

News Release



FOR IMMEDIATE RELEASE:

Greater Vancouver home sales pick up at the start of summer

VANCOUVER, BC – July 3, 2026 – Demand for all home types in Metro Vancouver* increased to start the summer, with home sales up nearly ten per cent year-over-year in June.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 2,390 in June 2026, a 9.6 per cent increase from the 2,181 sales recorded in June 2025. This was 12.4 per cent below the 10-year seasonal average (2,728).

“June saw a pattern of broad gains in home sales across all home types relative to the same time last year, which has been a rare occurrence in recent years,” said Andrew Lis, GVR chief economist and vice-president data analytics. “June’s data could be an early sign of a shift in the market. In recent years, sales trends have usually been mixed across home types, which is typical of a sideways trending market. But with all housing types posting gains in June, the data indicate demand may be returning to the market more broadly.”

There were 5,938 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in June 2026. This represents a six per cent decrease compared to the 6,315 properties listed in June 2025. This was 5.9 per cent above the 10-year seasonal average (5,609).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 17,017, a 3.1 per cent decrease compared to June 2025 (17,561). This is 30.2 per cent above the 10-year seasonal average (13,070).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for June 2026 is 14.6 per cent. By property type, the ratio is 12 per cent for detached homes, 17.8 per cent for attached, and 15.5 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.

“Despite signs that demand is slowly returning to the market, prices haven’t moved much in recent months as the inventory of homes for sale has been big enough to absorb the

increased demand,” Lis said. “Prices typically trend upwards when demand rises and inventory declines. With recent data revealing a slower pace of new listings coming to market, standing inventory is no longer climbing, and may be showing early signs of reversing. It’s still too early to call, but if the current pattern of rising demand and slower new listings continues, we may see a sustained downtrend in inventory over the coming months.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,099,100. This represents a 6 per cent decrease over June 2025 and a 0.1 per cent decrease compared to May 2026.

Sales of detached homes in June 2026 reached 747, a 13.7 per cent increase from the 657 detached sales recorded in June 2025. The benchmark price for a detached home is \$1,842,900. This represents a 7.1 per cent decrease from June 2025 and a 0.3 per cent decrease compared to May 2026.

Sales of apartment homes reached 1,103 in June 2026, a 6.1 per cent increase compared to the 1,040 sales in June 2025. The benchmark price of an apartment home is \$695,200. This represents a 7.1 per cent decrease from June 2025 and a 0.4 per cent decrease compared to May 2026.

