

News Release



FOR IMMEDIATE RELEASE:

New year, same housing market in Metro Vancouver

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

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

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

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

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

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

Analysis of the historical data suggests downward pressure on home prices occurs when the ratio dips below 12 per cent for a sustained period, while home prices often experience upward pressure when it surpasses 20 per cent over several months.

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

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

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

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

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

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

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Editor’s Note:

*Areas covered by Greater Vancouver REALTORS® include: Bowen Island, Burnaby, Coquitlam, Maple Ridge, New Westminster, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, South Delta, Squamish, Sunshine Coast, Vancouver, West Vancouver, and Whistler.

Greater Vancouver REALTORS® is an association representing more than 15,000 REALTORS® and their companies. The association provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit www.gvrealtors.ca.

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Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Residential / Composite	Lower Mainland	\$1,032,700	315.2	-1.1%	-2.3%	-5.1%	-6.0%	-1.4%	13.5%	32.5%
	Greater Vancouver	\$1,101,900	315.2	-1.2%	-2.2%	-5.1%	-5.7%	-0.4%	12.3%	25.5%
	Bowen Island	\$1,406,500	287.8	3.0%	0.3%	-2.2%	-6.2%	-4.0%	15.4%	105.0%
	Burnaby East	\$1,015,100	323.4	-1.4%	-3.0%	-7.8%	-9.7%	-5.2%	10.8%	34.9%
	Burnaby North	\$928,800	311.7	0.2%	0.0%	-4.3%	-6.3%	-3.1%	8.8%	35.3%
	Burnaby South	\$1,016,100	323.7	-0.1%	-2.2%	-4.8%	-6.9%	-2.6%	10.2%	34.4%
	Coquitlam	\$1,000,400	316.3	-1.4%	-2.9%	-5.0%	-6.3%	-5.1%	12.8%	44.0%
	Ladner	\$1,076,500	320.4	0.4%	-1.7%	-5.9%	-5.7%	3.4%	26.1%	41.8%
	Maple Ridge	\$919,600	319.6	-0.8%	-2.6%	-4.7%	-5.9%	1.7%	22.1%	92.3%
	New Westminster	\$749,100	347.9	-2.3%	-3.4%	-6.4%	-8.5%	-3.3%	15.3%	58.7%
	North Vancouver	\$1,289,700	302.1	0.5%	-2.1%	-5.7%	-3.9%	1.3%	12.1%	30.9%
