

# MARKET REPORT

Highlights from August

## Home sales continue downward trend to close the summer

### THIS MONTHS NEWSLETTER

- Home sales registered on the MLS® declined 4.6% compared to August last year, underperforming the summer of 2025
- Residential MLS® Home Price Index composite benchmark price \$1,081,900 (-5.6%)
- Sales-to-active ratio total 12.3%

Download the full PDF report & GVR stats package at [DavidValente.com](http://DavidValente.com)

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Vancouver. North Shore.  
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## Housing Market Report

Highlights from August 2026

September 2026

Home sales continue  
downward trend to  
close the summer

Dear Valued Clients,

Home sales registered on the MLS® in Metro Vancouver declined 4.6 per cent compared to August last year, marking the end of a summer season that underperformed the summer of 2025.

The soft August sales data suggest the modest downward revisions we recently made to our 2026 forecast were a timely and prudent decision. The market's performance matched our expectations for the first four months of 2026, but since May, sales have lagged our January forecast, and we expect that trend to persist to the end of the year.

Previously, we've noted that inventory levels have receded from their 2025 heights. This gradual

decline, paired with slower-than-usual sales, has caused prices to drift downwards across all market segments, with the composite price index now down approximately six per cent year over year. Ample selection, softening prices, and stable mortgage rates are considered favorable buying conditions, but they haven't been enough to bring many buyers off the sidelines. While the renewed trade tensions with the USA are an unwelcome distraction for the market, we still believe the main drivers of this soft market are the slowdown in immigration to our region, reduced investor demand, and mortgage rates that aren't low enough to incentivize robust buying activity.



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

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Home sales continue  
downward trend to  
close the summer



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### Detached

August 2026

### Attached

August 2026

### Apartment

August 2026

Solds (Total)

557

412

891

% Change from Last Year

↓ 3.1%

↑ 0.7%

↓ 6.8%

Active Listings

5,824

2,720

6,527

MLS® HPI Benchmark Price

\$1,799,400

\$1,028,800

\$686,200

% Change from Last Year

↓ 7.2%

↓ 4.4%

↓ 6.6%

Sales-to-Active Listings Ratio

9.6%

15.1%

13.7%

Average Days on Market

50

39

43



August 2026

Source: GVR MLS® Market Report



# News Release



FOR IMMEDIATE RELEASE:

## Home sales continue downward trend to close the summer

VANCOUVER, BC – September 2, 2026 – Home sales registered on the MLS® in Metro Vancouver\* declined 4.6 per cent compared to August last year, marking the end of a summer season that underperformed the summer of 2025.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 1,869 in August 2026, a 4.6 per cent decrease from the 1,959 sales recorded in August 2025. This was 20.7 per cent below the 10-year seasonal average (2,356).

“The soft August sales data suggest the modest downward revisions we recently made to our 2026 forecast were a timely and prudent decision,” said Andrew Lis, GVR chief economist and vice-president data analytics. “The market’s performance matched our expectations for the first four months of 2026, but since May, sales have lagged our January forecast, and we expect that trend to persist to the end of the year.”

There were 4,100 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in August 2026, representing a three per cent decrease compared to the 4,225 properties listed in August 2025. This was 1.3 per cent below the 10-year seasonal average (4,152) for new listings.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 15,798, a 2.7 per cent decrease compared to August 2025 (16,242). This is 26.2 per cent above the 10-year seasonal average (12,522).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for August 2026 is 12.3 per cent. By property type, the ratio is 9.6 per cent for detached homes, 15.1 per cent for attached, and 13.7 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.

“Previously, we’ve noted that inventory levels have receded from their 2025 heights. This gradual decline, paired with slower-than-usual sales, has caused prices to drift downwards across all market segments, with the composite price index now down approximately six per cent year over year,” Lis said. “Ample selection, softening prices, and stable mortgage rates are considered favorable buying conditions, but they haven’t been enough to bring many buyers off the



sidelines. While the renewed trade tensions with the USA are an unwelcome distraction for the market, we still believe the main drivers of this soft market are the slowdown in immigration to our region, reduced investor demand, and mortgage rates that aren't low enough to incentivize robust buying activity."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,081,900. This represents a 5.6 per cent decrease over August 2025 and a 0.6 per cent decrease compared to July 2026.

Sales of detached homes in August 2026 reached 557, a 3.1 per cent decrease from the 575 detached sales recorded in August 2025. The benchmark price for a detached home is \$1,799,400, representing a 7.2 per cent decrease from August 2025 and a 1.3 per cent decrease compared to July 2026.

Sales of apartment homes reached 891 in August 2026, a 6.8 per cent decrease compared to the 956 sales in August 2025. The benchmark price of an apartment home is \$686,200, translating to a 6.6 per cent decrease from August 2025 and a 0.3 per cent decrease compared to July 2026.

Attached home sales in August 2026 totalled 412, a 0.7 per cent increase compared to the 409 sales in August 2025. The benchmark price of a townhouse is \$1,028,800; this represents a 4.4 per cent decrease from August 2025 and a 0.2 per cent decrease compared to July 2026.

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.

