

MARKET REPORT

Highlights from January

New year, same housing market in Metro Vancouver

THIS MONTHS NEWSLETTER

- Home sales registered on the MLS® in Metro Vancouver were 28.5% lower than last year, setting the year off to a quieter start.
- Residential MLS® Home Price Index composite benchmark price \$1,101,900
- Sales-to-active ratio total 9.1%

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

Valentine's
DAY

VALUE MY HOME

Discover how much your home is worth in today's market:

604.377.6015

Trusted, Honest & Reliable Real Estate Service Since 2006

DAVID
VALENTE

Vancouver. North Shore.
Real Estate.

February 2026

New year, same housing market in Metro Vancouver

Dear Valued Clients,

Last year's market trends continued in January as home sales registered on the MLS® in Metro Vancouver were 28.5 per cent lower than last year, setting the year off to a quieter start.

On their own, the January sales appear alarming, but it's important to put these figures in the context of the past few years. Last year ended with one of the lowest sales totals in over two decades, and so it's not surprising that the January sales figures were fourth slowest in over two decades as well. Market momentum is a slowly evolving force, and in many ways, the January figures represent a market that continues slowly evolving to what may be a new normal.

Our recent 2026 forecast suggests this year is likely to resemble 2025 on many fronts, and we expect sales to remain tepid. When paired with sellers remaining eager to list, inventory will likely remain elevated relative to historical averages and, as a result, we expect prices to finish the year relatively unchanged. As consumers adjust to the ongoing backdrop of political and economic uncertainty, we expect a degree of pent-up demand to re-enter the market at some point. Whether it will happen in 2026 remains an open question, and we'll be watching the market closely for signs of improvement.



— Enclosed is this month's market report published by the Greater Vancouver Realtors® (GVR) —

BUYING A HOME →

SELLING A HOME →

I look forward to helping
you achieve your goals.

This communication is not intended to cause or
induce breach of an existing agency relationship.

DAVID VALENTE

📞 604.377.6015

✉ david@davidvalente.com

🌐 DAVIDVALENTE.COM



New year, same housing market in Metro Vancouver

Sales-to-active ratio - January 2026



DETACHED
homes

6.7%



ATTACHED
townhomes

11.1%

(Total 9.1%)



ATTACHED
condos

10.3%

Residential property sales in Metro Vancouver

January 2025

1,552

Sold



January 2026

1,107

Sold

(-28.7%)

Metro Vancouver Highlights January 2026



DETACHED

Active Listings:

4,476

Sales:

300

Benchmark Price:

\$1,850,800

Avg. Days On Market:

61



TOWNHOUSE

Active Listings:

2,221

Sales:

246

Benchmark Price:

\$1,043,400

Avg. Days On Market:

47



APARTMENT

Active Listings:

5,375

Sales:

554

Benchmark Price:

\$704,600

Avg. Days On Market:

49

News Release



FOR IMMEDIATE RELEASE:

New year, same housing market in Metro Vancouver

VANCOUVER, BC – February 3, 2026 – Last year's market trends continued in January as home sales registered on the MLS® in Metro Vancouver* were 28.5 per cent lower than last year, setting the year off to a quieter start.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 1,107 in January 2026, a 28.7 per cent decrease from the 1,552 sales recorded in January 2025. This was 30.9 per cent below the 10-year seasonal average (1,602).

"On their own, the January sales appear alarming, but it's important to put these figures in the context of the past few years. Last year ended with one of the lowest sales totals in over two decades, and so it's not surprising that the January sales figures were fourth slowest in over two decades as well," said Andrew Lis, GVR's chief economist and vice-president, data analytics. "Market momentum is a slowly evolving force, and in many ways, the January figures represent a market that continues slowly evolving to what may be a new normal."

There were 5,157 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in January 2026. This represents a 7.3 per cent decrease compared to the 5,566 properties listed in January 2025. This was 19.4 per cent above the 10-year seasonal average (4,318).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 12,628, a 9.9 per cent increase compared to January 2025 (11,494). This is 38 per cent above the 10-year seasonal average (9,153).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for January 2026 is 9.1 per cent. By property type, the ratio is 6.7 per cent for detached homes, 11.1 per cent for attached, and 10.3 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.

"Our recent 2026 forecast suggests this year is likely to resemble 2025 on many fronts, and we expect sales to remain tepid. When paired with sellers remaining eager to list, inventory will likely remain elevated relative to historical averages and, as a result, we expect prices to

finish the year relatively unchanged,” Lis said. “As consumers adjust to the ongoing backdrop of political and economic uncertainty, we expect a degree of pent-up demand to re-enter the market at some point. Whether it will happen in 2026 remains an open question, and we’ll be watching the market closely for signs of improvement.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,101,900. This represents a 5.7 per cent decrease over January 2025 and a 1.2 per cent decrease compared to December 2025.

Sales of detached homes in January 2026 reached 300, a 21.1 per cent decrease from the 380 detached sales recorded in January 2025. The benchmark price for a detached home is \$1,850,800. This represents a 7.3 per cent decrease from January 2025 and a 1.5 per cent decrease compared to December 2025.

Sales of apartment homes reached 554 in January 2026, a 34.5 per cent decrease compared to the 846 sales in January 2025. The benchmark price of an apartment home is \$704,600. This represents a 5.9 per cent decrease from January 2025 and a 0.8 per cent decrease compared to December 2025.

Attached home sales in January 2026 totalled 246, a 23.4 per cent decrease compared to the 321 sales in January 2025. The benchmark price of a townhouse is \$1,043,400. This represents a 5.4 per cent decrease from January 2025 and a 1.2 per cent decrease compared to December 2025.

DAVID
VALENTE
Vancouver, North Shore.
Real Estate.

