



Metro Vancouver

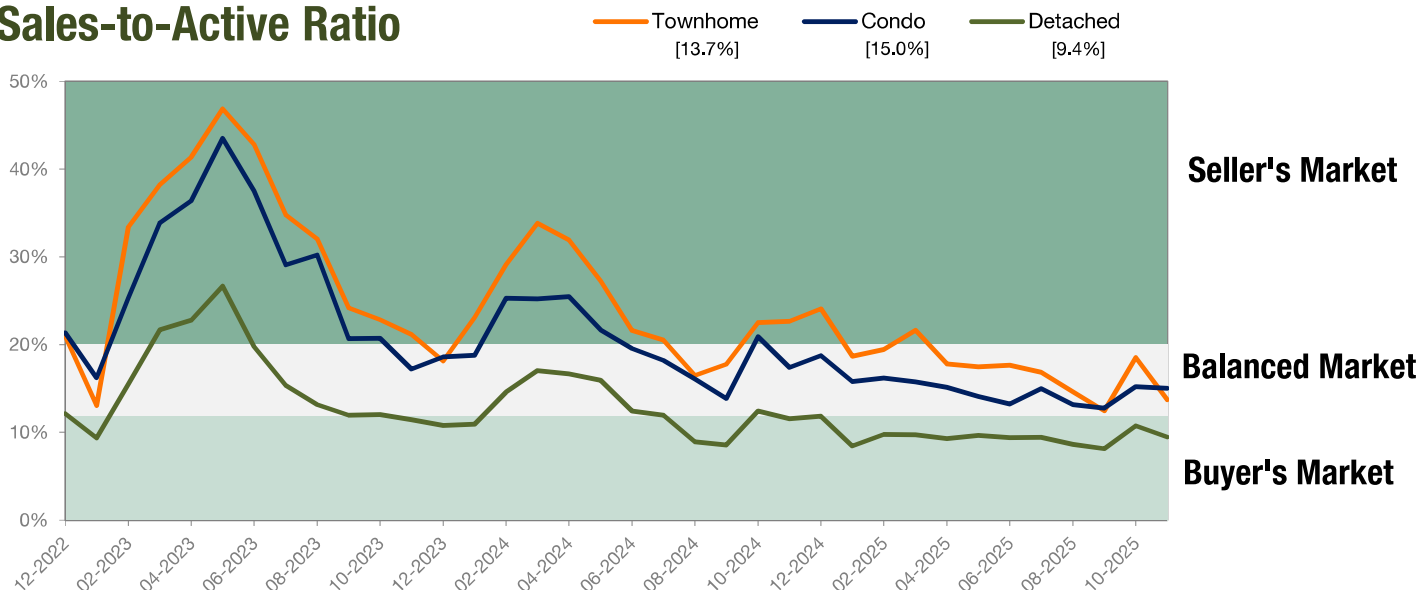
November 2025

Detached Properties	November			October		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	5,768	5,441	+ 6.0%	6,482	5,836	+ 11.1%
Sales	545	628	- 13.2%	696	724	- 3.9%
Days on Market Average	51	45	+ 13.3%	46	38	+ 21.1%
MLS® HPI Benchmark Price	\$1,900,600	\$1,985,600	- 4.3%	\$1,908,900	\$1,990,800	- 4.1%

Condos	November			October		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	6,318	6,276	+ 0.7%	7,078	6,671	+ 6.1%
Sales	948	1,091	- 13.1%	1,077	1,395	- 22.8%
Days on Market Average	44	36	+ 22.2%	38	33	+ 15.2%
MLS® HPI Benchmark Price	\$714,300	\$753,200	- 5.2%	\$715,800	\$757,400	- 5.5%

Townhomes	November			October		
Activity Snapshot	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	1,848	1,603	+ 15.3%	2,058	1,763	+ 16.7%
Sales	253	363	- 30.3%	381	397	- 4.0%
Days on Market Average	39	35	+ 11.4%	35	28	+ 25.0%
MLS® HPI Benchmark Price	\$1,065,600	\$1,115,000	- 4.4%	\$1,064,800	\$1,105,700	- 3.7%

