



Metro Vancouver

November 2025

Detached Properties

| Activity Snapshot | November | | | October | | |
|--------------------------|-------------|-------------|-----------------|-------------|-------------|-----------------|
| | 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% |

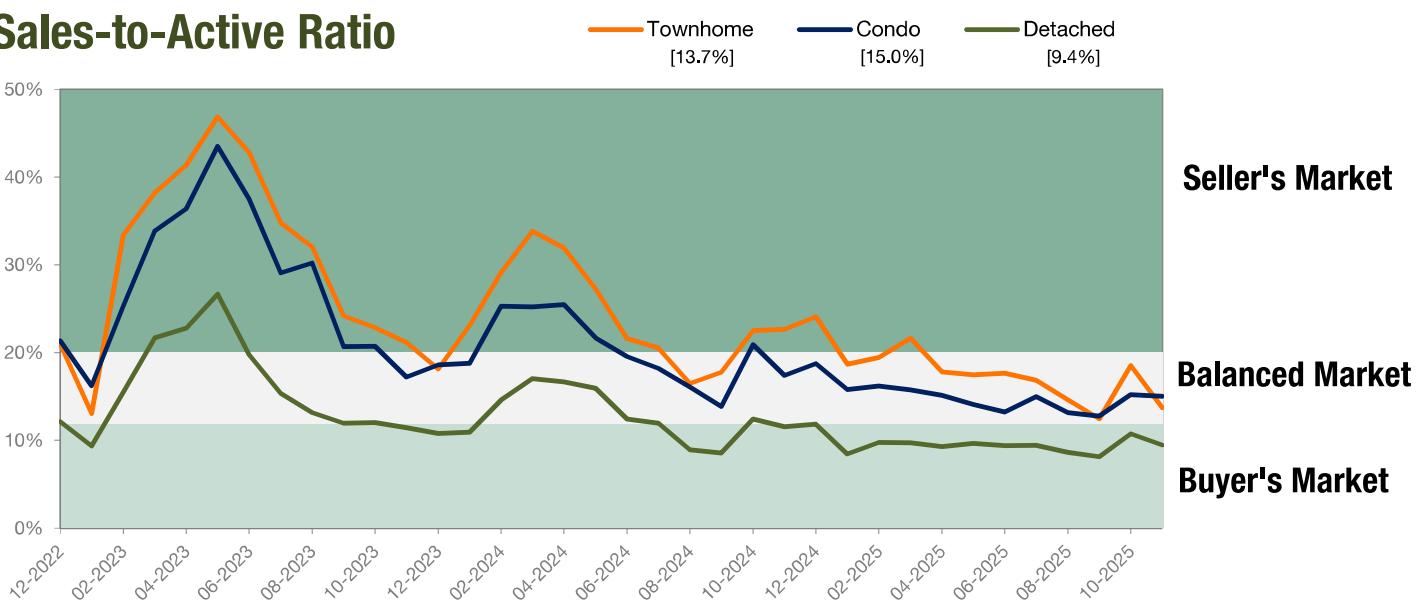
Condos

| Activity Snapshot | November | | | October | | |
|--------------------------|-----------|-----------|-----------------|-----------|-----------|-----------------|
| | 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

| Activity Snapshot | November | | | October | | |
|--------------------------|-------------|-------------|-----------------|-------------|-------------|-----------------|
| | 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

