

News Release



FOR IMMEDIATE RELEASE:

Apartment sales lag, other housing segments steady

VANCOUVER, BC – June 2, 2026 – Led by slow sales in the apartment segment, home sales registered on the MLS® in Metro Vancouver* were down nearly four per cent in May compared to last year.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 2,150 in May 2026, a 3.5 per cent decrease from the 2,228 sales recorded in May 2025. This was 26.6 per cent below the 10-year seasonal average (2,930).

“While attached sales held relatively steady and detached sales edged up roughly one per cent in May, apartment sales were down about seven per cent year-over-year, which weighed down the overall sales total,” said Andrew Lis, GVR chief economist and vice-president data analytics. “Even then, apartment sales were not down uniformly across all regions – some of the larger areas such as North and East Vancouver saw increases relative to last year.”

There were 6,115 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in May 2026. This represents a 7.6 per cent decrease compared to the 6,620 properties listed in May 2025. This was 1.3 per cent above the 10-year seasonal average (6,036).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 16,917, a one per cent decrease compared to May 2025 (17,094). This is 34.6 per cent above the 10-year seasonal average (12,567).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for May 2026 is 13.1 per cent. By property type, the ratio is 10.7 per cent for detached homes, 15.4 per cent for attached, and 14.2 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.

“Price trends across all housing types were flat month-over-month, as a healthy level of inventory easily absorbed the relatively muted level of overall demand in the market,” Lis said. “Year-to-date, sales have come in just shy of our forecast to this point in the year. With

demand tracking our forecast so closely, it's reasonable to expect a calm and orderly summer market, as no obvious near-term catalysts loom over the horizon to move the market significantly in either direction.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,100,700. This represents a 6.2 per cent decrease over May 2025 and a 0.2 per cent increase compared to April 2026.

Sales of detached homes in May 2026 reached 660, a 0.9 per cent increase from the 654 detached sales recorded in May 2025. The benchmark price for a detached home is \$1,847,900. This represents a 6.9 per cent decrease from May 2025 and a 0.4 per cent increase compared to April 2026.

Sales of apartment homes reached 1,009 in May 2026, a 7.2 per cent decrease compared to the 1,087 sales in May 2025. The benchmark price of an apartment home is \$697,800. This represents a 7.9 per cent decrease from May 2025 and a 0.7 per cent decrease compared to April 2026.

Attached home sales in May 2026 totalled 463, a 1.3 per cent decrease compared to the 469 sales in May 2025. The benchmark price of a townhouse is \$1,048,200. This represents a 5.1 per cent decrease from May 2025 and a 0.5 per cent increase compared to April 2026.

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Editor's Note:

