

# News Release



FOR IMMEDIATE RELEASE:

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## Diverging trends widen as detached housing gains steam

**VANCOUVER, BC – May 4, 2026** – Home sales registered on the MLS® in Metro Vancouver\* remain relatively flat compared to April last year, but a divergence is emerging between market segments.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 2,110 in April 2026, a 2.5 per cent decrease from the 2,163 sales recorded in April 2025. This was 22.9 per cent below the 10-year seasonal average (2,735).

“Last month we noted that a divergence was emerging between sales trends in the detached and multi-family segments, which continued in April,” said Andrew Lis, GVR chief economist and vice-president data analytics. “Sales of detached homes have been gaining year-over-year, while sales in the multi-family segment have declined, and this pattern is consistent across most areas. The fact this pattern is so broad-based reduces the likelihood what we’re seeing is just a blip in the data since the momentum isn’t isolated to small pockets of the market.”

There were 6,684 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in April 2026. This represents a 2.4 per cent decrease compared to the 6,850 properties listed in April 2025. This was 15.5 per cent above the 10-year seasonal average (5,785).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 16,236, a 0.2 per cent increase compared to April 2025 (16,207). This is 37.9 per cent above the 10-year seasonal average (11,773).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for April 2026 is 13.5 per cent. By property type, the ratio is 11.3 per cent for detached homes, 15 per cent for attached, and 14.7 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.

“While it’s not always the case, there have been periods where the detached segment has acted as a bellwether of market sentiment, and it’s a question whether this time around this

might be the case,” Lis said. “Prices across all segments remain relatively flat month over month as inventory levels remain sufficient to keep price escalation at bay. But with the detached segment picking up steam heading into the full swing of spring, it may only be a matter of time until the multi-family segments follow suit, which would slowly draw down standing inventory levels unless a surge of sellers come to market with their properties. We’ll be watching the next few months of data closely to see if pent-up demand re-enters the market heading into summer.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,098,000. This represents a 6.9 per cent decrease over April 2025 and a 0.6 per cent decrease compared to March 2026.

Sales of detached homes in April 2026 reached 659, a 14 per cent increase from the 578 detached sales recorded in April 2025. The benchmark price for a detached home is \$1,840,700. This represents an 8.3 per cent decrease from April 2025 and a 0.8 per cent decrease compared to March 2026.

Sales of apartment homes reached 1,009 in April 2026, a 10.7 per cent decrease compared to the 1,130 sales in April 2025. The benchmark price of an apartment home is \$703,000. This represents a 7.9 per cent decrease from April 2025 and a 0.5 per cent decrease compared to March 2026.

