Metro Vancouver Realtor® August 2026

MARKET REPORT

Highlights from July

Home sales lose brief momentum

THIS MONTHS NEWSLETTER

- Home sales registered on the MLS® fell nearly 10% relative to July last year, erasing the 10% gain seen in June. Start of summer.
- Residential MLS® Home Price Index composite benchmark price $1,088,800 (-6.2%)
- Sales-to-active ratio total 13%

Download the full PDF report & GVR stats package at **DavidValente.com**

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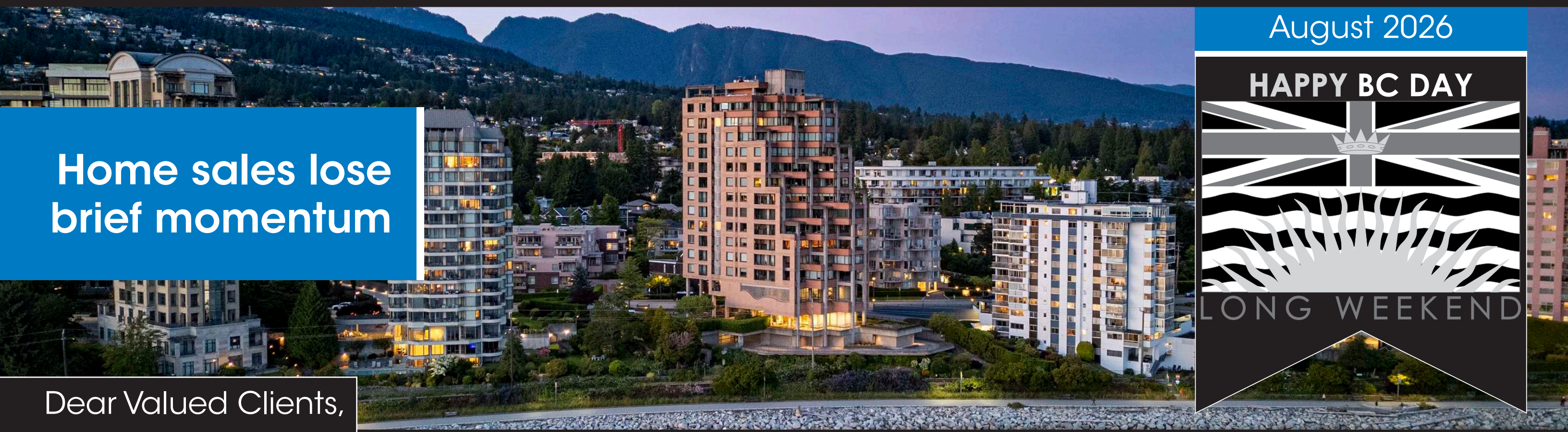
Housing Market Report

Highlights from July 2026



Home sales lose brief momentum

Dear Valued Clients,

Home sales registered on the MLS® in Metro Vancouver fell nearly ten per cent relative to July last year, erasing the ten percent gain seen in June that kicked off the summer.

Last month, we reported broad gains in home sales across all home types, raising the question of whether demand would continue to build into the summer. Instead, July sales were down nearly ten per cent, led by an 18 per cent drop in apartment sales, confirming to market watchers that the June momentum was not sustained. Over the past few years, the sales activity story has often been one step forward, one step back, and the June and July data are a prime example of this pattern.

Sales weren't the only metric taking a step back in July, however. New listings were also down 11 percent in July, largely due to a nearly 17 per cent drop in apartment listings. We've been pointing to the slowdown in sellers coming to market for several months, and it's beginning to translate into a gradual decline in the overall inventory level. This shift remains in early days, and with sales in a holding pattern, price pressures of significance in either direction aren't showing up in the data quite yet, with prices down roughly one per cent in July.

– Enclosed is this months market report published by the Greater Vancouver Realtors® (GVR) –

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SELLING A HOME ⇢

I look forward to helping you achieve your goals.

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Housing Market Report

Highlights from July 2026

Home sales lose brief momentum

Metro Vancouver Highlights July 2026

DETACHED	TOWNHOUSE	APARTMENT
Benchmark Price: **$1,822,900**	Benchmark Price: **$1,030,400**	Benchmark Price: **$688,000**
Active Listings: **6,088**	Active Listings: **2,866**	Active Listings: **6,796**
Sales: **639**	Sales: **454**	Sales: **952**
Avg. Days On Market: **42**	Avg. Days On Market: **33**	Avg. Days On Market: **42**

Brokerage: Team 3000 Realty Ltd. Source: Greater Vancouver Realtors® (GVR)* Areas covered by the Greater Vancouver Realtors® include: 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.

News Release

GREATER VANCOUVER REALTORS®

FOR IMMEDIATE RELEASE:

Home sales lose brief momentum

VANCOUVER, BC – August 4, 2026 –Home sales registered on the MLS® in Metro Vancouver* fell nearly ten per cent relative to July last year, erasing the ten percent gain seen in June that kicked off the summer.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 2,061 in July 2026, a 9.8 per cent decrease from the 2,286 sales recorded in July 2025. This was 18.6 per cent below the 10-year seasonal average (2,532).

"Last month, we reported broad gains in home sales across all home types, raising the question of whether demand would continue to build into the summer. Instead, July sales were down nearly ten per cent, led by an 18 per cent drop in apartment sales, confirming to market watchers that the June momentum was not sustained," said Andrew Lis, GVR chief economist and vice-president data analytics. "Over the past few years, the sales activity story has often been one step forward, one step back, and the June and July data are a prime example of this pattern."