Sales-to-Active Ratio



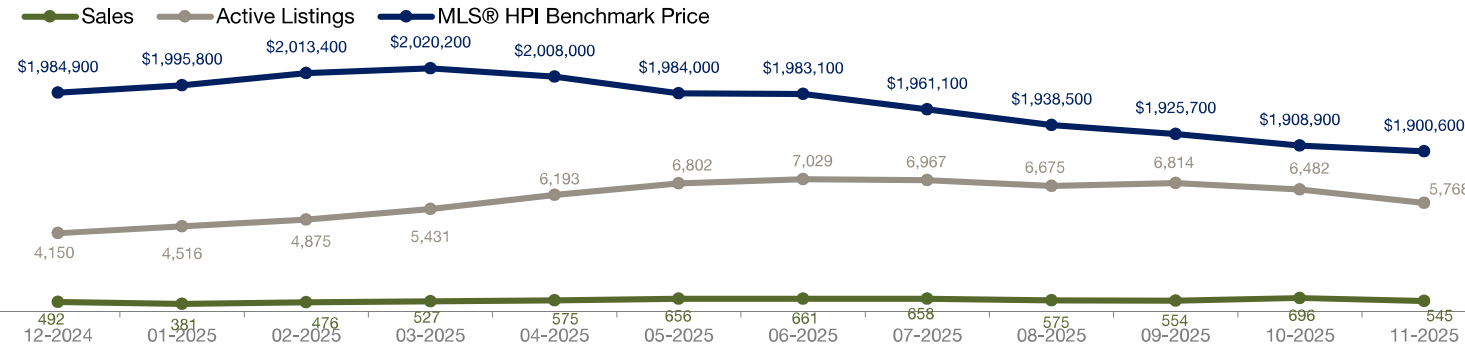


Metro Vancouver

Detached Properties Report – November 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	43	\$1,479,100	- 4.2%
\$100,000 to \$199,999	0	8	0	Burnaby East	2	42	\$1,827,900	- 5.6%
\$200,000 to \$399,999	6	40	87	Burnaby North	19	225	\$1,920,400	- 7.0%
\$400,000 to \$899,999	24	201	58	Burnaby South	15	187	\$2,009,900	- 10.5%
\$900,000 to \$1,499,999	164	892	48	Coquitlam	47	487	\$1,694,900	- 3.0%
\$1,500,000 to \$1,999,999	166	1,317	49	Ladner	14	93	\$1,306,000	- 6.7%
\$2,000,000 to \$2,999,999	108	1,591	51	Maple Ridge	60	546	\$1,237,600	- 3.6%
\$3,000,000 and \$3,999,999	45	769	68	New Westminster	9	133	\$1,494,500	- 5.5%
\$4,000,000 to \$4,999,999	15	353	52	North Vancouver	56	321	\$2,101,500	- 1.8%
\$5,000,000 and Above	17	595	49	Pitt Meadows	10	58	\$1,195,500	- 9.7%
TOTAL	545	5,768	51	Port Coquitlam	20	154	\$1,358,700	- 2.3%
				Port Moody	7	121	\$2,089,600	+ 0.3%
				Richmond	53	629	\$2,047,600	- 3.4%
				Squamish	13	77	\$1,633,500	+ 7.0%
				Sunshine Coast	40	367	\$881,100	- 5.6%
				Tsawwassen	14	170	\$1,454,200	- 9.3%
				Vancouver East	51	635	\$1,738,000	- 6.9%
				Vancouver West	59	755	\$3,172,700	- 4.5%
				West Vancouver	34	515	\$3,120,500	- 2.7%
				Whistler	7	87	\$2,476,200	+ 1.5%
				TOTAL*	545	5,768	\$1,900,600	- 4.3%

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



Current as of December 02, 2025. All data from the Real Estate Board of Greater Vancouver. Report © 2025 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.