Attached home sales in April 2026 totalled 433, a two per cent decrease compared to the 442 sales in April 2025. The benchmark price of a townhouse is \$1,043,400. This represents a 5.1 per cent decrease from April 2025 and a 0.4 per cent decrease compared to March 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	\$1,031,500	314.9	-0.3%	-0.1%	-2.4%	-7.1%	-6.8%	1.6%	17.6%
	Greater Vancouver	\$1,098,000	314.1	-0.6%	-0.3%	-2.6%	-6.9%	-5.7%	1.8%	11.5%
	Bowen Island	\$1,365,200	279.4	-2.7%	-2.9%	-2.6%	-1.1%	-7.1%	-2.4%	71.9%
	Burnaby East	\$1,015,300	323.4	0.6%	0.0%	-3.0%	-9.8%	-7.0%	0.7%	15.6%
	Burnaby North	\$915,500	307.2	0.3%	-1.4%	-1.5%	-8.3%	-8.4%	0.3%	16.7%
	Burnaby South	\$1,016,700	323.9	0.5%	0.1%	-2.1%	-7.2%	-7.1%	2.9%	20.5%
	Coquitlam	\$998,300	315.6	-0.3%	-0.2%	-3.1%	-7.0%	-8.7%	1.4%	27.9%
	Ladner	\$1,074,900	319.9	0.0%	-0.2%	-1.8%	-6.3%	-3.0%	9.1%	29.9%
	Maple Ridge	\$919,900	319.7	0.0%	0.0%	-2.5%	-7.0%	-4.0%	5.8%	70.2%
	New Westminster	\$742,600	344.9	-0.5%	-0.9%	-4.2%	-8.9%	-7.7%	5.5%	38.7%
	North Vancouver	\$1,320,500	309.3	0.7%	2.4%	0.2%	-2.4%	-2.2%	5.4%	20.4%
	Pitt Meadows	\$861,000	352.4	-2.0%	0.5%	-0.7%	-7.0%	0.5%	13.0%	83.6%
	Port Coquitlam	\$893,000	349.5	-1.5%	-0.4%	-1.0%	-6.1%	-2.7%	11.5%	60.8%
	Port Moody	\$1,029,100	333.3	-0.5%	-1.1%	-3.5%	-4.7%	-5.7%	6.8%	38.7%
	Richmond	\$1,047,200	345.5	-1.0%	-0.9%	-3.8%	-8.4%	-10.2%	2.6%	7.8%
	Squamish	\$1,078,400	359.1	-2.3%	-3.9%	-3.6%	-3.5%	2.4%	12.1%	85.3%
	Sunshine Coast	\$768,000	281.5	-3.4%	-3.8%	-5.9%	-3.4%	-7.1%	1.5%	78.5%
	Tsawwassen	\$1,137,800	295.2	0.1%	-2.3%	1.6%	-6.3%	-6.6%	6.8%	7.8%
	Vancouver East	\$1,144,900	357.4	-1.3%	0.2%	-2.4%	-6.6%	-2.0%	5.6%	20.5%
	Vancouver West	\$1,225,700	293.1	0.9%	0.5%	-2.2%	-7.7%	-5.4%	-4.3%	-8.8%
