

RESIDENTIAL MARKET REPORT

Vancouver

December 2024



Vancouver Specialists



Chris Di Fazio PREC*

604 684 8844 · 703
chris@vancouvercondoteam.com



Bready Wu

604 684 8844 · 711
bready@kleingroup.com



Brian Oh PREC*

M.ENG
 604 684 8844 · 710
brian@kleingroup.com

About Vancouver

Vancouver is a suburb of Vancouver, bordering Burnaby, Richmond and West Vancouver, with approximately 662,248 (2021) residents living in a land area of 662,248 (2021) square kilometers. Currently there are homes for sale in Vancouver, with an average price of 2,250,637, an average size of 1,716 sqft, and an average price per square feet of \$1,312.

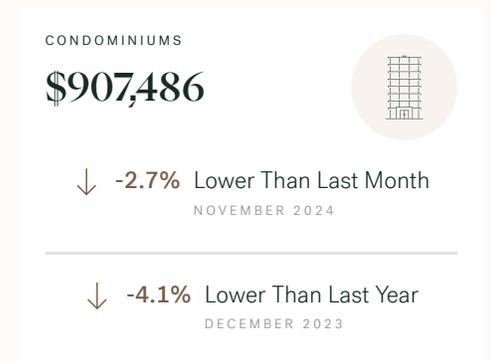
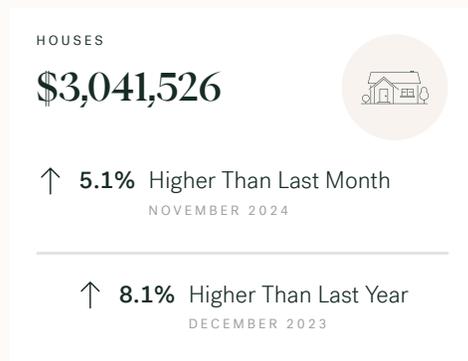
Vancouver Neighbourhoods

- Arbutus
- Cambie
- Champlain Heights
- Coal Harbour
- Collingwood
- Downtown East
- Downtown West
- Dunbar
- Fairview
- False Creek
- Fraser
- Fraserview
- Grandview Woodland
- Hastings
- Hastings Sunrise
- Kerrisdale
- Killarney
- Kitsilano
- Knight
- MacKenzie Heights
- Main
- Marpole
- Mount Pleasant East
- Mount Pleasant West
- Oakridge
- Point Grey
- Quilchena
- Renfrew
- Renfrew Heights
- Shaughnessy
- South Cambie
- South Granville
- South Marine
- South Vancouver
- Southlands
- South West Marine
- Strathcona
- University
- Victoria
- West End
- Yaletown

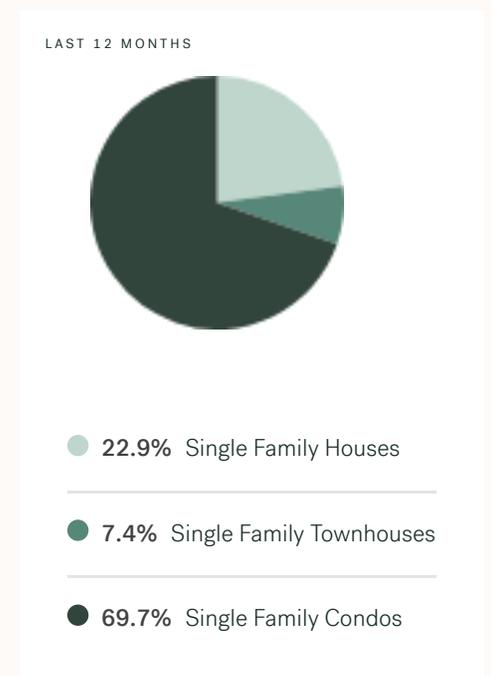
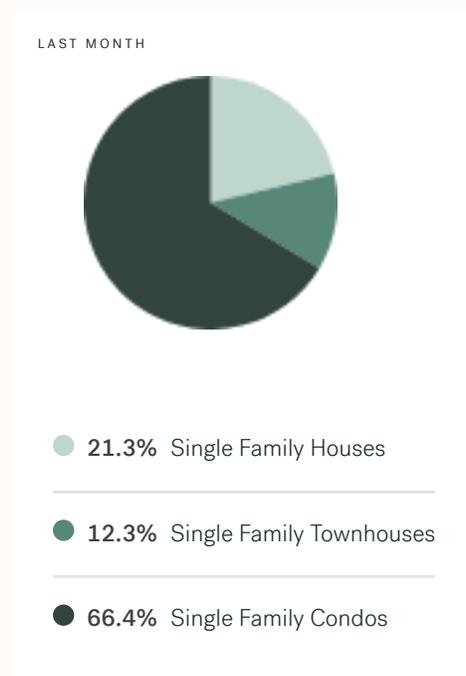
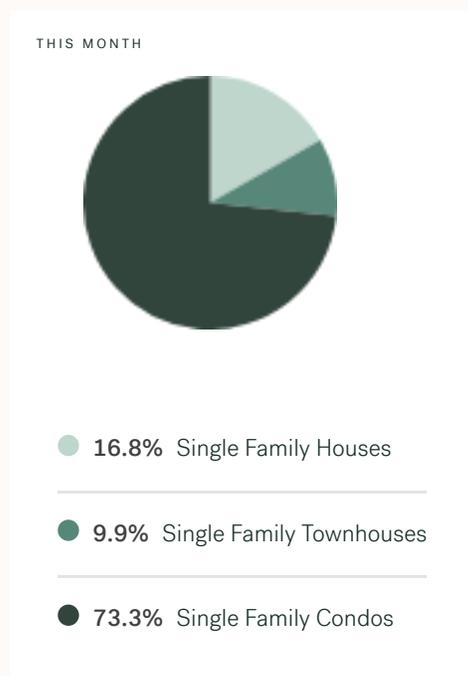
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