There were 4,991 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in July 2026. This represents a 11.5 per cent decrease compared to the 5,642 properties listed in July 2025. This figure matches the 10-year seasonal average (4,992).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 16,476, a 4 per cent decrease compared to July 2025 (17,168). This is 26.8 per cent above the 10-year seasonal average (12,992).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for July 2026 is 13 per cent. By property type, the ratio is 10.5 per cent for detached homes, 15.8 per cent for attached, and 14 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 weren't the only metric taking a step back in July, however., New listings were also down 11 percent in July, largely due to a nearly 17 per cent drop in apartment listings," said Lis. "We've been pointing to the slowdown in sellers coming to market for several months, and it's beginning to translate into a gradual decline in the overall inventory level. This shift remains in early days, and with sales in a holding pattern, price pressures of significance in either direction aren't showing up in the data quite yet, with prices down roughly one per cent in July."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently $1,088,800. This represents a 6.2 per cent decrease over July 2025 and a 0.9 per cent decrease compared to June 2026.

Sales of detached homes in July 2026 reached 639, a 3.2 per cent decrease from the 660 detached sales recorded in July 2025. The benchmark price for a detached home is $1,822,900. This represents a 7 per cent decrease from July 2025 and a 1.1 per cent decrease compared to June 2026.

Sales of apartment homes reached 952 in July 2026, a 17.8 per cent decrease compared to the 1,158 sales in July 2025. The benchmark price of an apartment home is $688,000. This represents a 7.5 per cent decrease from July 2025 and a one per cent decrease compared to June 2026.

Attached home sales in July 2026 totalled 454, a 1.1 per cent decrease compared to the 459 sales in July 2025. The benchmark price of a townhouse is $1,030,400. This represents a 6 per cent decrease from July 2025 and a 1.5 per cent decrease compared to June 2026.

Editor's Note:

*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.

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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MLS® HOME PRICE INDEX *

July 2026

GREATER VANCOUVER REALTORS®

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	$1,018,800	311.0	-0.9%	-1.2%	-1.3%	-6.4%	-11.2%	-0.7%	10.8%
	Greater Vancouver	$1,088,800	311.4	-1.0%	-0.9%	-1.2%	-6.2%	-9.4%	0.5%	6.0%
	Bowen Island	$1,399,100	286.3	0.3%	2.5%	-0.5%	-2.7%	-5.6%	-0.9%	65.2%
	Burnaby East	$985,000	313.8	-1.1%	-3.0%	-3.0%	-10.6%	-15.4%	-1.0%	9.0%
	Burnaby North	$890,900	299.0	-0.9%	-2.7%	-4.1%	-8.2%	-12.3%	-3.8%	8.5%
	Burnaby South	$989,800	315.3	-0.8%	-2.7%	-2.6%	-7.3%	-12.2%	-1.3%	10.5%
	Coquitlam	$987,600	312.2	-1.2%	-1.1%	-1.3%	-6.2%	-12.4%	-1.2%	22.1%
	Ladner	$1,085,800	323.2	-0.5%	1.0%	0.9%	-5.1%	-7.4%	9.0%	31.0%
	Maple Ridge	$897,000	311.8	-0.2%	-2.5%	-2.4%	-7.0%	-10.8%	0.4%	52.8%
	New Westminster	$726,700	337.5	-1.1%	-2.1%	-3.0%	-9.2%	-13.2%	1.4%	31.4%
	North Vancouver	$1,307,500	306.3	-0.5%	-1.0%	1.4%	-4.3%	-5.7%	4.1%	13.7%
	Pitt Meadows	$857,700	351.1	0.7%	-0.4%	0.1%	-4.2%	-7.1%	11.5%	67.9%
	Port Coquitlam	$868,500	339.9	-2.2%	-2.7%	-3.1%	-6.3%	-9.8%	8.0%	49.7%
	Port Moody	$1,041,700	337.3	0.0%	1.2%	0.1%	-3.6%	-5.6%	5.5%	36.3%
	Richmond	$1,026,200	338.6	-0.4%	-2.0%	-2.9%	-7.9%	-13.0%	-0.2%	2.6%
	Squamish	$1,082,800	360.6	-2.1%	0.4%	-3.5%	-4.0%	-1.4%	10.5%	73.2%
	Sunshine Coast	$810,100	297.0	1.4%	5.5%	1.5%	-2.6%	-5.8%	5.3%	77.2%
	Tsawwassen	$1,110,200	288.1	-3.3%	-2.4%	-4.6%	-4.8%	-9.1%	1.9%	4.8%
	Vancouver East	$1,122,400	350.4	-1.2%	-2.0%	-1.8%	-6.5%	-8.6%	3.1%	11.2%
	Vancouver West	$1,226,300	293.2	-1.1%	0.0%	0.5%	-5.6%	-8.1%	-3.1%	-12.9%
	West Vancouver	$2,293,500	247.6	-1.2%	3.3%	0.1%	-7.7%	-12.9%	-13.4%	-25.2%
	Whistler	$1,302,000	284.1	-2.3%	0.9%	-5.1%	-7.1%	-12.2%	-2.4%	68.0%
Single Family Detached	Lower Mainland	$1,621,600	355.9	-1.1%	-1.5%	-1.8%	-7.4%	-9.8%	2.0%	14.9%
	Greater Vancouver	$1,822,900	340.2	-1.1%	-1.0%	-1.5%	-7.0%	-8.7%	2.0%	3.4%
	Bowen Island	$1,402,300	286.1	0.3%	2.5%	-0.5%	-2.7%	-5.7%	-0.9%	65.1%
	Burnaby East	$1,713,100	369.2	-3.3%	-3.8%	-4.6%	-11.4%	-10.8%	10.8%	22.9%
	Burnaby North	$1,858,100	357.9	-0.6%	-1.6%	-4.2%	-11.3%	-6.9%	6.0%	13.8%
	Burnaby South	$1,919,800	363.8	-2.3%	-3.2%	-5.4%	-10.7%	-11.9%	2.5%	5.8%
	Coquitlam	$1,627,600	383.1	-1.3%	-0.5%	-1.2%	-5.2%	-9.0%	5.0%	33.0%
	Ladner	$1,331,000	332.8	0.2%	2.1%	2.1%	-5.0%	-6.7%	8.3%	30.7%
	Maple Ridge	$1,184,800	345.7	-0.5%	-3.8%	-3.4%	-6.4%	-9.0%	3.0%	63.4%
	New Westminster	$1,384,300	336.6	-2.5%	-3.8%	-6.0%	-13.3%	-13.6%	3.2%	22.0%
	North Vancouver	$2,078,200	328.6	-1.1%	-2.4%	2.0%	-5.0%	-7.2%	3.2%	14.7%
	Pitt Meadows	$1,209,600	366.5	1.8%	-0.7%	1.7%	-2.6%	-9.8%	8.8%	58.0%
	Port Coquitlam	$1,308,500	368.9	-1.1%	-1.4%	-2.4%	-3.4%	-7.6%	10.4%	49.8%
	Port Moody	$1,967,700	378.5	1.0%	1.6%	-1.5%	-4.6%	-4.1%	10.3%	40.4%
	Richmond	$1,911,700	384.3	-1.1%	-2.7%	-4.0%	-8.7%	-12.6%	-0.5%	1.4%
	Squamish	$1,638,300	404.4	-3.9%	-3.3%	-5.8%	-3.6%	-0.5%	9.7%	80.9%
	Sunshine Coast	$867,100	301.7	1.9%	5.6%	1.8%	-2.0%	-6.7%	4.6%	79.3%
	Tsawwassen	$1,472,800	325.6	-4.2%	-3.7%	-5.0%	-4.2%	-6.0%	4.4%	13.6%
	Vancouver East	$1,642,100	366.1	-1.1%	-2.3%	-3.3%	-8.7%	-13.3%	-1.9%	6.8%
	Vancouver West	$3,011,300	317.1	-1.0%	1.1%	1.9%	-7.4%	-11.2%	-8.6%	-16.8%
	West Vancouver	$2,897,500	269.7	-1.0%	0.9%	-0.6%	-8.7%	-10.2%	-8.3%	-19.8%
	Whistler	$2,560,300	305.7	-3.6%	-3.9%	-7.8%	-3.6%	-6.9%	5.2%	63.9%

