

RESIDENTIAL MARKET REPORT

# Vancouver

February 2025



## Vancouver Specialists



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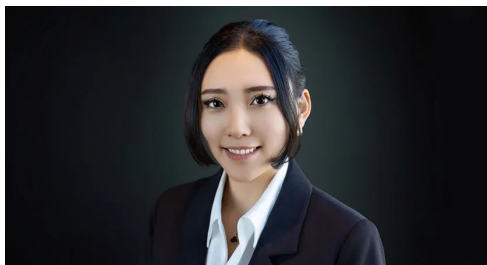
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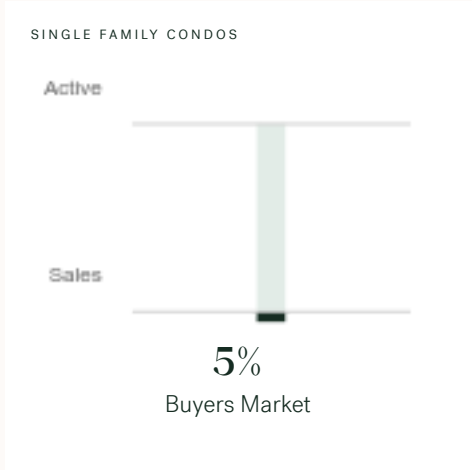
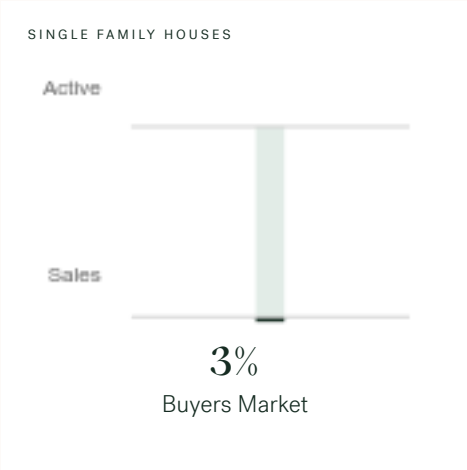


**Chris Di Fazio PREC\***

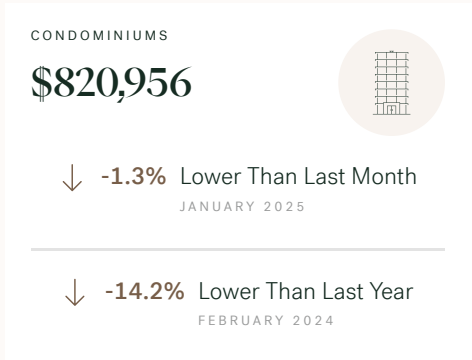
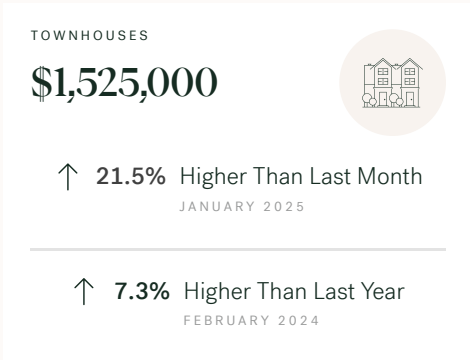
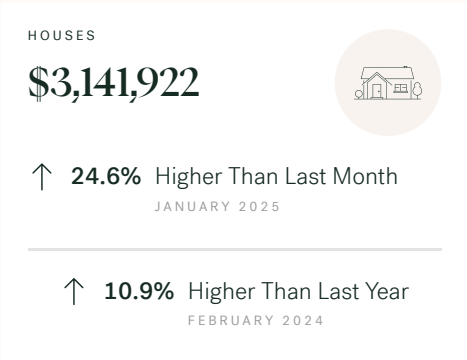
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## About Vancouver