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

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

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Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Residential / Composite	Lower Mainland	\$1,031,700	314.9	0.0%	0.0%	-2.0%	-6.4%	-8.2%	0.5%	14.9%
	Greater Vancouver	\$1,100,700	314.8	0.2%	0.0%	-2.1%	-6.2%	-6.7%	1.3%	9.4%
	Bowen Island	\$1,373,900	281.1	0.6%	-2.5%	-6.9%	-6.7%	-1.9%	-2.5%	72.7%
	Burnaby East	\$1,003,900	319.8	-1.1%	-0.5%	-3.7%	-8.2%	-10.8%	-0.7%	11.5%
	Burnaby North	\$908,700	304.9	-0.7%	-0.2%	-1.7%	-7.2%	-10.2%	-1.6%	12.5%
	Burnaby South	\$1,008,300	321.2	-0.8%	-0.5%	-0.5%	-6.6%	-8.7%	0.9%	16.1%
	Coquitlam	\$1,003,300	317.2	0.5%	0.6%	-2.5%	-6.1%	-9.4%	0.9%	25.3%
	Ladner	\$1,088,800	324.0	1.3%	1.2%	-0.3%	-5.2%	-4.1%	8.5%	31.5%
	Maple Ridge	\$907,600	315.5	-1.3%	-0.3%	-2.6%	-7.7%	-7.5%	2.3%	61.8%
	New Westminster	\$738,000	342.8	-0.6%	-0.5%	-4.6%	-8.1%	-10.1%	3.4%	35.2%
	North Vancouver	\$1,314,000	307.8	-0.5%	2.7%	-0.3%	-4.5%	-4.4%	4.4%	16.2%
	Pitt Meadows	\$861,300	352.6	0.1%	0.3%	0.4%	-6.5%	-3.4%	12.2%	78.3%
	Port Coquitlam	\$888,600	347.8	-0.5%	-0.4%	-2.1%	-6.6%	-5.3%	10.0%	56.7%
	Port Moody	\$1,040,400	336.9	1.1%	1.1%	-2.7%	-4.3%	-4.8%	6.4%	39.9%
	Richmond	\$1,040,800	343.4	-0.6%	-1.6%	-4.5%	-7.9%	-12.2%	1.2%	5.6%
	Squamish	\$1,114,300	371.1	3.3%	-0.7%	0.8%	-1.5%	4.9%	13.2%	84.8%
	Sunshine Coast	\$787,600	288.7	2.6%	0.4%	-5.0%	-4.7%	-2.0%	2.1%	79.1%
	Tsawwassen	\$1,153,000	299.2	1.4%	1.3%	3.2%	-4.3%	-5.6%	7.6%	9.4%
	Vancouver East	\$1,133,000	353.7	-1.0%	-1.4%	-2.8%	-6.9%	-4.9%	3.1%	15.0%
	Vancouver West	\$1,235,900	295.5	0.8%	0.6%	-1.1%	-6.0%	-5.2%	-3.3%	-9.9%