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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 included duplexes.

The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.

MLS MULTIPLE LISTING SERVICE® *

July 2026

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	$903,300	344.9	-1.2%	-1.3%	-1.3%	-6.1%	-8.0%	9.0%	56.8%
	Greater Vancouver	$1,030,400	361.0	-1.5%	-1.3%	-1.3%	-6.0%	-6.9%	9.2%	51.9%
	Burnaby East	$858,700	373.0	-0.7%	0.8%	4.2%	-5.2%	-2.2%	14.0%	59.8%
	Burnaby North	$886,600	360.1	-1.9%	-4.9%	-3.7%	-6.3%	-3.4%	11.8%	63.5%
	Burnaby South	$924,200	347.4	-3.3%	-8.1%	-2.7%	-10.6%	-9.6%	5.8%	44.4%
	Coquitlam	$990,900	387.5	-2.5%	-1.7%	0.9%	-8.6%	-6.3%	9.8%	67.2%
	Ladner	$978,100	390.9	-0.3%	-0.6%	1.2%	-4.5%	-2.5%	17.7%	65.6%
	Maple Ridge	$718,100	355.1	-1.4%	-0.8%	-1.1%	-7.9%	-7.1%	4.5%	79.5%
	New Westminster	$872,900	380.8	-0.2%	-0.5%	-0.4%	-4.5%	-7.6%	12.7%	56.1%
	North Vancouver	$1,237,300	334.8	-1.8%	-2.8%	-2.6%	-6.0%	-8.7%	8.7%	45.1%
	Pitt Meadows	$758,500	384.6	-0.4%	-2.7%	-3.0%	-6.6%	-7.7%	7.1%	77.6%
	Port Coquitlam	$852,300	345.2	-2.8%	-5.0%	-2.0%	-9.5%	-11.9%	6.7%	59.2%
	Port Moody	$983,400	395.3	-1.0%	2.3%	0.1%	-3.0%	-2.7%	11.8%	82.4%
	Richmond	$1,035,200	370.0	1.0%	-0.1%	0.2%	-5.9%	-10.5%	11.1%	42.4%
	Squamish	$999,600	382.5	-0.6%	-0.3%	-0.6%	-1.8%	0.3%	11.8%	99.4%
	Sunshine Coast	$727,700	344.4	-2.1%	0.4%	-1.3%	-2.2%	-0.4%	12.0%	90.1%
	Tsawwassen	$938,000	276.0	0.3%	1.5%	3.3%	-2.2%	-7.2%	7.8%	10.1%
	Vancouver East	$1,009,100	337.8	-4.4%	-1.7%	-2.7%	-8.7%	-9.4%	3.8%	32.1%
	Vancouver West	$1,321,100	313.9	-2.2%	-1.4%	-5.5%	-6.5%	-8.9%	0.8%	21.7%
	Whistler	$1,659,200	398.2	-1.8%	1.4%	0.2%	-2.1%	-0.8%	14.3%	115.1%
Apartment	Lower Mainland	$636,400	319.3	-1.1%	-2.4%	-2.4%	-7.5%	-11.2%	2.9%	38.8%
	Greater Vancouver	$688,000	320.1	-1.1%	-2.1%	-2.4%	-7.5%	-10.7%	2.4%	37.9%
	Burnaby East	$713,100	301.5	0.5%	-1.8%	-3.8%	-7.0%	-11.7%	0.4%	38.9%
	Burnaby North	$673,400	329.6	-0.8%	-3.2%	-3.8%	-6.4%	-11.3%	2.2%	45.2%
	Burnaby South	$741,600	343.8	0.3%	-2.2%	-3.2%	-7.4%	-12.2%	1.5%	37.4%
	Coquitlam	$651,400	367.6	-0.4%	-1.9%	-2.6%	-7.2%	-12.4%	4.0%	67.2%
	Ladner	$620,300	315.8	-4.6%	-1.1%	-9.5%	-7.3%	-13.4%	0.6%	53.4%
	Maple Ridge	$501,700	367.0	0.5%	-0.4%	-0.8%	-6.7%	-9.9%	9.4%	96.0%
	New Westminster	$582,400	357.3	-0.7%	-2.2%	-2.4%	-8.3%	-11.3%	3.1%	59.0%
	North Vancouver	$785,700	318.9	-0.2%	0.2%	0.7%	-4.3%	-2.8%	11.2%	48.7%
	Pitt Meadows	$545,300	374.3	0.5%	-0.1%	-0.7%	-6.4%	-9.8%	7.2%	89.7%
	Port Coquitlam	$570,700	394.9	-2.1%	-1.7%	-4.4%	-7.7%	-9.2%	8.1%	83.3%
	Port Moody	$688,300	380.1	-1.4%	-2.1%	-1.0%	-5.8%	-3.8%	8.7%	70.7%
	Richmond	$639,700	358.0	-1.4%	-3.4%	-3.6%	-9.6%	-12.3%	2.8%	59.7%
	Squamish	$545,800	323.0	0.1%	11.0%	-3.1%	-13.1%	-13.3%	1.9%	68.8%
	Sunshine Coast	$420,500	253.0	-0.9%	7.9%	-8.2%	-17.0%	-23.5%	-14.7%	34.1%
	Tsawwassen	$589,500	275.0	-5.2%	-2.8%	-10.5%	-9.3%	-13.5%	-0.6%	35.2%
	Vancouver East	$628,600	364.8	-1.4%	-5.4%	-1.6%	-7.5%	-11.8%	-2.2%	33.9%
	Vancouver West	$768,700	299.1	-1.4%	-2.7%	-1.1%	-6.4%	-10.6%	-1.0%	21.2%
	West Vancouver	$1,104,000	219.0	-3.8%	8.5%	-4.8%	-13.6%	-17.3%	-5.9%	12.0%
	Whistler	$550,600	236.4	-2.9%	6.9%	-9.5%	-18.9%	-22.8%	-6.6%	62.6%

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Lower Mainland includes areas serviced by both Greater Vancouver Realtors & Fraser Valley Real Estate Board.

