

RESIDENTIAL MARKET REPORT

Vancouver

November 2025



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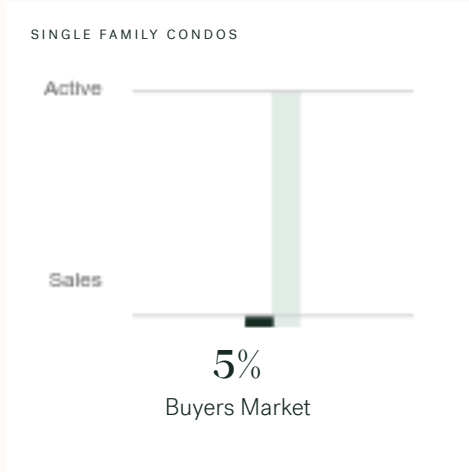
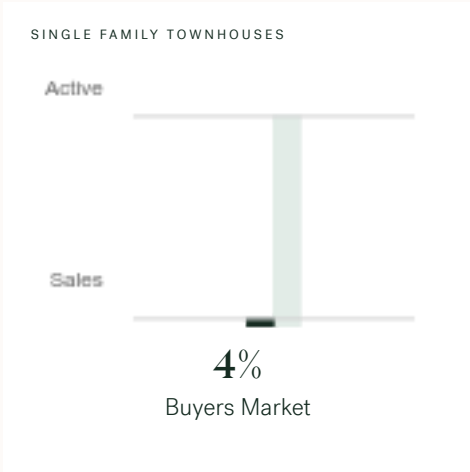
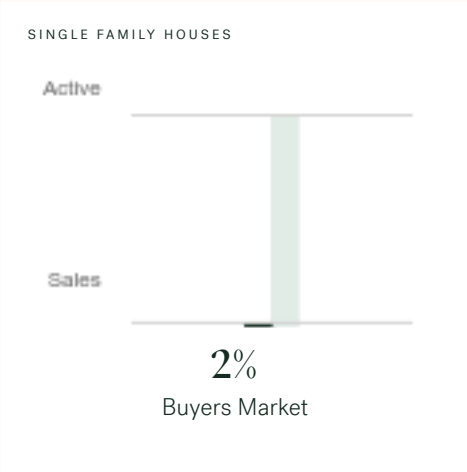


Hamed (Med) Jebraeil

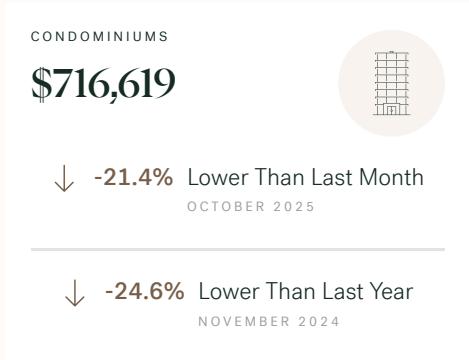
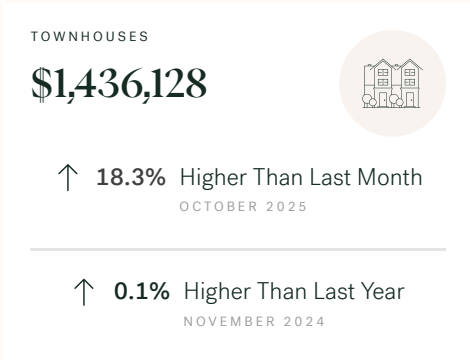
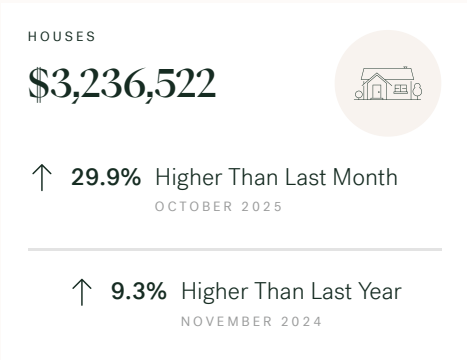
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About Vancouver

