30	\$566,400	- 11.1%
TOTAL	1,078	6,823	38	Port Coquitlam	24	112	\$603,900	- 5.4%
				Port Moody	29	182	\$727,900	- 2.5%
				Richmond	125	1,000	\$696,800	- 5.3%
				Squamish	11	61	\$587,000	- 4.9%
				Sunshine Coast	5	37	\$481,600	- 6.6%
				Tsawwassen	15	73	\$628,600	- 4.5%
				Vancouver East	109	555	\$651,500	- 5.0%
				Vancouver West	272	1,832	\$785,500	- 5.4%
				West Vancouver	15	110	\$1,092,000	- 12.0%
				Whistler	24	132	\$627,100	- 9.0%
				TOTAL*	1,078	6,823	\$718,900	- 5.1%

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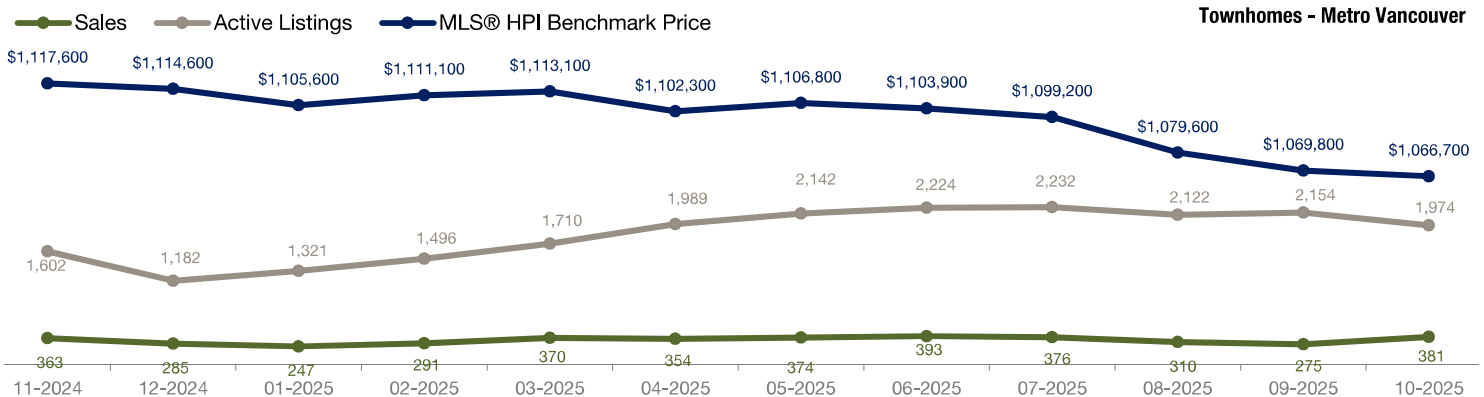


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Townhomes Report – October 2025

Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	1	6	12	Bowen Island	0	0	\$0	--
\$100,000 to \$199,999	0	4	0	Burnaby East	10	30	\$870,200	- 3.0%
\$200,000 to \$399,999	3	4	63	Burnaby North	13	67	\$912,300	- 3.1%
\$400,000 to \$899,999	129	541	33	Burnaby South	19	66	\$1,045,500	+ 1.0%
\$900,000 to \$1,499,999	199	1,020	34	Coquitlam	33	178	\$1,040,800	+ 0.7%
\$1,500,000 to \$1,999,999	40	282	35	Ladner	7	34	\$1,009,500	- 1.3%
\$2,000,000 to \$2,999,999	8	85	74	Maple Ridge	30	154	\$750,600	- 2.4%
\$3,000,000 and \$3,999,999	0	19	0	New Westminster	6	60	\$907,500	- 4.8%
\$4,000,000 to \$4,999,999	1	7	50	North Vancouver	33	136	\$1,287,200	- 5.7%
\$5,000,000 and Above	0	6	0	Pitt Meadows	11	30	\$809,200	+ 0.4%
TOTAL	381	1,974	35	Port Coquitlam	19	70	\$898,600	+ 1.8%
				Port Moody	14	56	\$1,014,600	- 3.0%
				Richmond	54	395	\$1,049,100	- 6.9%
				Squamish	18	50	\$1,049,000	- 1.6%
				Sunshine Coast	5	46	\$752,700	- 3.8%
				Tsawwassen	11	46	\$949,300	- 5.8%
				Vancouver East	33	136	\$1,053,900	- 8.9%
				Vancouver West	51	313	\$1,378,900	- 5.3%
				West Vancouver	1	41	\$0	--
				Whistler	12	62	\$1,664,300	- 4.0%
				TOTAL*	381	1,974	\$1,066,700	- 3.8%