-30-

604.377.6015

DAVIDVALENTE.COM

Editor's Note:

*Areas covered by Greater Vancouver REALTORS® include: Bowen Island, Burnaby, Coquitlam, Maple Ridge, New Westminister, 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.

For more information please contact:

Mark Moldowan

Manager, Communication and Editorial

Greater Vancouver REALTORS®

604.730.3153

mmoldowan@gvrealtors.ca



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	\$1,032,700	315.2	-1.1%	-2.3%	-5.1%	-6.0%	-1.4%	13.5%	32.5%
	Greater Vancouver	\$1,101,900	315.2	-1.2%	-2.2%	-5.1%	-5.7%	-0.4%	12.3%	25.5%
	Bowen Island	\$1,406,500	287.8	3.0%	0.3%	-2.2%	-6.2%	-4.0%	15.4%	105.0%
	Burnaby East	\$1,015,100	323.4	-1.4%	-3.0%	-7.8%	-9.7%	-5.2%	10.8%	34.9%
	Burnaby North	\$928,800	311.7	0.2%	0.0%	-4.3%	-6.3%	-3.1%	8.8%	35.3%
	Burnaby South	\$1,016,100	323.7	-0.1%	-2.2%	-4.8%	-6.9%	-2.6%	10.2%	34.4%
	Coquitlam	\$1,000,400	316.3	-1.4%	-2.9%	-5.0%	-6.3%	-5.1%	12.8%	44.0%
	Ladner	\$1,076,500	320.4	0.4%	-1.7%	-5.9%	-5.7%	3.4%	26.1%	41.8%
	Maple Ridge	\$919,600	319.6	-0.8%	-2.6%	-4.7%	-5.9%	1.7%	22.1%	92.3%
	New Westminster	\$749,100	347.9	-2.3%	-3.4%	-6.4%	-8.5%	-3.3%	15.3%	58.7%
	North Vancouver	\$1,289,700	302.1	0.5%	-2.1%	-5.7%	-3.9%	1.3%	12.1%	30.9%
	Pitt Meadows	\$856,600	350.6	-0.6%	-1.2%	-4.4%	-5.1%	6.2%	25.1%	104.1%
	Port Coquitlam	\$896,200	350.8	-0.3%	-0.7%	-3.3%	-4.9%	2.0%	26.9%	80.7%
	Port Moody	\$1,040,900	337.1	-0.8%	-2.4%	-3.6%	-4.0%	-4.5%	19.7%	60.8%
	Richmond	\$1,056,600	348.6	-2.1%	-3.0%	-5.1%	-8.0%	-4.0%	14.3%	26.6%
	Squamish	\$1,122,200	373.7	1.5%	0.3%	-0.5%	5.3%	14.0%	34.5%	116.6%
	Sunshine Coast	\$798,100	292.6	0.7%	-2.2%	-4.0%	-6.9%	-3.0%	18.7%	108.7%
	Tsawwassen	\$1,164,200	302.1	3.5%	4.0%	-0.1%	-3.1%	4.1%	18.8%	21.8%
	Vancouver East	\$1,142,800	356.8	-1.1%	-2.6%	-4.8%	-5.6%	3.8%	14.7%	32.9%
	Vancouver West	\$1,219,800	291.7	-2.8%	-2.7%	-6.1%	-6.3%	-0.1%	2.7%	0.7%
	West Vancouver	\$2,292,300	247.4	-3.1%	-3.8%	-7.8%	-7.0%	-8.4%	-7.6%	-8.6%
	Whistler	\$1,371,600	299.3	1.5%	-0.4%	-2.1%	4.1%	0.5%	24.4%	110.5%
Single Family Detached	Lower Mainland	\$1,651,200	362.4	-1.4%	-3.0%	-5.7%	-7.3%	3.4%	17.5%	39.4%
	Greater Vancouver	\$1,850,800	345.4	-1.5%	-3.1%	-5.6%	-7.3%	3.1%	14.5%	23.9%
	Bowen Island	\$1,409,900	287.6	3.0%	0.3%	-2.2%	-6.2%	-4.0%	15.3%	104.8%
	Burnaby East	\$1,796,300	387.1	0.2%	-0.9%	-7.1%	-7.6%	6.0%	25.8%	52.8%
	Burnaby North	\$1,939,300	373.6	0.5%	0.3%	-7.4%	-8.0%	5.9%	22.5%	42.8%
	Burnaby South	\$2,028,500	384.4	0.3%	-2.8%	-5.7%	-9.4%	5.4%	18.9%	33.8%
	Coquitlam	\$1,647,800	387.8	-1.3%	-2.5%	-4.0%	-6.3%	-0.6%	19.1%	60.0%
	Ladner	\$1,303,300	325.9	0.3%	-1.2%	-7.0%	-6.5%	6.6%	25.2%	33.9%
	Maple Ridge	\$1,225,700	357.7	0.1%	-1.6%	-3.2%	-3.6%	6.4%	24.8%	108.7%
	New Westminster	\$1,473,300	358.2	-0.9%	-1.5%	-7.7%	-8.3%	2.8%	20.8%	51.6%
	North Vancouver	\$2,037,600	322.2	-0.2%	-3.2%	-6.9%	-6.9%	2.3%	10.1%	32.1%
	Pitt Meadows	\$1,189,700	360.5	-1.5%	0.1%	-4.2%	-3.7%	6.6%	19.7%	89.6%
	Port Coquitlam	\$1,340,100	377.8	-0.2%	-0.7%	-1.1%	-4.2%	5.3%	25.3%	77.6%
	Port Moody	\$1,997,100	384.1	-0.2%	-3.1%	-3.2%	-2.6%	0.3%	25.6%	71.2%
	Richmond	\$1,991,600	400.3	-2.2%	-3.5%	-4.8%	-8.7%	0.9%	15.9%	32.0%
	Squamish	\$1,738,400	429.1	4.7%	4.0%	2.3%	11.6%	21.1%	36.7%	135.5%
	Sunshine Coast	\$851,800	296.4	1.3%	-1.9%	-3.7%	-7.9%	-4.4%	17.0%	110.8%
	Tsawwassen	\$1,550,600	342.7	4.9%	6.3%	0.9%	-3.4%	11.1%	23.6%	31.8%
	Vancouver East	\$1,697,600	378.5	-1.2%	-3.3%	-5.6%	-8.1%	2.0%	11.5%	30.6%
	Vancouver West	\$2,956,400	311.3	-5.8%	-7.2%	-9.1%	-12.2%	-4.2%	-4.3%	-2.6%
	West Vancouver	\$2,914,000	271.3	-5.1%	-5.6%	-8.1%	-8.2%	-3.8%	-2.4%	-0.7%
	Whistler	\$2,777,900	331.6	5.9%	7.3%	4.6%	12.4%	16.1%	37.5%	113.4%