West Vancouver	\$2,307,600	249.1	3.9%	-0.4%	-4.4%	-6.7%	-9.7%	-15.1%	-21.2%	
Whistler	\$1,332,700	290.8	3.3%	-3.0%	-1.7%	-4.0%	-7.9%	-0.1%	75.7%	
Single Family Detached	Lower Mainland	\$1,649,200	362.0	0.1%	0.4%	-2.6%	-7.2%	-5.2%	3.1%	19.7%
	Greater Vancouver	\$1,847,900	344.9	0.4%	0.7%	-2.8%	-6.9%	-4.6%	2.5%	7.3%
	Bowen Island	\$1,377,400	281.0	0.6%	-2.4%	-6.9%	-6.7%	-1.9%	-2.6%	72.6%
	Burnaby East	\$1,748,300	376.8	-1.8%	-3.6%	-4.3%	-5.4%	-3.0%	8.8%	24.8%
	Burnaby North	\$1,885,100	363.1	-0.2%	0.4%	-1.8%	-8.2%	-2.4%	6.2%	17.8%
	Burnaby South	\$2,008,100	380.5	1.3%	1.0%	-0.1%	-9.7%	-5.3%	8.6%	13.5%
	Coquitlam	\$1,654,000	389.3	1.1%	2.7%	-2.4%	-5.7%	-5.2%	7.1%	36.6%
	Ladner	\$1,338,000	334.6	2.6%	3.2%	2.4%	-3.4%	-1.9%	6.6%	31.0%
	Maple Ridge	\$1,205,200	351.7	-2.1%	0.3%	-2.6%	-6.3%	-4.1%	5.2%	73.9%
	New Westminster	\$1,412,900	343.5	-1.9%	-4.4%	-5.5%	-8.1%	-7.8%	3.3%	23.7%
	North Vancouver	\$2,102,000	332.4	-1.3%	3.5%	0.0%	-5.8%	-5.5%	3.8%	18.3%
	Pitt Meadows	\$1,215,300	368.3	-0.2%	1.8%	1.7%	-6.5%	-3.7%	10.0%	65.1%
	Port Coquitlam	\$1,320,700	372.3	-0.5%	-2.0%	-2.8%	-6.2%	-4.5%	10.1%	52.3%
	Port Moody	\$1,939,400	373.0	0.2%	-1.3%	-7.2%	-5.5%	-2.4%	8.0%	42.7%
	Richmond	\$1,961,200	394.2	-0.2%	-1.3%	-4.2%	-7.0%	-10.7%	1.1%	5.7%
	Squamish	\$1,756,200	433.5	3.7%	-0.8%	7.5%	3.9%	9.5%	14.9%	102.1%
	Sunshine Coast	\$841,500	292.8	2.5%	0.8%	-4.5%	-4.0%	-2.4%	0.6%	81.3%
	Tsawwassen	\$1,567,800	346.6	2.5%	4.4%	7.8%	-2.1%	0.7%	12.8%	20.7%
	Vancouver East	\$1,654,900	369.0	-1.5%	-2.1%	-4.8%	-9.7%	-8.9%	-2.5%	9.7%
	Vancouver West	\$3,025,000	318.5	1.5%	3.2%	-4.7%	-8.5%	-7.8%	-8.9%	-13.0%
West Vancouver	\$2,930,200	272.8	2.0%	-0.2%	-6.1%	-7.7%	-5.5%	-10.1%	-15.0%	
Whistler	\$2,720,400	324.8	2.1%	-4.1%	9.9%	2.1%	2.2%	9.8%	79.8%	

