

News Release



FOR IMMEDIATE RELEASE:

Home sales register a strong finish to cap off 2024

VANCOUVER, BC – January 3, 2024 – Home sales registered on the Multiple Listing Service® (MLS®) in Metro Vancouver¹ rose over thirty per cent in December, compared to the previous year, signalling strengthening demand-side momentum to close out 2024.

The Greater Vancouver REALTORS® (GVR)² reports that residential sales in the region totalled 26,561 in 2024, a 1.2 per cent increase from the 26,249 sales recorded in 2023, and a 9.2 per cent decrease from the 29,261 sales in 2022.

Last year's sales total was 20.9 per cent below the 10-year annual sales average (33,559).

“Looking back on 2024, it could best be described as a pivot year for the market after experiencing such dramatic increases in mortgage rates in the preceding years,” said Andrew Lis, GVR's director of economics and data analytics. “With borrowing costs now firmly on the decline, buyers have started to show up in numbers after somewhat of a hiatus – and this renewed strength is now clearly visible in the more recent monthly data.”

Properties listed on the MLS® system in Metro Vancouver totalled 60,388 in 2024. This represents an 18.7 per cent increase compared to the 50,894 properties listed in 2023. This was 9.7 per cent above the 55,047 properties listed in 2022.

The total number of properties listed last year was 5.7 per cent above the region's 10-year annual average (57,136).

Currently, the total number of homes listed for sale on the MLS® system in Metro Vancouver is 10,948, a 24.4 per cent increase compared to December 2024 (8,802). This total is also 25.3 per cent above the 10-year seasonal average (8,737).

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,171,500. This represents a 0.5 per cent increase over December 2023 and a 0.1 per cent decrease compared to November 2024.

“Disappointingly, sales came in shy of our forecasted target for the year, but the December figures signal an emerging pattern of strength in home sales, building on the momentum seen in previous months,” Lis said. “These more recent sales figures are now trending back towards long-term historical averages, which suggests there may still be quite a bit of potential upside for sales as we head into 2025, should the recent strength continue.”

“Although sales activity had a slower start to the year, price trends began 2024 on the rise and closed out the year on a flatter trajectory. Most market segments saw year-over-year increases of a few per cent except for apartment units, which ended 2024 roughly flat. With

the data showing renewed strength to finish the year however, it looks as though the 2025 market is positioned to be considerably more active than we've seen in recent years.”

December 2024 summary

Residential sales in the region totalled 1,765 in December 2024, a 31.2 per cent increase from the 1,345 sales recorded in December 2023. This was 14.9 per cent below the 10-year seasonal average (2,074) for the month.

There were 1,676 detached, attached and apartment properties newly listed for sale on the MLS® system in Metro Vancouver in December 2024. This represents a 26.3 per cent increase compared to the 1,327 properties listed in December 2023. This was 1.1 per cent below the 10-year seasonal average (1,695).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for December 2024 is 16.8 per cent. By property type, the ratio is 12.1 per cent for detached homes, 23.6 per cent for attached, and 18.7 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 2024 reached 494, a 31.4 per cent increase from the 376 detached sales recorded in December 2023. The benchmark price for a detached home is \$1,997,000. This represents a two per cent increase from December 2023 and is nearly unchanged compared to November 2024.

Sales of apartment homes reached 891 in December 2024, a 23.9 per cent increase compared to the 719 sales in December 2024. The benchmark price of an apartment home is \$749,900. This represents a 0.1 per cent decrease from December 2023 and a 0.4 per cent decrease compared to November 2024.

Attached home sales in December 2024 totalled 371, a 55.9 per cent increase compared to the 238 sales in December 2024. The benchmark price of a townhouse is \$1,114,600. This represents a 3.4 per cent increase from December 2023 and a 0.3 per cent decrease compared to November 2024.

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Editor's Note:

1. Areas covered by Greater Vancouver REALTORS® include: Bowen Island, Burnaby, Coquitlam, Maple Ridge, New Westminster, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, South Delta, Squamish, Sunshine Coast, Vancouver, West Vancouver, and Whistler.

2. On February 12, 2024, the Real Estate Board of Greater Vancouver changed its organizational name to Greater Vancouver REALTORS®.