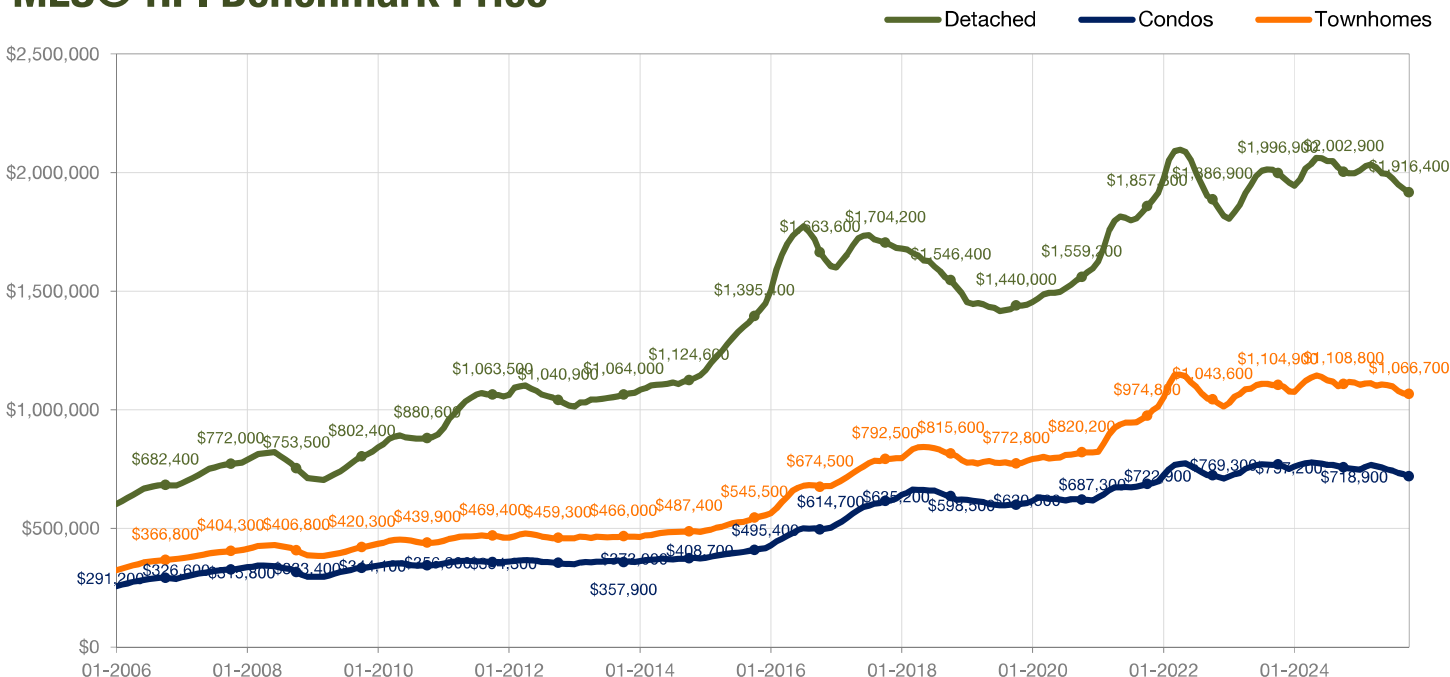
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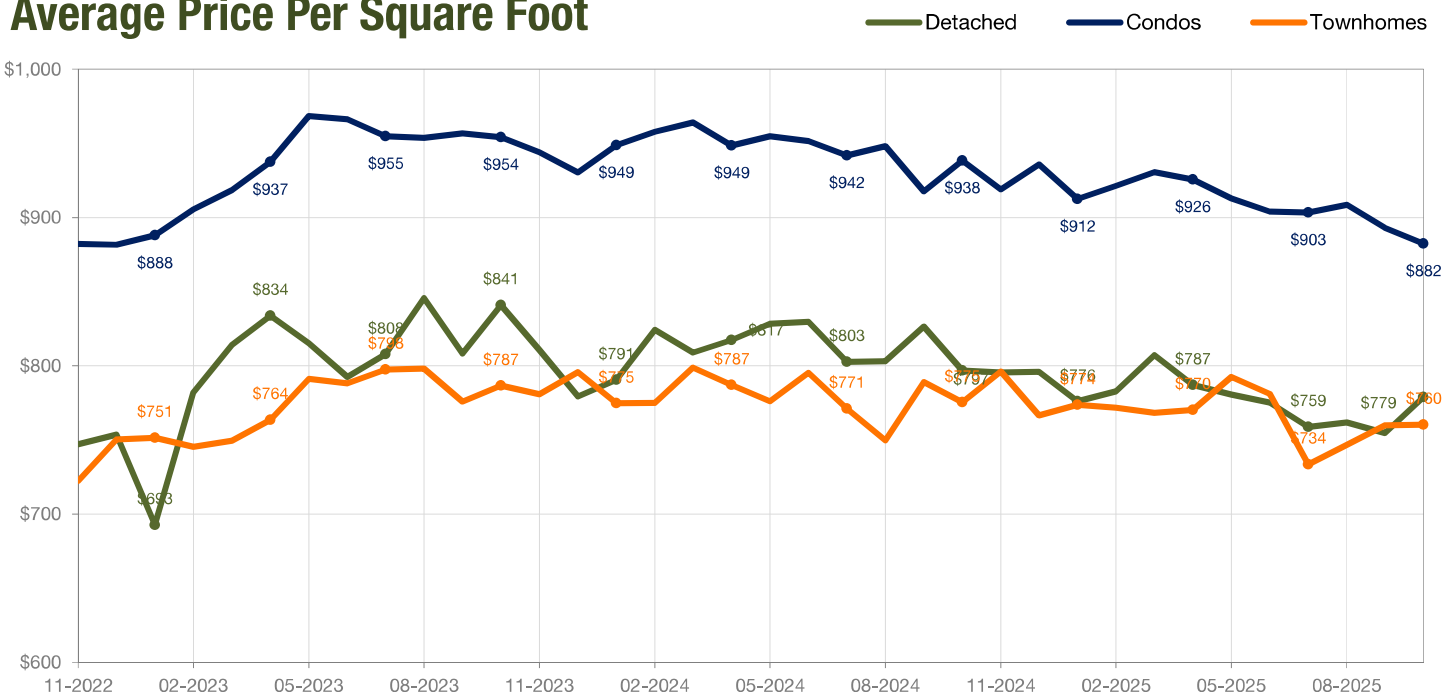
October 2025

MLS® HPI Benchmark Price



Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.

Average Price Per Square Foot



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.