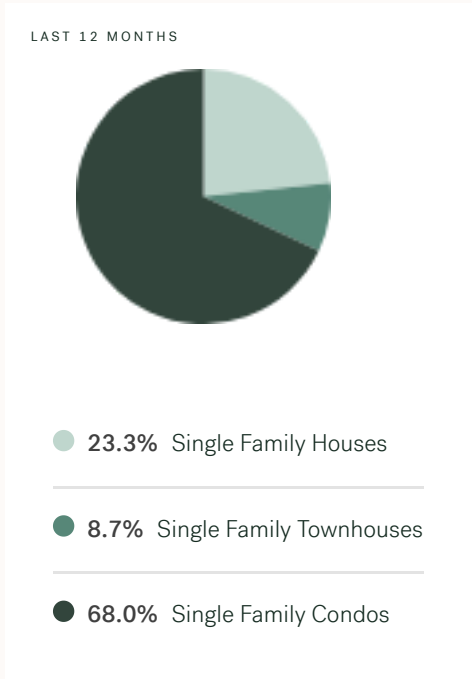
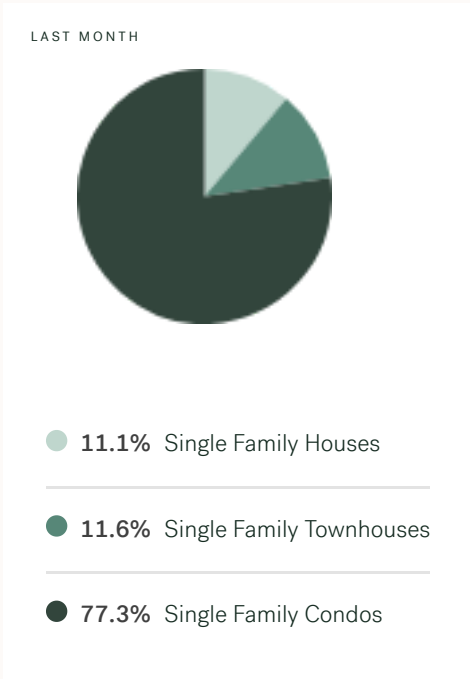
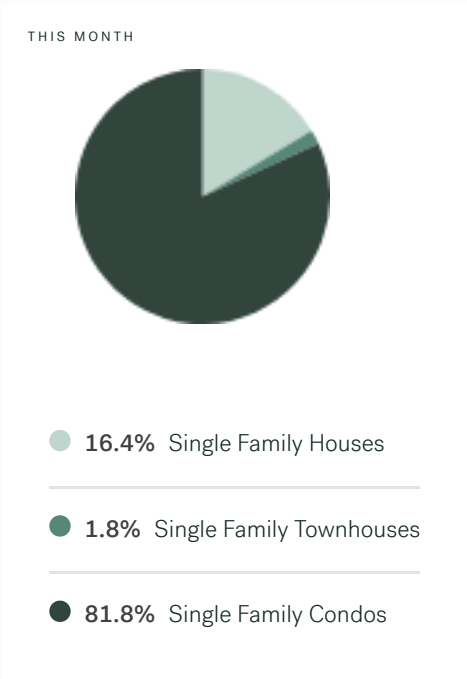
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



# Vancouver Single Family Houses

FEBRUARY 2025 - 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.



3%

Of Single Family House Listings Sold  
IN PAST 30 DAYS

335

Active Single Family House Listings  
IN PAST 30 DAYS

9

Single Family House Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

25%

↑ Higher Than Last Month  
JANUARY 2025

11%

↑ Higher Than Last Year  
FEBRUARY 2024

## Summary of Sales Volume Change

-63%

↓ Lower Than Last Month  
JANUARY 2025

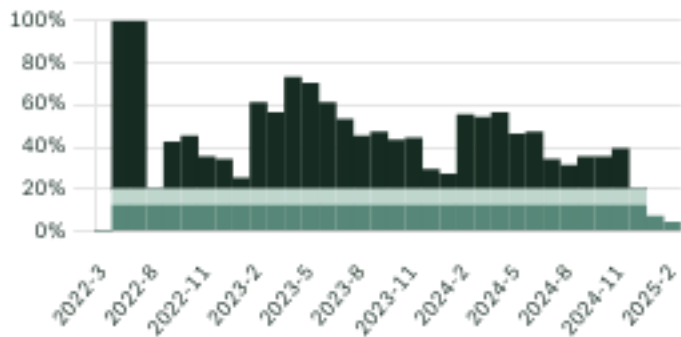
-94%

↓ Lower Than Last Year  
FEBRUARY 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



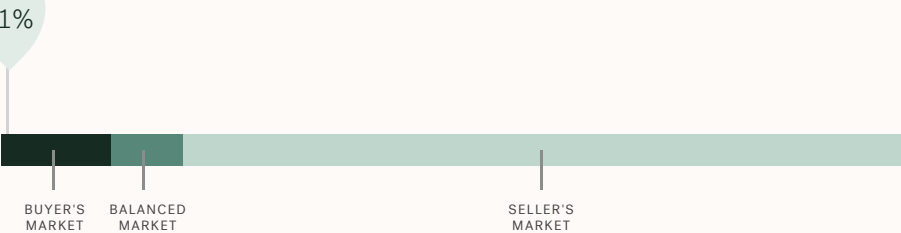
# Vancouver Single Family Townhomes

FEBRUARY 2025 - 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.



