

MARKET REPORT

Highlights from February

New normal for Metro Vancouver's housing market continues

THIS MONTHS NEWSLETTER

- Metro Vancouver home sales registered on the MLS® in February see a 10% decline over the same period last year
- Residential MLS® Home Price Index composite benchmark price \$1,100,300
- Sales-to-active ratio total 12.6%

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



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Housing Market Report

Highlights from February 2026

New normal for Metro Vancouver's housing market continues

March 2026

SPRING
is in
THE AIR

Dear Valued Clients,

Metro Vancouver home sales registered on the MLS® in February continued the recent trend of slower-than-average sales, seeing a ten per cent decline over the same period last year.

With each passing data point, the pace of sales running well-below long-term averages are no longer a surprise – it's become the new norm. A surprising finding this February, however, is that home sellers appear less eager to list their homes relative to last year with new listings down about seven percent, mostly driven by fewer listings in the apartment segment.

With fewer sellers coming to market with their properties than last year, a pick-up in demand heading into the spring could result in a stagnation of standing inventory, which may support prices around current levels. With sales slightly outpacing our 2026 forecast year-to-date, the spring market will be the litmus test of whether we continue along this new normal, or if we see any significant surprises.

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

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Housing Market Report

Highlights from February 2026



New normal for Metro Vancouver's housing market continues

Sales-to-active ratio - February 2026



DETACHED homes

9%



ATTACHED townhomes

16.6%

(Total 12.6%)



ATTACHED condos

14.1%

Residential property sales in Metro Vancouver



Metro Vancouver Highlights February 2026



DETACHED

Active Listings:

4,770

Sales:

427

Benchmark Price:

\$1,835,900

Avg. Days On Market:

49



TOWNHOUSE

Active Listings:

2,333

Sales:

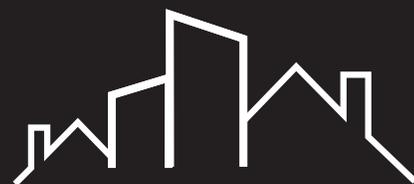
387

Benchmark Price:

\$1,046,100

Avg. Days On Market:

33



APARTMENT

Active Listings:

5,864

Sales:

824

Benchmark Price:

\$704,600

Avg. Days On Market:

40

News Release



FOR IMMEDIATE RELEASE:

New normal for Metro Vancouver's housing market continues

VANCOUVER, BC – March 3, 2026 – Metro Vancouver* home sales registered on the MLS® in February continued the recent trend of slower-than-average sales, seeing a ten per cent decline over the same period last year.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 1,648 in February 2026, a 9.8 per cent decrease from the 1,827 sales recorded in February 2025. This was 28.7 per cent below the 10-year seasonal average (2,310).

“With each passing data point, the pace of sales running well-below long-term averages are no longer a surprise – it’s become the new norm,” said Andrew Lis, GVR chief economist and vice-president data analytics. “A surprising finding this February, however, is that home sellers appear less eager to list their homes relative to last year with new listings down about seven percent, mostly driven by fewer listings in the apartment segment.”

There were 4,734 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in February 2026. This represents a 6.4 per cent decrease compared to the 5,057 properties listed in February 2025. This was 7.1 per cent above the 10-year seasonal average (4,421).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 13,545, a 6.3 per cent increase compared to February 2025 (12,744). This is 37 per cent above the 10-year seasonal average (9,886).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for February 2026 is 12.6 per cent. By property type, the ratio is nine per cent for detached homes, 16.6 per cent for attached, and 14.1 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.

“With fewer sellers coming to market with their properties than last year, a pick-up in demand heading into the spring could result in a stagnation of standing inventory, which may support

prices around current levels,” Lis said. “With sales slightly outpacing our 2026 forecast year-to-date, the spring market will be the litmus test of whether we continue along this new normal, or if we see any significant surprises.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,100,300. This represents a 6.8 per cent decrease over February 2025 and a 0.1 per cent decrease compared to January 2026.

Sales of detached homes in February 2026 reached 427, a 10.5 per cent decrease from the 477 detached sales recorded in February 2025. The benchmark price for a detached home is \$1,835,900. This represents an 8.8 per cent decrease from February 2025 and a 0.8 per cent decrease compared to January 2026.

Sales of apartment homes reached 824 in February 2026, a 15.6 per cent decrease compared to the 976 sales in February 2025. The benchmark price of an apartment home is \$708,200. This represents a 6.8 per cent decrease from February 2025 and a 0.5 per cent increase compared to January 2026.

Attached home sales in February 2026 totalled 387, a 7.8 per cent increase compared to the 359 sales in February 2025. The benchmark price of a townhouse is \$1,046,100. This represents a 5.6 per cent decrease from February 2025 and a 0.3 per cent increase compared to January 2026.

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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.

