

# News Release



FOR IMMEDIATE RELEASE:

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## 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](http://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 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	\$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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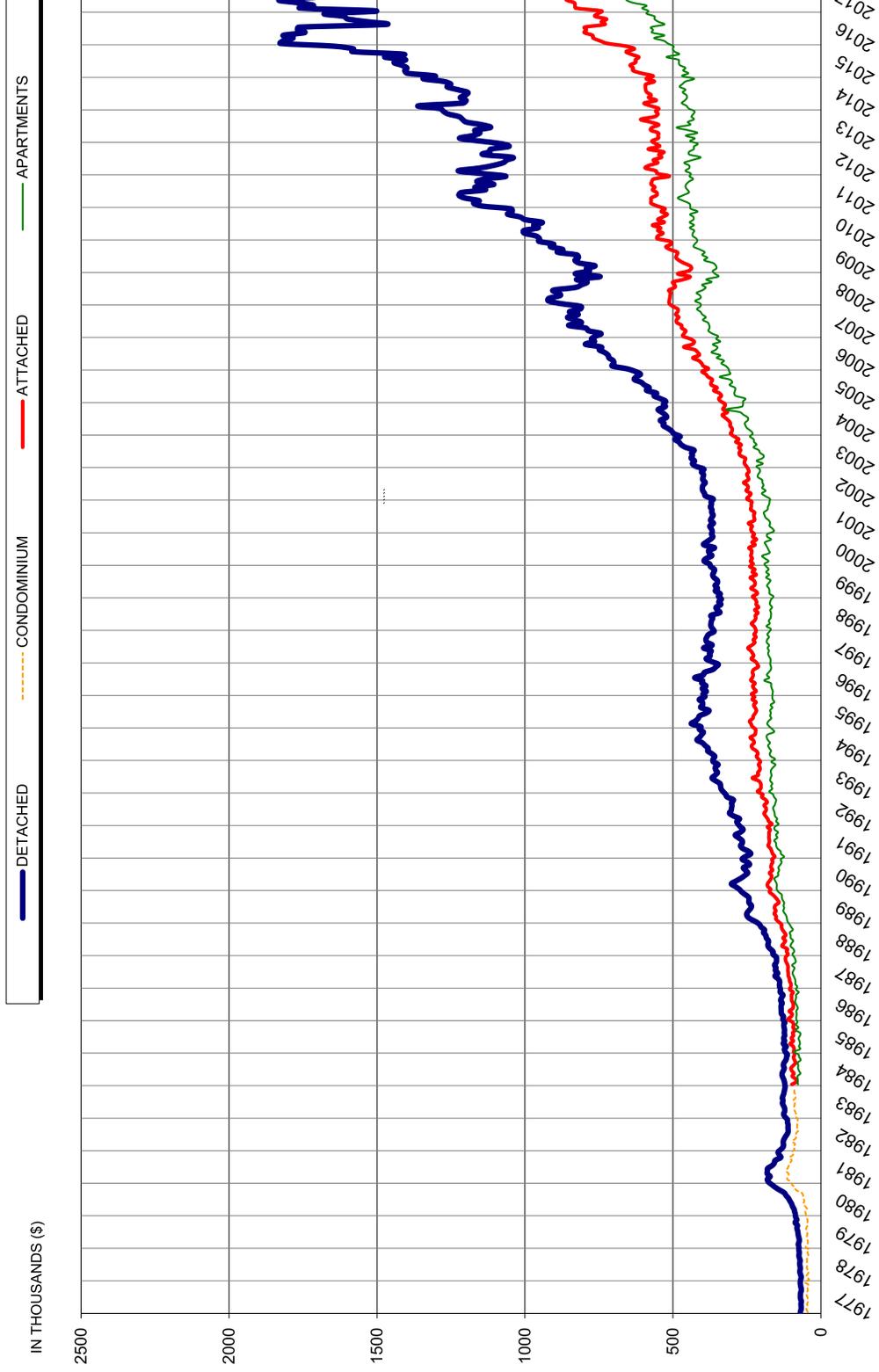
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	<u>Listings</u>				<u>Sales</u>						
	1 Feb 2025	2 Jan 2026	3 Feb 2026	Col. 2 & 3 Percentage Variance	5 Feb 2025	6 Jan 2026	7 Feb 2026	Col. 6 & 7 Percentage Variance	9 Dec 2024 - Feb 2025	10 Dec 2025 - Feb 2026	Col. 9 & 10 Percentage Variance
<b>BOWEN ISLAND</b>				<b>%</b>				<b>%</b>			<b>%</b>
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
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
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
<b>COQUITLAM</b>											
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
<b>DELTA</b>											
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
<b>ISLANDS - GULF</b>											
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
<b>MAPLE RIDGE/PITT MEADOWS</b>											
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
<b>NEW WESTMINSTER</b>											
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
<b>NORTH VANCOUVER</b>											
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
<b>PORT COQUITLAM</b>											
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
<b>PORT MOODY/BELCARRA</b>											
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
<b>RICHMOND</b>											
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
<b>SQUAMISH</b>											
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
<b>SUNSHINE COAST</b>											
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
<b>VANCOUVER EAST</b>											
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
<b>VANCOUVER WEST</b>											
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
<b>WEST VANCOUVER/HOWE SOUND</b>											
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
<b>WHISTLER/PEMBERTON</b>											
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
<b>GRAND TOTALS</b>											
DETACHED	<b>1444</b>	<b>1583</b>	<b>1452</b>	<b>-8.3</b>	<b>477</b>	<b>300</b>	<b>427</b>	<b>42.3</b>	<b>1351</b>	<b>1158</b>	<b>-14.3</b>
ATTACHED	<b>888</b>	<b>1180</b>	<b>924</b>	<b>-21.7</b>	<b>359</b>	<b>246</b>	<b>387</b>	<b>57.3</b>	<b>1051</b>	<b>936</b>	<b>-10.9</b>
APARTMENTS	<b>2684</b>	<b>2394</b>	<b>2358</b>	<b>-1.5</b>	<b>976</b>	<b>554</b>	<b>824</b>	<b>48.7</b>	<b>2713</b>	<b>2169</b>	<b>-20.1</b>



**GREATER  
VANCOUVER  
REALTORS®**

## Residential Average Sale Prices - January 1977 to February 2026



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

