

RESIDENTIAL MARKET REPORT

Vancouver

October 2025



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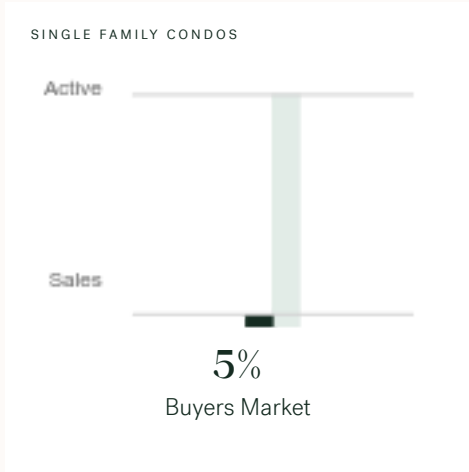
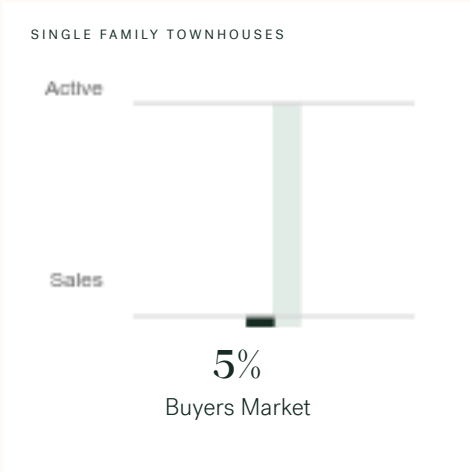
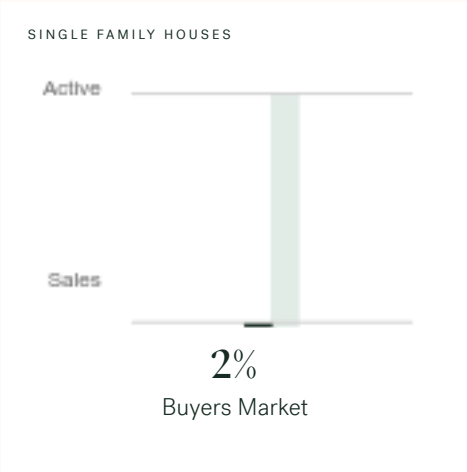
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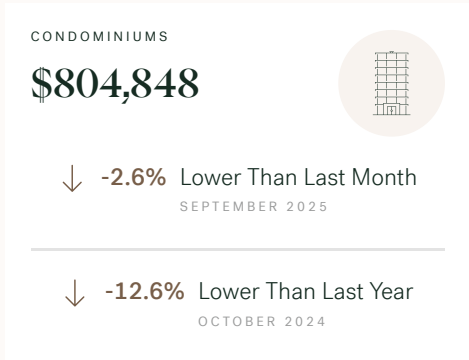
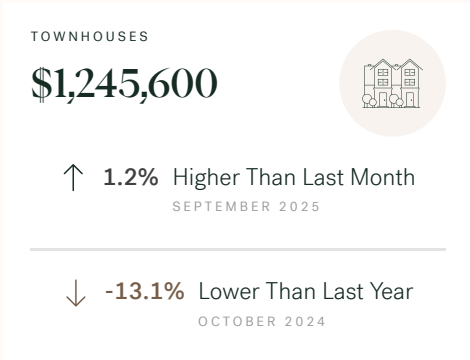
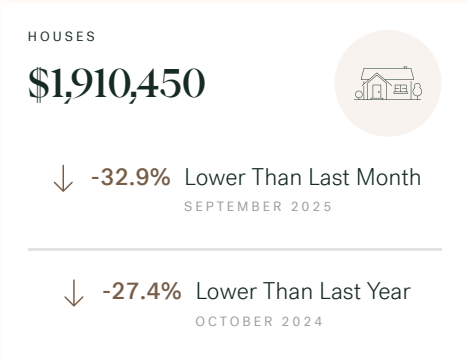
About Vancouver