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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    | \$1,011,700     | 308.8       | -0.7%            | -1.9%            | -1.9%            | -5.9%           | -11.5%          | -2.2%           | 11.0%            |
|                         | Greater Vancouver | \$1,081,900     | 309.5       | -0.6%            | -1.7%            | -1.7%            | -5.6%           | -9.8%           | -0.5%           | 6.7%             |
|                         | Bowen Island      | \$1,386,600     | 283.7       | -0.9%            | 0.9%             | -1.6%            | -4.3%           | -5.5%           | -3.8%           | 62.8%            |
|                         | Burnaby East      | \$985,700       | 314.0       | 0.1%             | -1.8%            | -2.3%            | -10.2%          | -14.7%          | -2.4%           | 9.8%             |
|                         | Burnaby North     | \$883,700       | 296.5       | -0.8%            | -2.8%            | -2.9%            | -7.8%           | -13.0%          | -4.8%           | 10.1%            |
|                         | Burnaby South     | \$974,800       | 310.5       | -1.5%            | -3.3%            | -3.8%            | -6.9%           | -13.9%          | -3.7%           | 9.0%             |
|                         | Coquitlam         | \$981,400       | 310.3       | -0.6%            | -2.2%            | -1.6%            | -6.4%           | -12.8%          | -2.2%           | 21.4%            |
|                         | Ladner            | \$1,061,400     | 315.9       | -2.3%            | -2.5%            | -1.3%            | -5.6%           | -9.3%           | 5.8%            | 28.3%            |
|                         | Maple Ridge       | \$890,800       | 309.6       | -0.7%            | -1.9%            | -2.2%            | -7.0%           | -11.4%          | -1.3%           | 51.2%            |
|                         | New Westminster   | \$722,300       | 335.5       | -0.6%            | -2.1%            | -2.6%            | -9.6%           | -13.7%          | 0.2%            | 31.2%            |
|                         | North Vancouver   | \$1,305,600     | 305.8       | -0.2%            | -0.6%            | 2.0%             | -2.5%           | -4.9%           | 4.7%            | 15.1%            |
|                         | Pitt Meadows      | \$849,100       | 347.6       | -1.0%            | -1.4%            | -1.1%            | -4.3%           | -6.7%           | 9.3%            | 67.4%            |
|                         | Port Coquitlam    | \$840,300       | 328.9       | -3.2%            | -5.4%            | -5.8%            | -8.5%           | -12.3%          | 3.2%            | 45.6%            |
|                         | Port Moody        | \$1,037,400     | 335.9       | -0.4%            | -0.3%            | 0.8%             | -4.3%           | -6.8%           | 4.0%            | 35.1%            |
|                         | Richmond          | \$1,025,100     | 338.2       | -0.1%            | -1.5%            | -3.1%            | -7.3%           | -13.1%          | -1.3%           | 4.5%             |
|                         | Squamish          | \$1,076,500     | 358.5       | -0.6%            | -3.4%            | -4.1%            | -3.3%           | -0.3%           | 10.9%           | 72.4%            |
|                         | Sunshine Coast    | \$783,000       | 287.0       | -3.4%            | -0.6%            | -0.2%            | -5.6%           | -6.4%           | 0.7%            | 71.0%            |
|                         | Tsawwassen        | \$1,102,200     | 286.0       | -0.7%            | -4.4%            | -3.1%            | -4.1%           | -9.4%           | 0.2%            | 6.3%             |
|                         | Vancouver East    | \$1,111,700     | 347.1       | -0.9%            | -1.9%            | -3.3%            | -6.7%           | -10.0%          | 1.8%            | 11.2%            |
|                         | Vancouver West    | \$1,222,000     | 292.2       | -0.3%            | -1.1%            | -0.5%            | -4.4%           | -8.2%           | -4.0%           | -11.2%           |
|                         | West Vancouver    | \$2,269,000     | 244.9       | -1.1%            | -1.7%            | -2.1%            | -5.8%           | -14.2%          | -13.6%          | -26.9%           |
|                         | Whistler          | \$1,317,400     | 287.5       | 1.2%             | -1.1%            | -4.1%            | -4.3%           | -9.7%           | -0.7%           | 67.9%            |
| Single Family Detached  | Lower Mainland    | \$1,601,400     | 351.5       | -1.2%            | -2.9%            | -2.5%            | -7.5%           | -10.9%          | -0.3%           | 14.6%            |
|                         | Greater Vancouver | \$1,799,400     | 335.8       | -1.3%            | -2.6%            | -2.0%            | -7.2%           | -10.1%          | 0.2%            | 3.5%             |
|                         | Bowen Island      | \$1,389,700     | 283.5       | -0.9%            | 0.9%             | -1.6%            | -4.3%           | -5.6%           | -3.8%           | 62.7%            |
|                         | Burnaby East      | \$1,694,900     | 365.3       | -1.1%            | -3.1%            | -6.5%            | -13.8%          | -10.6%          | 5.6%            | 23.6%            |
|                         | Burnaby North     | \$1,816,500     | 349.9       | -2.2%            | -3.6%            | -3.3%            | -10.2%          | -9.3%           | 2.9%            | 14.6%            |
|                         | Burnaby South     | \$1,887,800     | 357.7       | -1.7%            | -6.0%            | -5.1%            | -10.2%          | -13.7%          | -0.7%           | 4.2%             |
|                         | Coquitlam         | \$1,599,100     | 376.3       | -1.8%            | -3.3%            | -0.7%            | -5.9%           | -10.5%          | 2.0%            | 30.4%            |
|                         | Ladner            | \$1,295,500     | 324.0       | -2.6%            | -3.2%            | -0.1%            | -5.3%           | -8.9%           | 4.2%            | 27.6%            |
|                         | Maple Ridge       | \$1,177,800     | 343.7       | -0.6%            | -2.3%            | -2.0%            | -6.2%           | -9.8%           | 0.8%            | 62.2%            |
|                         | New Westminster   | \$1,377,600     | 334.9       | -0.5%            | -2.5%            | -6.8%            | -14.6%          | -13.4%          | 0.1%            | 22.9%            |
|                         | North Vancouver   | \$2,088,400     | 330.2       | 0.5%             | -0.7%            | 2.8%             | -3.6%           | -6.0%           | 5.3%            | 17.3%            |
|                         | Pitt Meadows      | \$1,188,900     | 360.3       | -1.7%            | -2.2%            | -0.4%            | -2.5%           | -8.9%           | 5.7%            | 58.4%            |
|                         | Port Coquitlam    | \$1,243,800     | 350.7       | -4.9%            | -5.8%            | -7.7%            | -8.0%           | -12.8%          | 3.1%            | 44.1%            |
|                         | Port Moody        | \$1,962,100     | 377.4       | -0.3%            | 1.2%             | -0.2%            | -5.7%           | -4.8%           | 9.2%            | 39.6%            |
|                         | Richmond          | \$1,925,400     | 387.0       | 0.7%             | -1.8%            | -3.1%            | -7.8%           | -12.7%          | -0.7%           | 5.2%             |
|                         | Squamish          | \$1,592,700     | 393.2       | -2.8%            | -9.3%            | -10.0%           | -6.3%           | 2.2%            | 7.3%            | 79.1%            |
|                         | Sunshine Coast    | \$830,800       | 289.1       | -4.2%            | -1.3%            | -0.5%            | -6.1%           | -7.1%           | -1.5%           | 72.0%            |
|                         | Tsawwassen        | \$1,466,100     | 324.1       | -0.5%            | -6.5%            | -2.4%            | -3.3%           | -5.6%           | 2.4%            | 16.2%            |
|                         | Vancouver East    | \$1,621,400     | 361.5       | -1.3%            | -2.0%            | -4.1%            | -9.4%           | -15.1%          | -2.6%           | 6.4%             |
|                         | Vancouver West    | \$2,932,700     | 308.8       | -2.6%            | -3.0%            | 0.0%             | -8.7%           | -15.3%          | -11.6%          | -17.8%           |
|                         | West Vancouver    | \$2,849,200     | 265.2       | -1.7%            | -2.8%            | -3.0%            | -7.5%           | -12.4%          | -9.3%           | -22.3%           |
|                         | Whistler          | \$2,491,600     | 297.5       | -2.7%            | -8.4%            | -12.2%           | -5.3%           | -2.8%           | 1.8%            | 60.5%            |