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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	\$1,031,200	314.8	-0.1%	-2.0%	-4.1%	-7.0%	-3.0%	9.2%	25.8%
	Greater Vancouver	\$1,100,300	314.7	-0.2%	-2.1%	-4.0%	-6.8%	-2.2%	8.7%	19.2%
	Bowen Island	\$1,408,800	288.3	0.2%	-4.5%	-2.7%	-3.2%	2.4%	12.2%	102.3%
	Burnaby East	\$1,008,900	321.4	-0.6%	-3.2%	-8.1%	-10.8%	-6.4%	8.5%	25.2%
	Burnaby North	\$910,400	305.5	-2.0%	-1.5%	-5.0%	-9.0%	-5.7%	4.4%	24.8%
	Burnaby South	\$1,013,000	322.7	-0.3%	0.0%	-3.2%	-7.7%	-4.0%	7.1%	28.9%
	Coquitlam	\$997,300	315.3	-0.3%	-3.1%	-4.9%	-7.8%	-6.0%	8.3%	37.0%
	Ladner	\$1,075,800	320.2	-0.1%	-1.4%	-4.4%	-6.7%	2.5%	17.6%	35.1%
	Maple Ridge	\$911,000	316.6	-0.9%	-2.3%	-4.9%	-7.2%	-0.7%	14.4%	84.5%
	New Westminster	\$741,500	344.4	-1.0%	-4.2%	-7.2%	-9.4%	-6.2%	11.6%	49.2%
	North Vancouver	\$1,279,300	299.7	-0.8%	-2.9%	-4.5%	-5.9%	-2.5%	7.1%	23.7%
	Pitt Meadows	\$858,600	351.5	0.3%	0.1%	-3.2%	-6.3%	5.0%	17.4%	97.9%
	Port Coquitlam	\$892,200	349.2	-0.5%	-1.7%	-2.8%	-6.3%	-0.1%	20.5%	69.9%
	Port Moody	\$1,028,800	333.2	-1.2%	-3.8%	-5.1%	-5.1%	-4.9%	14.5%	49.2%
	Richmond	\$1,058,000	349.1	0.1%	-2.9%	-4.3%	-7.6%	-6.6%	9.6%	19.0%
	Squamish	\$1,122,200	373.7	0.0%	1.5%	0.8%	2.9%	11.4%	28.2%	114.0%
	Sunshine Coast	\$784,300	287.5	-1.7%	-5.4%	-5.4%	-5.6%	-3.1%	12.8%	98.8%
	Tsawwassen	\$1,138,000	295.3	-2.3%	1.9%	-1.0%	-6.7%	4.1%	10.5%	11.1%
	Vancouver East	\$1,149,300	358.8	0.6%	-1.4%	-3.5%	-5.6%	3.0%	13.5%	28.1%
	Vancouver West	\$1,228,600	293.8	0.7%	-1.7%	-3.8%	-7.7%	-2.0%	2.3%	-3.5%
West Vancouver	\$2,317,000	250.1	1.1%	-4.1%	-3.8%	-7.9%	-6.2%	-10.3%	-13.2%	
Whistler	\$1,373,400	299.7	0.1%	1.3%	-0.3%	2.6%	-0.2%	17.8%	109.4%	
Single Family Detached	Lower Mainland	\$1,641,800	360.4	-0.6%	-3.1%	-5.1%	-8.8%	1.2%	11.8%	31.0%
	Greater Vancouver	\$1,835,900	342.6	-0.8%	-3.4%	-5.3%	-8.8%	0.6%	9.7%	16.2%
	Bowen Island	\$1,412,000	288.0	0.1%	-4.5%	-2.7%	-3.3%	2.3%	12.1%	102.1%
	Burnaby East	\$1,814,000	390.9	1.0%	-0.8%	-7.8%	-8.1%	6.1%	23.6%	44.1%
	Burnaby North	\$1,878,100	361.8	-3.2%	-2.2%	-7.1%	-11.3%	3.5%	15.0%	28.8%
	Burnaby South	\$1,988,400	376.8	-2.0%	-1.1%	-5.4%	-10.1%	2.6%	13.0%	24.9%
	Coquitlam	\$1,610,900	379.1	-2.2%	-5.0%	-5.2%	-10.6%	-3.8%	11.3%	48.4%
	Ladner	\$1,296,600	324.2	-0.5%	-0.7%	-5.2%	-7.8%	6.8%	15.6%	28.1%
	Maple Ridge	\$1,202,100	350.8	-1.9%	-2.9%	-4.3%	-6.4%	2.9%	15.7%	97.7%
	New Westminster	\$1,477,300	359.2	0.3%	-1.2%	-8.4%	-8.6%	2.0%	17.7%	42.6%
	North Vancouver	\$2,031,700	321.3	-0.3%	-3.3%	-6.2%	-8.5%	-2.0%	5.2%	25.0%
	Pitt Meadows	\$1,194,100	361.8	0.4%	-0.1%	-2.1%	-5.1%	4.9%	12.4%	84.1%
	Port Coquitlam	\$1,347,000	379.8	0.5%	-0.9%	-0.4%	-5.0%	4.0%	20.1%	68.7%
	Port Moody	\$1,965,200	378.0	-1.6%	-5.9%	-5.6%	-5.7%	-0.2%	20.2%	57.2%
	Richmond	\$1,987,200	399.4	-0.2%	-3.0%	-4.9%	-8.6%	-3.7%	10.0%	20.8%
	Squamish	\$1,769,800	436.9	1.8%	8.4%	4.1%	11.1%	20.5%	34.3%	139.1%
	Sunshine Coast	\$835,000	290.5	-2.0%	-5.3%	-5.6%	-5.7%	-3.8%	11.3%	100.5%
	Tsawwassen	\$1,501,400	331.9	-3.2%	3.3%	-1.0%	-8.3%	12.1%	14.1%	18.6%
	Vancouver East	\$1,691,000	377.0	-0.4%	-2.7%	-5.5%	-9.4%	0.1%	8.8%	23.4%
	Vancouver West	\$2,931,700	308.7	-0.8%	-7.6%	-8.8%	-13.7%	-8.5%	-5.6%	-8.4%
West Vancouver	\$2,935,900	273.3	0.7%	-5.9%	-4.7%	-9.2%	-0.9%	-5.2%	-5.8%	
Whistler	\$2,837,400	338.8	2.2%	14.6%	7.8%	12.3%	18.3%	34.8%	123.0%	