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)
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 include duplexes.
- The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.

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	\$914,800	349.3	-1.1%	-1.8%	-4.9%	-5.6%	1.5%	28.5%	91.7%
	Greater Vancouver	\$1,043,400	365.6	-1.2%	-2.0%	-4.8%	-5.4%	1.8%	27.2%	85.4%
	Burnaby East	\$824,100	358.0	-6.1%	-6.6%	-9.0%	-4.7%	-3.3%	18.7%	87.0%
	Burnaby North	\$920,400	373.8	-0.8%	-0.2%	-2.8%	0.0%	4.0%	28.0%	98.7%
	Burnaby South	\$950,000	357.1	-3.8%	-5.1%	-8.2%	-6.4%	-2.9%	20.0%	83.1%
	Coquitlam	\$982,500	384.2	-1.2%	-4.6%	-9.4%	-7.2%	0.1%	26.3%	96.0%
	Ladner	\$966,000	386.1	-1.5%	-4.6%	-5.7%	-6.7%	4.6%	31.9%	105.5%
	Maple Ridge	\$725,600	358.9	-2.5%	-4.3%	-6.9%	-8.4%	3.0%	29.6%	129.5%
	New Westminster	\$876,600	382.5	-0.7%	-2.5%	-4.1%	-6.8%	-1.2%	27.5%	91.3%
	North Vancouver	\$1,269,900	343.6	1.0%	-2.1%	-3.5%	-7.5%	-2.6%	26.7%	75.9%
	Pitt Meadows	\$781,700	396.4	1.0%	-1.5%	-3.7%	-3.8%	4.9%	30.4%	133.6%
	Port Coquitlam	\$870,000	352.4	-1.5%	-1.6%	-7.7%	-5.5%	1.1%	27.5%	96.0%
	Port Moody	\$982,900	395.1	0.1%	-1.3%	-3.1%	-1.1%	0.2%	31.3%	111.6%
	Richmond	\$1,033,100	369.2	-2.3%	-2.3%	-6.1%	-7.4%	-4.2%	22.3%	75.6%
	Squamish	\$1,005,100	384.7	-1.4%	-2.7%	-1.3%	1.6%	7.3%	37.6%	148.8%
	Sunshine Coast	\$737,400	349.0	-1.6%	-2.1%	-0.9%	1.0%	7.5%	40.3%	133.3%
	Tsawwassen	\$908,100	267.2	-2.3%	-4.2%	-5.3%	-9.2%	-5.0%	13.3%	32.6%
	Vancouver East	\$1,037,100	347.2	0.2%	-1.4%	-6.2%	-7.9%	2.9%	18.3%	59.5%
	Vancouver West	\$1,397,300	332.0	-1.1%	2.5%	-1.1%	-5.2%	8.7%	23.1%	56.5%
	Whistler	\$1,655,500	397.3	-2.3%	-3.4%	-2.3%	0.4%	4.8%	41.7%	161.7%
Apartment	Lower Mainland	\$652,100	327.2	-0.7%	-1.7%	-5.2%	-6.2%	-2.2%	13.6%	65.3%
	Greater Vancouver	\$704,600	327.9	-0.8%	-1.6%	-5.3%	-5.9%	-1.9%	11.8%	65.0%
	Burnaby East	\$740,900	313.3	-1.2%	-1.5%	-3.3%	-5.0%	-0.8%	12.9%	70.5%
	Burnaby North	\$699,900	342.6	0.1%	-0.1%	-2.7%	-4.8%	-2.2%	13.7%	84.0%
	Burnaby South	\$766,400	355.3	0.1%	-1.5%	-4.3%	-6.6%	-1.7%	11.4%	71.9%
	Coquitlam	\$668,800	377.4	-1.8%	-2.6%	-4.8%	-8.0%	-3.8%	18.1%	101.7%
	Ladner	\$685,300	348.9	3.8%	4.3%	2.4%	7.2%	-1.7%	39.1%	110.7%
	Maple Ridge	\$505,700	369.9	-1.7%	-3.7%	-5.9%	-9.3%	-2.9%	21.7%	135.9%
	New Westminster	\$596,400	365.9	-3.6%	-4.3%	-6.1%	-8.9%	-2.8%	15.1%	91.7%
	North Vancouver	\$780,300	316.7	0.6%	-0.4%	-5.0%	-0.8%	4.8%	16.9%	82.5%
	Pitt Meadows	\$549,300	377.0	-1.3%	-3.5%	-5.8%	-9.5%	-2.1%	18.4%	127.0%
	Port Coquitlam	\$596,600	412.9	0.4%	0.0%	-3.5%	-6.9%	0.6%	26.4%	137.3%
	Port Moody	\$695,100	383.8	-2.1%	-1.6%	-4.9%	-5.3%	1.7%	19.3%	101.7%
	Richmond	\$663,500	371.3	-1.9%	-3.2%	-6.2%	-9.1%	-5.9%	14.0%	81.0%
	Squamish	\$563,200	333.3	-2.6%	-6.2%	-10.4%	-6.6%	-2.7%	20.4%	117.7%
	Sunshine Coast	\$457,800	275.5	-3.2%	-6.3%	-9.6%	-6.8%	-8.0%	6.0%	70.8%
	Tsawwassen	\$658,700	307.2	4.1%	4.0%	1.4%	4.2%	0.2%	28.8%	86.3%
	Vancouver East	\$638,700	370.7	-1.7%	-3.4%	-6.0%	-8.3%	-4.0%	5.7%	62.1%
	Vancouver West	\$777,200	302.4	-0.7%	-0.5%	-5.4%	-4.3%	-2.4%	3.5%	43.2%
	West Vancouver	\$1,159,100	230.0	7.6%	6.0%	-9.2%	-1.4%	-3.2%	4.4%	33.2%
	Whistler	\$608,400	261.2	-0.8%	-5.5%	-10.4%	-8.0%	-5.3%	19.9%	118.2%