**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    | \$899,500       | 343.5       | -0.4%            | -1.9%            | -1.7%            | -5.1%           | -8.1%           | 7.7%            | 54.4%            |
|               | Greater Vancouver | \$1,028,800     | 360.5       | -0.1%            | -1.9%            | -1.6%            | -4.5%           | -7.0%           | 8.9%            | 50.9%            |
|               | Burnaby East      | \$852,700       | 370.4       | -0.7%            | 0.8%             | 3.1%             | -4.4%           | -5.2%           | 15.1%           | 59.3%            |
|               | Burnaby North     | \$888,200       | 360.8       | 0.2%             | -2.9%            | -4.3%            | -5.3%           | -4.4%           | 12.4%           | 64.1%            |
|               | Burnaby South     | \$933,600       | 351.0       | 1.0%             | -4.2%            | -3.5%            | -7.4%           | -10.5%          | 7.1%            | 46.1%            |
|               | Coquitlam         | \$987,900       | 386.4       | -0.3%            | -3.5%            | -1.0%            | -8.5%           | -7.3%           | 9.9%            | 65.5%            |
|               | Ladner            | \$967,400       | 386.7       | -1.1%            | 0.0%             | -2.2%            | -6.5%           | -3.9%           | 14.7%           | 62.4%            |
|               | Maple Ridge       | \$704,100       | 348.2       | -1.9%            | -3.2%            | -4.1%            | -10.1%          | -8.1%           | 2.8%            | 73.1%            |
|               | New Westminster   | \$873,400       | 381.1       | 0.1%             | 0.6%             | -2.2%            | -4.2%           | -7.6%           | 11.2%           | 61.3%            |
|               | North Vancouver   | \$1,247,400     | 337.5       | 0.8%             | -2.8%            | -0.5%            | -3.1%           | -5.1%           | 9.9%            | 42.4%            |
|               | Pitt Meadows      | \$746,900       | 378.8       | -1.5%            | -2.4%            | -4.7%            | -9.4%           | -8.3%           | 4.4%            | 72.7%            |
|               | Port Coquitlam    | \$847,200       | 343.1       | -0.6%            | -4.3%            | -2.0%            | -7.5%           | -10.5%          | 4.1%            | 56.8%            |
|               | Port Moody        | \$986,900       | 396.7       | 0.4%             | 0.5%             | 2.0%             | -2.3%           | -5.0%           | 11.5%           | 80.8%            |
|               | Richmond          | \$1,022,200     | 365.3       | -1.3%            | -0.2%            | -0.9%            | -4.1%           | -9.9%           | 8.8%            | 40.5%            |
|               | Squamish          | \$1,009,100     | 386.2       | 1.0%             | -0.7%            | 3.0%             | 1.8%            | -1.2%           | 14.8%           | 96.0%            |
|               | Sunshine Coast    | \$736,600       | 348.6       | 1.2%             | -1.0%            | 2.8%             | 1.7%            | -1.8%           | 16.2%           | 89.1%            |
|               | Tsawwassen        | \$925,800       | 272.4       | -1.3%            | 1.0%             | -1.9%            | -4.1%           | -8.5%           | 5.1%            | 9.2%             |
|               | Vancouver East    | \$985,400       | 329.9       | -2.3%            | -7.7%            | -5.3%            | -7.5%           | -12.2%          | -1.0%           | 33.2%            |
|               | Vancouver West    | \$1,334,900     | 317.2       | 1.1%             | 0.3%             | -6.2%            | -3.8%           | -8.2%           | 2.1%            | 22.4%            |
|               | Whistler          | \$1,690,700     | 405.7       | 1.9%             | -0.4%            | 4.1%             | 3.1%            | -2.5%           | 18.6%           | 113.4%           |
| Apartment     | Lower Mainland    | \$634,300       | 318.3       | -0.3%            | -1.9%            | -3.1%            | -6.7%           | -11.3%          | 2.1%            | 38.8%            |
|               | Greater Vancouver | \$686,200       | 319.3       | -0.2%            | -1.7%            | -3.1%            | -6.6%           | -10.7%          | 1.6%            | 38.2%            |
|               | Burnaby East      | \$707,600       | 299.2       | -0.8%            | -2.2%            | -2.0%            | -7.7%           | -11.9%          | -0.8%           | 35.3%            |
|               | Burnaby North     | \$669,700       | 327.8       | -0.5%            | -2.8%            | -2.9%            | -7.3%           | -11.9%          | 1.0%            | 44.1%            |
|               | Burnaby South     | \$731,500       | 339.1       | -1.4%            | -1.7%            | -4.8%            | -7.1%           | -13.5%          | -0.4%           | 34.3%            |
|               | Coquitlam         | \$646,100       | 364.6       | -0.8%            | -1.7%            | -3.7%            | -7.8%           | -13.1%          | 3.6%            | 63.1%            |
|               | Ladner            | \$608,800       | 310.0       | -1.8%            | -5.4%            | -8.7%            | -6.7%           | -16.7%          | 0.4%            | 48.7%            |
|               | Maple Ridge       | \$504,300       | 368.9       | 0.5%             | 0.1%             | -1.8%            | -4.3%           | -11.3%          | 9.4%            | 92.8%            |
|               | New Westminster   | \$576,100       | 353.4       | -1.1%            | -3.1%            | -1.6%            | -8.9%           | -12.8%          | 2.6%            | 54.3%            |
|               | North Vancouver   | \$770,300       | 312.6       | -2.0%            | -1.6%            | 0.2%             | -3.4%           | -5.0%           | 8.4%            | 48.5%            |
|               | Pitt Meadows      | \$546,600       | 375.2       | 0.2%             | 0.1%             | -1.9%            | -4.5%           | -11.4%          | 7.0%            | 87.2%            |
|               | Port Coquitlam    | \$558,300       | 386.4       | -2.2%            | -3.6%            | -5.2%            | -8.8%           | -9.7%           | 7.0%            | 77.0%            |
|               | Port Moody        | \$680,200       | 375.6       | -1.2%            | -3.2%            | -2.2%            | -5.8%           | -5.3%           | 5.7%            | 65.3%            |
|               | Richmond          | \$633,300       | 354.4       | -1.0%            | -4.1%            | -5.8%            | -9.8%           | -13.9%          | 0.9%            | 54.4%            |
|               | Squamish          | \$571,500       | 338.2       | 4.7%             | 13.0%            | -2.1%            | -7.5%           | -11.0%          | 7.9%            | 69.8%            |
|               | Sunshine Coast    | \$440,100       | 264.8       | 4.7%             | 12.4%            | -6.3%            | -13.2%          | -21.2%          | -10.2%          | 37.8%            |
|               | Tsawwassen        | \$580,200       | 270.6       | -1.6%            | -4.9%            | -8.7%            | -8.1%           | -16.3%          | -0.3%           | 30.2%            |
|               | Vancouver East    | \$628,600       | 364.8       | 0.0%             | -1.9%            | -3.8%            | -7.5%           | -12.5%          | -2.8%           | 31.0%            |
|               | Vancouver West    | \$774,900       | 301.5       | 0.8%             | -1.1%            | -1.8%            | -3.8%           | -8.0%           | -1.3%           | 25.8%            |
|               | West Vancouver    | \$1,122,600     | 222.7       | 1.7%             | 1.6%             | -6.0%            | -9.2%           | -16.3%          | -0.6%           | 11.6%            |
|               | Whistler          | \$572,900       | 246.0       | 4.1%             | 9.9%             | -6.3%            | -14.0%          | -21.6%          | -2.7%           | 63.5%            |