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	\$917,500	350.3	0.2%	0.2%	-1.2%	-5.9%	-4.3%	12.2%	66.3%
	Greater Vancouver	\$1,048,200	367.3	0.5%	0.2%	-1.6%	-5.1%	-3.5%	12.1%	59.3%
	Burnaby East	\$845,900	367.5	-0.7%	2.3%	-1.9%	-8.1%	-2.8%	12.4%	62.1%
	Burnaby North	\$915,200	371.7	-1.8%	-1.4%	-0.6%	-1.5%	-0.4%	17.9%	66.6%
	Burnaby South	\$974,000	366.2	-3.1%	0.7%	-1.0%	-5.8%	-2.7%	13.3%	57.7%
	Coquitlam	\$1,023,500	400.3	1.5%	2.5%	0.1%	-5.1%	-3.0%	15.7%	75.7%
	Ladner	\$967,500	386.7	-1.6%	-2.2%	-5.4%	-7.8%	-2.5%	16.1%	68.6%
	Maple Ridge	\$727,300	359.7	0.5%	-0.9%	-0.7%	-7.8%	-5.5%	7.5%	95.6%
	New Westminster	\$868,500	378.9	-1.0%	-2.7%	-3.6%	-6.6%	-7.0%	12.1%	54.7%
	North Vancouver	\$1,283,600	347.3	0.8%	2.4%	-0.6%	-5.0%	-1.3%	14.1%	53.8%
	Pitt Meadows	\$765,500	388.2	-1.8%	-2.4%	-0.4%	-5.5%	-5.8%	7.3%	97.1%
	Port Coquitlam	\$885,600	358.7	-1.3%	2.5%	-0.9%	-7.1%	-4.0%	11.2%	72.7%
	Port Moody	\$982,200	394.8	2.2%	1.5%	-0.4%	-3.1%	-4.2%	14.6%	84.2%
	Richmond	\$1,024,600	366.2	-1.1%	-0.7%	-5.0%	-9.3%	-9.6%	10.7%	47.8%
	Squamish	\$1,016,400	389.0	1.4%	3.7%	-1.5%	-0.4%	4.8%	15.1%	108.8%
	Sunshine Coast	\$744,200	352.2	2.7%	3.9%	-2.5%	-1.5%	4.8%	16.8%	100.0%
	Tsawwassen	\$916,300	269.6	-0.8%	-2.9%	-4.5%	-8.0%	-9.5%	4.4%	8.2%
Vancouver East	\$1,067,400	357.3	4.0%	2.6%	0.1%	-3.7%	-2.7%	9.9%	48.9%	
Vancouver West	\$1,331,700	316.4	-0.7%	-6.5%	-2.6%	-5.6%	-5.7%	1.3%	25.0%	
Whistler	\$1,697,300	407.3	3.7%	4.5%	-2.3%	1.6%	3.5%	19.4%	125.8%	
Apartment	Lower Mainland	\$646,800	324.5	-0.8%	-1.2%	-2.2%	-7.8%	-8.3%	4.8%	46.9%
	Greater Vancouver	\$697,800	324.7	-0.7%	-1.5%	-2.3%	-7.9%	-8.1%	3.8%	45.7%
	Burnaby East	\$723,400	305.9	-0.4%	0.2%	-4.8%	-8.7%	-8.8%	4.1%	46.7%
	Burnaby North	\$689,200	337.3	-0.9%	-0.1%	-1.3%	-6.5%	-10.0%	5.1%	57.9%
	Burnaby South	\$743,900	344.9	-1.8%	-3.2%	-2.8%	-7.5%	-10.0%	1.3%	46.3%
	Coquitlam	\$657,400	371.0	-1.0%	-2.0%	-4.1%	-8.8%	-9.2%	5.5%	77.3%
	Ladner	\$643,700	327.7	2.7%	-3.4%	-3.2%	-6.4%	-8.4%	9.5%	72.5%
	Maple Ridge	\$504,000	368.7	0.0%	-1.8%	-3.3%	-9.5%	-8.9%	9.0%	108.2%
	New Westminster	\$594,600	364.8	-0.2%	1.6%	-4.7%	-8.2%	-8.5%	6.6%	70.6%
	North Vancouver	\$783,100	317.8	-0.2%	1.9%	-1.2%	-4.3%	-1.6%	10.2%	53.7%
	Pitt Meadows	\$546,400	375.0	0.1%	-1.9%	-3.3%	-9.7%	-8.9%	6.6%	101.9%
	Port Coquitlam	\$579,100	400.8	-0.2%	-1.6%	-3.1%	-8.3%	-6.2%	9.0%	104.5%
	Port Moody	\$703,000	388.2	-0.1%	1.0%	-0.1%	-5.7%	-0.2%	11.5%	82.8%
	Richmond	\$660,400	369.6	-0.3%	-1.8%	-3.9%	-8.1%	-10.2%	7.8%	72.8%
	Squamish	\$506,000	299.4	2.9%	-13.3%	-16.6%	-19.9%	-16.6%	-3.1%	60.3%
	Sunshine Coast	\$391,600	235.6	0.5%	-16.6%	-21.8%	-24.0%	-24.6%	-17.2%	28.7%
	Tsawwassen	\$609,800	284.4	0.5%	-4.0%	-4.8%	-9.5%	-8.8%	9.0%	48.3%
Vancouver East	\$640,800	371.9	-3.6%	-2.0%	-1.9%	-7.9%	-8.7%	-1.2%	44.8%	
Vancouver West	\$783,300	304.8	-0.9%	-0.7%	0.9%	-6.8%	-7.1%	-0.4%	26.9%	
West Vancouver	\$1,105,100	219.3	8.7%	-7.4%	-3.1%	-12.7%	-14.4%	-5.6%	24.5%	
Whistler	\$521,200	223.8	1.2%	-14.8%	-19.7%	-23.6%	-23.9%	-8.8%	57.4%	