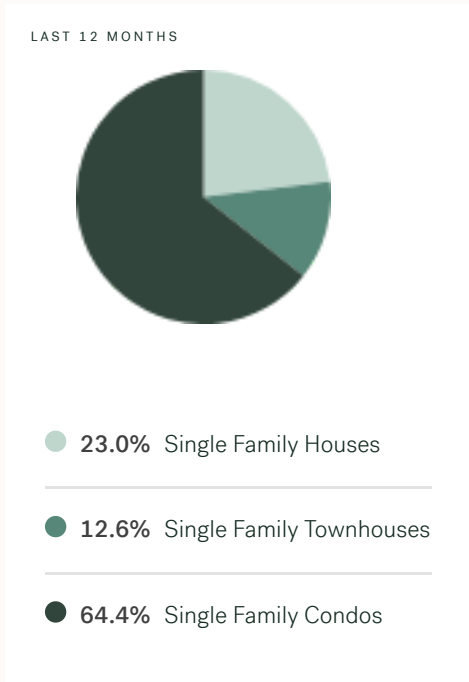
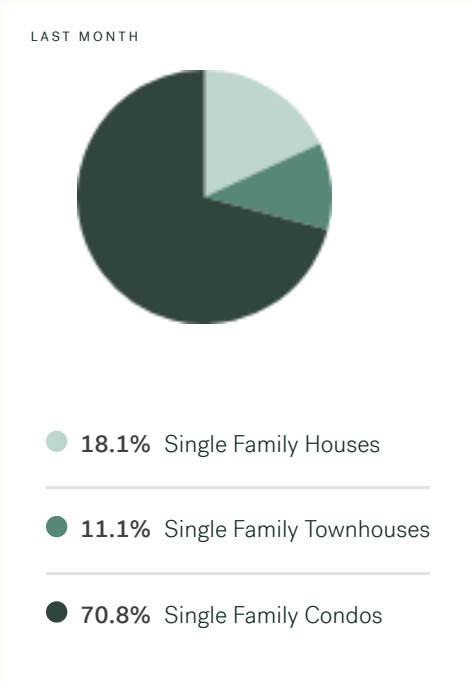
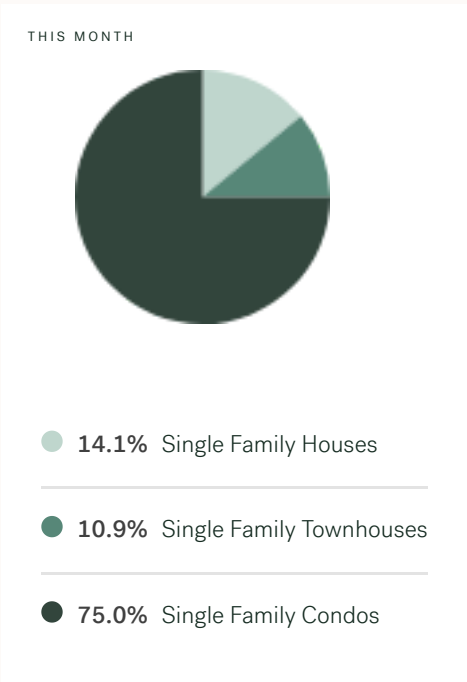
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



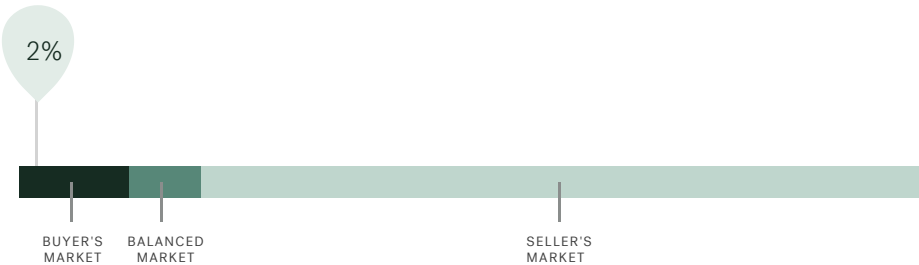
Vancouver Single Family Houses

NOVEMBER 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

445

Active Single Family House Listings
IN PAST 30 DAYS

9

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

30%

↑ Higher Than Last Month
OCTOBER 2025

9%

↑ Higher Than Last Year
NOVEMBER 2024

Summary of Sales Volume Change

-85%

↓ Lower Than Last Month
OCTOBER 2025

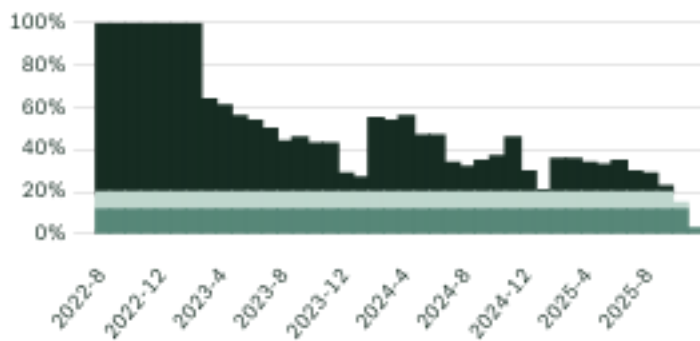
-93%

↓ Lower Than Last Year
NOVEMBER 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