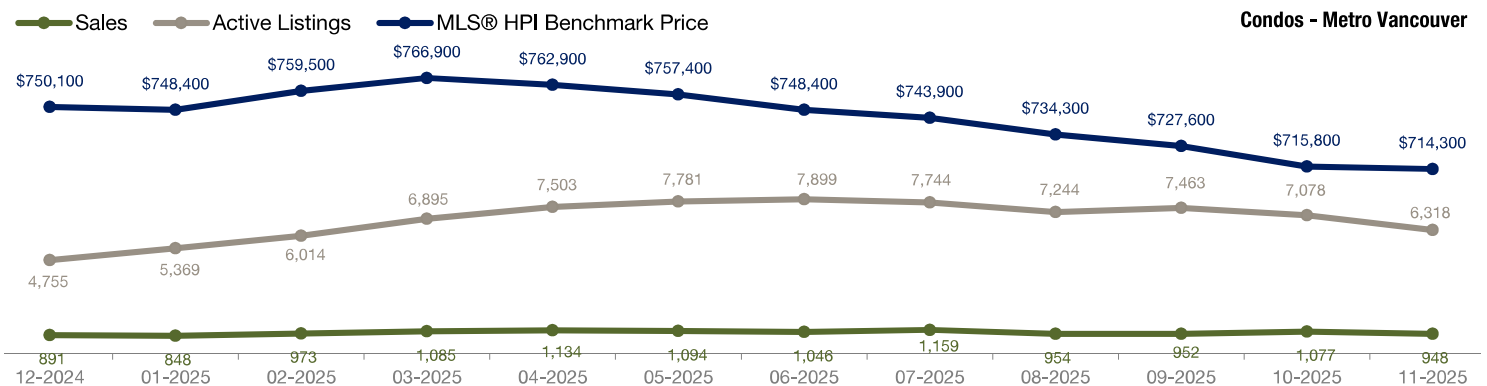


Metro Vancouver

Condo Report – November 2025

Price Range	Sales	Active Listings	Avg Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	3	30	90	Bowen Island	0	0	\$0	--
\$100,000 to \$199,999	3	2	159	Burnaby East	9	96	\$759,700	- 4.3%
\$200,000 to \$399,999	28	194	73	Burnaby North	67	518	\$697,900	- 6.2%
\$400,000 to \$899,999	716	4,182	40	Burnaby South	58	460	\$765,600	- 6.6%
\$900,000 to \$1,499,999	150	1,380	45	Coquitlam	76	561	\$685,700	- 5.4%
\$1,500,000 to \$1,999,999	26	249	54	Ladner	5	17	\$665,200	+ 3.0%
\$2,000,000 to \$2,999,999	17	173	70	Maple Ridge	21	128	\$520,900	- 6.2%
\$3,000,000 and \$3,999,999	4	41	78	New Westminster	42	355	\$623,800	- 3.5%
\$4,000,000 to \$4,999,999	0	26	0	North Vancouver	75	364	\$792,100	- 0.7%
\$5,000,000 and Above	1	41	431	Pitt Meadows	9	24	\$565,000	- 7.2%
TOTAL	948	6,318	44	Port Coquitlam	21	106	\$597,700	- 4.0%
				Port Moody	26	172	\$703,900	- 6.6%
				Richmond	103	934	\$687,300	- 5.8%
				Squamish	11	53	\$606,800	+ 3.4%
				Sunshine Coast	5	31	\$500,600	+ 1.8%
				Tsawwassen	8	73	\$640,700	- 0.7%
				Vancouver East	98	488	\$653,400	- 5.7%
				Vancouver West	262	1,688	\$776,600	- 6.2%
				West Vancouver	18	101	\$1,140,700	- 4.7%
				Whistler	33	134	\$648,900	- 0.6%
				TOTAL*	948	6,318	\$714,300	- 5.2%

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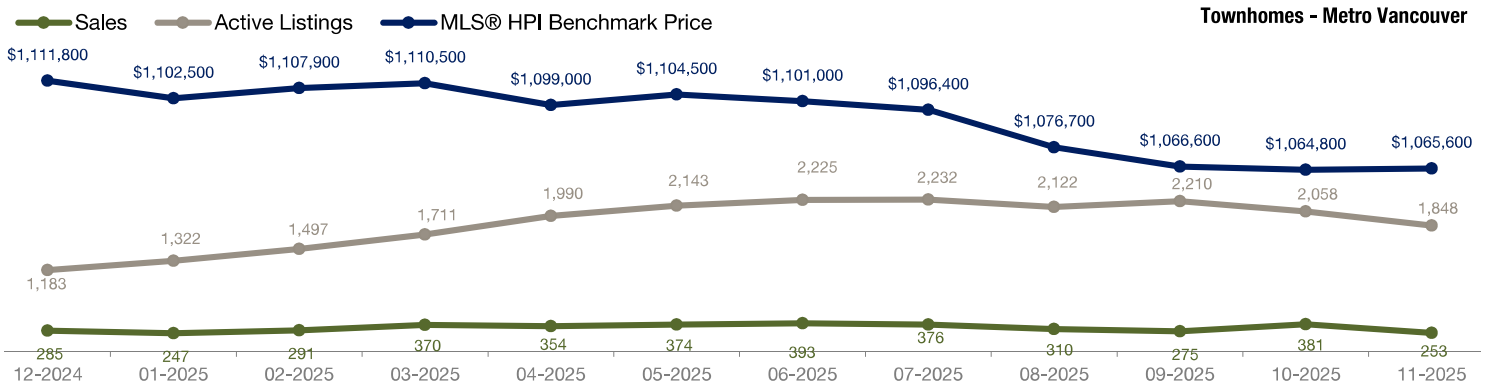