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 included 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	\$915,400	349.5	0.1%	-1.5%	-3.5%	-6.1%	-0.4%	23.7%	85.7%
	Greater Vancouver	\$1,046,100	366.5	0.2%	-1.8%	-2.9%	-5.6%	-0.7%	22.2%	79.3%
	Burnaby East	\$826,800	359.2	0.3%	-4.2%	-7.3%	-8.3%	-2.7%	18.2%	80.2%
	Burnaby North	\$928,100	377.0	0.9%	0.8%	-1.0%	0.7%	3.7%	27.3%	89.8%
	Burnaby South	\$967,200	363.6	1.8%	-1.7%	-4.0%	-6.9%	-2.0%	20.4%	78.4%
	Coquitlam	\$998,400	390.5	1.6%	-2.4%	-7.5%	-7.3%	-0.9%	23.9%	88.6%
	Ladner	\$989,700	395.6	2.5%	-3.3%	-4.3%	-3.7%	1.6%	28.2%	98.7%
	Maple Ridge	\$734,000	363.0	1.1%	0.2%	-6.3%	-7.6%	1.3%	23.4%	126.5%
	New Westminster	\$892,700	389.5	1.8%	-0.9%	-2.1%	-4.3%	-3.3%	25.6%	85.7%
	North Vancouver	\$1,253,800	339.2	-1.3%	-2.9%	-2.6%	-5.3%	-7.9%	18.9%	71.1%
	Pitt Meadows	\$784,000	397.6	0.3%	2.0%	-4.9%	-6.1%	4.7%	19.4%	122.1%
	Port Coquitlam	\$864,500	350.1	-0.7%	-3.3%	-5.6%	-8.7%	-1.5%	20.2%	79.6%
	Port Moody	\$967,700	388.9	-1.6%	-1.9%	-4.2%	-2.1%	-0.4%	24.2%	98.5%
	Richmond	\$1,031,600	368.7	-0.1%	-4.3%	-3.2%	-7.4%	-5.7%	18.3%	69.1%
	Squamish	\$980,200	375.1	-2.5%	-5.1%	-1.1%	-3.0%	3.2%	26.6%	132.0%
	Sunshine Coast	\$716,300	339.0	-2.9%	-6.1%	-1.1%	-3.7%	1.9%	28.1%	115.2%
	Tsawwassen	\$943,400	277.6	3.9%	-1.7%	-2.3%	-4.3%	-6.5%	13.2%	30.2%
	Vancouver East	\$1,040,400	348.3	0.3%	-2.4%	-2.3%	-9.3%	-0.3%	17.3%	56.9%
	Vancouver West	\$1,424,100	338.3	1.9%	4.2%	2.6%	-4.2%	5.9%	19.8%	55.8%
Whistler	\$1,624,900	389.9	-1.9%	-6.5%	-0.9%	-3.3%	1.1%	29.6%	145.7%	
Apartment	Lower Mainland	\$654,900	328.6	0.4%	-1.0%	-3.7%	-7.1%	-2.9%	11.8%	60.2%
	Greater Vancouver	\$708,200	329.5	0.5%	-0.9%	-3.6%	-6.8%	-2.8%	10.3%	59.9%
	Burnaby East	\$721,900	305.2	-2.6%	-5.0%	-5.8%	-6.9%	-3.7%	10.6%	60.0%
	Burnaby North	\$689,600	337.5	-1.5%	-1.2%	-4.5%	-7.7%	-5.4%	9.8%	75.5%
	Burnaby South	\$768,500	356.3	0.3%	0.4%	-2.4%	-7.3%	-2.8%	9.5%	67.9%
	Coquitlam	\$671,000	378.7	0.3%	-2.1%	-4.2%	-7.6%	-3.2%	15.4%	96.9%
	Ladner	\$666,600	339.4	-2.7%	0.2%	2.1%	-1.7%	-3.4%	23.4%	92.0%
	Maple Ridge	\$513,400	375.6	1.5%	-1.4%	-2.5%	-6.9%	-1.0%	20.2%	134.0%
	New Westminster	\$585,200	359.0	-1.9%	-6.2%	-7.5%	-10.6%	-6.6%	10.7%	81.9%
	North Vancouver	\$768,700	312.0	-1.5%	-3.0%	-3.6%	-5.6%	1.3%	13.0%	69.8%
	Pitt Meadows	\$557,000	382.3	1.4%	-1.4%	-2.7%	-7.4%	-0.9%	16.9%	126.2%
	Port Coquitlam	\$588,900	407.5	-1.3%	-1.5%	-3.9%	-6.6%	-1.8%	21.7%	129.3%
	Port Moody	\$695,700	384.2	0.1%	-1.2%	-3.7%	-4.9%	1.7%	17.1%	93.6%
	Richmond	\$672,700	376.4	1.4%	-2.1%	-4.2%	-7.7%	-6.3%	12.6%	82.4%
	Squamish	\$583,600	345.3	3.6%	-3.8%	-5.5%	-3.9%	-1.7%	18.6%	114.9%
	Sunshine Coast	\$469,700	282.6	2.6%	-6.2%	-7.3%	-6.2%	-8.6%	3.5%	72.0%
	Tsawwassen	\$635,300	296.3	-3.5%	-0.8%	0.7%	-6.0%	-2.8%	16.8%	67.3%
	Vancouver East	\$653,700	379.4	2.3%	0.1%	-3.8%	-5.5%	-2.7%	7.3%	61.6%
	Vancouver West	\$789,000	307.0	1.5%	1.6%	-2.0%	-6.1%	-2.0%	4.2%	38.2%
West Vancouver	\$1,193,300	236.8	3.0%	4.6%	-3.4%	-3.7%	-7.1%	3.6%	35.2%	
Whistler	\$611,700	262.6	0.5%	-5.7%	-8.2%	-6.8%	-6.6%	11.5%	112.3%	