West Vancouver	\$2,221,800	239.8	-7.3%	-3.1%	-6.8%	-12.8%	-12.1%	-17.2%	-23.0%	
Whistler	\$1,290,500	281.6	-4.1%	-5.9%	-6.3%	-6.3%	-10.8%	-0.3%	78.8%	
Single Family Detached	Lower Mainland	\$1,647,000	361.5	-0.5%	-0.2%	-3.3%	-8.5%	-3.4%	4.2%	22.3%
	Greater Vancouver	\$1,840,700	343.5	-0.8%	-0.6%	-3.6%	-8.4%	-3.2%	3.1%	9.0%
	Bowen Island	\$1,368,500	279.2	-2.8%	-2.9%	-2.6%	-1.1%	-7.1%	-2.4%	71.9%
	Burnaby East	\$1,780,700	383.8	-1.9%	-0.9%	-1.7%	-8.7%	3.7%	10.8%	30.0%
	Burnaby North	\$1,888,200	363.7	-1.8%	-2.6%	-2.3%	-11.1%	-0.8%	7.8%	21.2%
	Burnaby South	\$1,983,300	375.8	-0.3%	-2.2%	-5.0%	-10.5%	-5.3%	8.3%	14.4%
	Coquitlam	\$1,635,700	385.0	0.7%	-0.7%	-3.2%	-7.7%	-4.7%	6.1%	39.2%
	Ladner	\$1,303,500	326.0	0.3%	0.0%	-1.2%	-6.6%	-1.4%	6.1%	26.6%
	Maple Ridge	\$1,231,500	359.4	0.6%	0.5%	-1.1%	-5.6%	0.8%	9.3%	83.8%
	New Westminster	\$1,439,500	350.0	-2.1%	-2.3%	-3.7%	-10.4%	-1.2%	5.5%	28.4%
	North Vancouver	\$2,129,900	336.8	0.7%	4.5%	1.2%	-2.8%	-1.1%	5.9%	22.8%
	Pitt Meadows	\$1,218,200	369.2	-1.9%	2.4%	2.6%	-5.8%	2.7%	10.3%	69.6%
	Port Coquitlam	\$1,326,700	374.0	-1.8%	-1.0%	-1.7%	-5.7%	-1.3%	10.8%	56.2%
	Port Moody	\$1,936,100	372.4	-2.1%	-3.0%	-6.0%	-5.4%	-2.2%	9.7%	42.7%
	Richmond	\$1,964,000	394.8	-0.5%	-1.4%	-4.8%	-9.0%	-8.6%	2.3%	7.8%
	Squamish	\$1,693,700	418.1	-1.9%	-2.6%	1.4%	1.7%	8.7%	13.2%	101.1%
	Sunshine Coast	\$820,700	285.6	-3.2%	-3.6%	-5.5%	-2.3%	-7.5%	0.2%	80.9%
	Tsawwassen	\$1,530,000	338.2	0.9%	-1.3%	4.9%	-5.7%	-1.5%	11.6%	17.3%
	Vancouver East	\$1,681,000	374.8	-1.1%	-1.0%	-4.3%	-9.5%	-5.3%	0.6%	15.4%
	Vancouver West	\$2,979,500	313.7	1.9%	0.8%	-6.5%	-11.6%	-8.6%	-10.1%	-12.3%
West Vancouver	\$2,872,300	267.4	-7.2%	-1.4%	-7.0%	-13.6%	-6.4%	-10.4%	-15.0%	
Whistler	\$2,663,400	318.0	-2.7%	-4.1%	2.9%	-1.2%	2.5%	10.3%	84.8%	