**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<sup>®</sup>  
HOME PRICE INDEX

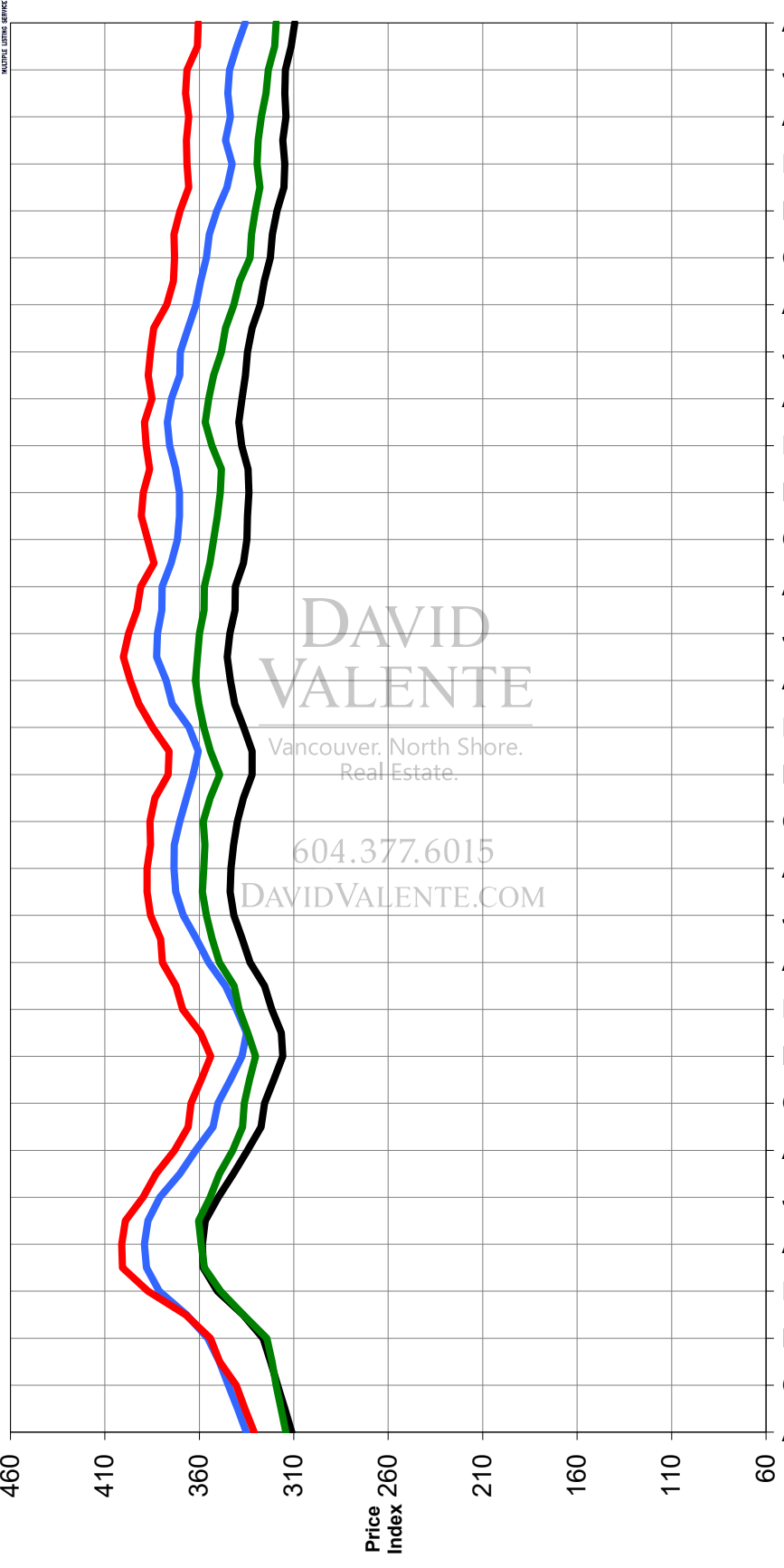
# Greater Vancouver 5 Year Trend



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Jan 2005 HPI = 100



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August  
2026

# MLS® SALES Facts

GREATER VANCOUVER REALTORS®

August 2026

| August 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 |
|-------------------------------|-----------------|--------------------|--------------|-------------|-------------|---------------|----------------|--------------------------|-----------------|-----------------|----------------|---------------------|-------------|-----------|----------------|----------------|----------------|---------------------------|--------------------|--------|
|                               |                 |                    | 9            | 43          | 42          | 31            | 8              | 63                       | 16              | 43              | 18             | 12                  | 48          | 14        | 32             | 69             | 68             | 29                        | 11                 | 556    |
| July 2026                     | 0               | Attached Apartment | 39           | 49          | 17          | 0             | 40             | 5                        | 33              | 17              | 8              | 62                  | 6           | 7         | 53             | 56             | 5              | 15                        | 412                |        |
|                               | 0               | Detached           | 152          | 59          | 20          | 0             | 24             | 56                       | 62              | 25              | 30             | 111                 | 7           | 5         | 82             | 225            | 18             | 15                        | 891                |        |
|                               | n/a             | Attached Apartment | \$1,800,000  | \$1,554,500 | \$1,420,000 | n/a           | \$1,220,000    | n/a                      | \$2,179,000     | n/a             | n/a            | \$1,638,000         | n/a         | \$855,000 | \$1,745,000    | \$2,850,000    | \$2,755,000    | n/a                       | n/a                |        |
| August 2025                   | n/a             | Attached Apartment | \$1,115,000  | \$979,900   | n/a         | n/a           | \$692,000      | n/a                      | \$1,270,000     | n/a             | n/a            | \$965,000           | n/a         | n/a       | \$1,250,000    | \$1,505,000    | n/a            | n/a                       | n/a                |        |
|                               | n/a             | Detached           | \$620,000    | \$599,000   | \$585,000   | n/a           | \$478,500      | \$595,000                | \$793,500       | \$568,000       | \$705,450      | \$580,000           | n/a         | n/a       | \$618,000      | \$820,000      | n/a            | n/a                       | n/a                |        |
|                               | 8               | Attached Apartment | 50           | 54          | 37          | 5             | 80             | 13                       | 55              | 18              | 16             | 65                  | 15          | 51        | 66             | 67             | 33             | 6                         | 639                |        |
| Jan. - Aug. 2026 Year-to-date | 0               | Attached Apartment | 51           | 44          | 14          | 0             | 32             | 10                       | 28              | 17              | 17             | 71                  | 21          | 2         | 81             | 50             | 5              | 11                        | 454                |        |
|                               | 0               | Detached           | 171          | 88          | 13          | 1             | 19             | 61                       | 69              | 21              | 23             | 91                  | 13          | 9         | 97             | 245            | 16             | 15                        | 952                |        |
|                               | n/a             | Attached Apartment | \$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                       | n/a                |        |
| Jan. - Jan. 2025 Year-to-date | n/a             | Attached Apartment | \$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                |        |
|                               | n/a             | Detached           | \$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                       | n/a                |        |
|                               | 6               | Attached Apartment | 38           | 59          | 33          | 9             | 72             | 7                        | 42              | 19              | 12             | 58                  | 11          | 51        | 66             | 55             | 26             | 11                        | 575                |        |
| August 2025                   | 0               | Attached Apartment | 31           | 36          | 18          | 0             | 35             | 14                       | 27              | 9               | 11             | 57                  | 17          | 6         | 76             | 54             | 3              | 15                        | 409                |        |