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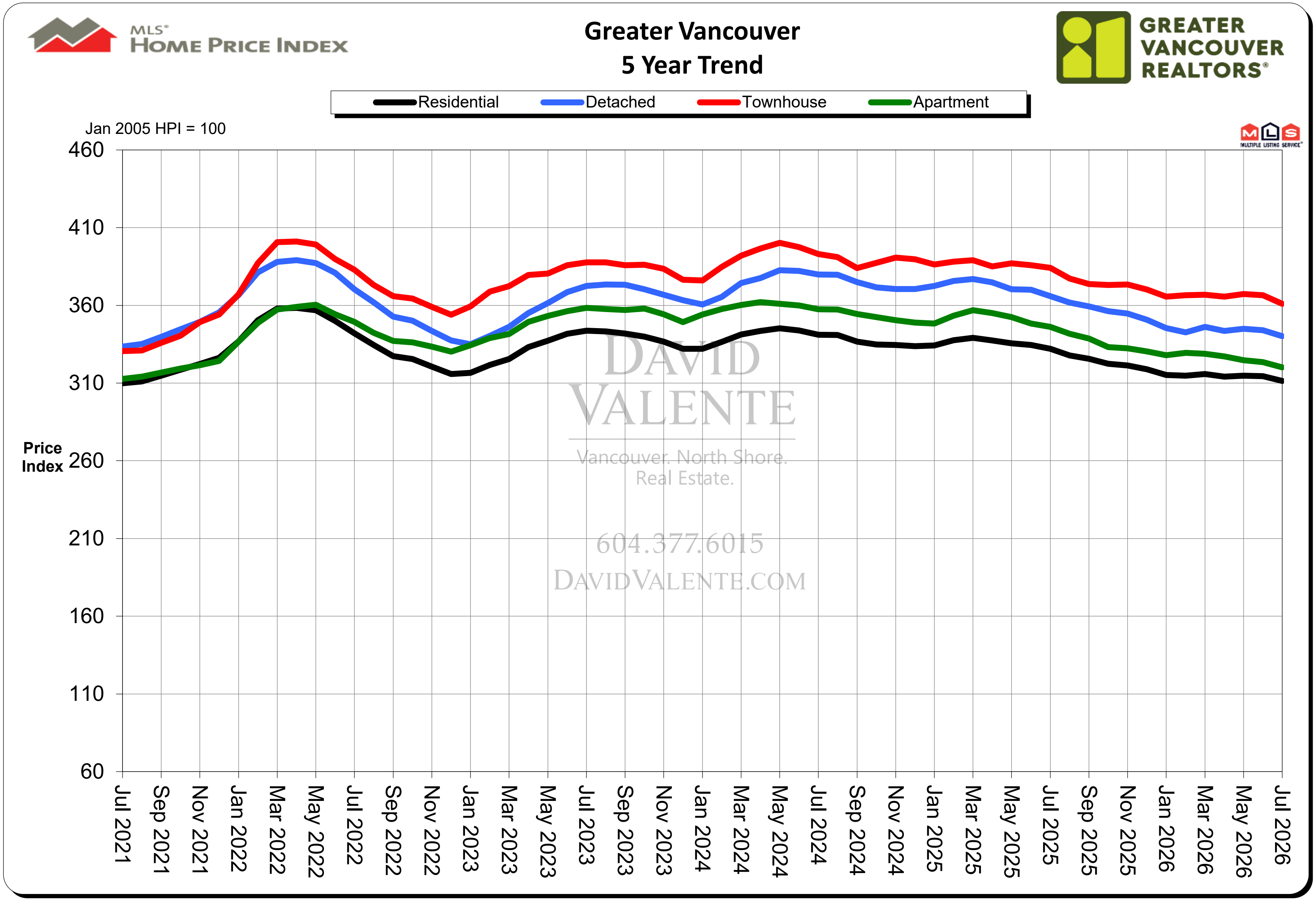
MLS MULTIPLE LISTING SERVICE® *


MLS® Home Price Index
Greater Vancouver
5 Year Trend
Greater Vancouver Realtors®
Residential
Detached
Townhouse
Apartment
Jan 2005 HPI = 100
Price Index
460
410
360
310
260
210
160
110
60
Jul 2021
Sep 2021
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MLS® SALES Facts

GREATER VANCOUVER REALTORS®

July 2026

			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
July 2026	Number of Sales	Detached	8	50	54	37	5	80	13	55	18	16	65	15	51	66	67	33	6	639
		Attached	0	51	44	14	0	32	10	28	17	17	71	21	2	81	50	5	11	454
		Apartment	0	171	88	13	1	19	61	69	21	23	91	13	9	97	245	16	15	952
	Median Selling Price	Detached	n/a	$1,816,250	$1,594,500	$1,499,000	n/a	$1,201,500	n/a	$2,088,000	n/a	n/a	$1,748,000	n/a	$969,000	$1,860,000	$2,900,000	$3,175,000	n/a	
		Attached	n/a	$1,017,500	$1,099,000	n/a	n/a	$727,000	n/a	$1,272,500	n/a	n/a	$1,014,000	$952,000	n/a	$1,280,000	$1,484,400	n/a	n/a	n/a
		Apartment	n/a	$608,000	$606,950	n/a	n/a	n/a	$580,000	$710,000	$500,000	$730,000	$596,500	n/a	n/a	$595,900	$795,800	n/a	n/a	
June 2026	Number of Sales	Detached	7	57	81	37	4	64	22	86	10	9	70	23	53	95	78	40	11	747
		Attached	0	59	61	18	0	50	9	35	23	11	59	23	4	85	72	3	15	527
		Apartment	0	181	112	20	0	33	55	92	29	25	134	9	2	107	269	18	17	1,103
	Median Selling Price	Detached	n/a	$1,750,000	$1,750,000	$1,550,000	n/a	$1,220,000	$1,285,000	$2,032,500	n/a	n/a	$1,721,500	$1,400,000	$950,000	$1,700,000	$3,075,000	$2,700,000	n/a	
		Attached	n/a	$975,000	$1,020,000	n/a	n/a	$730,000	n/a	$1,255,000	$835,000	n/a	$1,030,000	$992,500	n/a	$1,404,400	$1,520,000	n/a	n/a	n/a
		Apartment	n/a	$650,000	$612,500	$595,000	n/a	$455,000	$588,000	$765,000	$539,000	$700,000	$619,500	n/a	n/a	$650,000	$820,000	n/a	n/a	
July 2025	Number of Sales	Detached	5	54	65	34	2	70	14	73	31	9	60	27	42	63	62	40	9	660