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	\$1,101,300	336.2	-0.1%	-0.9%	-3.1%	-0.1%	-0.5%	34.9%	76.6%
	Greater Vancouver	\$1,171,500	333.2	-0.1%	-0.7%	-2.9%	0.5%	2.1%	30.0%	66.9%
	Bowen Island	\$1,428,300	298.9	-4.0%	0.7%	-6.3%	9.2%	-1.5%	52.3%	140.5%
	Burnaby East	\$1,131,000	359.6	0.6%	-0.7%	-3.1%	0.6%	5.9%	32.5%	88.6%
	Burnaby North	\$986,700	328.8	-0.2%	-1.1%	-3.5%	-1.0%	1.5%	25.9%	78.4%
	Burnaby South	\$1,122,500	347.8	0.2%	1.9%	-2.2%	0.0%	3.6%	24.9%	77.4%
	Coquitlam	\$1,074,900	337.7	0.7%	-1.2%	-3.5%	-1.7%	-1.0%	33.1%	94.0%
	Ladner	\$1,148,200	334.1	-0.4%	-2.3%	-0.7%	2.5%	5.5%	46.2%	106.2%
	Maple Ridge	\$974,200	338.9	0.4%	-0.2%	-1.8%	1.8%	-3.4%	49.6%	142.4%
	New Westminster	\$820,900	375.7	1.1%	-1.9%	-0.5%	1.4%	8.2%	38.0%	103.0%
	North Vancouver	\$1,320,600	307.5	-0.5%	-0.9%	-5.5%	-2.1%	0.3%	26.4%	70.7%
	Pitt Meadows	\$934,800	373.3	-1.3%	1.4%	-0.4%	5.7%	2.5%	54.8%	166.6%
	Port Coquitlam	\$941,700	366.1	0.4%	0.1%	-2.1%	1.4%	5.4%	47.9%	132.7%
	Port Moody	\$1,108,000	353.7	0.2%	-3.3%	-3.1%	-0.6%	4.3%	44.5%	112.2%
	Richmond	\$1,144,500	376.9	0.1%	-1.4%	-2.6%	-0.3%	5.7%	33.7%	77.8%
	Squamish	\$1,066,500	354.3	-1.8%	-2.2%	-3.0%	-1.4%	2.5%	32.9%	135.9%
	Sunshine Coast	\$832,400	304.9	-3.8%	0.0%	-4.0%	6.1%	1.2%	50.0%	144.1%
	Tsawwassen	\$1,205,000	313.2	-0.3%	-1.0%	-2.1%	0.0%	1.6%	34.1%	83.2%
	Vancouver East	\$1,207,100	376.6	-0.1%	0.1%	-2.1%	1.5%	5.3%	31.4%	81.4%
	Vancouver West	\$1,309,800	310.7	-0.3%	-0.7%	-3.1%	1.4%	0.6%	16.1%	33.0%
West Vancouver	\$2,564,300	276.7	2.4%	0.5%	-2.9%	1.8%	-6.6%	18.9%	36.4%	
Whistler	\$1,296,700	287.2	-2.8%	-3.9%	-6.6%	-7.9%	-7.6%	25.7%	130.1%	
Single Family Detached	Lower Mainland	\$1,781,100	390.9	0.0%	-1.2%	-2.9%	2.2%	2.1%	45.4%	94.7%
	Greater Vancouver	\$1,997,000	371.7	0.0%	-1.2%	-3.1%	2.0%	4.3%	38.3%	74.5%
	Bowen Island	\$1,429,700	298.4	-4.0%	0.6%	-6.3%	9.2%	-1.6%	52.2%	140.6%
	Burnaby East	\$1,957,700	420.6	0.3%	-1.2%	-0.3%	8.3%	11.0%	49.5%	116.9%
	Burnaby North	\$2,133,100	408.0	1.1%	0.0%	-1.9%	4.2%	13.4%	46.6%	105.6%
	Burnaby South	\$2,233,000	426.2	-1.6%	3.6%	-1.4%	8.0%	11.2%	42.7%	100.6%
	Coquitlam	\$1,772,700	411.4	0.2%	-2.3%	-3.8%	-1.0%	2.6%	46.9%	126.4%
	Ladner	\$1,396,100	340.0	-1.7%	-4.3%	-1.0%	1.2%	1.6%	50.0%	109.9%
	Maple Ridge	\$1,286,800	376.6	0.3%	-0.1%	-1.2%	3.8%	-2.5%	55.6%	167.7%
	New Westminster	\$1,579,700	388.0	0.6%	-1.3%	-0.9%	6.1%	7.8%	50.4%	113.2%
	North Vancouver	\$2,130,900	334.5	-0.8%	-3.6%	-7.6%	-2.5%	0.6%	30.0%	87.1%
	Pitt Meadows	\$1,301,100	389.9	-2.6%	3.0%	-0.1%	5.6%	-3.7%	53.7%	158.0%
	Port Coquitlam	\$1,379,500	390.5	-0.9%	-2.8%	-3.1%	0.6%	2.3%	50.7%	146.1%
	Port Moody	\$2,095,800	401.0	0.5%	-5.5%	-4.0%	0.8%	9.3%	52.2%	130.6%
	Richmond	\$2,140,900	434.2	1.0%	-1.3%	-2.6%	1.4%	4.6%	35.8%	90.2%
	Squamish	\$1,518,500	378.8	-0.1%	-0.4%	-1.9%	0.5%	-3.1%	31.8%	161.4%
	Sunshine Coast	\$897,000	312.0	-3.9%	1.0%	-3.8%	8.7%	0.5%	53.5%	148.6%
	Tsawwassen	\$1,594,600	352.0	-0.4%	-1.2%	0.3%	1.6%	2.3%	45.2%	106.6%
	Vancouver East	\$1,855,700	413.9	-0.4%	0.4%	-2.0%	0.3%	5.2%	34.3%	92.4%
	Vancouver West	\$3,374,900	351.7	-0.3%	-2.8%	-5.2%	-2.5%	0.1%	18.5%	39.6%
West Vancouver	\$3,308,300	308.3	2.5%	1.2%	-0.8%	6.1%	0.0%	27.3%	49.5%	
Whistler	\$2,398,500	311.7	0.6%	-0.7%	-4.8%	1.0%	-2.9%	32.2%	127.7%	