|                               | 0               | Detached           | 170          | 68          | 14          | 0             | 40             | 52                       | 68              | 18              | 22             | 108                 | 19          | 4         | 75             | 271            | 13             | 14                        | 956                |        |
|                               | n/a             | Attached Apartment | \$2,000,000  | \$1,655,000 | \$1,512,500 | n/a           | \$1,225,000    | n/a                      | \$1,897,500     | n/a             | n/a            | \$1,940,000         | n/a         | \$926,500 | \$1,745,000    | \$3,100,000    | \$2,974,500    | n/a                       | n/a                |        |
| Jan. - Aug. 2026 Year-to-date | n/a             | Attached Apartment | \$1,055,000  | \$1,075,000 | n/a         | n/a           | \$790,000      | n/a                      | \$1,295,000     | n/a             | n/a            | \$1,025,000         | n/a         | n/a       | \$1,435,000    | \$1,580,925    | n/a            | n/a                       | n/a                |        |
|                               | n/a             | Detached           | \$662,750    | \$665,000   | n/a         | n/a           | \$553,500      | \$584,000                | \$756,500       | n/a             | \$749,000      | \$640,000           | n/a         | n/a       | \$690,000      | \$830,000      | n/a            | n/a                       | n/a                |        |
|                               | 49              | Attached Apartment | 344          | 401         | 246         | 36            | 514            | 127                      | 449             | 133             | 89             | 413                 | 107         | 287       | 547            | 500            | 241            | 75                        | 4,558              |        |
| Jan. - Jan. 2025 Year-to-date | 0               | Attached Apartment | 332          | 336         | 117         | 0             | 307            | 64                       | 285             | 134             | 87             | 402                 | 144         | 37        | 543            | 433            | 30             | 117                       | 3,368              |        |
|                               | 0               | Detached           | 1,210        | 641         | 118         | 1             | 219            | 428                      | 581             | 165             | 197            | 843                 | 83          | 32        | 742            | 1,829          | 100            | 152                       | 7,341              |        |
|                               | n/a             | Attached Apartment | n/a          | n/a         | \$1,439,000 | 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                |        |
| Jan. - Aug. 2025 Year-to-date | n/a             | Attached Apartment | n/a          | n/a         | \$906,000   | 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                |        |
|                               | n/a             | Detached           | 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                |        |
|                               | 40              | Attached Apartment | 307          | 394         | 244         | 33            | 537            | 83                       | 486             | 167             | 97             | 423                 | 131         | 329       | 517            | 413            | 239            | 68                        | 4,508              |        |
| August 2025                   | 0               | Attached Apartment | 299          | 363         | 126         | 2             | 330            | 92                       | 277             | 125             | 104            | 401                 | 143         | 36        | 522            | 408            | 35             | 141                       | 3,404              |        |
|                               | 0               | Detached           | 1,372        | 707         | 147         | 3             | 268            | 499                      | 640             | 207             | 189            | 930                 | 114         | 26        | 777            | 2,163          | 96             | 139                       | 8,277              |        |
|                               | \$1,522,500     | Attached Apartment | \$2,100,000  | \$1,700,000 | \$1,515,500 | \$830,000     | \$1,255,000    | \$1,550,000              | \$2,125,000     | \$1,394,000     | \$1,855,000    | \$1,984,476         | \$1,681,000 | \$900,000 | \$1,830,000    | \$3,268,000    | \$2,950,000    | \$2,550,000               | \$2,550,000        |        |
| Year-to-date                  | n/a             | Attached Apartment | \$1,065,000  | \$1,156,300 | \$972,500   | n/a           | \$801,500      | \$965,000                | \$1,375,000     | \$950,000       | \$1,037,500    | \$1,095,000         | \$1,065,000 | \$647,500 | \$1,425,000    | \$1,541,250    | \$1,880,000    | \$1,295,000               | \$1,295,000        |        |
|                               | n/a             | Attached Apartment | \$700,000    | \$670,000   | \$650,000   | n/a           | \$532,869      | \$613,750                | \$789,000       | \$595,000       | \$765,000      | \$663,000           | \$673,500   | \$530,000 | \$685,000      | \$828,944      | \$1,240,000    | \$690,000                 | \$690,000          |        |
|                               | n/a             | Attached Apartment |              |             |             |               |                |                          |                 |                 |                |                     |             |           |                |                |                |                           |                    |        |