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- Price Index: Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- x Month/Year Change %: Percentage change of index over a period of x month(s)/year(s)

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 include duplexes.

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

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

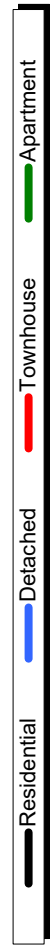


MLS[®]
HOME PRICE INDEX

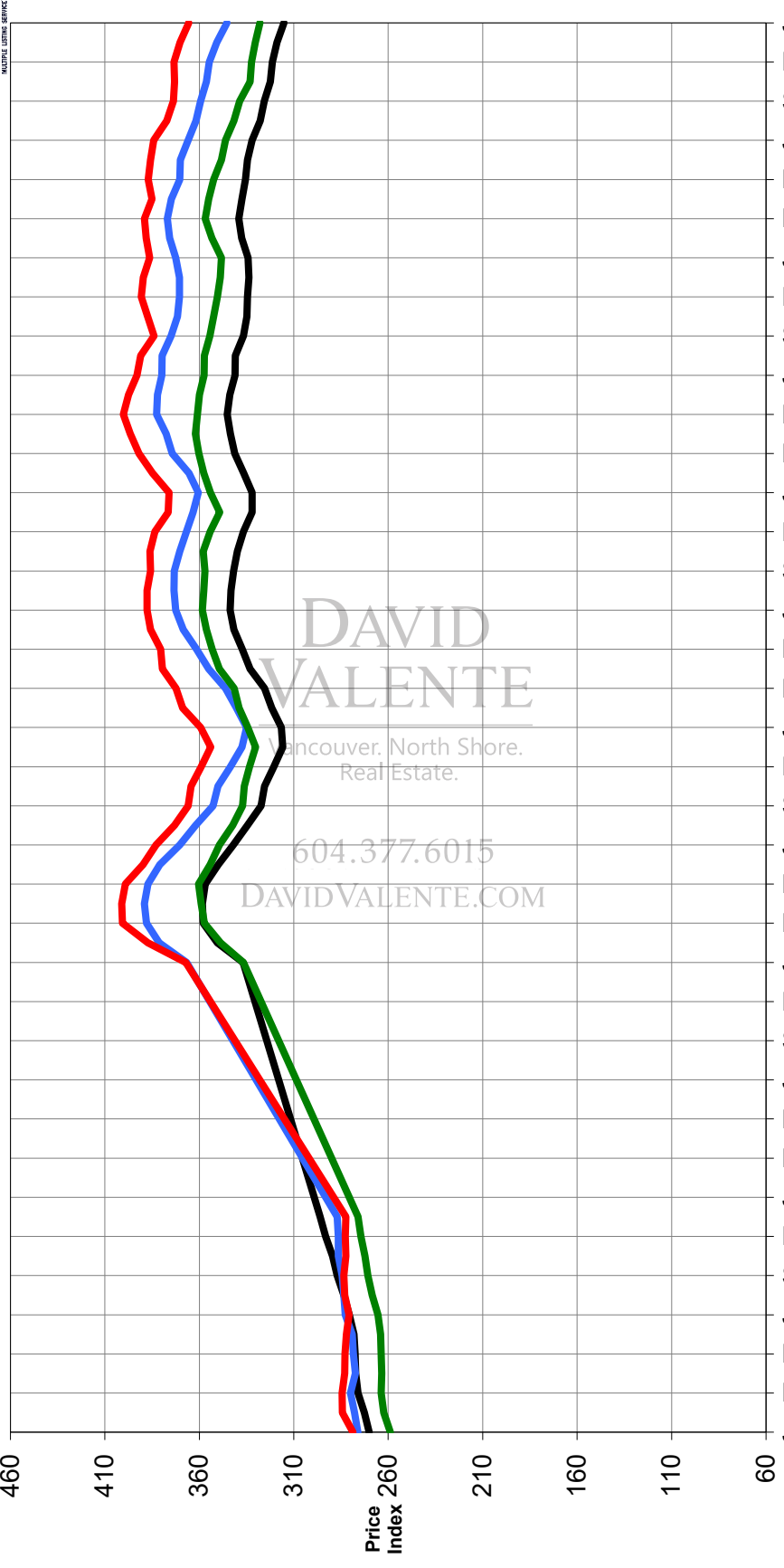


GREATER
VANCOUVER
REALTORS[®]