		Attached	0	55	47	20	0	43	15	45	19	26	49	11	5	63	42	5	14	459
		Apartment	0	227	93	12	1	33	70	71	35	31	132	8	2	115	292	17	19	1,158
	Median Selling Price	Detached	n/a	$2,117,500	$1,750,000	$1,590,000	n/a	$1,227,500	n/a	$1,981,000	$1,350,000	n/a	$2,122,500	$1,749,900	$848,000	$1,809,444	$3,190,000	$2,762,500	n/a	
		Attached	n/a	$1,060,000	$1,098,000	$987,000	n/a	$788,500	n/a	$1,371,000	n/a	$1,024,875	$1,098,900	n/a	n/a	$1,499,900	$1,515,000	n/a	n/a	n/a
		Apartment	n/a	$680,000	$660,000	n/a	n/a	$499,900	$580,500	$784,000	$540,000	$767,000	$668,500	n/a	n/a	$666,000	$830,000	n/a	n/a	
Jan. - Jul. 2026 *Year-to-date*	Number of Sales	Detached	40	301	359	215	28	451	111	406	115	77	365	93	255	478	432	212	64	4,002
		Attached	0	293	287	100	0	267	59	252	117	79	340	138	30	490	377	25	102	2,956
		Apartment	0	1,058	582	98	1	195	372	519	140	167	732	76	27	660	1,604	82	137	6,450
	Median Selling Price	Detached	n/a	n/a	n/a	$1,440,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
		Attached	n/a	n/a	n/a	$915,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Apartment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Jan. - Jul. 2025 *Year-to-date*	Number of Sales	Detached	34	269	335	211	24	465	76	444	148	85	365	120	278	451	358	213	57	3,933
		Attached	0	268	327	108	2	295	78	250	116	93	344	126	30	446	354	32	126	2,995
		Apartment	0	1,202	639	133	3	228	447	572	189	167	822	95	22	702	1,892	83	125	7,321
	Median Selling Price	Detached	$1,492,500	$2,120,000	$1,717,500	$1,520,000	$837,000	$1,268,500	$1,530,000	$2,150,000	$1,410,000	$1,855,000	$1,994,444	$1,695,000	$895,000	$1,850,000	$3,297,500	$2,950,000	$2,642,000	
		Attached	n/a	$1,065,500	$1,162,450	$974,000	n/a	$805,000	$944,000	$1,384,500	$950,000	$1,050,000	$1,098,900	$1,075,000	$647,500	$1,420,000	$1,525,000	$1,950,000	$1,285,000	n/a
		Apartment	n/a	$705,000	$671,000	$658,900	n/a	$530,000	$616,000	$790,000	$595,000	$765,000	$668,000	$689,000	$559,500	$685,000	$827,800	$1,240,000	$685,000	