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- **Benchmark Price:** Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
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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 include 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	\$976,400	372.8	-0.5%	0.6%	-2.2%	2.4%	7.8%	45.8%	132.4%
	Greater Vancouver	\$1,114,600	389.3	-0.3%	1.4%	-2.1%	3.4%	10.0%	41.9%	129.5%
	Burnaby East	\$881,300	383.8	1.0%	-2.0%	-5.1%	-0.3%	12.3%	39.1%	116.2%
	Burnaby North	\$912,700	371.6	-2.8%	-4.0%	-4.5%	0.4%	12.9%	34.4%	118.5%
	Burnaby South	\$1,056,300	387.2	0.1%	3.4%	-4.1%	-2.2%	13.3%	35.2%	116.2%
	Coquitlam	\$1,071,600	419.2	1.4%	0.0%	-1.2%	4.5%	9.0%	46.4%	155.1%
	Ladner	\$1,035,800	411.2	2.7%	1.5%	2.3%	10.0%	15.7%	48.6%	149.7%
	Maple Ridge	\$777,100	391.1	0.3%	-1.2%	-1.9%	3.8%	3.7%	49.3%	183.0%
	New Westminster	\$956,600	410.0	1.6%	0.7%	0.5%	5.6%	14.0%	48.9%	122.9%
	North Vancouver	\$1,311,700	358.9	-2.8%	3.3%	-5.6%	-0.8%	6.8%	43.2%	128.5%
	Pitt Meadows	\$813,000	398.5	0.2%	-1.3%	-2.5%	2.5%	0.1%	47.2%	168.4%
	Port Coquitlam	\$940,700	379.2	0.5%	4.5%	-1.0%	3.4%	7.4%	49.8%	148.7%
	Port Moody	\$1,030,700	398.3	0.4%	-2.8%	-1.7%	0.7%	7.1%	46.1%	150.7%
	Richmond	\$1,134,800	406.9	0.0%	-1.3%	-2.4%	3.0%	14.0%	45.6%	126.9%
	Squamish	\$1,030,800	388.1	-3.1%	-0.9%	-3.6%	0.3%	9.2%	44.4%	174.9%
	Sunshine Coast	\$747,100	349.6	-3.5%	-1.3%	-4.3%	-0.2%	10.6%	50.2%	157.6%
	Tsawwassen	\$1,008,200	295.7	1.2%	1.1%	0.6%	6.4%	7.9%	24.0%	66.5%
	Vancouver East	\$1,147,000	378.2	2.6%	4.6%	-0.1%	7.2%	7.7%	32.5%	111.9%
	Vancouver West	\$1,527,200	360.3	0.5%	7.8%	2.4%	10.0%	8.3%	28.6%	99.5%
Whistler	\$1,662,100	407.8	-4.5%	-0.1%	-4.9%	-0.2%	11.2%	52.2%	204.8%	
Apartment	Lower Mainland	\$696,900	349.7	-0.4%	-1.6%	-3.0%	0.0%	7.4%	27.5%	103.0%
	Greater Vancouver	\$749,900	347.0	-0.4%	-1.6%	-3.0%	-0.1%	7.5%	23.6%	100.9%
	Burnaby East	\$788,000	333.8	-0.6%	0.2%	-1.8%	0.2%	7.5%	25.3%	97.7%
	Burnaby North	\$734,900	359.4	-1.0%	-1.1%	-3.2%	-1.4%	6.0%	28.9%	110.1%
	Burnaby South	\$837,000	383.4	1.1%	0.6%	-0.8%	-0.6%	8.6%	23.3%	106.0%
	Coquitlam	\$728,700	408.0	0.0%	0.3%	-2.4%	1.7%	9.3%	33.2%	145.8%
	Ladner	\$642,800	326.5	-0.9%	2.7%	-8.4%	-9.9%	5.1%	29.6%	112.6%
	Maple Ridge	\$530,200	379.0	0.9%	0.9%	-0.9%	0.4%	9.5%	44.7%	163.7%
	New Westminster	\$650,200	397.7	1.2%	-2.5%	-0.3%	0.5%	12.0%	31.0%	128.8%
	North Vancouver	\$796,100	323.2	0.0%	-0.2%	-3.5%	0.6%	8.9%	27.5%	111.0%
	Pitt Meadows	\$604,300	418.2	-0.1%	0.6%	-0.6%	0.4%	9.7%	39.8%	166.4%
	Port Coquitlam	\$631,700	435.7	0.8%	-1.4%	-2.4%	4.1%	12.1%	42.2%	173.5%
	Port Moody	\$752,100	411.9	-0.4%	-0.8%	-1.1%	3.7%	11.3%	39.8%	146.2%
	Richmond	\$724,400	402.2	-1.0%	-1.8%	-3.0%	-1.4%	14.2%	31.0%	126.6%
	Squamish	\$563,800	333.2	-3.9%	-10.2%	-5.7%	-15.3%	-1.3%	23.4%	155.5%
	Sunshine Coast	\$467,300	282.4	-4.6%	-11.2%	-8.0%	-18.6%	-10.2%	9.9%	101.1%
	Tsawwassen	\$639,700	302.7	-1.0%	2.6%	-9.4%	-6.1%	8.6%	22.2%	102.7%
	Vancouver East	\$690,200	400.6	-0.3%	-2.6%	-3.0%	0.5%	4.3%	19.1%	102.7%
	Vancouver West	\$819,400	316.7	-0.8%	-2.3%	-3.7%	1.0%	2.5%	10.7%	78.7%
West Vancouver	\$1,226,100	236.5	1.2%	-1.5%	-9.2%	-4.3%	3.6%	14.2%	67.6%	
Whistler	\$614,300	264.9	-5.4%	-11.9%	-9.2%	-18.6%	-3.2%	26.2%	153.3%	