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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.

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

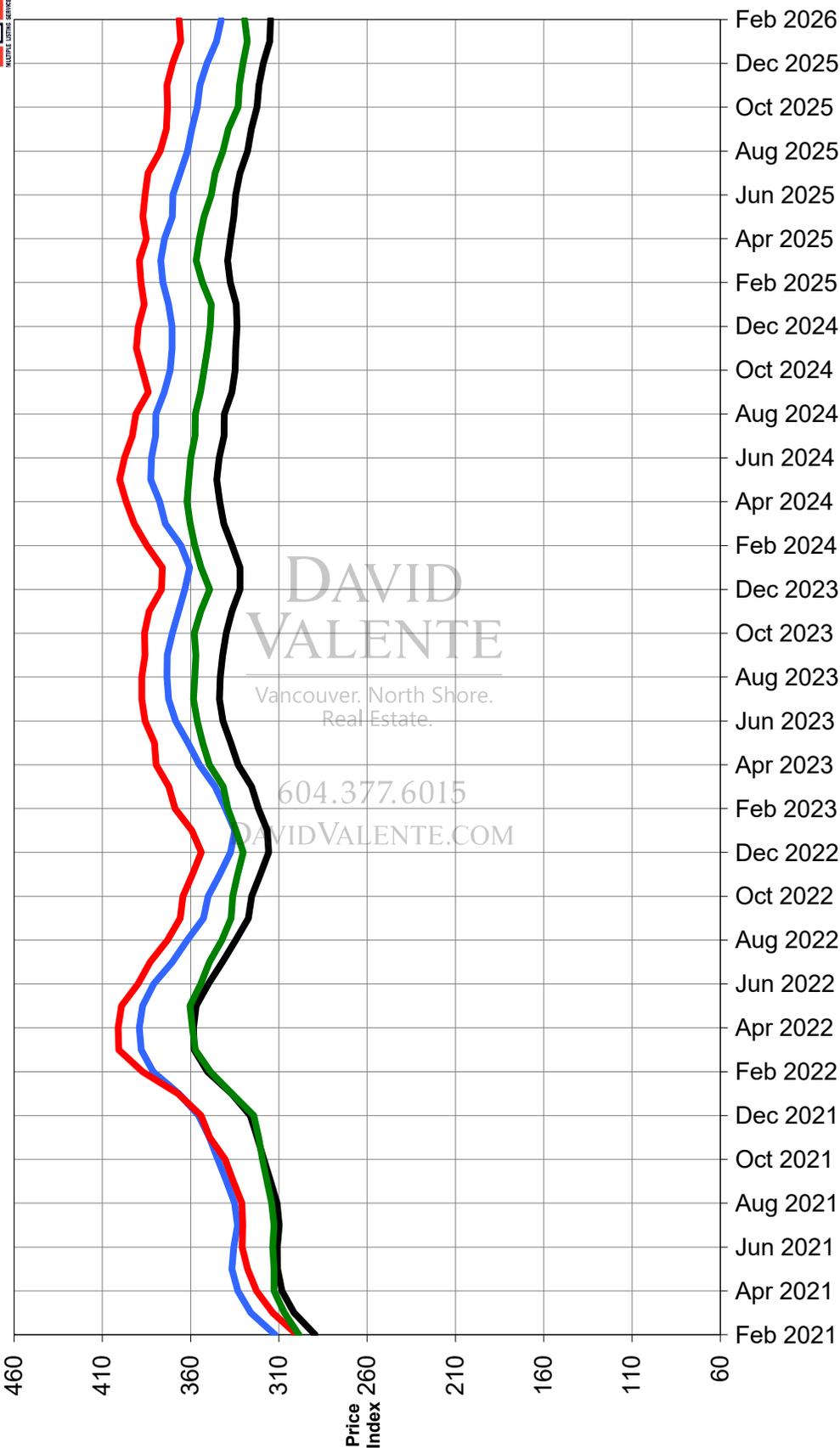
The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.