HOW TO READ THE TABLE:

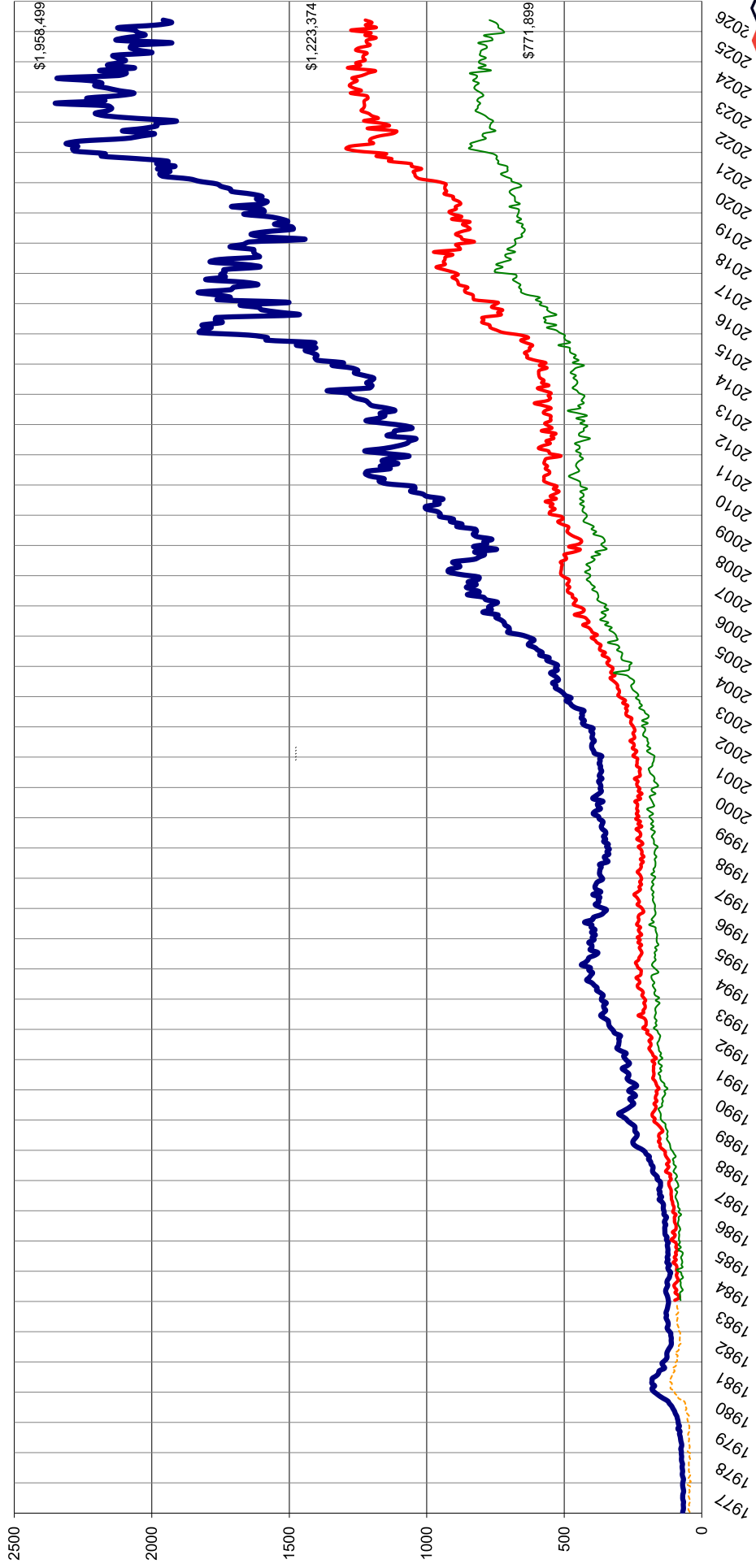
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	<u>Listings</u>				<u>Sales</u>						
	1 May 2025	2 Apr 2026	3 May 2026	Col. 2 & 3 Percentage Variance	5 May 2025	6 Apr 2026	7 May 2026	Col. 6 & 7 Percentage Variance	9 Mar 2025 - May 2025	10 Mar 2026 - May 2026	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	19	30	22	-26.7	6	7	10	42.9	13	19	46.2
ATTACHED	0	0	1	100.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
BURNABY				%				%			%
DETACHED	184	167	160	-4.2	37	53	41	-22.6	109	128	17.4
ATTACHED	111	137	141	2.9	49	43	40	-7.0	129	128	-0.8
APARTMENTS	477	448	418	-6.7	176	161	151	-6.2	512	470	-8.2
COQUITLAM											
DETACHED	200	183	193	5.5	54	49	47	-4.1	149	149	0.0
ATTACHED	112	116	116	0.0	37	40	40	0.0	172	121	-29.7
APARTMENTS	205	300	240	-20.0	98	93	77	-17.2	288	267	-7.3
DELTA											
DETACHED	114	93	88	-5.4	33	38	32	-15.8	92	108	17.4
ATTACHED	54	36	39	8.3	18	11	21	90.9	42	45	7.1
APARTMENTS	47	56	38	-32.1	23	18	12	-33.3	63	44	-30.2
ISLANDS - GULF											
DETACHED	15	21	19	-9.5	6	4	4	0.0	13	16	23.1
ATTACHED	0	0	0	0.0	0	0	0	0.0	2	0	-100.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	271	241	192	-20.3	76	74	69	-6.8	211	214	1.4
ATTACHED	126	115	96	-16.5	39	35	40	14.3	127	125	-1.6
APARTMENTS	84	98	76	-22.4	34	38	30	-21.1	99	102	3.0
NEW WESTMINSTER											
DETACHED	39	67	68	1.5	20	17	23	35.3	38	52	36.8
ATTACHED	41	45	23	-48.9	12	8	14	75.0	35	30	-14.3
APARTMENTS	178	185	151	-18.4	59	61	49	-19.7	209	166	-20.6
NORTH VANCOUVER											
DETACHED	214	230	196	-14.8	81	69	73	5.8	214	194	-9.3
ATTACHED	97	108	117	8.3	40	44	49	11.4	106	132	24.5
APARTMENTS	246	239	242	1.3	83	65	101	55.4	256	259	1.2
PORT COQUITLAM											
DETACHED	68	76	72	-5.3	16	26	25	-3.8	62	68	9.7
ATTACHED	45	46	55	19.6	21	15	19	26.7	55	49	-10.9
APARTMENTS	72	78	60	-23.1	18	19	23	21.1	70	63	-10.0