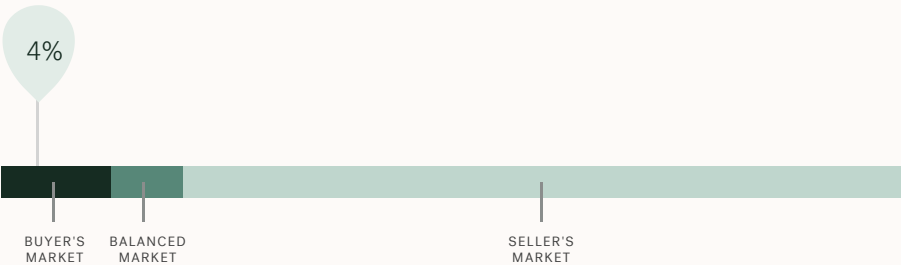
Vancouver Single Family Townhomes

NOVEMBER 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.



4%

Of Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

177

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

7

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

18%

↑ Higher Than
Last Month
OCTOBER 2025

0%

↑ Higher Than
Last Year
NOVEMBER 2024

Summary of Sales Volume Change

-82%

↓ Lower Than
Last Month
OCTOBER 2025

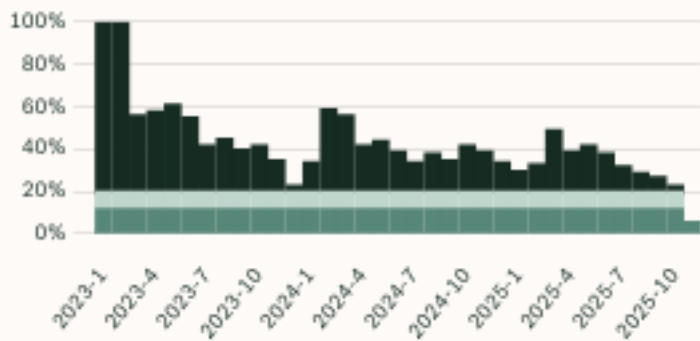
-90%

↓ Lower Than
Last Year
NOVEMBER 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



Vancouver Single Family Condos

NOVEMBER 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

990

Active Single Family
Condo Listings
IN PAST 30 DAYS

48

Single Family
Condo Listings Sold
IN PAST 30 DAYS

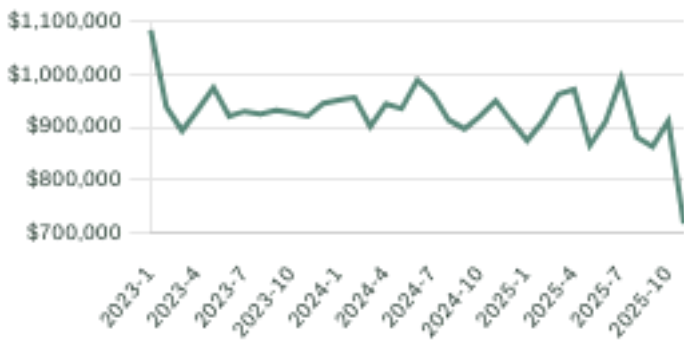
Summary of Sales Price Change



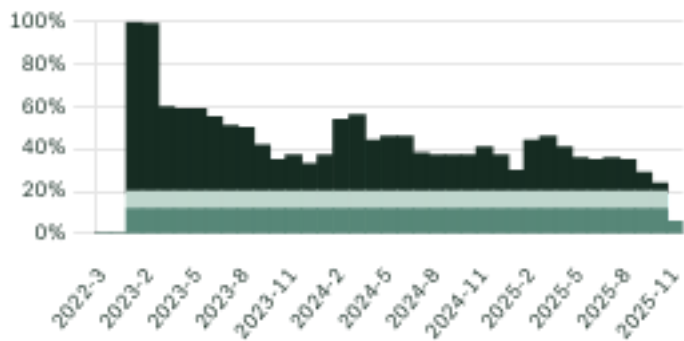
Summary of Sales Volume Change



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.