Attached home sales in June 2026 totalled 527, a 11.4 per cent increase compared to the 473 sales in June 2025. The benchmark price of a townhouse is \$1,046,200. This represents a 5 per cent decrease from June 2025 and a 0.2 per cent decrease compared to May 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 14,000 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	\$1,027,900	313.8	-0.3%	-0.7%	-1.5%	-6.2%	-9.9%	0.1%	12.7%
	Greater Vancouver	\$1,099,100	314.4	-0.1%	-0.5%	-1.4%	-6.0%	-8.0%	1.1%	7.7%
	Bowen Island	\$1,394,700	285.4	1.5%	-0.7%	2.2%	-3.7%	-2.1%	-2.7%	68.1%
	Burnaby East	\$995,700	317.2	-0.8%	-1.4%	-3.3%	-7.9%	-13.5%	-0.3%	10.0%
	Burnaby North	\$899,200	301.7	-1.0%	-1.5%	-3.1%	-8.2%	-12.2%	-3.4%	9.6%
	Burnaby South	\$998,000	317.9	-1.0%	-1.4%	-1.9%	-6.7%	-10.6%	-0.3%	12.6%
	Coquitlam	\$999,500	316.0	-0.4%	-0.1%	-1.5%	-5.7%	-11.2%	0.0%	24.3%
	Ladner	\$1,091,500	324.9	0.3%	1.6%	1.8%	-4.1%	-5.4%	8.6%	31.7%
	Maple Ridge	\$899,200	312.5	-1.0%	-2.3%	-3.0%	-7.8%	-10.0%	1.3%	56.3%
	New Westminster	\$734,700	341.2	-0.5%	-1.6%	-4.2%	-7.5%	-11.7%	2.7%	34.1%
	North Vancouver	\$1,313,900	307.8	0.0%	0.2%	2.4%	-4.3%	-5.3%	4.0%	14.1%
	Pitt Meadows	\$851,400	348.5	-1.2%	-3.1%	-1.2%	-6.2%	-6.2%	10.0%	72.0%
	Port Coquitlam	\$887,900	347.5	-0.1%	-2.1%	-1.2%	-5.8%	-6.9%	10.3%	54.9%
	Port Moody	\$1,041,500	337.3	0.1%	0.7%	-0.7%	-5.0%	-5.7%	6.1%	36.7%
	Richmond	\$1,030,400	340.0	-1.0%	-2.6%	-4.5%	-8.2%	-12.6%	-0.1%	3.4%
	Squamish	\$1,106,600	368.5	-0.7%	0.3%	0.1%	-1.9%	2.6%	13.0%	79.8%
	Sunshine Coast	\$799,200	293.0	1.5%	0.5%	0.8%	-4.3%	-4.5%	3.0%	77.9%
	Tsawwassen	\$1,148,500	298.0	-0.4%	1.1%	2.1%	-3.9%	-7.9%	5.9%	10.9%
	Vancouver East	\$1,136,400	354.8	0.3%	-2.0%	-1.6%	-6.3%	-6.5%	3.9%	13.9%
	Vancouver West	\$1,240,200	296.6	0.4%	2.1%	-1.2%	-5.7%	-6.1%	-2.7%	-11.4%