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





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August  
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 |
|--------------------------------|---------------------|---------|-----------|---------------|----------------|--------------------------|-----------------|-----------------|----------------|---------------------|----------|----------|----------------|----------------|----------------|---------------------------|--------------------|--------|
| August 2026                    | Number of Listings  | 120     | 122       | 37            | 13             | 140                      | 50              | 87              | 36             | 42                  | 143      | 16       | 77             | 141            | 142            | 104                       | 14                 | 1,297  |
|                                | % Sales to Listings | 69%     | 34%       | 84%           | 62%            | 45%                      | 32%             | 49%             | 50%            | 29%                 | 34%      | 88%      | 42%            | 48%            | 48%            | 28%                       | 79%                | n/a    |
| July 2026                      | Number of Listings  | 16      | 151       | 71            | 10             | 198                      | 51              | 104             | 68             | 53                  | 174      | 29       | 98             | 179            | 157            | 111                       | 22                 | 1,621  |
|                                | % Sales to Listings | n/a     | 36%       | 41%           | n/a            | 40%                      | 25%             | 53%             | 26%            | 30%                 | 37%      | 52%      | 15%            | 37%            | 43%            | 30%                       | 27%                | n/a    |
| August 2025                    | Number of Listings  | 19      | 111       | 73            | 6              | 158                      | 37              | 100             | 43             | 14                  | 145      | 20       | 84             | 141            | 149            | 98                        | 25                 | 1,365  |
|                                | % Sales to Listings | n/a     | 34%       | 45%           | 150%           | 46%                      | 19%             | 42%             | 44%            | 86%                 | 40%      | 55%      | 61%            | 47%            | 37%            | 27%                       | 44%                | n/a    |
| Jan. - Aug. 2026 Year-to-date* | Number of Listings  | 130     | 1,111     | 605           | 129            | 1,515                    | 426             | 1,180           | 461            | 350                 | 1,403    | 289      | 882            | 1,598          | 1,559          | 1,076                     | 210                | 14,101 |
|                                | % Sales to Listings | 38%     | 31%       | 41%           | 28%            | 34%                      | 30%             | 38%             | 29%            | 25%                 | 29%      | 37%      | 33%            | 34%            | 32%            | 22%                       | 36%                | n/a    |
| Jan. - Aug. 2025 Year-to-date* | Number of Listings  | 135     | 1,130     | 753           | 115            | 1,728                    | 310             | 1,313           | 476            | 325                 | 1,462    | 254      | 992            | 1,636          | 1,614          | 1,163                     | 222                | 14,882 |
|                                | % Sales to Listings | 30%     | 27%       | 32%           | 29%            | 31%                      | 27%             | 37%             | 35%            | 30%                 | 29%      | 52%      | 33%            | 32%            | 26%            | 21%                       | 31%                | 8,989  |
| Year-to-date*                  | Number of Listings  | 0       | 823       | 347           | 1              | 750                      | 268             | 682             | 291            | 267                 | 1,137    | 249      | 110            | 1,445          | 1,345          | 131                       | 224                | 8,989  |
|                                | % Sales to Listings | n/a     | 36%       | 36%           | 200%           | 44%                      | 34%             | 41%             | 43%            | 39%                 | 35%      | 57%      | 33%            | 36%            | 30%            | 27%                       | 63%                | 22,831 |
| Year-to-date*                  | Number of Listings  | n/a     | 37%       | 45%           | 100%           | 39%                      | 37%             | 36%             | 41%            | 35%                 | 34%      | 44%      | 30%            | 36%            | 35%            | 29%                       | 48%                | n/a    |
|                                | % Sales to Listings | n/a     | 37%       | 45%           | 100%           | 39%                      | 37%             | 36%             | 41%            | 35%                 | 34%      | 44%      | 30%            | 36%            | 35%            | 29%                       | 48%                | n/a    |