Vancouver Single Family Houses

DECEMBER 2024 - 5 YEAR TREND

Market Status

Buyers Market

Vancouver is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



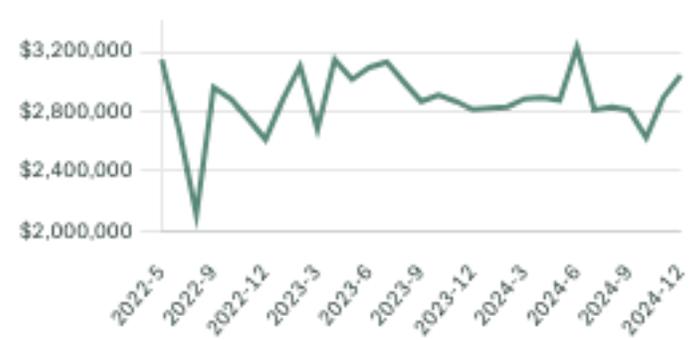
Summary of Sales Price Change



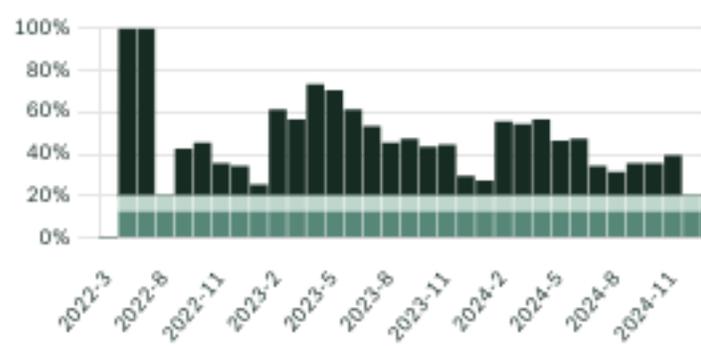
Summary of Sales Volume Change



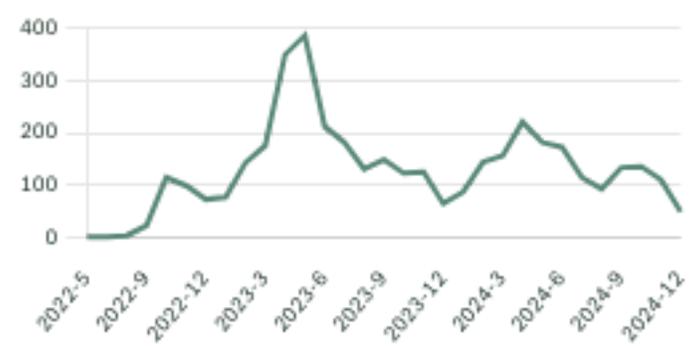
Sales Price



Sales-to-Active Ratio



Number of Transactions



Vancouver Single Family Townhomes

DECEMBER 2024 - 5 YEAR TREND

Market Status

Buyers Market

Vancouver is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



- 10% Of Single Family Townhouse Listings Sold IN PAST 30 DAYS
- 305 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 29 Single Family Townhouse Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



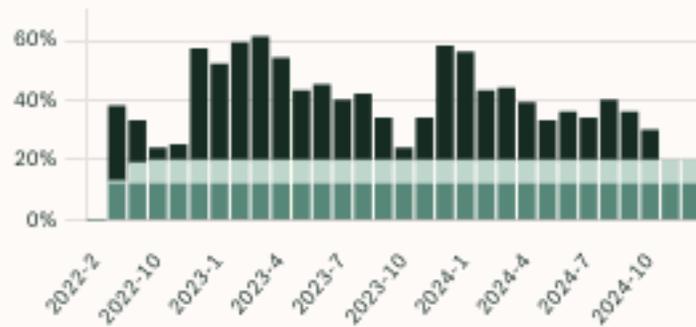
Sales Price



Summary of Sales Volume Change



Sales-to-Active Ratio



Number of Transactions



Vancouver Single Family Condos

DECEMBER 2024 - 5 YEAR TREND

Market Status

Buyers Market

Vancouver is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



- 11% Of Single Family Condo Listings Sold IN PAST 30 DAYS
- 1,865 Active Single Family Condo Listings IN PAST 30 DAYS
- 214 Single Family Condo Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



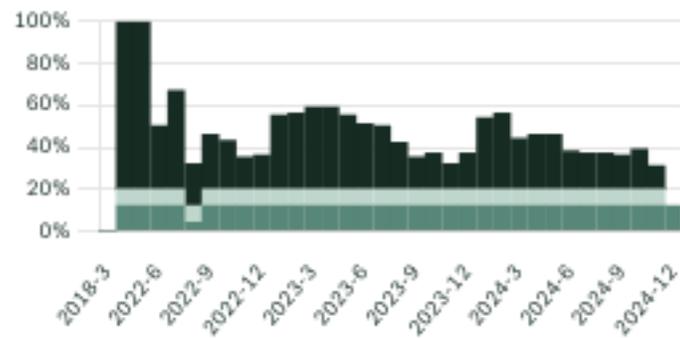
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



Stay Intelligent. Join our newsletter.

Subscribe

Get first access to our public and non-public offerings, foreclosures, new projects and other developments.

kleinresidential.ca

KLEIN 

Klein Group

Residential
Commercial
Pre-Sale
Property Management

Klein Group

O 604 684 8844
T 866 352 9311
F 1 855 684 8844

201 - 2468 Scotia Street
Vancouver, BC
Canada V5T 1W5

Brokerage



Royal LePage Westside
Klein Group