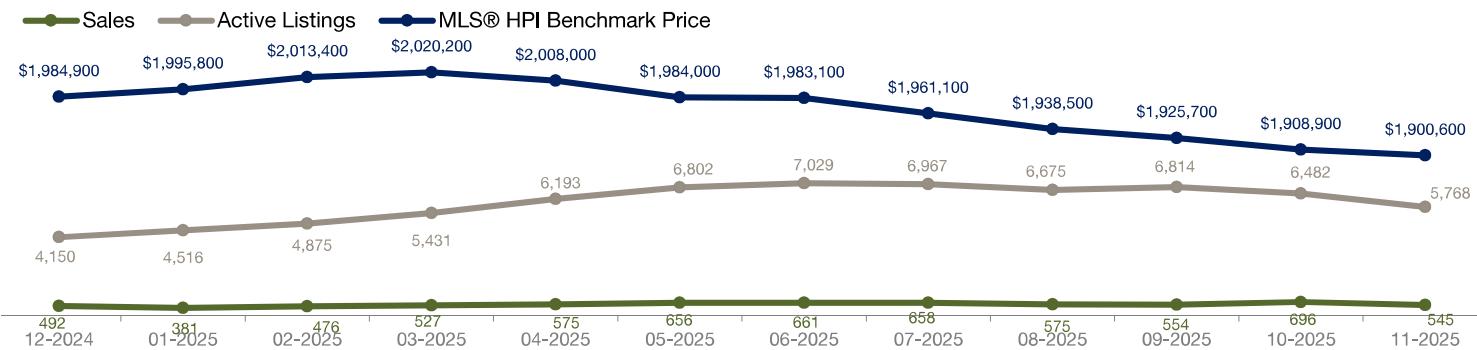


Detached Properties Report – November 2025

| 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

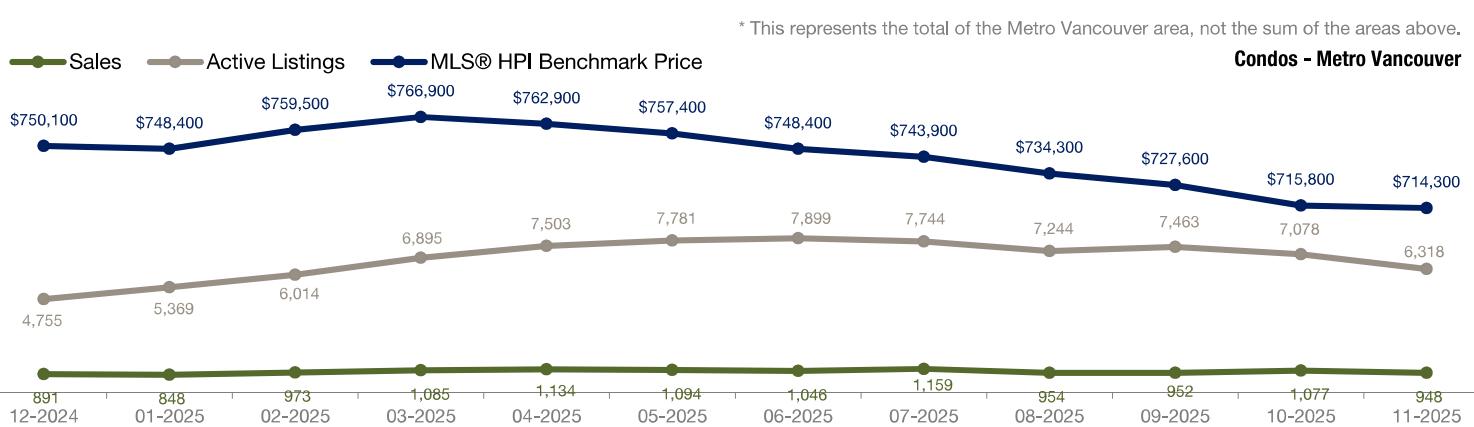


Metro Vancouver



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% |



Metro Vancouver


**GREATER
VANCOUVER
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Townhomes Report – November 2025

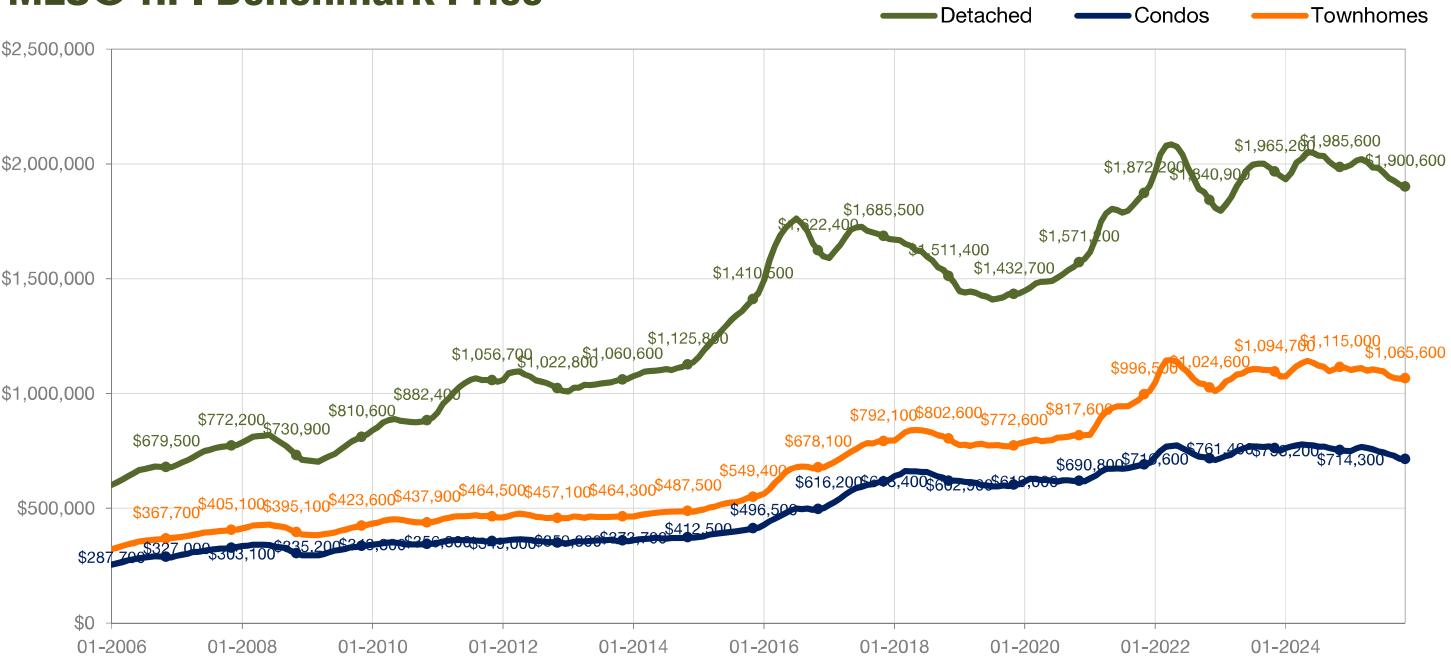
| Price Range | Sales | Active Listings | Days on Market | Neighbourhood | Sales | Active Listings | Benchmark Price | One-Year Change |
|-----------------------------|------------|-----------------|----------------|-----------------|------------|-----------------|--------------------|-----------------|
| \$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% |