	Pitt Meadows	\$856,600	350.6	-0.6%	-1.2%	-4.4%	-5.1%	6.2%	25.1%	104.1%
	Port Coquitlam	\$896,200	350.8	-0.3%	-0.7%	-3.3%	-4.9%	2.0%	26.9%	80.7%
	Port Moody	\$1,040,900	337.1	-0.8%	-2.4%	-3.6%	-4.0%	-4.5%	19.7%	60.8%
	Richmond	\$1,056,600	348.6	-2.1%	-3.0%	-5.1%	-8.0%	-4.0%	14.3%	26.6%
	Squamish	\$1,122,200	373.7	1.5%	0.3%	-0.5%	5.3%	14.0%	34.5%	116.6%
	Sunshine Coast	\$798,100	292.6	0.7%	-2.2%	-4.0%	-6.9%	-3.0%	18.7%	108.7%
	Tsawwassen	\$1,164,200	302.1	3.5%	4.0%	-0.1%	-3.1%	4.1%	18.8%	21.8%
	Vancouver East	\$1,142,800	356.8	-1.1%	-2.6%	-4.8%	-5.6%	3.8%	14.7%	32.9%
	Vancouver West	\$1,219,800	291.7	-2.8%	-2.7%	-6.1%	-6.3%	-0.1%	2.7%	0.7%
	West Vancouver	\$2,292,300	247.4	-3.1%	-3.8%	-7.8%	-7.0%	-8.4%	-7.6%	-8.6%
	Whistler	\$1,371,600	299.3	1.5%	-0.4%	-2.1%	4.1%	0.5%	24.4%	110.5%
Single Family Detached	Lower Mainland	\$1,651,200	362.4	-1.4%	-3.0%	-5.7%	-7.3%	3.4%	17.5%	39.4%
	Greater Vancouver	\$1,850,800	345.4	-1.5%	-3.1%	-5.6%	-7.3%	3.1%	14.5%	23.9%
	Bowen Island	\$1,409,900	287.6	3.0%	0.3%	-2.2%	-6.2%	-4.0%	15.3%	104.8%
	Burnaby East	\$1,796,300	387.1	0.2%	-0.9%	-7.1%	-7.6%	6.0%	25.8%	52.8%
	Burnaby North	\$1,939,300	373.6	0.5%	0.3%	-7.4%	-8.0%	5.9%	22.5%	42.8%
	Burnaby South	\$2,028,500	384.4	0.3%	-2.8%	-5.7%	-9.4%	5.4%	18.9%	33.8%
	Coquitlam	\$1,647,800	387.8	-1.3%	-2.5%	-4.0%	-6.3%	-0.6%	19.1%	60.0%
	Ladner	\$1,303,300	325.9	0.3%	-1.2%	-7.0%	-6.5%	6.6%	25.2%	33.9%
	Maple Ridge	\$1,225,700	357.7	0.1%	-1.6%	-3.2%	-3.6%	6.4%	24.8%	108.7%
	New Westminster	\$1,473,300	358.2	-0.9%	-1.5%	-7.7%	-8.3%	2.8%	20.8%	51.6%
	North Vancouver	\$2,037,600	322.2	-0.2%	-3.2%	-6.9%	-6.9%	2.3%	10.1%	32.1%
	Pitt Meadows	\$1,189,700	360.5	-1.5%	0.1%	-4.2%	-3.7%	6.6%	19.7%	89.6%
	Port Coquitlam	\$1,340,100	377.8	-0.2%	-0.7%	-1.1%	-4.2%	5.3%	25.3%	77.6%
	Port Moody	\$1,997,100	384.1	-0.2%	-3.1%	-3.2%	-2.6%	0.3%	25.6%	71.2%
	Richmond	\$1,991,600	400.3	-2.2%	-3.5%	-4.8%	-8.7%	0.9%	15.9%	32.0%
	Squamish	\$1,738,400	429.1	4.7%	4.0%	2.3%	11.6%	21.1%	36.7%	135.5%
	Sunshine Coast	\$851,800	296.4	1.3%	-1.9%	-3.7%	-7.9%	-4.4%	17.0%	110.8%
	Tsawwassen	\$1,550,600	342.7	4.9%	6.3%	0.9%	-3.4%	11.1%	23.6%	31.8%
	Vancouver East	\$1,697,600	378.5	-1.2%	-3.3%	-5.6%	-8.1%	2.0%	11.5%	30.6%
	Vancouver West	\$2,956,400	311.3	-5.8%	-7.2%	-9.1%	-12.2%	-4.2%	-4.3%	-2.6%
	West Vancouver	\$2,914,000	271.3	-5.1%	-5.6%	-8.1%	-8.2%	-3.8%	-2.4%	-0.7%
	Whistler	\$2,777,900	331.6	5.9%	7.3%	4.6%	12.4%	16.1%	37.5%	113.4%