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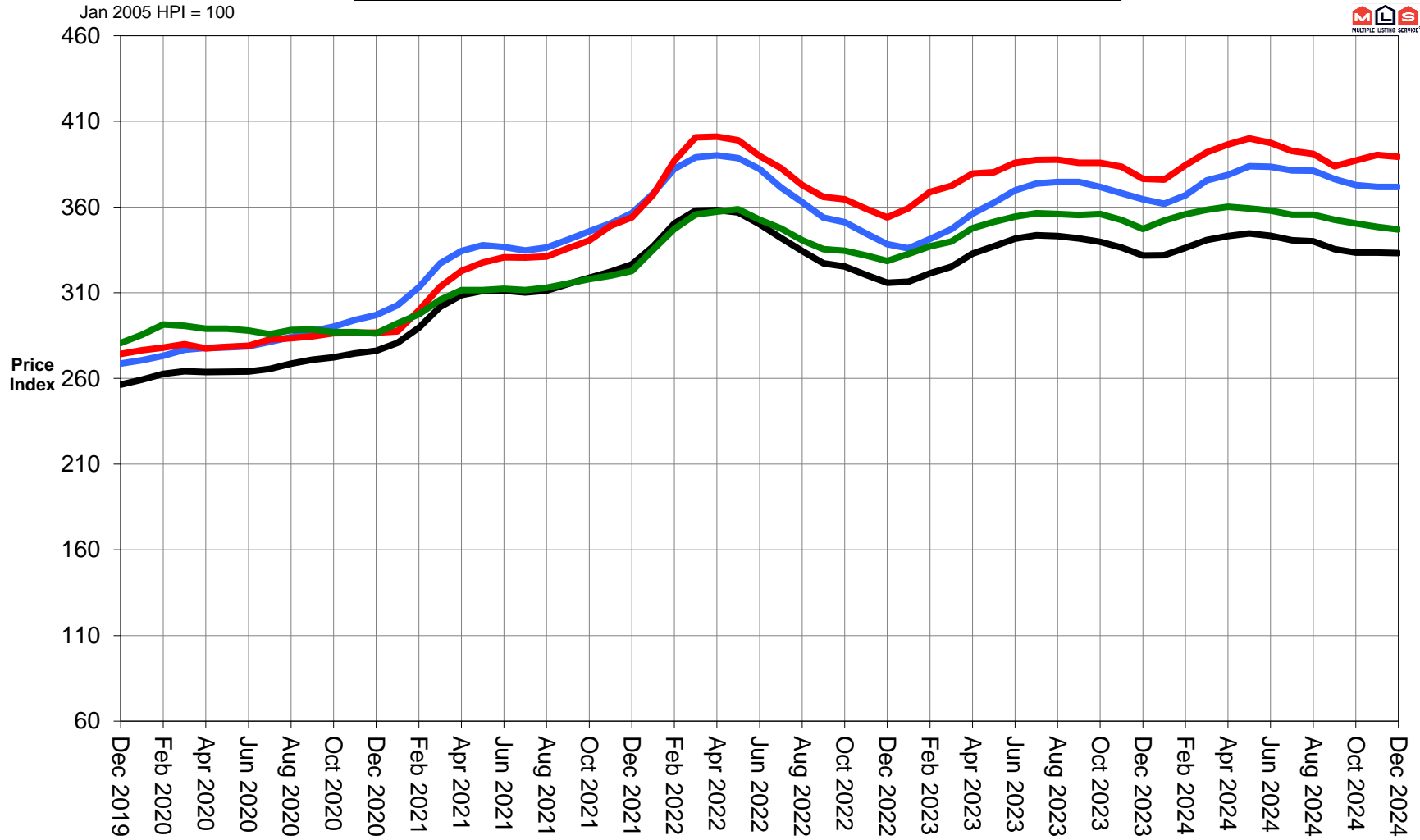
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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