**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	\$915,600	349.6	-0.2%	0.1%	-1.7%	-5.7%	-3.8%	14.1%	72.7%
	Greater Vancouver	\$1,043,400	365.6	-0.4%	0.0%	-2.0%	-5.1%	-3.7%	13.3%	65.4%
	Burnaby East	\$852,000	370.1	0.9%	3.4%	-3.4%	-7.5%	1.2%	16.5%	71.3%
	Burnaby North	\$931,900	378.5	0.0%	1.3%	1.0%	0.9%	3.1%	23.0%	76.8%
	Burnaby South	\$1,005,700	378.1	4.4%	5.9%	0.5%	-2.2%	1.6%	18.7%	73.9%
	Coquitlam	\$1,008,100	394.3	0.1%	2.6%	-2.1%	-6.0%	-3.2%	15.2%	77.0%
	Ladner	\$983,600	393.1	0.0%	1.8%	-2.8%	-4.8%	-0.6%	19.3%	77.6%
	Maple Ridge	\$723,900	358.0	-1.1%	-0.3%	-4.6%	-8.1%	-3.8%	9.1%	108.3%
	New Westminster	\$877,100	382.7	-0.9%	0.1%	-2.5%	-5.2%	-5.3%	17.6%	64.5%
	North Vancouver	\$1,273,700	344.6	1.4%	0.3%	-1.9%	-3.9%	-2.7%	14.6%	60.1%
	Pitt Meadows	\$779,700	395.4	-1.2%	-0.3%	-1.8%	-6.3%	-1.9%	11.7%	112.8%
	Port Coquitlam	\$896,900	363.3	-0.6%	3.1%	1.4%	-5.8%	-0.6%	13.6%	78.6%
	Port Moody	\$961,400	386.4	0.0%	-2.2%	-3.5%	-5.6%	-4.6%	14.3%	85.8%
	Richmond	\$1,036,400	370.4	-0.1%	0.3%	-2.0%	-7.2%	-7.5%	14.0%	56.0%
	Squamish	\$1,002,400	383.6	1.9%	-0.3%	-3.0%	-1.5%	1.4%	18.1%	118.9%
	Sunshine Coast	\$724,800	343.0	0.6%	-1.7%	-3.8%	-2.8%	0.4%	18.7%	103.6%
	Tsawwassen	\$924,100	271.9	-0.2%	1.8%	-2.5%	-6.0%	-8.6%	5.6%	12.9%
	Vancouver East	\$1,026,200	343.6	-1.7%	-1.0%	-2.4%	-8.0%	-6.5%	5.2%	47.2%
Vancouver West	\$1,340,400	318.5	-4.0%	-4.1%	-1.6%	-5.4%	-8.0%	2.5%	32.2%	
Whistler	\$1,636,900	392.8	0.9%	-1.1%	-4.5%	-1.7%	-1.0%	19.8%	130.8%	
Apartment	Lower Mainland	\$652,200	327.2	-0.3%	0.0%	-1.7%	-7.8%	-6.4%	5.9%	51.8%
	Greater Vancouver	\$703,000	327.1	-0.5%	-0.2%	-1.8%	-7.9%	-6.4%	4.6%	50.6%
	Burnaby East	\$726,300	307.1	0.5%	-2.0%	-3.4%	-8.1%	-8.4%	5.8%	49.1%
	Burnaby North	\$695,500	340.4	1.1%	-0.6%	-0.8%	-6.6%	-7.9%	7.0%	64.4%
	Burnaby South	\$758,000	351.4	-0.9%	-1.1%	-2.6%	-8.5%	-7.3%	4.0%	56.0%
	Coquitlam	\$664,000	374.7	-0.6%	-0.7%	-3.3%	-8.5%	-7.4%	8.7%	85.4%
	Ladner	\$627,000	319.2	-2.9%	-8.5%	-4.5%	-8.8%	-10.4%	7.6%	72.4%
	Maple Ridge	\$503,900	368.6	-1.9%	-0.4%	-4.0%	-8.6%	-7.9%	11.6%	115.7%
	New Westminster	\$595,600	365.4	0.6%	-0.1%	-4.4%	-8.7%	-7.5%	8.5%	75.3%
	North Vancouver	\$784,500	318.4	0.6%	0.5%	0.1%	-4.0%	-1.3%	9.9%	63.4%
	Pitt Meadows	\$546,100	374.8	-2.4%	-0.6%	-4.0%	-8.8%	-7.5%	8.8%	108.8%
	Port Coquitlam	\$580,400	401.7	-2.8%	-2.7%	-2.7%	-8.8%	-5.2%	11.1%	111.8%
	Port Moody	\$703,400	388.4	0.2%	1.2%	-0.4%	-4.1%	1.3%	11.8%	85.6%
	Richmond	\$662,200	370.6	-1.9%	-0.2%	-3.4%	-9.3%	-9.2%	6.3%	72.5%
	Squamish	\$491,900	291.1	-13.5%	-12.7%	-18.1%	-20.9%	-19.2%	-4.9%	62.1%
	Sunshine Coast	\$389,600	234.4	-14.0%	-14.9%	-20.3%	-23.6%	-26.8%	-17.8%	30.3%
	Tsawwassen	\$606,600	282.9	-1.6%	-7.9%	-4.2%	-9.7%	-9.0%	8.7%	51.3%
	Vancouver East	\$664,800	385.8	-0.7%	4.1%	0.6%	-5.6%	-3.4%	3.8%	54.8%
Vancouver West	\$790,300	307.5	1.4%	1.7%	1.2%	-6.8%	-5.2%	-0.4%	31.2%	
West Vancouver	\$1,017,000	201.8	-8.5%	-12.3%	-7.0%	-15.0%	-18.7%	-15.4%	14.1%	
Whistler	\$515,100	221.2	-14.7%	-15.3%	-19.9%	-22.3%	-25.0%	-9.4%	62.4%	