October 2025 Vancouver Overview

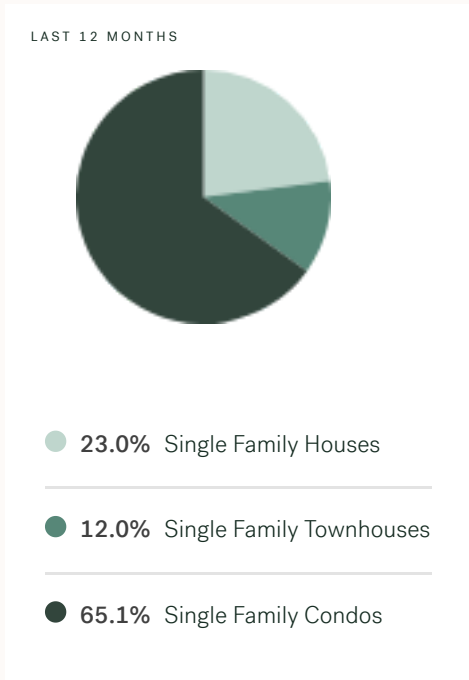
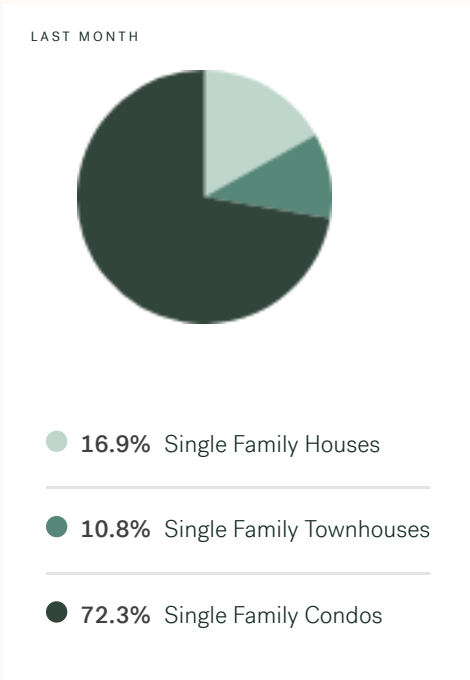
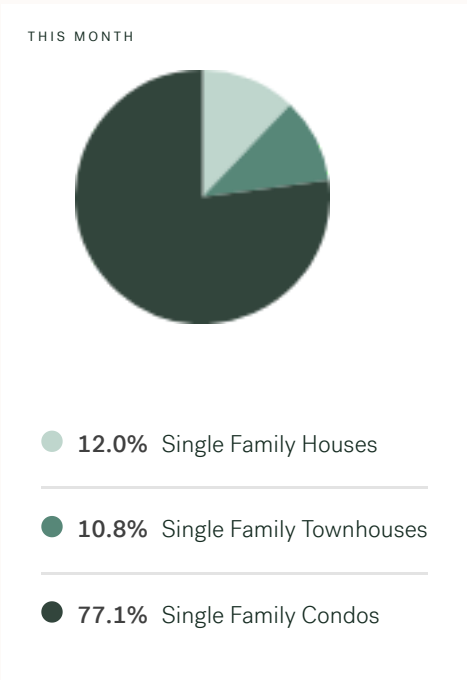
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



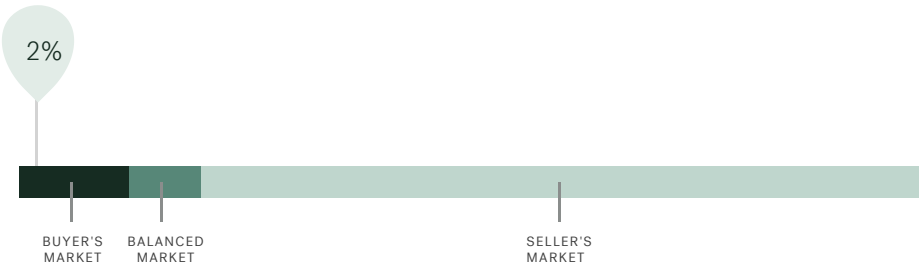
Vancouver Single Family Houses

OCTOBER 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.