PORT MOODY/BELCARRA											
DETACHED	58	44	48	9.1	17	16	13	-18.8	44	41	-6.8
ATTACHED	44	31	39	25.8	14	12	8	-33.3	37	32	-13.5
APARTMENTS	87	84	90	7.1	30	26	27	3.8	80	87	8.8
RICHMOND											
DETACHED	220	213	182	-14.6	62	66	55	-16.7	155	173	11.6
ATTACHED	157	165	138	-16.4	44	47	57	21.3	144	153	6.3
APARTMENTS	353	324	324	0.0	125	130	113	-13.1	364	349	-4.1
SQUAMISH											
DETACHED	45	57	53	-7.0	17	16	16	0.0	55	50	-9.1
ATTACHED	36	41	49	19.5	21	20	19	-5.0	65	61	-6.2
APARTMENTS	48	39	36	-7.7	17	18	13	-27.8	47	41	-12.8
SUNSHINE COAST											
DETACHED	158	134	133	-0.7	51	39	38	-2.6	123	109	-11.4
ATTACHED	16	12	15	25.0	4	5	4	-20.0	17	16	-5.9
APARTMENTS	9	9	10	11.1	4	2	5	150.0	13	10	-23.1
VANCOUVER EAST											
DETACHED	248	269	233	-13.4	72	76	91	19.7	208	236	13.5
ATTACHED	202	262	214	-18.3	70	78	66	-15.4	206	213	3.4
APARTMENTS	314	308	256	-16.9	101	103	110	6.8	316	303	-4.1
VANCOUVER WEST											
DETACHED	254	251	202	-19.5	53	63	78	23.8	157	203	29.3
ATTACHED	191	231	207	-10.4	66	55	64	16.4	170	178	4.7
APARTMENTS	821	744	729	-2.0	290	247	271	9.7	902	764	-15.3
WEST VANCOUVER/HOWE SOUND											
DETACHED	164	170	153	-10.0	45	37	32	-13.5	99	101	2.0
ATTACHED	20	16	13	-18.8	9	6	2	-66.7	13	10	-23.1
APARTMENTS	41	57	49	-14.0	14	8	11	37.5	33	31	-6.1
WHISTLER/PEMBERTON											
DETACHED	45	29	37	27.6	8	9	13	44.4	17	28	64.7
ATTACHED	26	36	28	-22.2	25	14	20	42.9	63	49	-22.2
APARTMENTS	38	37	47	27.0	15	20	16	-20.0	49	61	24.5
GRAND TOTALS											
DETACHED	2316	2275	2051	-9.8	654	659	660	0.2	1759	1889	7.4
ATTACHED	1278	1397	1291	-7.6	469	433	463	6.9	1383	1342	-3.0
APARTMENTS	3020	3006	2766	-8.0	1087	1009	1009	0.0	3301	3017	-8.6



**GREATER
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Residential Average Sale Prices - January 1977 to May 2026



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