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



# Listing & Sales Activity Summary

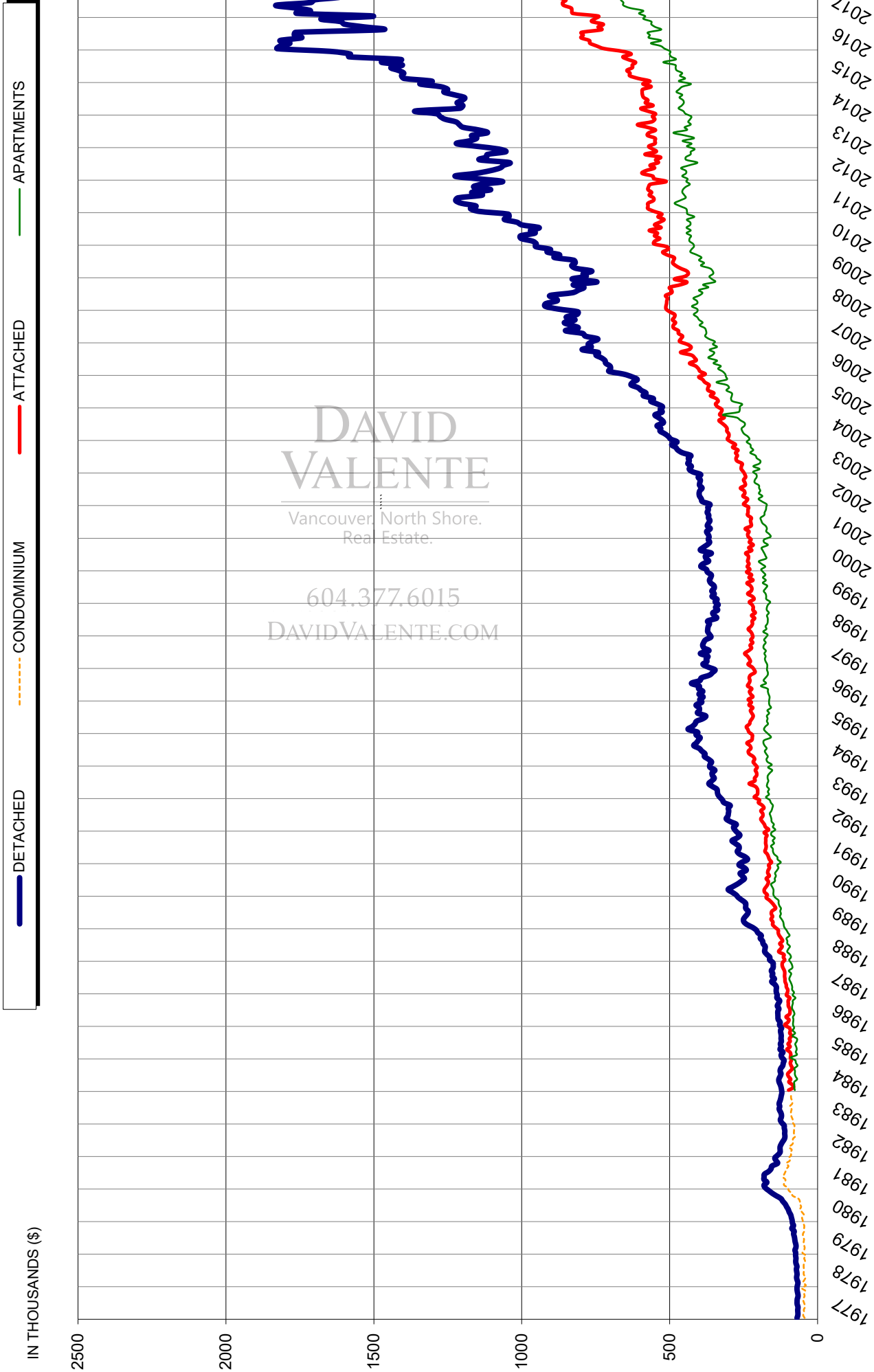
|                                  | <u>Listings</u>  |                  |                  |                                      | <u>Sales</u>     |                  |                  |                                      |                             |                              |                                       |
|----------------------------------|------------------|------------------|------------------|--------------------------------------|------------------|------------------|------------------|--------------------------------------|-----------------------------|------------------------------|---------------------------------------|
|                                  | 1<br>Aug<br>2025 | 2<br>Jul<br>2026 | 3<br>Aug<br>2026 | Col. 2 & 3<br>Percentage<br>Variance | 5<br>Aug<br>2025 | 6<br>Jul<br>2026 | 7<br>Aug<br>2026 | Col. 6 & 7<br>Percentage<br>Variance | 9<br>Jun 2025 -<br>Aug 2025 | 10<br>Jun 2026 -<br>Aug 2026 | Col. 9 & 10<br>Percentage<br>Variance |
| <b>BOWEN ISLAND</b>              |                  |                  |                  | <b>%</b>                             |                  |                  |                  | <b>%</b>                             |                             |                              | <b>%</b>                              |
| DETACHED                         | 19               | 16               | 13               | -18.8                                | 6                | 8                | 9                | 12.5                                 | 18                          | 24                           | 33.3                                  |
| ATTACHED                         | 0                | 0                | 0                | 0.0                                  | 0                | 0                | 0                | 0.0                                  | 0                           | 0                            | 0.0                                   |
| APARTMENTS                       | 0                | 1                | 0                | -100.0                               | 0                | 0                | 0                | 0.0                                  | 0                           | 0                            | 0.0                                   |
| <b>BURNABY</b>                   |                  |                  |                  | <b>%</b>                             |                  |                  |                  | <b>%</b>                             |                             |                              | <b>%</b>                              |
| DETACHED                         | 111              | 129              | 120              | -7.0                                 | 38               | 50               | 43               | -14.0                                | 131                         | 150                          | 14.5                                  |
| ATTACHED                         | 79               | 130              | 119              | -8.5                                 | 31               | 51               | 39               | -23.5                                | 119                         | 149                          | 25.2                                  |
| APARTMENTS                       | 335              | 364              | 322              | -11.5                                | 170              | 171              | 152              | -11.1                                | 574                         | 504                          | -12.2                                 |
| <b>COQUITLAM</b>                 |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 142              | 151              | 122              | -19.2                                | 59               | 54               | 42               | -22.2                                | 172                         | 177                          | 2.9                                   |
| ATTACHED                         | 84               | 123              | 118              | -4.1                                 | 36               | 44               | 49               | 11.4                                 | 129                         | 154                          | 19.4                                  |
| APARTMENTS                       | 192              | 212              | 203              | -4.2                                 | 68               | 88               | 59               | -33.0                                | 238                         | 259                          | 8.8                                   |
| <b>DELTA</b>                     |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 73               | 71               | 37               | -47.9                                | 33               | 37               | 31               | -16.2                                | 117                         | 105                          | -10.3                                 |
| ATTACHED                         | 32               | 34               | 36               | 5.9                                  | 18               | 14               | 17               | 21.4                                 | 58                          | 49                           | -15.5                                 |
| APARTMENTS                       | 25               | 27               | 29               | 7.4                                  | 14               | 13               | 20               | 53.8                                 | 46                          | 53                           | 15.2                                  |
| <b>ISLANDS - GULF</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 6                | 10               | 13               | 30.0                                 | 9                | 5                | 8                | 60.0                                 | 15                          | 17                           | 13.3                                  |
| ATTACHED                         | 0                | 0                | 0                | 0.0                                  | 0                | 0                | 0                | 0.0                                  | 0                           | 0                            | 0.0                                   |
| APARTMENTS                       | 0                | 0                | 0                | 0.0                                  | 0                | 1                | 0                | -100.0                               | 1                           | 1                            | 0.0                                   |
| <b>MAPLE RIDGE/PITT MEADOWS</b>  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 158              | 198              | 140              | -29.3                                | 72               | 80               | 63               | -21.3                                | 211                         | 207                          | -1.9                                  |
| ATTACHED                         | 62               | 92               | 48               | -47.8                                | 35               | 32               | 40               | 25.0                                 | 125                         | 122                          | -2.4                                  |
| APARTMENTS                       | 59               | 74               | 43               | -41.9                                | 40               | 19               | 24               | 26.3                                 | 105                         | 76                           | -27.6                                 |
| <b>NEW WESTMINSTER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 37               | 51               | 50               | -2.0                                 | 7                | 13               | 16               | 23.1                                 | 31                          | 51                           | 64.5                                  |
| ATTACHED                         | 23               | 27               | 19               | -29.6                                | 14               | 10               | 5                | -50.0                                | 43                          | 24                           | -44.2                                 |
| APARTMENTS                       | 127              | 148              | 131              | -11.5                                | 52               | 61               | 56               | -8.2                                 | 169                         | 172                          | 1.8                                   |
| <b>NORTH VANCOUVER</b>           |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 100              | 104              | 87               | -16.3                                | 42               | 55               | 43               | -21.8                                | 182                         | 184                          | 1.1                                   |
| ATTACHED                         | 58               | 87               | 50               | -42.5                                | 27               | 28               | 33               | 17.9                                 | 120                         | 96                           | -20.0                                 |
| APARTMENTS                       | 143              | 194              | 156              | -19.6                                | 68               | 69               | 62               | -10.1                                | 224                         | 223                          | -0.4                                  |
| <b>PORT COQUITLAM</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 43               | 68               | 36               | -47.1                                | 19               | 18               | 18               | 0.0                                  | 71                          | 46                           | -35.2                                 |