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

MLS® LISTINGS Facts

GREATER VANCOUVER REALTORS®

July 2026

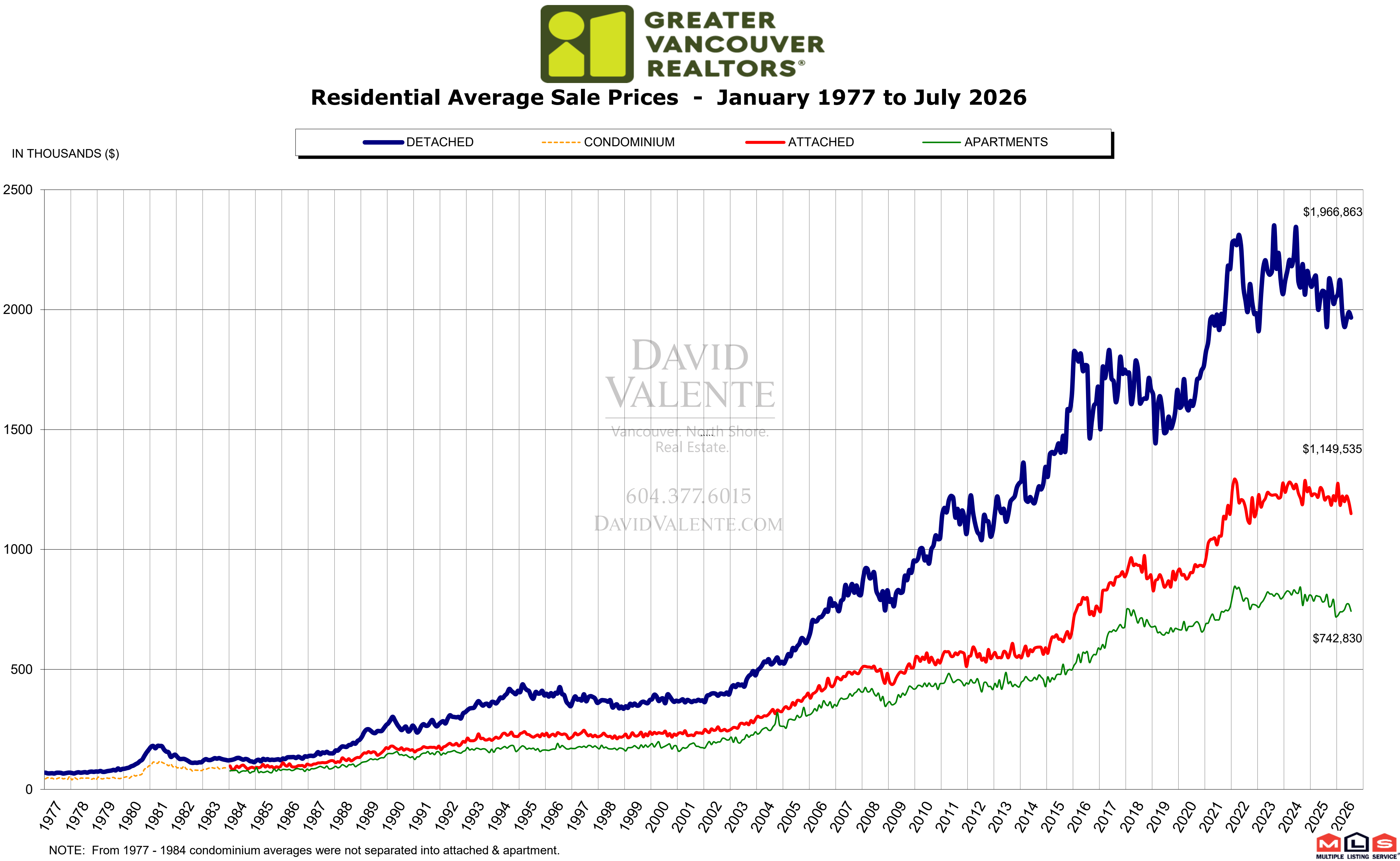
Period			Bowen Island	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
July 2026	Number of Listings	Detached	16	129	151	71	10	198	51	104	68	53	174	29	98	179	157	111	22	1,621
		Attached	0	130	123	34	0	92	27	87	44	24	124	21	13	182	173	10	24	1,108
		Apartment	1	364	212	27	0	74	148	194	57	60	256	20	10	187	578	39	31	2,258
	% Sales to Listings	Detached	50%	39%	36%	52%	50%	40%	25%	53%	26%	30%	37%	52%	52%	37%	43%	30%	27%	n/a
		Attached	n/a	39%	36%	41%	n/a	35%	37%	32%	39%	71%	57%	100%	15%	45%	29%	50%	46%	
		Apartment	0%	47%	42%	48%	n/a	26%	41%	36%	37%	38%	36%	65%	90%	52%	42%	41%	48%	
June 2026	Number of Listings	Detached	20	134	150	83	30	209	62	179	64	42	200	37	130	242	239	137	37	1,995
		Attached	1	147	102	42	0	82	32	87	37	26	179	35	14	228	198	14	33	1,257
		Apartment	1	433	273	31	1	65	161	195	63	69	312	34	15	303	640	54	31	2,681
	% Sales to Listings	Detached	35%	43%	54%	45%	13%	31%	35%	48%	16%	21%	35%	62%	41%	39%	33%	29%	30%	n/a
		Attached	0%	40%	60%	43%	n/a	61%	28%	40%	62%	42%	33%	66%	29%	37%	36%	21%	45%	
		Apartment	0%	42%	41%	65%	0%	51%	34%	47%	46%	36%	43%	26%	13%	35%	42%	33%	55%	
July 2025	Number of Listings	Detached	17	144	156	98	17	225	37	150	43	47	176	31	109	194	175	141	29	1,789
		Attached	0	111	105	51	0	97	30	81	45	41	148	29	14	181	158	20	21	1,132
		Apartment	0	490	241	34	0	90	166	230	58	69	307	30	14	225	689	44	31	2,718