MLS® SALES Facts



**December
2024**

		Bowen Island	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS	
December 2024	Number of Sales	Detached	5	45	38	18	4	59	13	46	20	8	54	10	35	57	47	26	9	494
		Attached	0	47	29	10	0	48	10	32	17	7	58	8	3	48	40	2	12	371
		Apartment	0	155	61	7	0	33	73	60	14	14	121	11	1	92	219	11	19	891
December 2024	Median Selling Price	Detached	n/a	\$2,120,000	\$1,741,250	n/a	n/a	\$1,315,000	n/a	\$2,107,500	\$1,450,900	n/a	\$2,070,000	n/a	\$1,013,000	\$1,880,000	\$3,514,000	\$2,992,350	n/a	n/a
		Attached	n/a	\$1,150,000	\$1,230,000	n/a	n/a	\$805,500	n/a	\$1,350,000	n/a	n/a	\$1,093,950	n/a	n/a	\$1,409,000	\$1,800,000	n/a	n/a	n/a
		Apartment	n/a	\$718,000	\$680,000	n/a	n/a	\$540,000	\$660,000	\$836,500	n/a	n/a	\$670,000	n/a	n/a	\$700,000	\$860,000	n/a	n/a	n/a
November 2024	Number of Sales	Detached	4	57	47	32	4	77	11	55	25	19	65	18	31	76	65	31	9	626
		Attached	0	54	26	16	0	49	14	29	22	13	47	13	3	75	69	3	18	451
		Apartment	0	203	98	11	0	20	68	89	29	30	119	16	6	117	250	11	22	1,089
November 2024	Median Selling Price	Detached	n/a	\$2,062,500	\$1,736,100	\$1,435,325	n/a	\$1,285,000	n/a	\$2,103,888	\$1,310,000	n/a	\$2,020,000	n/a	\$975,000	\$1,880,000	\$3,330,000	\$3,350,000	n/a	n/a
		Attached	n/a	\$1,007,500	\$1,090,000	n/a	n/a	\$789,000	n/a	\$1,325,000	\$1,005,500	n/a	\$1,201,500	n/a	n/a	\$1,489,900	\$1,565,000	n/a	n/a	n/a
		Apartment	n/a	\$699,000	\$665,000	n/a	n/a	\$496,950	\$612,500	\$778,000	\$568,725	\$758,500	\$660,000	n/a	n/a	\$688,950	\$839,000	n/a	\$647,500	n/a
December 2023	Number of Sales	Detached	0	31	31	17	1	63	10	30	7	6	42	8	22	48	35	23	2	376
		Attached	0	24	29	8	0	25	3	22	6	7	29	8	3	38	23	2	11	238
		Apartment	0	133	59	8	0	28	33	54	21	12	96	5	2	62	177	15	14	719
December 2023	Median Selling Price	Detached	n/a	\$1,890,000	\$1,785,000	n/a	n/a	\$1,194,000	n/a	\$2,075,000	n/a	n/a	\$1,912,500	n/a	\$859,500	\$1,809,000	\$3,950,000	\$2,972,500	n/a	n/a
		Attached	n/a	\$1,078,444	\$1,121,904	n/a	n/a	\$772,000	n/a	\$1,237,500	n/a	n/a	\$1,190,000	n/a	n/a	\$1,577,500	\$1,590,000	n/a	n/a	n/a
		Apartment	n/a	\$712,000	\$668,000	n/a	n/a	\$523,250	\$610,000	\$676,944	\$555,000	n/a	\$698,000	n/a	n/a	\$610,250	\$825,000	n/a	n/a	n/a
Jan. - Dec. 2024 Year-to-date	Number of Sales	Detached	51	629	607	363	45	976	169	712	255	133	783	173	462	882	793	401	108	7,542
		Attached	0	515	460	197	2	602	121	419	223	175	640	187	60	816	614	43	176	5,250
		Apartment	0	2,351	1,164	184	1	443	837	1,070	353	311	1,526	133	50	1,359	3,298	197	284	13,561
Jan. - Dec. 2023 Year-to-date	Median Selling Price	Detached	\$1,340,000	\$2,156,000	\$1,775,000	\$1,499,000	\$800,000	\$1,299,950	\$1,575,000	\$2,200,000	\$1,434,000	\$1,910,000	\$2,060,000	\$1,565,000	\$950,000	\$1,950,000	\$3,500,000	\$2,962,500	\$2,178,750	n/a
		Attached	n/a	\$1,080,900	\$1,150,000	\$1,045,000	n/a	\$809,950	\$970,000	\$1,420,000	\$955,000	\$1,060,000	\$1,158,995	\$1,015,000	\$667,000	\$1,488,000	\$1,625,000	\$2,362,500	\$1,377,500	n/a
		Apartment	n/a	\$720,000	\$680,000	\$654,250	n/a	\$535,000	\$629,000	\$800,000	\$594,900	\$760,000	\$689,350	\$641,950	\$518,500	\$695,000	\$850,000	\$1,220,000	\$561,900	n/a
Jan. - Dec. 2023 Year-to-date	Number of Sales	Detached	37	628	641	396	62	926	200	693	249	162	817	165	383	901	818	368	118	7,564
		Attached	0	569	467	173	0	493	106	386	170	166	651	159	70	643	510	45	185	4,793
		Apartment	0	2,359	1,113	180	2	455	738	1,079	332	390	1,740	111	58	1,286	3,354	220	259	13,676
Jan. - Dec. 2023 Year-to-date	Median Selling Price	Detached	\$1,440,000	\$1,950,000	\$1,750,000	\$1,475,000	\$825,500	\$1,250,000	\$1,522,500	\$2,100,000	\$1,370,000	\$1,887,500	\$1,988,444	\$1,477,500	\$944,500	\$1,914,000	\$3,515,000	\$3,075,000	\$2,315,000	n/a
		Attached	n/a	\$1,091,500	\$1,151,000	\$1,020,000	n/a	\$790,000	\$965,000	\$1,399,450	\$944,000	\$1,025,000	\$1,133,000	\$975,000	\$628,500	\$1,400,000	\$1,622,500	\$1,870,000	\$1,459,500	n/a
		Apartment	n/a	\$726,000	\$676,250	\$639,500	n/a	\$522,000	\$615,000	\$785,000	\$599,950	\$720,000	\$685,000	\$630,000	\$485,000	\$678,000	\$845,000	\$1,246,000	\$650,000	n/a