Greater Vancouver 5 Year Trend



Jan 2005 HPI = 100



Jan 2026
Nov 2025
Sep 2025
Jul 2025
May 2025
Mar 2025
Jan 2025
Nov 2024
Sep 2024
Jul 2024
May 2024
Mar 2024
Jan 2024
Nov 2023
Sep 2023
Jul 2023
May 2023
Mar 2023
Jan 2023
Nov 2022
Sep 2022
Jul 2022
May 2022
Mar 2022
Jan 2022
Nov 2021
Sep 2021
Jul 2021
May 2021
Mar 2021
Jan 2021
Nov 2020
Sep 2020
Jul 2020
May 2020
Mar 2020
Jan 2020


DAVID
VALENTE
Vancouver, North Shore.
Real Estate.
604.377.6015
DAVIDVALENTE.COM



GREATER
VANCOUVER
REALTORS®

January
2026

MLS® SALES Facts



GREATER

VANCOUVER

REALTORS®

January

2026

January 2026	Number of Sales	Type	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	
			1	30	22	12	2	38	13	31	11	4	29	1	17	34	29	16	10	300	
December 2025	Number of Sales	Type																			
			0	28	22	5	0	22	2	24	6	8	26	6	4	41	36	4	12	246	
January 2025	Median Selling Price	Type																			
			0	98	45	7	0	19	33	37	11	14	74	4	4	52	125	9	22	554	
Jan. - Jan. 2026 Year-to-date	Median Selling Price	Type																			
			n/a	\$1,852,500	\$1,585,000	n/a	n/a	\$1,052,500	n/a	\$1,850,000	n/a	n/a	\$1,898,000	n/a	n/a	\$1,660,000	\$3,040,000	n/a	n/a	n/a	n/a
Jan. - Jan. 2025 Year-to-date	Median Selling Price	Type																			
			n/a	\$1,015,000	\$1,203,000	n/a	n/a	\$730,000	n/a	\$1,384,500	n/a	n/a	\$1,018,500	n/a	n/a	\$1,400,000	\$1,657,143	n/a	n/a	n/a	n/a
Jan. - Jan. 2025 Year-to-date	Number of Sales	Type																			
			n/a	\$662,400	\$620,000	n/a	n/a	n/a	\$580,000	\$730,000	n/a	n/a	\$574,000	n/a	n/a	\$648,776	\$739,900	n/a	\$650,000	n/a	n/a
Jan. - Jan. 2025 Year-to-date	Number of Sales	Type																			
			2	32	33	18	1	52	3	42	16	8	50	4	29	31	35	16	10	300	
Jan. - Jan. 2025 Year-to-date	Median Selling Price	Type																			
			0	17	29	9	0	35	5	24	17	7	52	11	3	55	38	3	16	321	
Jan. - Jan. 2025 Year-to-date	Number of Sales	Type																			
			0	131	93	16	0	21	53	82	32	17	104	12	2	71	182	11	19	846	
Jan. - Jan. 2025 Year-to-date	Median Selling Price	Type																			
			n/a	\$2,339,000	\$1,705,000	n/a	n/a	\$1,259,250	n/a	\$2,239,000	n/a	n/a	\$1,896,500	n/a	\$895,000	\$1,851,000	\$3,200,000	n/a	n/a	n/a	n/a
Jan. - Jan. 2025 Year-to-date	Median Selling Price	Type																			
			n/a	\$640,000	\$645,000	n/a	n/a	\$505,000	\$585,000	\$763,500	n/a	\$710,000	\$571,500	n/a	n/a	\$625,000	\$726,000	n/a	\$430,000	n/a	n/a
Jan. - Jan. 2025 Year-to-date	Number of Sales	Type																			
			2	32	33	18	1	52	3	42	16	8	50	4	29	31	35	16	10	300	
Jan. - Jan. 2025 Year-to-date	Median Selling Price	Type																			
			0	17	29	9	0	35	5	24	17	7	52	11	3	55	38	3	16	321	
Jan. - Jan. 2025 Year-to-date	Number of Sales	Type																			
			0	131	93	16	0	21	53	82	32	17	104	12	2	71	182	11	19	846	
Jan. - Jan. 2025 Year-to-date	Median Selling Price	Type																			
			n/a	\$2,339,000	\$1,705,000	n/a	n/a	\$1,259,250	n/a	\$2,239,000	n/a	n/a	\$1,896,500	n/a	\$895,000	\$1,851,000	\$3,200,000	n/a	n/a	n/a	n/a
Jan. - Jan. 2025 Year-to-date	Median Selling Price	Type																			
			n/a	\$740,000	\$690,000	n/a	n/a	\$534,000	\$637,999	\$803,750	\$621,250	n/a	\$705,037	n/a	n/a	\$699,000	\$838,444	n/a	n/a	n/a	n/a
Jan. - Jan. 2025 Year-to-date	Number of Sales	Type																			
			2	32	33	18	1	52	3	42	16	8	50	4	29	31	35	16	10	300	
Jan. - Jan. 2025 Year-to-date	Median Selling Price	Type																			
			n/a	\$1,852,500	\$1,585,000	n/a	n/a	\$1,052,500	n/a	\$1,850,000	n/a	n/a	\$1,898,000	n/a	n/a	\$1,660,000	\$3,040,000	n/a	n/a	n/a	n/a
Jan. - Jan. 2025 Year-to-date	Median Selling Price	Type																			
			n/a	\$1,015,000	\$1,203,000	n/a	n/a	\$730,000	n/a	\$1,384,500	n/a	n/a	\$1,018,500	n/a	n/a	\$1,400,000	\$1,657,143	n/a	n/a	n/a	n/a
Jan. - Jan. 2025 Year-to-date	Number of Sales	Type																			
			n/a	\$662,400	\$620,000	n/a	n/a	n/a	\$580,000	\$730,000	n/a	n/a	\$574,000	n/a	n/a	\$648,776	\$739,900	n/a	\$650,000	n/a	n/a
Jan. - Jan. 2025 Year-to-date	Number of Sales	Type																			
			2	32	33	18	1	52	3	42	16	8	50	4	29	31	35	16	10	300	
Jan. - Jan. 2025 Year-to-date	Median Selling Price	Type																			
			n/a	\$1,852,500	\$1,585,000	n/a	n/a	\$1,052,500	n/a	\$1,850,000	n/a	n/a	\$1,898,000	n/a	n/a	\$1,660,000	\$3,040,000	n/a	n/a	n/a	n/a
Jan. - Jan. 2025 Year-to-date	Median Selling Price	Type																			
			n/a	\$1,015,000	\$1,203,000	n/a	n/a	\$730,000	n/a	\$1,384,500	n/a	n/a	\$1,018,500	n/a	n/a	\$1,400,000	\$1,657,143	n/a	n/a	n/a	n/a
Jan. - Jan. 2025 Year-to-date	Number of Sales	Type																			
			n/a	\$662,400	\$620,000	n/a	n/a	n/a	\$580,000	\$730,000	n/a	n/a	\$574,000	n/a	n/a	\$648,776	\$739,900	n/a	\$650,000	n/a	n/a
Jan. - Jan. 2025 Year-to-date	Number of Sales	Type																			
			2	32	33	18	1	52	3	42	16	8	50	4	29	31	35	16	10	300	
Jan. - Jan. 2025 Year-to-date	Median Selling Price	Type																			
			n/a	\$1,852,500	\$1,585,000	n/a	n/a	\$1,052,500	n/a	\$1,850,000	n/a	n/a	\$1,898,000	n/a	n/a	\$1,660,000	\$3,040,000	n/a	n/a	n/a	n/a
Jan. - Jan. 2025 Year-to-date	Median Selling Price	Type																			
			n/a	\$1,015,000	\$1,203,000	n/a	n/a	\$730,000	n/a	\$1,384,500	n/a	n/a	\$1,018,500	n/a	n/a	\$1,400,000	\$1,657,143	n/a	n/a	n/a	n/a
Jan. - Jan. 2025 Year-to-date	Number of Sales	Type																			
			n/a	\$662,400	\$620,000	n/a	n/a	n/a	\$580,000	\$730,000	n/a	n/a	\$574,000	n/a	n/a	\$648,776	\$739,900	n/a	\$650,000	n/a	n/a
Jan. - Jan. 2025 Year-to-date	Number of Sales	Type																			
			2	32	33	18	1	52	3	42	16	8	50	4	29	31	35	16	10	300	
Jan. - Jan. 2025 Year-to-date	Median Selling Price	Type																			
			n/a	\$1,852,500	\$1,585,000	n/a	n/a	\$1,052,500	n/a	\$1,850,000	n/a	n/a	\$1,898,000	n/a	n/a	\$1,660,000	\$3,040,000	n/a	n/a	n/a	n/a
Jan. - Jan. 2025 Year-to-date	Median Selling Price	Type																			
			n/a	\$1,015,000	\$1,203,000	n/a	n/a	\$730,000	n/a	\$1,384,500	n/a	n/a	\$1,018,500	n/a	n/a	\$1,400,000	\$1,657,143	n/a	n/a	n/a	n/a
Jan. - Jan. 2025 Year-to-date	Number of Sales	Type																			
			n/a	\$662,400	\$620,000	n/a	n/a	n/a	\$580,000	\$730,000	n/a	n/a	\$574,000	n/a	n/a	\$648,776	\$739,900	n/a	\$650,000	n/a	n/a
Jan. - Jan. 2025 Year-to-date	Number of Sales	Type																			
			2	32	33	18	1	52	3	42	16	8	50	4	29	31	35	16	10	300	
Jan. - Jan. 2025 Year-to-date	Median Selling Price	Type																			
			n/a	\$1,852,500	\$1,585,000	n/a	n/a	\$1,052,500	n/a	\$1,850,000	n/a	n/a	\$1,89								