	% Sales to Listings	Detached	29%	38%	42%	35%	12%	31%	38%	49%	72%	19%	34%	87%	39%	32%	35%	28%	31%	n/a
		Attached	n/a	50%	45%	39%	n/a	44%	50%	56%	42%	63%	33%	38%	36%	35%	27%	25%	67%	
		Apartment	n/a	46%	39%	35%	n/a	37%	42%	31%	60%	45%	43%	27%	14%	51%	42%	39%	61%	
Jan. - Jul. 2026 *Year-to-date**	Number of Listings	Detached	117	991	1,055	568	116	1,375	376	1,093	425	308	1,260	273	805	1,457	1,417	972	196	12,804
		Attached	3	917	742	267	1	652	213	694	310	195	967	268	90	1,464	1,303	90	208	8,384
		Apartment	3	2,821	1,735	279	2	532	1,102	1,489	426	545	2,131	214	78	1,774	4,477	336	251	18,195
	% Sales to Listings	Detached	34%	30%	34%	38%	24%	33%	30%	37%	27%	25%	29%	34%	32%	33%	30%	22%	33%	n/a
		Attached	0%	32%	39%	37%	0%	41%	28%	36%	38%	41%	35%	51%	33%	33%	29%	28%	49%	
		Apartment	0%	38%	34%	35%	50%	37%	34%	35%	33%	31%	34%	36%	35%	37%	36%	24%	55%	
Jan. - Jul. 2025 *Year-to-date**	Number of Listings	Detached	116	1,019	1,112	680	109	1,570	273	1,213	433	311	1,317	234	908	1,495	1,465	1,065	197	13,517
		Attached	0	744	835	315	1	688	245	624	260	244	1,001	230	101	1,303	1,223	118	195	8,127
		Apartment	0	3,396	1,799	299	3	626	1,221	1,611	457	495	2,432	235	73	1,969	5,648	306	267	20,837
	% Sales to Listings	Detached	29%	26%	30%	31%	22%	30%	28%	37%	34%	27%	28%	51%	31%	30%	24%	20%	29%	n/a
		Attached	n/a	36%	39%	34%	200%	43%	32%	40%	45%	38%	34%	55%	30%	34%	29%	27%	65%	
		Apartment	n/a	35%	36%	44%	100%	36%	37%	36%	41%	34%	34%	40%	30%	36%	33%	27%	47%	