2%

Of Single Family House Listings Sold
IN PAST 30 DAYS

490

Active Single Family House Listings
IN PAST 30 DAYS

10

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-33%



Lower Than Last Month
SEPTEMBER 2025

-27%



Lower Than Last Year
OCTOBER 2024

Summary of Sales Volume Change

-82%



Lower Than Last Month
SEPTEMBER 2025

-93%

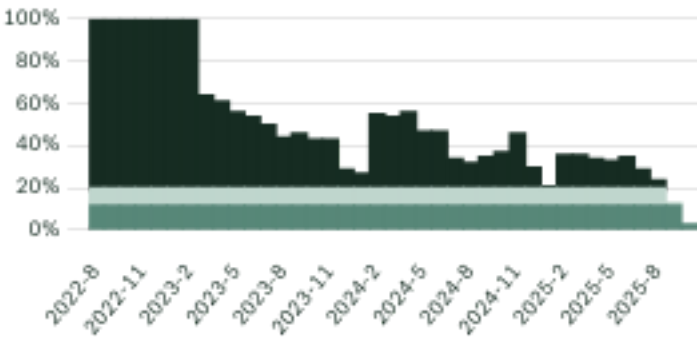


Lower Than Last Year
OCTOBER 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



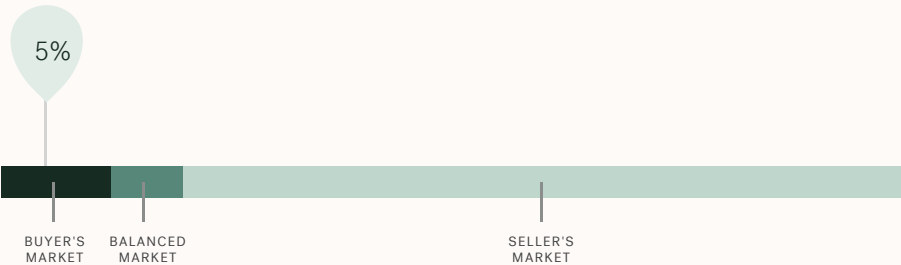
Vancouver Single Family Townhomes

OCTOBER 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
Townhouse Listings Sold
IN PAST 30 DAYS

188

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

9

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



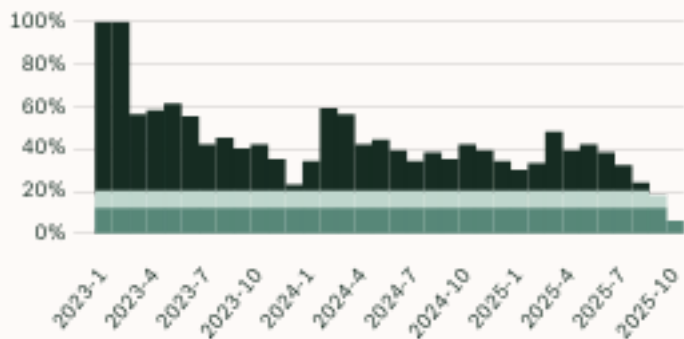
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



Vancouver Single Family Condos

OCTOBER 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

1,171

Active Single Family
Condo Listings
IN PAST 30 DAYS

64

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-3%



Lower Than
Last Month
SEPTEMBER 2025

-13%



Lower Than
Last Year
OCTOBER 2024

Summary of Sales Volume Change

-73%



Lower Than
Last Month
SEPTEMBER 2025

-84%

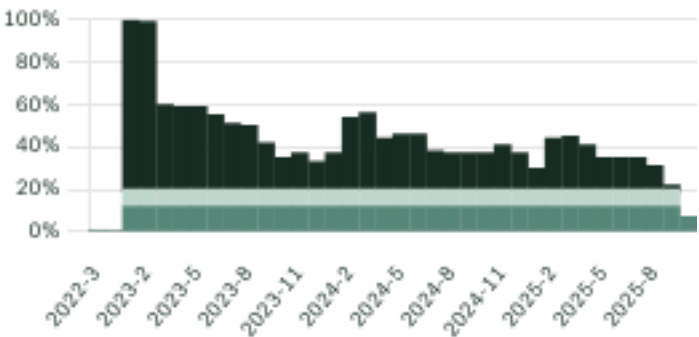


Lower Than
Last Year
OCTOBER 2024

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.