| ATTACHED                         | 31               | 44               | 21               | -52.3                                | 9                | 17               | 17               | 0.0                                  | 41                          | 57                           | 39.0                                  |
| APARTMENTS                       | 44               | 57               | 33               | -42.1                                | 18               | 21               | 25               | 19.0                                 | 77                          | 75                           | -2.6                                  |
| <b>PORT MOODY/BELCARRA</b>       |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 14               | 53               | 42               | -20.8                                | 12               | 16               | 12               | -25.0                                | 35                          | 37                           | 5.7                                   |
| ATTACHED                         | 23               | 24               | 14               | -41.7                                | 11               | 17               | 8                | -52.9                                | 50                          | 36                           | -28.0                                 |
| APARTMENTS                       | 46               | 60               | 47               | -21.7                                | 22               | 23               | 30               | 30.4                                 | 73                          | 78                           | 6.8                                   |
| <b>RICHMOND</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 145              | 174              | 143              | -17.8                                | 58               | 65               | 48               | -26.2                                | 177                         | 183                          | 3.4                                   |
| ATTACHED                         | 136              | 124              | 93               | -25.0                                | 57               | 71               | 62               | -12.7                                | 166                         | 192                          | 15.7                                  |
| APARTMENTS                       | 273              | 256              | 224              | -12.5                                | 108              | 91               | 111              | 22.0                                 | 364                         | 336                          | -7.7                                  |
| <b>SQUAMISH</b>                  |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 20               | 29               | 16               | -44.8                                | 11               | 15               | 14               | -6.7                                 | 54                          | 52                           | -3.7                                  |
| ATTACHED                         | 19               | 21               | 19               | -9.5                                 | 17               | 21               | 6                | -71.4                                | 44                          | 50                           | 13.6                                  |
| APARTMENTS                       | 22               | 20               | 17               | -15.0                                | 19               | 13               | 7                | -46.2                                | 45                          | 29                           | -35.6                                 |
| <b>SUNSHINE COAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 84               | 98               | 77               | -21.4                                | 51               | 51               | 32               | -37.3                                | 138                         | 136                          | -1.4                                  |
| ATTACHED                         | 9                | 13               | 14               | 7.7                                  | 6                | 2                | 7                | 250.0                                | 11                          | 13                           | 18.2                                  |
| APARTMENTS                       | 13               | 10               | 3                | -70.0                                | 4                | 9                | 5                | -44.4                                | 8                           | 16                           | 100.0                                 |
| <b>VANCOUVER EAST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 141              | 179              | 141              | -21.2                                | 66               | 66               | 69               | 4.5                                  | 224                         | 230                          | 2.7                                   |
| ATTACHED                         | 142              | 182              | 118              | -35.2                                | 76               | 81               | 53               | -34.6                                | 203                         | 219                          | 7.9                                   |
| APARTMENTS                       | 175              | 187              | 177              | -5.3                                 | 75               | 97               | 82               | -15.5                                | 298                         | 286                          | -4.0                                  |
| <b>VANCOUVER WEST</b>            |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 149              | 157              | 142              | -9.6                                 | 55               | 67               | 68               | 1.5                                  | 185                         | 213                          | 15.1                                  |
| ATTACHED                         | 122              | 173              | 134              | -22.5                                | 54               | 50               | 56               | 12.0                                 | 165                         | 178                          | 7.9                                   |
| APARTMENTS                       | 493              | 578              | 501              | -13.3                                | 271              | 245              | 225              | -8.2                                 | 843                         | 739                          | -12.3                                 |
| <b>WEST VANCOUVER/HOWE SOUND</b> |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 98               | 111              | 104              | -6.3                                 | 26               | 33               | 29               | -12.1                                | 96                          | 102                          | 6.3                                   |
| ATTACHED                         | 13               | 10               | 12               | 20.0                                 | 3                | 5                | 5                | 0.0                                  | 15                          | 13                           | -13.3                                 |
| APARTMENTS                       | 26               | 39               | 26               | -33.3                                | 13               | 16               | 18               | 12.5                                 | 45                          | 52                           | 15.6                                  |
| <b>WHISTLER/PEMBERTON</b>        |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 25               | 22               | 14               | -36.4                                | 11               | 6                | 11               | 83.3                                 | 35                          | 28                           | -20.0                                 |
| ATTACHED                         | 29               | 24               | 29               | 20.8                                 | 15               | 11               | 15               | 36.4                                 | 52                          | 41                           | -21.2                                 |
| APARTMENTS                       | 21               | 31               | 43               | 38.7                                 | 14               | 15               | 15               | 0.0                                  | 44                          | 47                           | 6.8                                   |
| <b>GRAND TOTALS</b>              |                  |                  |                  |                                      |                  |                  |                  |                                      |                             |                              |                                       |
| DETACHED                         | 1365             | 1621             | 1297             | -20.0                                | 575              | 639              | 556              | -13.0                                | 1892                        | 1942                         | 2.6                                   |
| ATTACHED                         | 862              | 1108             | 844              | -23.8                                | 409              | 454              | 412              | -9.3                                 | 1341                        | 1393                         | 3.9                                   |
| APARTMENTS                       | 1994             | 2258             | 1955             | -13.4                                | 956              | 952              | 891              | -6.4                                 | 3154                        | 2946                         | -6.6                                  |





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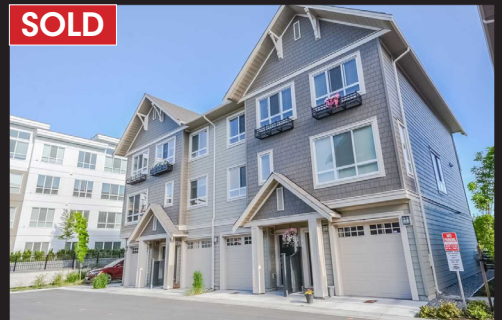
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