Note: Median Selling Prices are not reported for areas with less than 20 sales or for the Gulf Islands



MLS® LISTINGS Facts



**December
2024**

<i>Bowen Island</i>	<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Howe Sound</i>	<i>Whistler/Pemberton</i>	TOTALS
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December 2024	Number of Listings	Detached	2	47	26	21	2	54	6	26	19	9	48	7	30	57	48	50	13	465	
		Attached	0	26	30	11	0	18	7	22	7	6	53	7	4	55	43	3	20	20	312
		Apartment	0	171	97	7	0	27	53	53	23	11	91	15	3	67	235	22	24	24	899
% Sales to Listings	Detached	250%	96%	146%	86%	200%	109%	217%	177%	105%	89%	113%	143%	117%	100%	98%	52%	69%	69%	n/a	
	Attached	n/a	181%	97%	91%	n/a	267%	143%	145%	243%	117%	109%	114%	75%	87%	93%	67%	60%	60%	n/a	
	Apartment	n/a	91%	63%	100%	n/a	122%	138%	113%	61%	127%	133%	73%	33%	137%	93%	50%	79%	79%	n/a	
November 2024	Number of Listings	Detached	5	81	89	34	5	137	19	83	39	24	108	22	41	126	125	78	23	1,039	
		Attached	0	62	56	24	0	62	13	43	27	14	95	20	6	144	109	13	18	706	
		Apartment	0	339	168	28	0	52	140	131	43	38	263	23	15	205	471	28	33	1,977	
% Sales to Listings	Detached	80%	70%	53%	94%	80%	56%	58%	66%	64%	79%	60%	82%	76%	60%	52%	40%	39%	39%	n/a	
	Attached	n/a	87%	46%	67%	n/a	79%	108%	67%	81%	93%	49%	65%	50%	52%	63%	23%	100%	100%	n/a	
	Apartment	n/a	60%	58%	39%	n/a	38%	49%	68%	67%	79%	45%	70%	40%	57%	53%	39%	67%	67%	n/a	
December 2023	Number of Listings	Detached	2	33	29	16	5	54	14	24	17	8	50	6	28	36	37	37	15	411	
		Attached	0	15	22	12	0	20	0	16	6	10	25	7	4	48	24	1	13	13	223
		Apartment	0	116	35	4	0	42	25	57	16	13	82	10	4	64	185	14	23	23	690
% Sales to Listings	Detached	0%	94%	107%	106%	20%	117%	71%	125%	41%	75%	84%	133%	79%	133%	95%	62%	13%	13%	n/a	
	Attached	n/a	160%	132%	67%	n/a	125%	n/a	138%	100%	70%	116%	114%	75%	79%	96%	200%	85%	85%	n/a	
	Apartment	n/a	115%	169%	200%	n/a	67%	132%	95%	131%	92%	117%	50%	50%	97%	96%	107%	61%	61%	n/a	
Jan. - Dec. 2024	Number of Listings	Detached	138	1,365	1,550	738	120	2,319	402	1,530	631	395	1,886	354	1,198	2,103	2,118	1,580	294	18,721	
		Attached	1	971	991	357	7	1,011	259	872	374	278	1,322	309	125	1,965	1,653	145	355	355	10,995
		Apartment	0	5,045	2,401	368	2	978	1,614	2,164	625	543	3,195	270	110	2,862	8,302	520	454	454	29,453
Year-to-date*	% Sales to Listings	Detached	37%	46%	39%	49%	38%	42%	42%	47%	40%	34%	42%	49%	39%	42%	37%	25%	37%	37%	n/a
		Attached	0%	53%	46%	55%	29%	60%	47%	48%	60%	63%	48%	61%	48%	42%	37%	30%	50%	50%	n/a
		Apartment	n/a	47%	48%	50%	50%	45%	52%	49%	56%	57%	48%	49%	45%	47%	40%	38%	63%	63%	n/a
Jan. - Dec. 2023	Number of Listings	Detached	105	1,198	1,198	747	122	1,986	378	1,324	476	333	1,756	382	1,069	1,782	1,834	1,423	296	16,409	
		Attached	2	919	870	296	5	770	187	653	250	247	1,121	261	122	1,394	1,213	122	310	310	8,742
		Apartment	0	3,913	1,853	268	3	832	1,161	1,766	535	557	2,874	207	108	2,385	7,321	428	368	368	24,579
Year-to-date*	% Sales to Listings	Detached	35%	52%	54%	53%	51%	47%	53%	52%	52%	49%	47%	43%	36%	51%	45%	26%	40%	40%	n/a
		Attached	0%	62%	54%	58%	0%	64%	57%	59%	68%	67%	58%	61%	57%	46%	42%	37%	60%	60%	n/a
		Apartment	n/a	60%	60%	67%	67%	55%	64%	61%	62%	70%	61%	54%	54%	54%	46%	51%	70%	70%	n/a