West Vancouver	\$2,321,900	250.6	0.6%	-3.2%	-1.8%	-6.7%	-12.0%	-13.6%	-22.5%	
Whistler	\$1,332,800	290.8	0.0%	-0.9%	-1.4%	-4.1%	-8.9%	-0.2%	74.7%	
Single Family Detached	Lower Mainland	\$1,639,700	359.9	-0.6%	-0.9%	-2.1%	-7.2%	-7.7%	2.7%	17.3%
	Greater Vancouver	\$1,842,900	344.0	-0.3%	-0.6%	-1.9%	-7.1%	-6.7%	2.5%	5.7%
	Bowen Island	\$1,398,000	285.2	1.5%	-0.7%	2.2%	-3.7%	-2.1%	-2.7%	68.0%
	Burnaby East	\$1,771,000	381.7	1.3%	-2.5%	-1.2%	-4.2%	-6.2%	13.5%	28.1%
	Burnaby North	\$1,868,900	360.0	-0.9%	-2.8%	-3.2%	-10.9%	-6.2%	5.9%	14.7%
	Burnaby South	\$1,965,400	372.4	-2.1%	-1.2%	-2.8%	-8.4%	-9.0%	5.6%	9.3%
	Coquitlam	\$1,649,000	388.1	-0.3%	1.5%	-1.3%	-4.8%	-7.1%	6.3%	35.6%
	Ladner	\$1,328,900	332.3	-0.7%	2.3%	2.3%	-4.5%	-4.7%	6.5%	29.5%
	Maple Ridge	\$1,190,400	347.4	-1.2%	-2.8%	-2.8%	-7.2%	-6.9%	4.2%	67.5%
	New Westminster	\$1,420,200	345.3	0.5%	-3.4%	-4.5%	-7.0%	-9.8%	6.2%	25.4%
	North Vancouver	\$2,102,200	332.4	0.0%	-0.6%	3.0%	-4.6%	-5.6%	3.6%	16.2%
	Pitt Meadows	\$1,188,400	360.1	-2.2%	-4.3%	-1.6%	-6.0%	-8.9%	6.3%	60.0%
	Port Coquitlam	\$1,322,600	372.9	0.2%	-2.1%	-1.5%	-4.2%	-6.0%	11.5%	51.6%
	Port Moody	\$1,947,300	374.6	0.4%	-1.5%	-2.7%	-7.3%	-3.9%	9.5%	39.2%
	Richmond	\$1,933,000	388.5	-1.4%	-2.1%	-5.1%	-9.0%	-11.8%	-0.1%	3.4%
	Squamish	\$1,705,300	421.0	-2.9%	-1.3%	2.7%	1.6%	6.4%	13.1%	91.4%
	Sunshine Coast	\$851,200	296.2	1.2%	0.4%	1.2%	-4.4%	-5.3%	1.5%	78.9%
	Tsawwassen	\$1,537,400	339.8	-2.0%	1.4%	4.0%	-3.1%	-4.1%	9.5%	21.5%
	Vancouver East	\$1,659,400	370.0	0.3%	-2.4%	-3.4%	-9.6%	-11.5%	-1.3%	9.0%
	Vancouver West	\$3,042,100	320.3	0.6%	4.0%	-3.1%	-9.2%	-9.3%	-8.7%	-14.3%
West Vancouver	\$2,926,900	272.5	-0.1%	-5.5%	-4.7%	-7.7%	-9.0%	-8.9%	-16.8%	
Whistler	\$2,655,200	317.0	-2.4%	-3.0%	1.2%	1.6%	0.8%	8.4%	71.8%	