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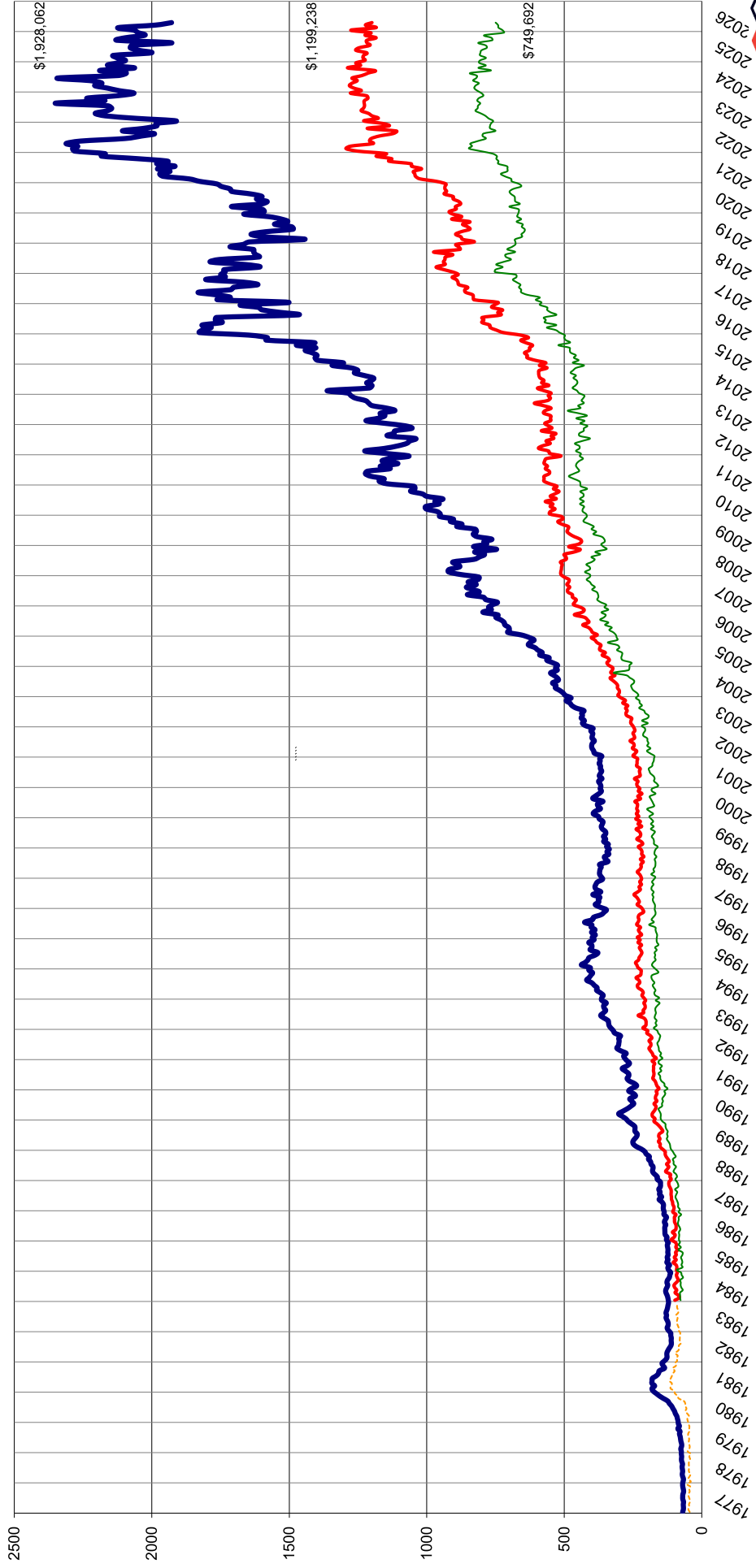
# Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Apr 2025	2 Mar 2026	3 Apr 2026	Col. 2 & 3 Percentage Variance	5 Apr 2025	6 Mar 2026	7 Apr 2026	Col. 6 & 7 Percentage Variance	9 Feb 2025 - Apr 2025	10 Feb 2026 - Apr 2026	Col. 9 & 10 Percentage Variance
<b>BOWEN ISLAND</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	23	11	30	172.7	4	2	7	250.0	14	14	0.0
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	159	150	167	11.3	38	34	53	55.9	107	123	15.0
ATTACHED	120	142	137	-3.5	32	45	43	-4.4	114	115	0.9
APARTMENTS	530	414	448	8.2	191	158	161	1.9	491	457	-6.9
<b>COQUITLAM</b>											
DETACHED	194	136	183	34.6	46	53	49	-7.5	135	155	14.8
ATTACHED	152	106	116	9.4	64	41	40	-2.4	168	120	-28.6
APARTMENTS	276	274	300	9.5	77	97	93	-4.1	278	260	-6.5
<b>DELTA</b>											
DETACHED	111	77	93	20.8	26			0.0	76	21	-72.4
ATTACHED	47	39	36	-7.7	11	13	11	-15.4	41	42	2.4
APARTMENTS	43	44	56	27.3	19	14	18	28.6	62	46	-25.8
<b>ISLANDS - GULF</b>											
DETACHED	19	18	21	16.7	2	8	4	-50.0	11	13	18.2
ATTACHED	0	1	0	-100.0	1	0	0	0.0	2	0	-100.0
APARTMENTS	3	1	0	-100.0	0	0	0	0.0	2	0	-100.0
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	234	190	241	26.8	74	71	74	4.2	198	200	1.0
ATTACHED	111	104	115	10.6	41	50	35	-30.0	131	123	-6.1
APARTMENTS	93	77	98	27.3	38	34	38	11.8	108	94	-13.0
<b>NEW WESTMINSTER</b>											
DETACHED	43	57	67	17.5	12	12	17	41.7	29	40	37.9
ATTACHED	38	31	45	45.2	11	8	8	0.0	32	24	-25.0
APARTMENTS	197	140	185	32.1	64	56	61	8.9	218	174	-20.2
<b>NORTH VANCOUVER</b>											
DETACHED	248	147	230	56.5	73	52	69	32.7	181	161	-11.0
ATTACHED	113	110	108	-1.8	33	39	44	12.8	93	116	24.7
APARTMENTS	267	240	239	-0.4	96	93	65	-30.1	251	220	-12.4
<b>PORT COQUITLAM</b>											
DETACHED	74	54	76	40.7	27	17	26	52.9	64	51	-20.3
ATTACHED	42	50	46	-8.0	19	15	15	0.0	46	52	13.0
APARTMENTS	78	75	78	4.0	24	21	19	-9.5	80	56	-30.0
<b>PORT MOODY/BELCARRA</b>											
DETACHED	51	58	44	-24.1	14	12	16	33.3	37	35	-5.4