Greater Vancouver 5 Year Trend



Jan 2005 HPI = 100



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GREATER VANCOUVER REALTORS®

February 2026

MLS® SALES 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
February 2026	Number of Sales: 0	Number of Sales: 36	Number of Sales: 53	Number of Sales: 21	Number of Sales: 1	Number of Sales: 55	Number of Sales: 11	Number of Sales: 40	Number of Sales: 8	Number of Sales: 7	Number of Sales: 28	Number of Sales: 4	Number of Sales: 25	Number of Sales: 47	Number of Sales: 55	Number of Sales: 22	Number of Sales: 9	Number of Sales: 427
	Median Selling Price: n/a	Median Selling Price: \$1,860,000	Median Selling Price: \$1,615,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$1,240,000	Median Selling Price: n/a	Median Selling Price: \$1,901,250	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$1,665,000	Median Selling Price: n/a	Median Selling Price: \$825,000	Median Selling Price: \$1,825,000	Median Selling Price: \$3,280,000	Median Selling Price: \$2,965,000	Median Selling Price: n/a	Median Selling Price: n/a
January 2026	Number of Sales: 0	Number of Sales: 28	Number of Sales: 22	Number of Sales: 5	Number of Sales: 0	Number of Sales: 22	Number of Sales: 2	Number of Sales: 24	Number of Sales: 6	Number of Sales: 8	Number of Sales: 26	Number of Sales: 6	Number of Sales: 4	Number of Sales: 41	Number of Sales: 36	Number of Sales: 4	Number of Sales: 12	Number of Sales: 246
	Median Selling Price: n/a	Median Selling Price: \$1,015,000	Median Selling Price: \$1,203,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$730,000	Median Selling Price: n/a	Median Selling Price: \$1,384,500	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$1,018,500	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$1,400,000	Median Selling Price: \$1,657,143	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: n/a
February 2025	Number of Sales: 0	Number of Sales: 155	Number of Sales: 88	Number of Sales: 22	Number of Sales: 2	Number of Sales: 43	Number of Sales: 68	Number of Sales: 78	Number of Sales: 28	Number of Sales: 19	Number of Sales: 98	Number of Sales: 10	Number of Sales: 3	Number of Sales: 92	Number of Sales: 236	Number of Sales: 7	Number of Sales: 27	Number of Sales: 976
	Median Selling Price: n/a	Median Selling Price: \$740,000	Median Selling Price: \$685,000	Median Selling Price: \$732,500	Median Selling Price: n/a	Median Selling Price: \$533,476	Median Selling Price: \$580,000	Median Selling Price: \$779,500	Median Selling Price: \$580,000	Median Selling Price: n/a	Median Selling Price: \$664,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$702,500	Median Selling Price: \$817,500	Median Selling Price: n/a	Median Selling Price: \$835,000	Median Selling Price: n/a
Jan. - Feb. 2026	Number of Sales: 0	Number of Sales: 66	Number of Sales: 75	Number of Sales: 33	Number of Sales: 3	Number of Sales: 93	Number of Sales: 24	Number of Sales: 71	Number of Sales: 19	Number of Sales: 11	Number of Sales: 57	Number of Sales: 5	Number of Sales: 42	Number of Sales: 81	Number of Sales: 84	Number of Sales: 38	Number of Sales: 19	Number of Sales: 727
	Median Selling Price: n/a	Median Selling Price: \$1,857,500	Median Selling Price: \$1,612,000	Median Selling Price: \$1,360,000	Median Selling Price: n/a	Median Selling Price: \$1,180,000	Median Selling Price: \$1,415,000	Median Selling Price: \$1,900,000	Median Selling Price: n/a	Median Selling Price: n/a	Median Selling Price: \$1,800,000	Median Selling Price: n/a	Median Selling Price: \$834,000	Median Selling Price: \$1,700,000	Median Selling Price: \$3,135,000	Median Selling Price: \$3,020,000	Median Selling Price: n/a	Median Selling Price: n/a
Year-to-date	Number of Sales: 9	Number of Sales: 67	Number of Sales: 73	Number of Sales: 35	Number of Sales: 5	Number of Sales: 115	Number of Sales: 14	Number of Sales: 90	Number of Sales: 34	Number of Sales: 18	Number of Sales: 91	Number of Sales: 22	Number of Sales: 68	Number of Sales: 85	Number of Sales: 71	Number of Sales: 44	Number of Sales: 16	Number of Sales: 857
	Median Selling Price: n/a	Median Selling Price: \$2,080,000	Median Selling Price: \$1,710,000	Median Selling Price: \$1,550,000	Median Selling Price: n/a	Median Selling Price: \$1,350,000	Median Selling Price: n/a	Median Selling Price: \$2,249,000	Median Selling Price: \$1,367,500	Median Selling Price: n/a	Median Selling Price: \$1,950,000	Median Selling Price: \$1,690,500	Median Selling Price: \$880,000	Median Selling Price: \$1,875,000	Median Selling Price: \$3,419,000	Median Selling Price: \$3,057,500	Median Selling Price: n/a	Median Selling Price: n/a
Jan. - Feb. 2025	Number of Sales: 0	Number of Sales: 51	Number of Sales: 62	Number of Sales: 26	Number of Sales: 0	Number of Sales: 78	Number of Sales: 14	Number of Sales: 51	Number of Sales: 29	Number of Sales: 17	Number of Sales: 91	Number of Sales: 34	Number of Sales: 8	Number of Sales: 113	Number of Sales: 73	Number of Sales: 7	Number of Sales: 26	Number of Sales: 680
	Median Selling Price: n/a	Median Selling Price: \$1,050,000	Median Selling Price: \$1,249,000	Median Selling Price: \$974,000	Median Selling Price: n/a	Median Selling Price: \$829,000	Median Selling Price: n/a	Median Selling Price: \$1,374,900	Median Selling Price: \$972,500	Median Selling Price: n/a	Median Selling Price: \$1,100,000	Median Selling Price: \$1,097,500	Median Selling Price: n/a	Median Selling Price: \$1,446,429	Median Selling Price: \$1,568,000	Median Selling Price: n/a	Median Selling Price: \$903,000	Median Selling Price: n/a
Year-to-date	Number of Sales: n/a	Number of Sales: 740,000	Number of Sales: 690,000	Number of Sales: 667,500	Number of Sales: n/a	Number of Sales: 553,476	Number of Sales: 610,000	Number of Sales: 799,850	Number of Sales: 606,250	Number of Sales: \$760,350	Number of Sales: 685,000	Number of Sales: \$664,500	Number of Sales: n/a	Number of Sales: \$700,000	Number of Sales: \$825,000	Number of Sales: n/a	Number of Sales: \$657,500	Number of Sales: n/a