HOW TO READ THE TABLE:

- Benchmark Price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
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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 include duplexes.

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

Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Townhouse	Lower Mainland	\$914,800	349.3	-1.1%	-1.8%	-4.9%	-5.6%	1.5%	28.5%	91.7%
	Greater Vancouver	\$1,043,400	365.6	-1.2%	-2.0%	-4.8%	-5.4%	1.8%	27.2%	85.4%
	Burnaby East	\$824,100	358.0	-6.1%	-6.6%	-9.0%	-4.7%	-3.3%	18.7%	87.0%
	Burnaby North	\$920,400	373.8	-0.8%	-0.2%	-2.8%	0.0%	4.0%	28.0%	98.7%
	Burnaby South	\$950,000	357.1	-3.8%	-5.1%	-8.2%	-6.4%	-2.9%	20.0%	83.1%
	Coquitlam	\$982,500	384.2	-1.2%	-4.6%	-9.4%	-7.2%	0.1%	26.3%	96.0%
	Ladner	\$966,000	386.1	-1.5%	-4.6%	-5.7%	-6.7%	4.6%	31.9%	105.5%
	Maple Ridge	\$725,600	358.9	-2.5%	-4.3%	-6.9%	-8.4%	3.0%	29.6%	129.5%
	New Westminster	\$876,600	382.5	-0.7%	-2.5%	-4.1%	-6.8%	-1.2%	27.5%	91.3%
	North Vancouver	\$1,269,900	343.6	1.0%	-2.1%	-3.5%	-7.5%	-2.6%	26.7%	75.9%
	Pitt Meadows	\$781,700	396.4	1.0%	-1.5%	-3.7%	-3.8%	4.9%	30.4%	133.6%
	Port Coquitlam	\$870,000	352.4	-1.5%	-1.6%	-7.7%	-5.5%	1.1%	27.5%	96.0%
	Port Moody	\$982,900	395.1	0.1%	-1.3%	-3.1%	-1.1%	0.2%	31.3%	111.6%
	Richmond	\$1,033,100	369.2	-2.3%	-2.3%	-6.1%	-7.4%	-4.2%	22.3%	75.6%
	Squamish	\$1,005,100	384.7	-1.4%	-2.7%	-1.3%	1.6%	7.3%	37.6%	148.8%
	Sunshine Coast	\$737,400	349.0	-1.6%	-2.1%	-0.9%	1.0%	7.5%	40.3%	133.3%
	Tsawwassen	\$908,100	267.2	-2.3%	-4.2%	-5.3%	-9.2%	-5.0%	13.3%	32.6%
	Vancouver East	\$1,037,100	347.2	0.2%	-1.4%	-6.2%	-7.9%	2.9%	18.3%	59.5%
	Vancouver West	\$1,397,300	332.0	-1.1%	2.5%	-1.1%	-5.2%	8.7%	23.1%	56.5%
	Whistler	\$1,655,500	397.3	-2.3%	-3.4%	-2.3%	0.4%	4.8%	41.7%	161.7%
Apartment	Lower Mainland	\$652,100	327.2	-0.7%	-1.7%	-5.2%	-6.2%	-2.2%	13.6%	65.3%
	Greater Vancouver	\$704,600	327.9	-0.8%	-1.6%	-5.3%	-5.9%	-1.9%	11.8%	65.0%
	Burnaby East	\$740,900	313.3	-1.2%	-1.5%	-3.3%	-5.0%	-0.8%	12.9%	70.5%
	Burnaby North	\$699,900	342.6	0.1%	-0.1%	-2.7%	-4.8%	-2.2%	13.7%	84.0%
	Burnaby South	\$766,400	355.3	0.1%	-1.5%	-4.3%	-6.6%	-1.7%	11.4%	71.9%
	Coquitlam	\$668,800	377.4	-1.8%	-2.6%	-4.8%	-8.0%	-3.8%	18.1%	101.7%
	Ladner	\$685,300	348.9	3.8%	4.3%	2.4%	7.2%	-1.7%	39.1%	110.7%
	Maple Ridge	\$505,700	369.9	-1.7%	-3.7%	-5.9%	-9.3%	-2.9%	21.7%	135.9%
	New Westminster	\$596,400	365.9	-3.6%	-4.3%	-6.1%	-8.9%	-2.8%	15.1%	91.7%
	North Vancouver	\$780,300	316.7	0.6%	-0.4%	-5.0%	-0.8%	4.8%	16.9%	82.5%
	Pitt Meadows	\$549,300	377.0	-1.3%	-3.5%	-5.8%	-9.5%	-2.1%	18.4%	127.0%
	Port Coquitlam	\$596,600	412.9	0.4%	0.0%	-3.5%	-6.9%	0.6%	26.4%	137.3%
	Port Moody	\$695,100	383.8	-2.1%	-1.6%	-4.9%	-5.3%	1.7%	19.3%	101.7%
	Richmond	\$663,500	371.3	-1.9%	-3.2%	-6.2%	-9.1%	-5.9%	14.0%	81.0%
	Squamish	\$563,200	333.3	-2.6%	-6.2%	-10.4%	-6.6%	-2.7%	20.4%	117.7%
	Sunshine Coast	\$457,800	275.5	-3.2%	-6.3%	-9.6%	-6.8%	-8.0%	6.0%	70.8%
	Tsawwassen	\$658,700	307.2	4.1%	4.0%	1.4%	4.2%	0.2%	28.8%	86.3%
	Vancouver East	\$638,700	370.7	-1.7%	-3.4%	-6.0%	-8.3%	-4.0%	5.7%	62.1%
	Vancouver West	\$777,200	302.4	-0.7%	-0.5%	-5.4%	-4.3%	-2.4%	3.5%	43.2%
	West Vancouver	\$1,159,100	230.0	7.6%	6.0%	-9.2%	-1.4%	-3.2%	4.4%	33.2%
	Whistler	\$608,400	261.2	-0.8%	-5.5%	-10.4%	-8.0%	-5.3%	19.9%	118.2%