* Year-to-date listings represent a cumulative total of listings rather than total active listings.



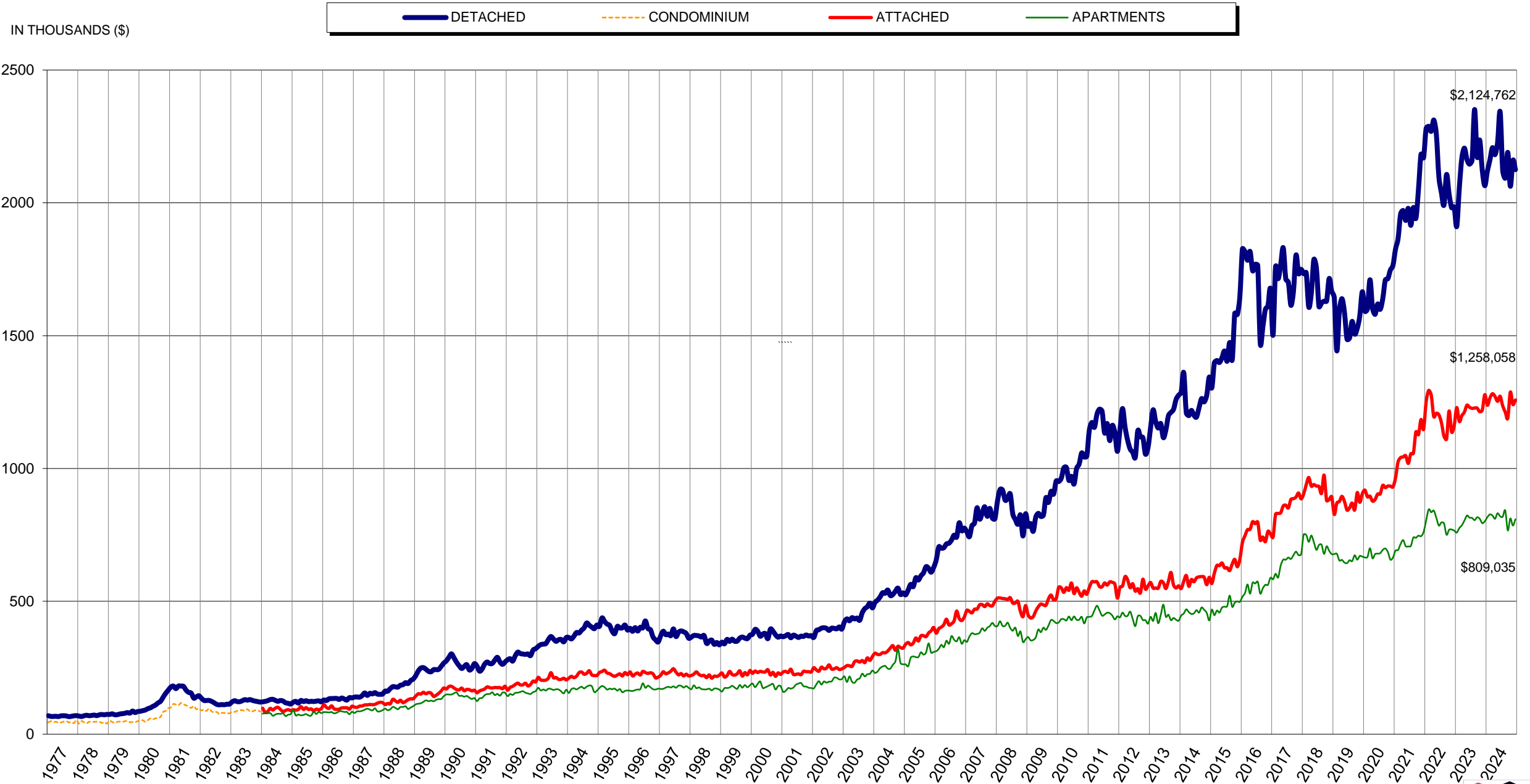
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Dec 2023	2 Nov 2024	3 Dec 2024	Col. 2 & 3 Percentage Variance	5 Dec 2023	6 Nov 2024	7 Dec 2024	Col. 6 & 7 Percentage Variance	9 Oct 2023 - Dec 2023	10 Oct 2024 - Dec 2024	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	2	5	2	-60.0	0	4	5	25.0	6	14	133.3
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	33	81	47	-42.0	31	57	45	-21.1	123	167	35.8
ATTACHED	15	62	26	-58.1	24	54	47	-13.0	107	154	43.9
APARTMENTS	116	339	171	-49.6	133	203	155	-23.6	450	598	32.9
COQUITLAM											
DETACHED	29	89	26	-70.8	31	47	38	-19.1	115	141	22.6
ATTACHED	22	56	30	-46.4	29	26	29	11.5	110	103	-6.4
APARTMENTS	35	168	97	-42.3	59	98	61	-37.8	220	299	35.9
DELTA											
DETACHED	16	34	21	-38.2	17	32	18	-43.8	68	84	23.5
ATTACHED	12	24	11	-54.2	8	16	10	-37.5	28	39	39.3
APARTMENTS	4	28	7	-75.0	8	11	7	-36.4	29	39	34.5
ISLANDS - GULF											
DETACHED	5	5	2	-60.0	1	4	4	0.0	13	10	-23.1
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	1	100.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	54	137	54	-60.6	63	77	59	-23.4	197	214	8.6
ATTACHED	20	62	18	-71.0	25	49	48	-2.0	80	147	83.8
APARTMENTS	42	52	27	-48.1	28	20	33	65.0	90	100	11.1
NEW WESTMINSTER											
DETACHED	14	19	6	-68.4	10	11	13	18.2	39	43	10.3
ATTACHED	0	13	7	-46.2	3	14	10	-28.6	14	36	157.1
APARTMENTS	25	140	53	-62.1	33	68	73	7.4	139	230	65.5
NORTH VANCOUVER											
DETACHED	24	83	26	-68.7	30	55	46	-16.4	144	175	21.5
ATTACHED	16	43	22	-48.8	22	29	32	10.3	92	106	15.2
APARTMENTS	57	131	53	-59.5	54	89	60	-32.6	218	254	16.5
PORT COQUITLAM											
DETACHED	17	39	19	-51.3	7	25	20	-20.0	35	71	102.9
ATTACHED	6	27	7	-74.1	6	22	17	-22.7	36	64	77.8