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



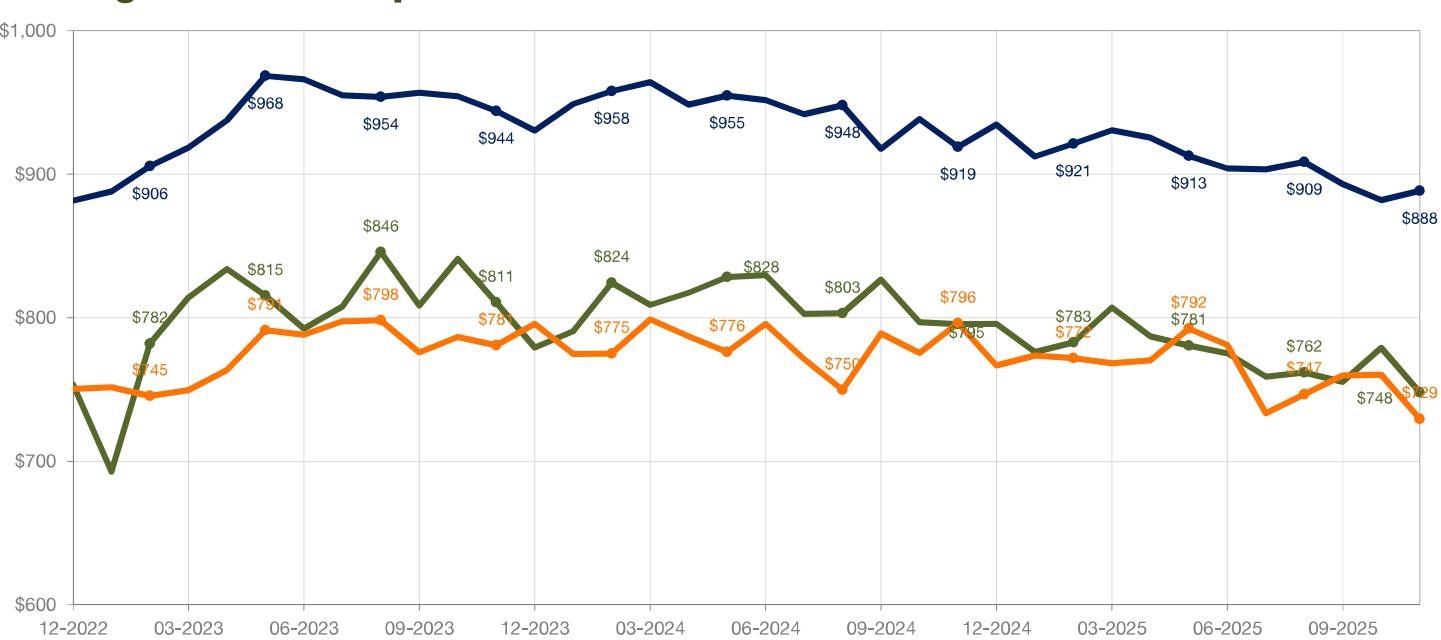


MLS® HPI Benchmark Price



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.