ATTACHED	39	29	31	6.9	13	12	12	0.0	33	35	6.1
APARTMENTS	85	79	84	6.3	22	34	26	-23.5	69	78	13.0
<b>RICHMOND</b>											
DETACHED	217	187	213	13.9	47	52	66	26.9	134	146	9.0
ATTACHED	154	140	165	17.9	49	49	47	-4.1	139	127	-8.6
APARTMENTS	362	340	324	-4.7	117	106	130	22.6	337	320	-5.0
<b>SQUAMISH</b>											
DETACHED	44	40	57	42.5	25	18	16	-11.1	56	38	-32.1
ATTACHED	43	42	41	-2.4	24	22	20	-9.1	67	69	3.0
APARTMENTS	36	23	39	69.6	19	10	18	80.0	40	37	-7.5
<b>SUNSHINE COAST</b>											
DETACHED	172	118	134	13.6	41	32	39	21.9	111	96	-13.5
ATTACHED	14	10	12	20.0	6	7	5	-28.6	18	16	-11.1
APARTMENTS	12	10	9	-10.0	7	3	2	-33.3	12	7	-41.7
<b>VANCOUVER EAST</b>											
DETACHED	240	213	269	26.3	67	69	76	10.1	190	192	1.1
ATTACHED	175	202	262	29.7	63	69	78	13.0	194	217	11.9
APARTMENTS	312	251	308	22.7	110	90	103	14.4	307	294	-4.2
<b>VANCOUVER WEST</b>											
DETACHED	260	205	251	22.4	52	62	63	1.6	140	180	28.6
ATTACHED	191	185	231	24.9	53	59	55	-6.8	139	155	11.5
APARTMENTS	860	673	744	10.5	321	246	247	0.4	848	694	-18.2
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	198	138	170	23.2	26	32	37	15.6	82	91	11.0
ATTACHED	13	14	16	14.3	1	2	6	200.0	8	11	37.5
APARTMENTS	62	57	57	0.0	10	12	8	-33.3	26	28	7.7
<b>WHISTLER/PEMBERTON</b>											
DETACHED	20	28	29	3.6	4	6	9	50.0	17	24	41.2
ATTACHED	38	22	36	63.6	21	15	14	-6.7	48	44	-8.3
APARTMENTS	34	34	37	8.8	15	25	20	-20.0	61	67	9.8
<b>GRAND TOTALS</b>											
DETACHED	<b>2307</b>	<b>1827</b>	<b>2275</b>	<b>24.5</b>	<b>578</b>	<b>532</b>	<b>621</b>	<b>16.7</b>	<b>1582</b>	<b>1580</b>	<b>-0.1</b>
ATTACHED	<b>1290</b>	<b>1227</b>	<b>1397</b>	<b>13.9</b>	<b>442</b>	<b>446</b>	<b>433</b>	<b>-2.9</b>	<b>1273</b>	<b>1266</b>	<b>-0.5</b>
APARTMENTS	<b>3250</b>	<b>2732</b>	<b>3006</b>	<b>10.0</b>	<b>1130</b>	<b>999</b>	<b>1009</b>	<b>1.0</b>	<b>3190</b>	<b>2832</b>	<b>-11.2</b>



**GREATER  
VANCOUVER  
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## Residential Average Sale Prices - January 1977 to April 2026



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