APARTMENTS	16	43	23	-46.5	21	29	14	-51.7	72	68	-5.6
PORT MOODY/BELCARRA											
DETACHED	8	24	9	-62.5	6	19	8	-57.9	31	39	25.8
ATTACHED	10	14	6	-57.1	7	13	7	-46.2	24	38	58.3
APARTMENTS	13	38	11	-71.1	12	30	14	-53.3	60	80	33.3
RICHMOND											
DETACHED	50	108	48	-55.6	42	65	54	-16.9	147	214	45.6
ATTACHED	25	95	53	-44.2	29	47	58	23.4	95	162	70.5
APARTMENTS	82	263	91	-65.4	96	119	121	1.7	317	378	19.2
SQUAMISH											
DETACHED	6	22	7	-68.2	8	18	10	-44.4	30	46	53.3
ATTACHED	7	20	7	-65.0	8	13	8	-38.5	37	38	2.7
APARTMENTS	10	23	15	-34.8	5	16	11	-31.3	21	46	119.0
SUNSHINE COAST											
DETACHED	28	41	30	-26.8	22	31	35	12.9	72	113	56.9
ATTACHED	4	6	4	-33.3	3	3	3	0.0	10	13	30.0
APARTMENTS	4	15	3	-80.0	2	6	1	-83.3	10	15	50.0
VANCOUVER EAST											
DETACHED	36	126	57	-54.8	48	76	57	-25.0	185	213	15.1
ATTACHED	48	144	55	-61.8	38	75	48	-36.0	128	197	53.9
APARTMENTS	64	205	67	-67.3	62	117	92	-21.4	239	337	41.0
VANCOUVER WEST											
DETACHED	37	125	48	-61.6	35	65	47	-27.7	161	181	12.4
ATTACHED	24	109	43	-60.6	23	69	40	-42.0	107	170	58.9
APARTMENTS	185	471	235	-50.1	177	250	219	-12.4	631	810	28.4
WEST VANCOUVER/HOWE SOUND											
DETACHED	37	78	50	-35.9	23	31	26	-16.1	83	87	4.8
ATTACHED	1	13	3	-76.9	2	3	2	-33.3	7	13	85.7
APARTMENTS	14	28	22	-21.4	15	11	11	0.0	51	41	-19.6
WHISTLER/PEMBERTON											
DETACHED	15	23	13	-43.5	2	9	9	0.0	26	31	19.2
ATTACHED	13	18	20	11.1	11	18	12	-33.3	35	43	22.9
APARTMENTS	23	33	24	-27.3	14	22	19	-13.6	66	77	16.7
GRAND TOTALS											
DETACHED	411	1039	465	-55.2	376	626	494	-21.1	1475	1843	24.9
ATTACHED	223	706	312	-55.8	238	451	371	-17.7	910	1323	45.4
APARTMENTS	690	1977	899	-54.5	719	1089	891	-18.2	2613	3373	29.1



GREATER VANCOUVER REALTORS®

Residential Average Sale Prices - January 1977 to December 2024



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