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

Listing & Sales Activity Summary

	Listings				Sales						
	1 Jul 2025	2 Jun 2026	3 Jul 2026	Col. 2 & 3 Percentage Variance	5 Jul 2025	6 Jun 2026	7 Jul 2026	Col. 6 & 7 Percentage Variance	9 May 2025 - Jul 2025	10 May 2026 - Jul 2026	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	17	20	16	-20.0	5	7	8	14.3	18	25	38.9
ATTACHED	0	1	0	-100.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	1	1	0.0	0	0	0	0.0	0	0	0.0
BURNABY				%				%			%
DETACHED	144	134	129	-3.7	54	57	50	-12.3	130	148	13.8
ATTACHED	111	147	130	-11.6	55	59	51	-13.6	137	150	9.5
APARTMENTS	490	433	364	-15.9	227	181	171	-5.5	580	503	-13.3
COQUITLAM											
DETACHED	156	150	151	0.7	65	81	54	-33.3	167	182	9.0
ATTACHED	105	102	123	20.6	47	61	44	-27.9	130	145	11.5
APARTMENTS	241	273	212	-22.3	93	112	88	-21.4	268	277	3.4
DELTA											
DETACHED	98	83	71	-14.5	34	37	37	0.0	117	106	-9.4
ATTACHED	51	42	34	-19.0	20	18	14	-22.2	58	53	-8.6
APARTMENTS	34	31	27	-12.9	12	20	13	-35.0	55	45	-18.2
ISLANDS - GULF											
DETACHED	17	30	10	-66.7	2	4	5	25.0	12	13	8.3
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	1	0	-100.0	1	0	1	100.0	1	1	0.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	225	209	198	-5.3	70	64	80	25.0	215	213	-0.9
ATTACHED	97	82	92	12.2	43	50	32	-36.0	129	122	-5.4
APARTMENTS	90	65	74	13.8	33	33	19	-42.4	99	82	-17.2
NEW WESTMINSTER											
DETACHED	37	62	51	-17.7	14	22	13	-40.9	44	58	31.8
ATTACHED	30	32	27	-15.6	15	9	10	11.1	41	33	-19.5
APARTMENTS	166	161	148	-8.1	70	55	61	10.9	176	165	-6.3
NORTH VANCOUVER											
DETACHED	150	179	104	-41.9	73	86	55	-36.0	221	214	-3.2
ATTACHED	81	87	87	0.0	45	35	28	-20.0	133	112	-15.8
APARTMENTS	230	195	194	-0.5	71	92	69	-25.0	239	262	9.6
PORT COQUITLAM											
DETACHED	43	64	68	6.3	31	10	18	80.0	68	53	-22.1
ATTACHED	45	37	44	18.9	19	23	17	-26.1	53	59	11.3
APARTMENTS	58	63	57	-9.5	35	29	21	-27.6	77	73	-5.2
PORT MOODY/BELCARRA											
DETACHED	47	42	53	26.2	9	9	16	77.8	40	38	-5.0
ATTACHED	41	26	24	-7.7	26	11	17	54.5	53	36	-32.1
APARTMENTS	69	69	60	-13.0	31	25	23	-8.0	81	75	-7.4
RICHMOND											
DETACHED	176	200	174	-13.0	60	70	65	-7.1	181	190	5.0
ATTACHED	148	179	124	-30.7	49	59	71	20.3	153	187	22.2
APARTMENTS	307	312	256	-17.9	132	134	91	-32.1	381	338	-11.3
SQUAMISH											
DETACHED	31	37	29	-21.6	27	23	15	-34.8	60	54	-10.0
ATTACHED	29	35	21	-40.0	11	23	21	-8.7	48	63	31.3
APARTMENTS	30	34	20	-41.2	8	9	13	44.4	43	35	-18.6
SUNSHINE COAST											
DETACHED	109	130	98	-24.6	42	53	51	-3.8	138	142	2.9
ATTACHED	14	14	13	-7.1	5	4	2	-50.0	9	10	11.1
APARTMENTS	14	15	10	-33.3	2	2	9	350.0	8	16	100.0
VANCOUVER EAST											
DETACHED	194	242	179	-26.0	63	95	66	-30.5	230	252	9.6
ATTACHED	181	228	182	-20.2	63	85	81	-4.7	197	232	17.8
APARTMENTS	225	303	187	-38.3	115	107	97	-9.3	324	314	-3.1
VANCOUVER WEST											
DETACHED	175	239	157	-34.3	62	78	67	-14.1	183	223	21.9
ATTACHED	158	198	173	-12.6	42	72	50	-30.6	177	186	5.1
APARTMENTS	689	640	578	-9.7	292	269	245	-8.9	862	785	-8.9
WEST VANCOUVER/HOWE SOUND											
DETACHED	141	137	111	-19.0	40	40	33	-17.5	115	105	-8.7
ATTACHED	20	14	10	-28.6	5	3	5	66.7	21	10	-52.4
APARTMENTS	44	54	39	-27.8	17	18	16	-11.1	46	45	-2.2
WHISTLER/PEMBERTON											
DETACHED	29	37	22	-40.5	9	11	6	-45.5	32	30	-6.3
ATTACHED	21	33	24	-27.3	14	15	11	-26.7	62	46	-25.8
APARTMENTS	31	31	31	0.0	19	17	15	-11.8	45	48	6.7
GRAND TOTALS											
DETACHED	**1789**	**1995**	**1621**	**-18.7**	**660**	**747**	**639**	**-14.5**	**1971**	**2046**	**3.8**
ATTACHED	**1132**	**1257**	**1108**	**-11.9**	**459**	**527**	**454**	**-13.9**	**1401**	**1444**	**3.1**
APARTMENTS	**2718**	**2681**	**2258**	**-15.8**	**1158**	**1103**	**952**	**-13.7**	**3285**	**3064**	**-6.7**

Residential Average Sale Prices - January 1977 to July 2026



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

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