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





GREATER
VANCOUVER
REALTORS®

January
2026

MLS® LISTINGS Facts

	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
January 2026	Number of Listings	147	116	84	4	173	37	122	48	34	164	25	87	165	189	158	22	1,583
	% Sales to Listings	20%	19%	14%	50%	22%	35%	25%	23%	12%	18%	4%	20%	21%	15%	10%	45%	n/a
December 2025	Number of Listings	53	46	10	3	63	22	32	22	10	70	6	29	66	53	40	16	544
	% Sales to Listings	75%	109%	150%	n/a	75%	50%	78%	77%	110%	64%	200%	100%	77%	92%	40%	38%	n/a
January 2025	Number of Listings	106	123	86	7	208	30	128	67	40	171	23	101	160	183	128	25	1,594
	% Sales to Listings	21%	29%	n/a	0%	40%	21%	31%	89%	30%	45%	39%	27%	25%	20%	13%	70%	1,018
Jan. - Jan. 2026 Year-to-date*	Number of Listings	147	116	84	4	173	37	122	48	34	164	25	87	165	189	158	22	1,583
	% Sales to Listings	20%	19%	14%	50%	22%	35%	25%	23%	12%	18%	4%	20%	21%	15%	10%	45%	n/a
Jan. - Jan. 2025 Year-to-date*	Number of Listings	106	123	86	7	208	30	128	67	40	171	23	101	160	183	128	25	1,594
	% Sales to Listings	21%	29%	19%	0%	40%	21%	31%	89%	30%	45%	39%	27%	25%	20%	13%	70%	1,065
Year-to-date*	Number of Listings	27%	35%	31%	n/a	22%	31%	38%	52%	37%	32%	35%	20%	27%	23%	28%	44%	2,905
	% Sales to Listings	n/a	n/a	14%	n/a	25%	10%	33%	24%	20%	29%	17%	29%	19%	19%	13%	32%	n/a