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



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GREATER VANCOUVER REALTORS®

February 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
February 2026	10	104	126	72	14	172	34	115	43	29	140	32	105	156	174	105	21	1,452
	0	104	75	34	0	81	29	86	21	24	93	50	12	147	125	12	31	924
	0	354	215	50	0	79	162	200	34	77	274	33	15	215	570	39	41	2,358
% Sales to Listings	50%	35%	42%	29%	7%	32%	32%	35%	19%	24%	20%	13%	24%	30%	32%	21%	43%	n/a
	n/a	26%	52%	53%	n/a	47%	28%	38%	105%	46%	33%	54%	33%	48%	33%	25%	48%	n/a
	n/a	39%	33%	28%	n/a	28%	35%	31%	47%	23%	31%	27%	13%	47%	35%	21%	54%	n/a
January 2026	8	147	116	84	4	173	37	122	48	34	164	25	87	165	189	158	22	1,583
	1	116	104	43	0	82	26	99	57	22	128	30	14	229	184	11	34	1,180
	1	390	221	33	0	63	155	179	59	86	301	29	9	254	543	41	30	2,394
% Sales to Listings	13%	20%	19%	14%	50%	22%	35%	25%	23%	12%	18%	4%	20%	21%	15%	10%	45%	n/a
	0%	24%	21%	12%	n/a	27%	8%	24%	11%	36%	20%	20%	29%	18%	20%	36%	35%	n/a
	0%	25%	20%	21%	n/a	30%	21%	21%	19%	16%	25%	14%	44%	20%	23%	22%	73%	n/a
February 2025	6	112	112	73	11	181	26	108	43	31	153	24	74	171	172	126	21	1,444
	0	88	92	0	0	72	19	67	32	19	125	30	10	148	141	17	28	868
	0	431	263	51	0	88	161	172	52	62	317	31	7	238	751	29	31	2,684
% Sales to Listings	117%	31%	36%	23%	36%	35%	42%	44%	42%	32%	27%	75%	53%	32%	21%	22%	38%	n/a
	n/a	39%	36%	n/a	n/a	60%	47%	40%	38%	53%	31%	77%	50%	39%	25%	24%	36%	n/a
	n/a	36%	33%	43%	n/a	49%	42%	45%	54%	31%	31%	32%	43%	39%	31%	24%	87%	n/a
Jan. - Feb. 2026	18	251	242	156	18	345	71	237	91	63	304	57	192	321	363	263	43	3,035
	1	220	179	77	0	163	55	185	78	46	221	80	26	376	309	23	65	2,104
	1	744	436	83	0	142	317	379	93	163	575	62	24	469	1,113	80	71	4,752
Year-to-date*	33%	26%	31%	21%	17%	27%	34%	30%	21%	17%	19%	9%	22%	25%	23%	14%	44%	n/a
	0%	25%	34%	30%	n/a	37%	18%	31%	36%	41%	26%	41%	31%	30%	25%	30%	42%	n/a
	0%	32%	26%	25%	n/a	29%	28%	26%	29%	20%	27%	21%	25%	33%	29%	21%	62%	n/a
Jan. - Feb. 2025	14	218	235	159	18	389	56	236	110	71	324	47	175	331	355	254	46	3,038
	0	170	191	86	1	160	43	144	51	42	240	58	21	365	329	40	51	1,992
	0	923	527	103	0	185	334	389	113	108	640	65	17	503	1,540	68	74	5,589
Year-to-date*	64%	31%	31%	22%	28%	30%	25%	38%	31%	25%	28%	47%	39%	26%	20%	17%	35%	n/a
	n/a	30%	32%	30%	0%	49%	33%	35%	57%	40%	38%	59%	38%	31%	22%	18%	51%	n/a
	n/a	31%	34%	37%	n/a	35%	36%	41%	53%	33%	32%	34%	29%	32%	27%	26%	62%	n/a