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	\$914,100	349.0	-0.4%	-0.4%	-1.2%	-5.7%	-6.4%	10.8%	61.3%
	Greater Vancouver	\$1,046,200	366.6	-0.2%	-0.1%	-1.0%	-5.0%	-5.0%	10.8%	55.9%
	Burnaby East	\$864,400	375.5	2.2%	2.4%	-1.5%	-4.8%	0.9%	14.3%	60.7%
	Burnaby North	\$904,000	367.2	-1.2%	-3.0%	-2.6%	-3.9%	-1.6%	14.2%	67.3%
	Burnaby South	\$955,500	359.2	-1.9%	-0.8%	-3.2%	-8.0%	-4.9%	9.9%	52.9%
	Coquitlam	\$1,016,200	397.4	-0.7%	0.9%	2.2%	-6.4%	-4.9%	13.3%	72.3%
	Ladner	\$981,100	392.1	1.4%	-0.3%	0.1%	-2.5%	-0.8%	16.2%	68.4%
	Maple Ridge	\$728,600	360.3	0.2%	-0.5%	-2.1%	-6.4%	-7.5%	6.8%	88.8%
	New Westminster	\$874,900	381.7	0.7%	-1.1%	-0.9%	-2.8%	-6.2%	11.7%	56.4%
	North Vancouver	\$1,259,600	340.8	-1.9%	0.3%	0.1%	-6.9%	-5.6%	9.8%	48.8%
	Pitt Meadows	\$761,100	386.0	-0.6%	-3.6%	-1.7%	-8.0%	-6.8%	6.1%	86.7%
	Port Coquitlam	\$877,300	355.3	-0.9%	-2.8%	-0.6%	-7.3%	-8.2%	9.2%	68.6%
	Port Moody	\$993,800	399.4	1.2%	3.4%	1.2%	-2.0%	-2.4%	14.0%	83.1%
	Richmond	\$1,025,100	366.4	0.1%	-1.2%	-3.0%	-7.2%	-9.7%	10.4%	43.6%
	Squamish	\$1,005,600	384.8	-1.1%	2.2%	-1.4%	-2.7%	0.1%	12.1%	106.3%
	Sunshine Coast	\$743,600	351.9	-0.1%	3.2%	-0.7%	-0.7%	0.5%	14.7%	98.9%
	Tsawwassen	\$935,200	275.1	2.0%	1.0%	0.5%	-1.1%	-7.1%	5.2%	11.2%
Vancouver East	\$1,054,900	353.2	-1.1%	1.1%	1.9%	-3.5%	-3.7%	6.4%	40.8%	
Vancouver West	\$1,351,600	321.1	1.5%	-3.3%	-4.4%	-5.4%	-6.8%	3.3%	23.2%	
Whistler	\$1,690,300	405.6	-0.4%	4.2%	-0.3%	-0.6%	-0.3%	16.5%	125.6%	
Apartment	Lower Mainland	\$643,200	322.7	-0.6%	-1.7%	-2.1%	-7.2%	-9.8%	3.9%	42.3%
	Greater Vancouver	\$695,200	323.5	-0.4%	-1.6%	-2.1%	-7.1%	-9.2%	3.2%	41.3%
	Burnaby East	\$709,200	299.9	-2.0%	-1.8%	-5.5%	-8.4%	-11.6%	0.2%	37.4%
	Burnaby North	\$678,700	332.2	-1.5%	-1.3%	-3.0%	-6.5%	-11.5%	2.9%	50.7%
	Burnaby South	\$739,100	342.7	-0.6%	-3.4%	-3.5%	-7.9%	-11.3%	1.0%	40.1%
	Coquitlam	\$653,900	369.0	-0.5%	-2.1%	-4.0%	-7.6%	-11.4%	4.5%	72.2%
	Ladner	\$650,300	331.1	1.0%	0.8%	-1.5%	-6.1%	-9.3%	8.7%	66.3%
	Maple Ridge	\$499,100	365.1	-1.0%	-2.8%	-3.0%	-8.5%	-10.4%	7.7%	100.8%
	New Westminster	\$586,700	359.9	-1.3%	-0.9%	-5.2%	-8.6%	-10.4%	3.9%	64.1%
	North Vancouver	\$787,000	319.4	0.5%	0.9%	1.5%	-4.1%	-3.2%	10.9%	49.8%
	Pitt Meadows	\$542,400	372.3	-0.7%	-3.0%	-2.5%	-8.1%	-10.2%	6.0%	93.6%
	Port Coquitlam	\$582,600	403.2	0.6%	-2.4%	-2.0%	-8.1%	-6.3%	9.5%	97.7%
	Port Moody	\$698,300	385.6	-0.7%	-0.5%	-1.6%	-5.6%	-2.5%	10.0%	79.2%
	Richmond	\$649,000	363.2	-1.7%	-3.8%	-4.0%	-8.1%	-10.9%	4.7%	62.7%
	Squamish	\$545,200	322.6	7.7%	-4.1%	-5.7%	-12.0%	-11.4%	5.1%	67.8%
	Sunshine Coast	\$424,200	255.2	8.3%	-6.4%	-10.4%	-17.2%	-21.2%	-12.3%	38.4%
	Tsawwassen	\$621,800	290.0	2.0%	0.9%	-1.7%	-7.2%	-8.7%	8.3%	45.1%
Vancouver East	\$637,300	369.9	-0.5%	-4.8%	-2.0%	-7.2%	-9.9%	-2.1%	39.5%	
Vancouver West	\$779,200	303.2	-0.5%	0.0%	-0.4%	-5.6%	-8.4%	-0.5%	23.5%	
West Vancouver	\$1,146,900	227.6	3.8%	3.2%	6.5%	-12.0%	-13.9%	-2.0%	21.0%	
Whistler	\$567,100	243.5	8.8%	-6.1%	-7.5%	-15.3%	-18.9%	-0.5%	68.4%	