1%

Of Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

157

Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

1

Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

21%



Higher Than  
Last Month  
JANUARY 2025

7%



Higher Than  
Last Year  
FEBRUARY 2024

## Summary of Sales Volume Change

-96%



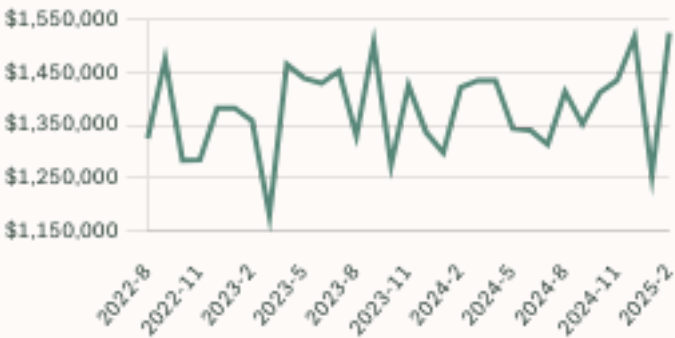
Lower Than  
Last Month  
JANUARY 2025

-98%

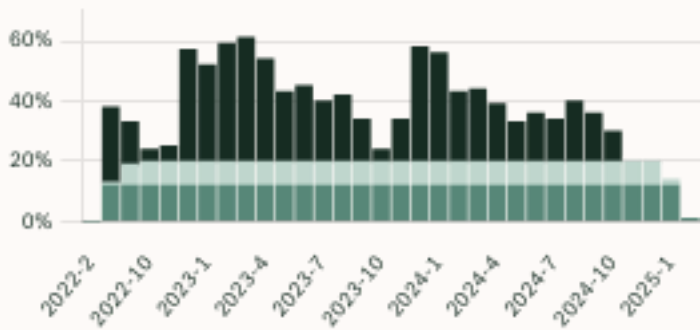


Lower Than  
Last Year  
FEBRUARY 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Vancouver Single Family Condos

FEBRUARY 2025 - 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.



5%

Of Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

849

Active Single Family  
Condo Listings  
IN PAST 30 DAYS

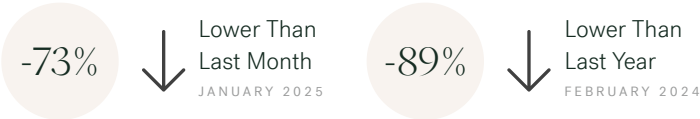
45

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



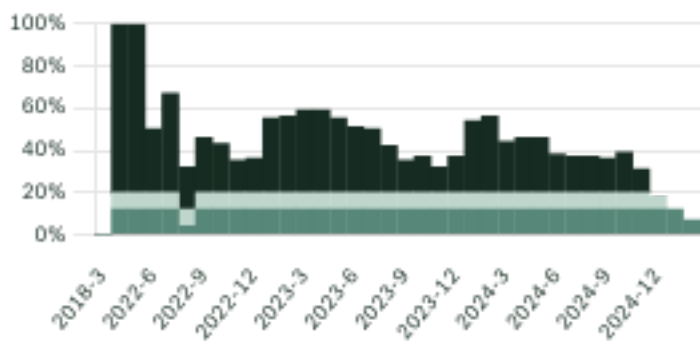
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions





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Sources: Real Estate Board of Greater Vancouver, Commercial Edge, Canadian Real Estate Association, MLS®, Altus Group, Statistics Canada, Landcor, RealNet. Disclaimer: Data has been obtained from sources considered to be reliable as of September 31, 2023. However, no representation or warranty, expressed or implied, is made as to the accuracy of any of the information, projections or conclusions contained herein, and the same is submitted subject to errors and omissions, without any obligation to update or correct.