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



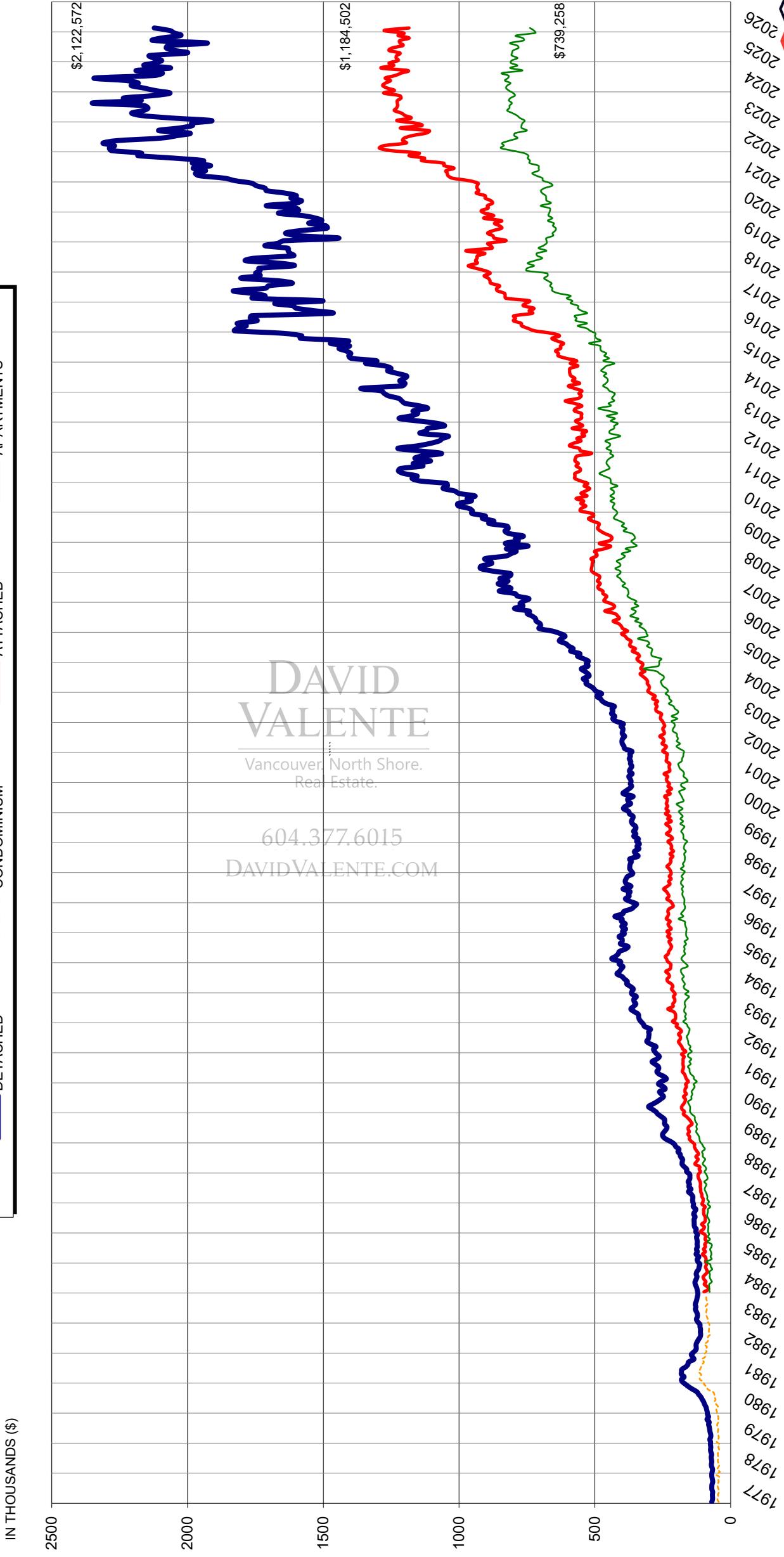
Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Feb 2025	2 Jan 2026	3 Feb 2026	Col. 2 & 3 Percentage Variance	5 Feb 2025	6 Jan 2026	7 Feb 2026	Col. 6 & 7 Percentage Variance	9 Dec 2024 - Feb 2025	10 Dec 2025 - Feb 2026	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	6	8	10	25.0	7	1	5	400.0	14	11	-21.4
ATTACHED	0	1	0	-100.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	1	0	-100.0	0	0	0	0.0	0	0	0.0
BURNABY				%				%			%
DETACHED	112	147	104	-29.3	35	30	36	20.0	112	106	-5.4
ATTACHED	88	116	104	-10.3	34	28	27	-3.6	98	90	-8.2
APARTMENTS	431	390	354	-9.2	155	98	138	40.8	441	374	-15.2
COQUITLAM											
DETACHED	112	116	126	8.6	40	22	53	140.9	111	125	12.6
ATTACHED	92	104	75	-27.9	33	22	39	77.3	91	91	0.0
APARTMENTS	263	221	215	-2.7	88	45	70	55.6	242	184	-24.0
DELTA											
DETACHED	73	84	72	-14.3	17	12	21	75.0	53	48	-9.4
ATTACHED		43	34	-20.9	17	5	18	260.0	36	35	-2.8
APARTMENTS	51	33	50	51.5	22	7	14	100.0	45	30	-33.3
ISLANDS - GULF											
DETACHED	11	4	14	250.0	4	2	1	-50.0	9	5	-44.4
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	2	0	0	0.0	2	0	-100.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	181	173	172	-0.6	63	38	55	44.7	174	140	-19.5
ATTACHED	72	82	81	-1.2	43	22	38	72.7	126	85	-32.5
APARTMENTS	88	63	79	25.4	43	19	22	15.8	97	63	-35.1
NEW WESTMINSTER											
DETACHED	26	37	34	-8.1	11	13	11	-15.4	27	35	29.6
ATTACHED	19	26	29	11.5	9	2	8	300.0	24	12	-50.0
APARTMENTS	161	155	162	4.5	68	33	57	72.7	194	144	-25.8
NORTH VANCOUVER											
DETACHED	108	122	115	-5.7	48	31	40	29.0	136	96	-29.4
ATTACHED	67	99	86	-13.1	27	24	33	37.5	83	83	0.0
APARTMENTS	172	179	200	11.7	78	37	62	67.6	220	171	-22.3
PORT COQUITLAM											
DETACHED	43	48	43	-10.4	18	11	8	-27.3	54	36	-33.3
ATTACHED	32	57	21	-63.2	12	6	22	266.7	46	41	-10.9