Metro Vancouver

Townhomes Report – November 2025

Price Range	Sales	Active Listings	Days on Market	Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
\$99,999 and Below	0	8	0	Bowen Island	0	0	\$0	--
\$100,000 to \$199,999	0	3	0	Burnaby East	7	26	\$862,800	- 1.3%
\$200,000 to \$399,999	0	4	0	Burnaby North	10	64	\$921,100	- 3.1%
\$400,000 to \$899,999	90	516	40	Burnaby South	9	65	\$983,600	- 3.3%
\$900,000 to \$1,499,999	135	943	33	Coquitlam	20	169	\$1,022,500	- 3.1%
\$1,500,000 to \$1,999,999	20	259	76	Ladner	7	40	\$1,023,100	+ 0.2%
\$2,000,000 to \$2,999,999	6	81	40	Maple Ridge	21	152	\$732,800	- 6.1%
\$3,000,000 and \$3,999,999	2	21	61	New Westminster	11	46	\$901,000	- 3.9%
\$4,000,000 to \$4,999,999	0	6	0	North Vancouver	22	129	\$1,290,900	- 4.6%
\$5,000,000 and Above	0	7	0	Pitt Meadows	8	24	\$768,500	- 3.6%
TOTAL	253	1,848	39	Port Coquitlam	20	49	\$893,500	- 4.3%
				Port Moody	11	46	\$986,400	- 1.3%
				Richmond	33	371	\$1,078,200	- 5.4%
				Squamish	14	44	\$1,032,300	- 0.6%
				Sunshine Coast	3	47	\$763,100	- 0.3%
				Tsawwassen	6	44	\$959,900	- 3.4%
				Vancouver East	19	114	\$1,066,000	- 3.7%
				Vancouver West	23	303	\$1,366,600	- 9.9%
				West Vancouver	1	39	\$0	--
				Whistler	8	73	\$1,737,200	- 1.8%
				TOTAL*	253	1,848	\$1,065,600	- 4.4%