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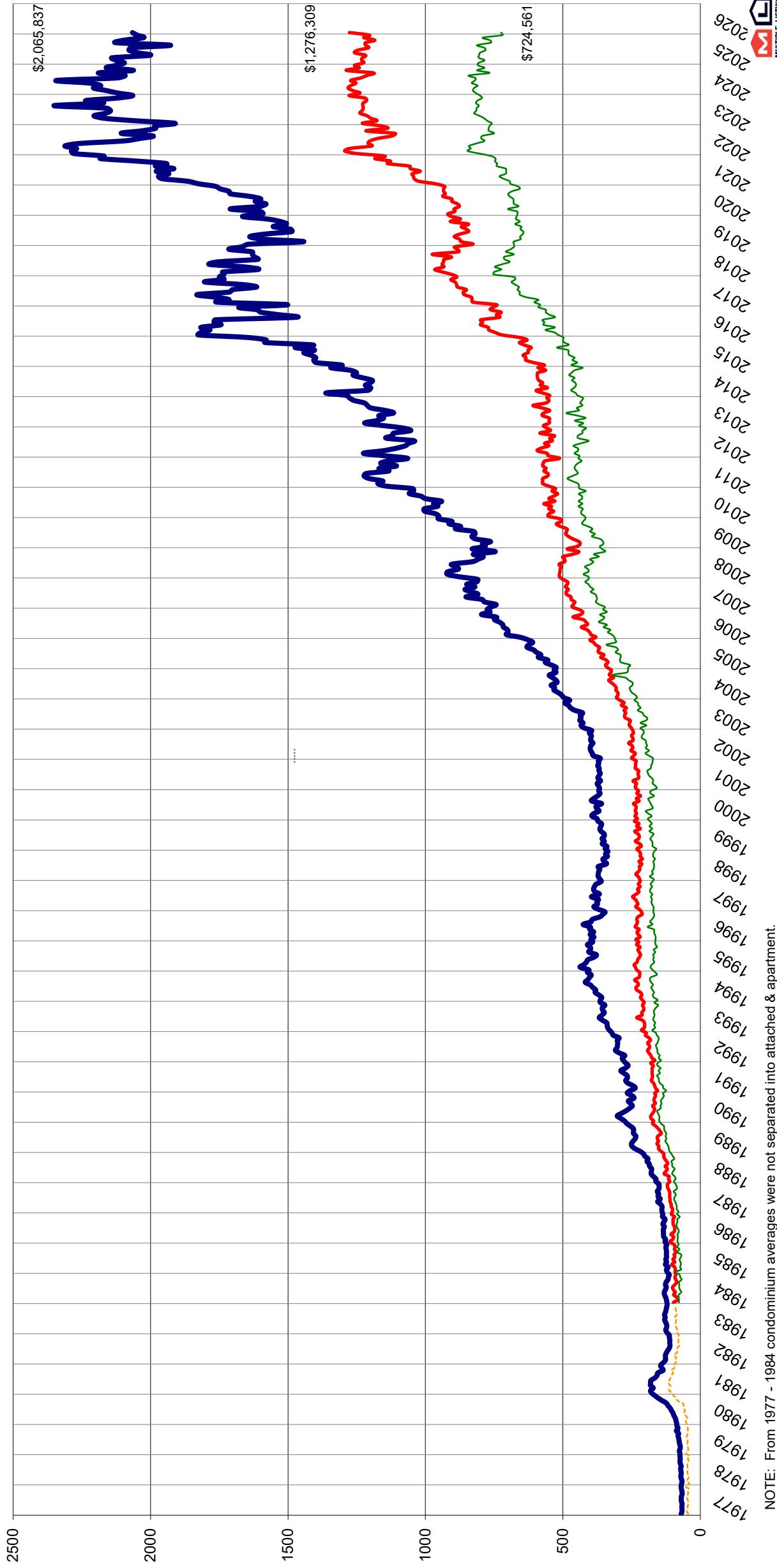
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	Listings						Sales					
	1 Jan 2025	2 Dec 2025	3 Jan 2026	Col. 2 & 3 Percentage Variance	5 Jan 2025	6 Dec 2025	7 Jan 2026	Col. 6 & 7 Percentage Variance	9 Nov 2024 - Jan 2025	10 Nov 2025 - Jan 2026	Col. 9 & 10 Percentage Variance	
BOWEN ISLAND	8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



Residential Average Sale Prices - January 1977 to January 2026

— DETACHED - - - CONDOMINIUM — ATTACHED — APARTMENTS



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