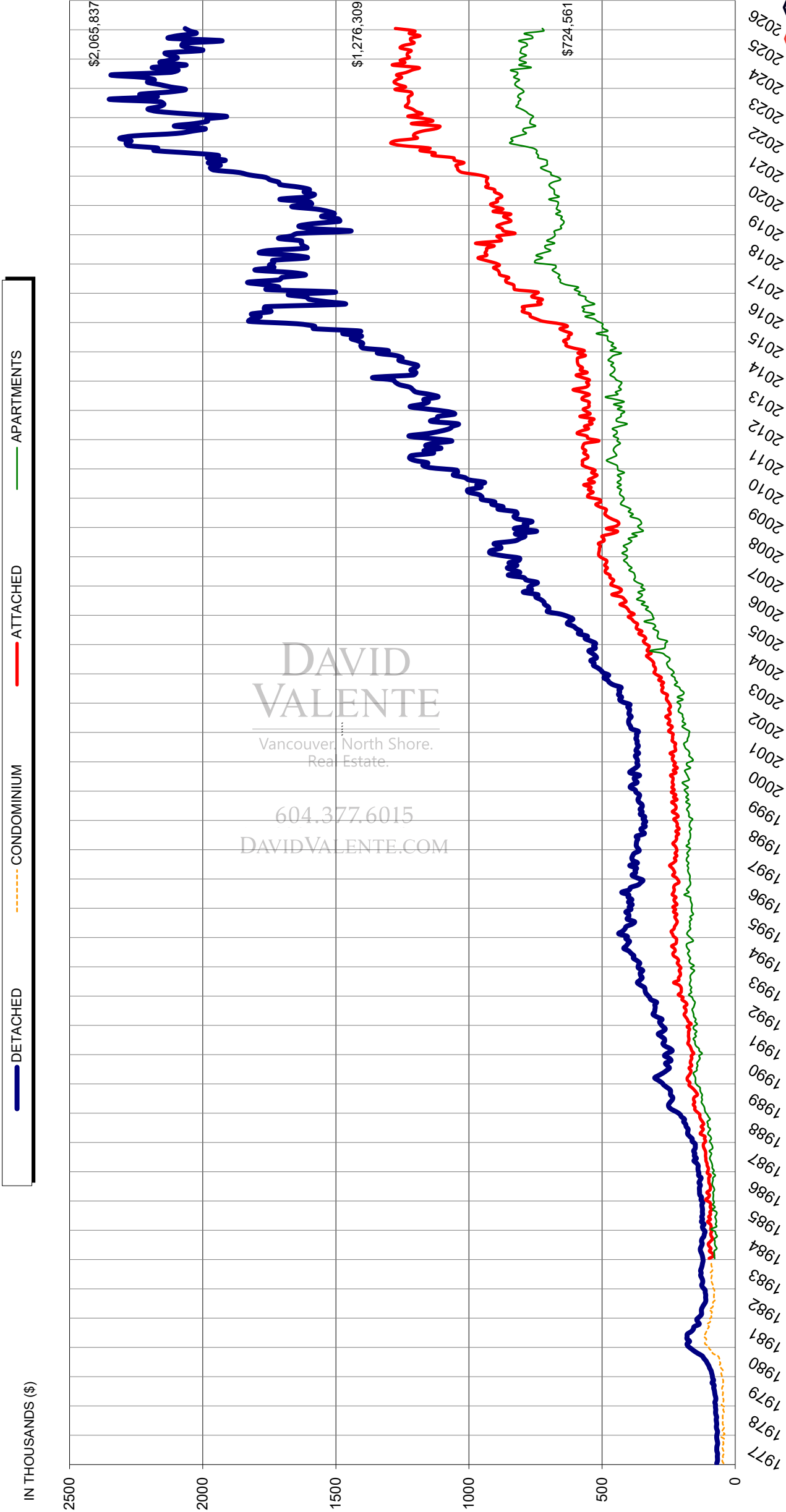


* Year-to-date listings represent a cumulative total of listings rather than total active listings.

Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Jan 2025	2 Dec 2025	3 Jan 2026	Col. 2 & 3 Percentage Variance	5 Jan 2025	6 Dec 2025	7 Jan 2026	Col. 6 & 7 Percentage Variance	9 Nov 2024 - Jan 2025	10 Nov 2025 - Jan 2026	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	8	3	8	166.7	2	5	1	-80.0	11	12	9.1
ATTACHED	0	0	1	100.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	1	100.0	0	0	0	0.0	0	0	0.0
BURNABY				%				%			%
DETACHED	106	53	147	177.4	32	40	30	-25.0	134	106	-20.9
ATTACHED	82	37	116	213.5	17	35	28	-20.0	118	98	-16.9
APARTMENTS	492	161	390	142.2	131	138	98	-29.0	489	370	-24.3
COQUITLAM											
DETACHED	123	46	116	152.2	33	50	22	-56.0	118	119	0.8
ATTACHED	99	36	104	188.9	29	30	22	-26.7	84	75	-10.7
APARTMENTS	264	87	221	154.0	93	69	45	-34.8	252	190	-24.6
DELTA											
DETACHED	86	10	84	740.0	18	15	12	-20.0	68	55	-19.1
ATTACHED		8	43	437.5	9	12	5	-58.3	35	34	-2.9
APARTMENTS	52	16	33	106.3	16	9	7	-22.2	34	28	-17.6
ISLANDS - GULF											
DETACHED	7	3	4	33.3	1	2	2	0.0	9	9	0.0
ATTACHED	1	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	208	63	173	174.6	52	47	38	-19.1	188	154	-18.1
ATTACHED	88	23	82	256.5	35	25	22	-12.0	132	76	-42.4
APARTMENTS	97	22	63	186.4	21	22	19	-13.6	74	71	-4.1
NEW WESTMINSTER											
DETACHED	30	22	37	68.2	3	11	13	18.2	27	33	22.2
ATTACHED	24	5	26	420.0	5	2	2	0.0	29	18	-37.9
APARTMENTS	173	48	155	222.9	53	54	33	-38.9	194	129	-33.5
NORTH VANCOUVER											
DETACHED	128	32	122	281.3	42	25	31	24.0	143	112	-21.7
ATTACHED	77	21	99	371.4	24	26	24	-7.7	85	76	-10.6
APARTMENTS	217	56	179	219.6	82	72	37	-48.6	231	184	-20.3
PORT COQUITLAM											
DETACHED	67	22	48	118.2	16	17	11	-35.3	61	48	-21.3
ATTACHED	19	9	57	533.3	17	13	6	-53.8	56	39	-30.4
APARTMENTS	61	26	59	126.9	32	13	11	-15.4	75	45	-40.0
PORT MOODY/BELCARRA											
DETACHED	40	10	34	240.0	8	11	4	-63.6	35	22	-37.1
ATTACHED	23	13	22	69.2	7	14	8	-42.9	27	35	29.6
APARTMENTS	46	30	86	186.7	17	25	14	-44.0	61	65	6.6
RICHMOND											
DETACHED	171	70	164	134.3	50	45	29	-35.6	169	126	-25.4
ATTACHED	115	36	128	255.6	52	32	26	-18.8	157	93	-40.8
APARTMENTS	323	151	301	99.3	104	88	74	-15.9	344	265	-23.0
SQUAMISH											
DETACHED	23	6	25	316.7	4	12	1	-91.7	32	26	-18.8
ATTACHED	28	7	30	328.6	11	14	6	-57.1	32	39	21.9
APARTMENTS	34	12	29	141.7	12	4	4	0.0	39	19	-51.3
SUNSHINE COAST											
DETACHED	101	29	87	200.0	29	29	17	-41.4	95	85	-10.5
ATTACHED	11	6	14	133.3	3	2	4	100.0	9	9	0.0
APARTMENTS	10	6	9	50.0	2	3	4	33.3	9	12	33.3
VANCOUVER EAST											
DETACHED	160	66	165	150.0	31	51	34	-33.3	164	135	-17.7
ATTACHED	217	73	229	213.7	55	42	41	-2.4	178	145	-18.5
APARTMENTS	265	75	254	238.7	71	65	52	-20.0	280	215	-23.2
VANCOUVER WEST											
DETACHED	183	53	189	256.6	35	49	29	-40.8	147	137	-6.8
ATTACHED	188	57	184	222.8	38	36	36	0.0	147	115	-21.8
APARTMENTS	789	206	543	163.6	182	201	125	-37.8	651	586	-10.0
WEST VANCOUVER/HOWE SOUND											
DETACHED	128	40	158	295.0	16	16	16	0.0	73	66	-9.6
ATTACHED	23	6	11	83.3	3	6	4	-33.3	8	11	37.5
APARTMENTS	39	13	41	215.4	11	6	9	50.0	33	33	0.0
WHISTLER/PEMBERTON											
DETACHED	25	16	22	37.5	8	6	10	66.7	26	27	3.8
ATTACHED	23	17	34	100.0	16	14	12	-14.3	46	36	-21.7
APARTMENTS	43	41	30	-26.8	19	22	22	0.0	60	78	30.0
GRAND TOTALS											
DETACHED	1594	544	1583	191.0	380	431	300	-30.4	1500	1272	-15.2
ATTACHED	1018	354	1180	233.3	321	303	246	-18.8	1143	899	-21.3
APARTMENTS	2905	950	2394	152.0	846	791	554	-30.0	2826	2290	-19.0

Residential Average Sale Prices - January 1977 to January 2026



DAVID
VALENTE
Vancouver North Shore.
Real Estate.
604.377.6015
DAVIDVALENTE.COM

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

LIST YOUR PROPERTY
WITH THE MOST
EFFECTIVE
MARKETING PROGRAM AVAILABLE
IN THE INDUSTRY

FOR A CONFIDENTIAL MARKET EVALUATION
OF YOUR PROPERTY CALL

DAVID
VALENTE

604.377.6015
DAVIDVALENTE.COM

UNLIKE MANY COMPETITORS, DAVID WORKS DIRECTLY WITH YOU THROUGHOUT THE ENTIRE
PROCESS TO ACHIEVE AN EXCEPTIONAL EXPERIENCE & MAXIMUM RESULTS IN TODAY'S MARKET.

VANCOUVER. NORTH SHORE. REAL ESTATE.

SOLD



THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF AN EXISTING AGREEMENT(S). E. & O.E

DAVID VALENTE

604.377.6015
DAVIDVALENTE.COM

Metro Vancouver **Sold** Properties

By David Valente

SOLD



SOLD



SOLD



SOLD



SOLD



SOLD



SOLD



SOLD



SOLD



SOLD



SOLD



SOLD



SOLD



SOLD



SOLD



DAVID VALENTE

604.377.6015
DAVIDVALENTE.COM

- **Award Winning Realtor®**
- **Living in Vancouver's North Shore**
- **Selling In Your Greater Vancouver Neighbourhood Since 2006**

Burnaby
Coquitlam
Maple Ridge
New Westminster
North Vancouver

Pitt Meadows
Port Coquitlam
Port Moody
Richmond
South Delta

Squamish
Sunshine Coast
Vancouver
West Vancouver
Whistler

THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF AN EXISTING AGREEMENT(S). E. & O.E