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	<u>Listings</u>				<u>Sales</u>						
	1 Jun 2025	2 May 2026	3 Jun 2026	Col. 2 & 3 Percentage Variance	5 Jun 2025	6 May 2026	7 Jun 2026	Col. 6 & 7 Percentage Variance	9 Apr 2025 - Jun 2025	10 Apr 2026 - Jun 2026	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	24	22	20	-9.1	7	10	7	-30.0	17	24	41.2
ATTACHED	0	1	1	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	1	100.0	0	0	0	0.0	0	0	0.0
BURNABY				%				%			%
DETACHED	161	160	134	-16.3	39	41	57	39.0	114	151	32.5
ATTACHED	120	141	147	4.3	33	40	59	47.5	114	142	24.6
APARTMENTS	454	418	433	3.6	177	151	181	19.9	544	493	-9.4
COQUITLAM				%				%			%
DETACHED	168	193	150	-22.3	48	47	81	72.3	148	177	19.6
ATTACHED	136	116	102	-12.1	46	40	61	52.5	147	141	-4.1
APARTMENTS	262	240	273	13.8	77	77	112	45.5	252	282	11.9
DELTA				%				%			%
DETACHED	110	88	83	-5.7	50	32	37	15.6	109	107	-1.8
ATTACHED	37	39	42	7.7	20	21	18	-14.3	49	50	2.0
APARTMENTS	36	38	31	-18.4	20	12	20	66.7	62	50	-19.4
ISLANDS - GULF				%				%			%
DETACHED	19	19	30	57.9	4	4	4	0.0	12	12	0.0
ATTACHED	0	0	0	0.0	0	0	0	0.0	1	0	-100.0
APARTMENTS	0	0	1	100.0	0	0	0	0.0	0	0	0.0
MAPLE RIDGE/PITT MEADOWS				%				%			%
DETACHED	221	192	209	8.9	69	69	64	-7.2	219	207	-5.5
ATTACHED	105	96	82	-14.6	47	40	50	25.0	127	125	-1.6
APARTMENTS	85	76	65	-14.5	32	30	33	10.0	104	101	-2.9
NEW WESTMINSTER				%				%			%
DETACHED	55	68	62	-8.8	10	23	22	-4.3	42	62	47.6
ATTACHED	51	23	32	39.1	14	14	9	-35.7	37	31	-16.2
APARTMENTS	163	151	161	6.6	47	49	55	12.2	170	165	-2.9
NORTH VANCOUVER				%				%			%
DETACHED	206	196	179	-8.7	67	73	86	17.8	221	228	3.2
ATTACHED	108	117	87	-25.6	48	49	35	-28.6	121	128	5.8
APARTMENTS	211	242	195	-19.4	85	101	92	-8.9	264	258	-2.3
PORT COQUITLAM				%				%			%
DETACHED	77	72	64	-11.1	21	25	10	-60.0	64	61	-4.7
ATTACHED	34	55	37	-32.7	13	19	23	21.1	53	57	7.5
APARTMENTS	65	60	63	5.0	24	23	29	26.1	66	71	7.6
PORT MOODY/BELCARRA				%				%			%
DETACHED	47	48	42	-12.5	14	13	9	-30.8	45	38	-15.6
ATTACHED	42	39	26	-33.3	13	8	11	37.5	40	31	-22.5
APARTMENTS	72	90	69	-23.3	20	27	25	-7.4	72	78	8.3
RICHMOND				%				%			%
DETACHED	186	182	200	9.9	59	55	70	27.3	168	191	13.7
ATTACHED	165	138	179	29.7	60	57	59	3.5	153	163	6.5
APARTMENTS	375	324	312	-3.7	124	113	134	18.6	366	377	3.0
SQUAMISH				%				%			%
DETACHED	32	53	37	-30.2	16	16	23	43.8	58	55	-5.2
ATTACHED	42	49	35	-28.6	16	19	23	21.1	61	62	1.6
APARTMENTS	17	36	34	-5.6	18	13	9	-30.8	54	40	-25.9
SUNSHINE COAST				%				%			%
DETACHED	133	133	130	-2.3	45	38	53	39.5	137	130	-5.1
ATTACHED	21	15	14	-6.7	0	4	4	0.0	10	13	30.0
APARTMENTS	5	10	15	50.0	2	5	2	-60.0	13	9	-30.8
VANCOUVER EAST				%				%			%
DETACHED	248	233	242	3.9	95	91	95	4.4	234	262	12.0
ATTACHED	195	214	228	6.5	64	66	85	28.8	197	229	16.2
APARTMENTS	305	256	303	18.4	108	110	107	-2.7	319	320	0.3
VANCOUVER WEST				%				%			%
DETACHED	217	202	239	18.3	68	78	78	0.0	173	219	26.6
ATTACHED	169	207	198	-4.3	69	64	72	12.5	188	191	1.6
APARTMENTS	814	729	640	-12.2	280	271	269	-0.7	891	787	-11.7
WEST VANCOUVER/HOWE SOUND				%				%			%
DETACHED	151	153	137	-10.5	30	32	40	25.0	101	109	7.9
ATTACHED	14	13	14	7.7	7	2	3	50.0	17	11	-35.3
APARTMENTS	57	49	54	10.2	15	11	18	63.6	39	37	-5.1
WHISTLER/PEMBERTON				%				%			%
DETACHED	29	37	37	0.0	15	13	11	-15.4	27	33	22.2
ATTACHED	30	28	33	17.9	23	20	15	-25.0	69	49	-29.0
APARTMENTS	37	47	31	-34.0	11	16	17	6.3	41	53	29.3
GRAND TOTALS				%				%			%
DETACHED	2084	2051	1995	-2.7	657	660	747	13.2	1889	2066	9.4
ATTACHED	1269	1291	1257	-2.6	473	463	527	13.8	1384	1423	2.8
APARTMENTS	2958	2766	2681	-3.1	1040	1009	1103	9.3	3257	3121	-4.2