APARTMENTS	52	59	34	-42.4	28	11	16	45.5	74	40	-45.9
PORT MOODY/BELCARRA											
DETACHED	31	34	29	-14.7	10	4	7	75.0	26	22	-15.4
ATTACHED	19	22	24	9.1	10	8	11	37.5	24	33	37.5
APARTMENTS	62	86	77	-10.5	19	14	18	28.6	50	57	14.0
RICHMOND											
DETACHED	153	164	140	-14.6	41	29	28	-3.4	145	102	-29.7
ATTACHED	125	128	93	-27.3	39	26	31	19.2	149	89	-40.3
APARTMENTS	317	301	274	-9.0	98	74	84	13.5	323	246	-23.8
SQUAMISH											
DETACHED	24	25	32	28.0	18	1	4	300.0	32	17	-46.9
ATTACHED	30	30	50	66.7	23	6	27	350.0	42	47	11.9
APARTMENTS	31	29	33	13.8	10	4	9	125.0	33	17	-48.5
SUNSHINE COAST											
DETACHED	74	87	105	20.7	39	17	25	47.1	103	71	-31.1
ATTACHED	10	14	12	-14.3	5	4	4	0.0	11	10	-9.1
APARTMENTS	7	9	15	66.7	3	4	2	-50.0	6	9	50.0
VANCOUVER EAST											
DETACHED	171	165	156	-5.5	54	34	47	38.2	142	132	-7.0
ATTACHED	148	229	147	-35.8	58	41	70	70.7	161	153	-5.0
APARTMENTS	238	254	215	-15.4	92	52	101	94.2	255	218	-14.5
VANCOUVER WEST											
DETACHED	172	189	174	-7.9	36	29	55	89.7	118	133	12.7
ATTACHED	141	184	125	-32.1	35	36	41	13.9	113	113	0.0
APARTMENTS	751	543	570	5.0	236	125	201	60.8	637	527	-17.3
WEST VANCOUVER/HOWE SOUND											
DETACHED	126	158	105	-33.5	28	16	22	37.5	70	54	-22.9
ATTACHED	17	11	12	9.1	4	4	3	-25.0	9	13	44.4
APARTMENTS	29	41	39	-4.9	7	9	8	-11.1	29	23	-20.7
WHISTLER/PEMBERTON											
DETACHED	21	22	21	-4.5	8	10	9	-10.0	25	25	0.0
ATTACHED	28	34	31	-8.8	10	12	15	25.0	38	41	7.9
APARTMENTS	31	30	41	36.7	27	22	22	0.0	65	66	1.5
GRAND TOTALS											
DETACHED	1444	1583	1452	-8.3	477	300	427	42.3	1351	1158	-14.3
ATTACHED	888	1180	924	-21.7	359	246	387	57.3	1051	936	-10.9
APARTMENTS	2684	2394	2358	-1.5	976	554	824	48.7	2713	2169	-20.1



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Residential Average Sale Prices - January 1977 to February 2026



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