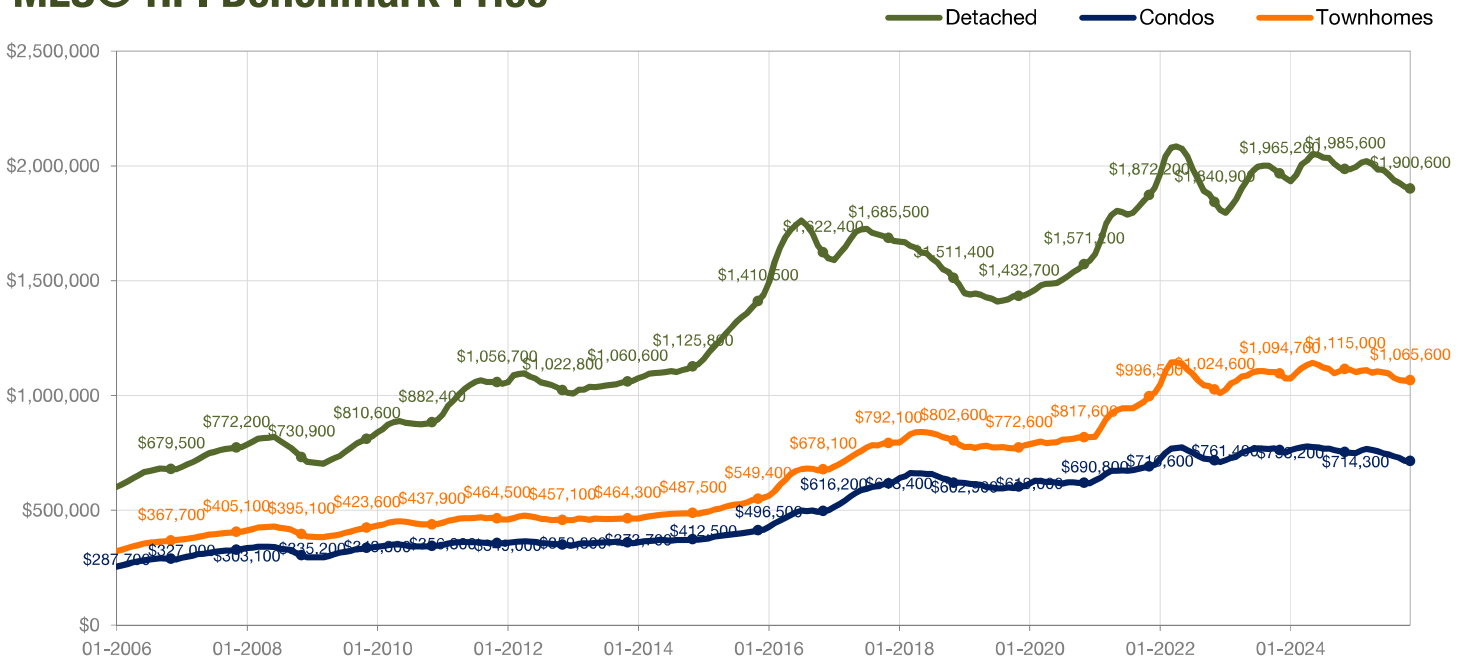
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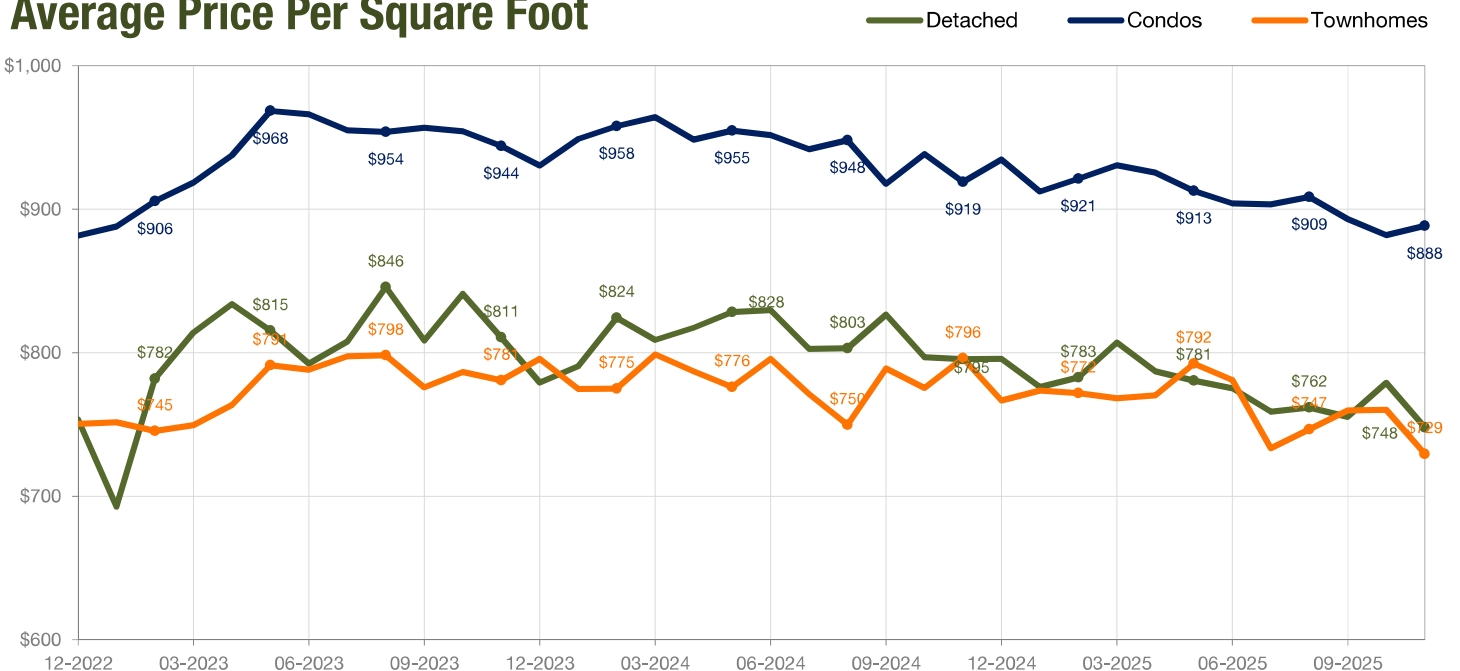
November 2025

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.