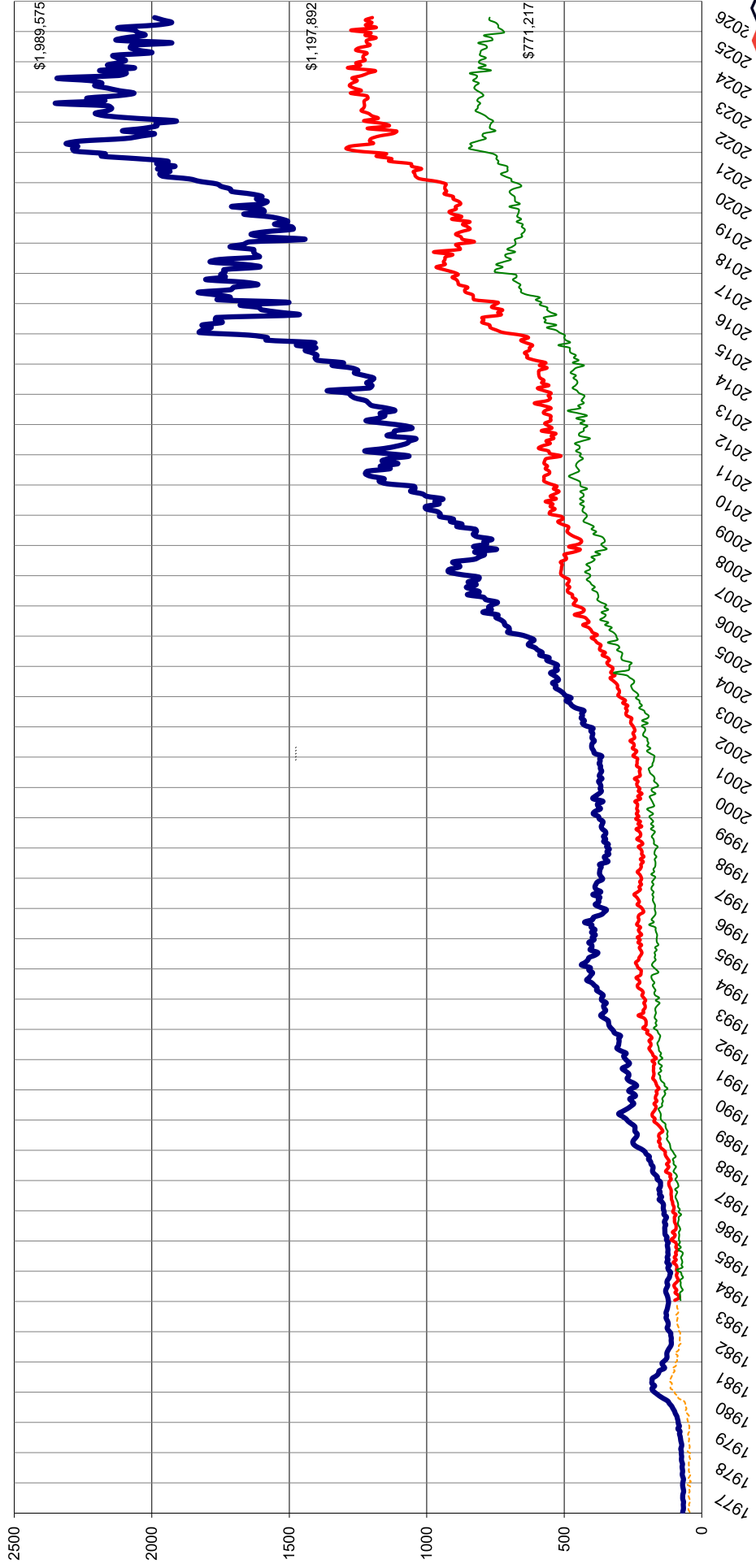


**GREATER
VANCOUVER
REALTORS®**

Residential Average Sale Prices - January 1977 to June 2026



IN THOUSANDS (\$)



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

