News Release

FOR IMMEDIATE RELEASE:

Home sales lose brief momentum

VANCOUVER, BC – August 4, 2026 –Home sales registered on the MLS® in Metro Vancouver* fell nearly ten per cent relative to July last year, erasing the ten percent gain seen in June that kicked off the summer.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 2,061 in July 2026, a 9.8 per cent decrease from the 2,286 sales recorded in July 2025. This was 18.6 per cent below the 10-year seasonal average (2,532).

"Last month, we reported broad gains in home sales across all home types, raising the question of whether demand would continue to build into the summer. Instead, July sales were down nearly ten per cent, led by an 18 per cent drop in apartment sales, confirming to market watchers that the June momentum was not sustained," said Andrew Lis, GVR chief economist and vice-president data analytics. "Over the past few years, the sales activity story has often been one step forward, one step back, and the June and July data are a prime example of this pattern."

There were 4,991 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in July 2026. This represents a 11.5 per cent decrease compared to the 5,642 properties listed in July 2025. This figure matches the 10-year seasonal average (4,992).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 16,476, a 4 per cent decrease compared to July 2025 (17,168). This is 26.8 per cent above the 10-year seasonal average (12,992).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for July 2026 is 13 per cent. By property type, the ratio is 10.5 per cent for detached homes, 15.8 per cent for attached, and 14 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.

"Sales weren't the only metric taking a step back in July, however., New listings were also down 11 percent in July, largely due to a nearly 17 per cent drop in apartment listings," said Lis. "We've been pointing to the slowdown in sellers coming to market for several months, and it's beginning to translate into a gradual decline in the overall inventory level. This shift remains in early days, and with sales in a holding pattern, price pressures of significance in either direction aren't showing up in the data quite yet, with prices down roughly one per cent in July."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently $1,088,800. This represents a 6.2 per cent decrease over July 2025 and a 0.9 per cent decrease compared to June 2026.

Sales of detached homes in July 2026 reached 639, a 3.2 per cent decrease from the 660 detached sales recorded in July 2025. The benchmark price for a detached home is $1,822,900. This represents a 7 per cent decrease from July 2025 and a 1.1 per cent decrease compared to June 2026.

Sales of apartment homes reached 952 in July 2026, a 17.8 per cent decrease compared to the 1,158 sales in July 2025. The benchmark price of an apartment home is $688,000. This represents a 7.5 per cent decrease from July 2025 and a one per cent decrease compared to June 2026.

Attached home sales in July 2026 totalled 454, a 1.1 per cent decrease compared to the 459 sales in July 2025. The benchmark price of a townhouse is $1,030,400. This represents a 6 per cent decrease from July 2025 and a 1.5 per cent decrease compared to June 2026.

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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July 2026

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	$1,018,800	311.0	-0.9%	-1.2%	-1.3%	-6.4%	-11.2%	-0.7%	10.8%
	Greater Vancouver	$1,088,800	311.4	-1.0%	-0.9%	-1.2%	-6.2%	-9.4%	0.5%	6.0%
	Bowen Island	$1,399,100	286.3	0.3%	2.5%	-0.5%	-2.7%	-5.6%	-0.9%	65.2%
	Burnaby East	$985,000	313.8	-1.1%	-3.0%	-3.0%	-10.6%	-15.4%	-1.0%	9.0%
	Burnaby North	$890,900	299.0	-0.9%	-2.7%	-4.1%	-8.2%	-12.3%	-3.8%	8.5%
	Burnaby South	$989,800	315.3	-0.8%	-2.7%	-2.6%	-7.3%	-12.2%	-1.3%	10.5%
	Coquitlam	$987,600	312.2	-1.2%	-1.1%	-1.3%	-6.2%	-12.4%	-1.2%	22.1%
	Ladner	$1,085,800	323.2	-0.5%	1.0%	0.9%	-5.1%	-7.4%	9.0%	31.0%
	Maple Ridge	$897,000	311.8	-0.2%	-2.5%	-2.4%	-7.0%	-10.8%	0.4%	52.8%
	New Westminster	$726,700	337.5	-1.1%	-2.1%	-3.0%	-9.2%	-13.2%	1.4%	31.4%
	North Vancouver	$1,307,500	306.3	-0.5%	-1.0%	1.4%	-4.3%	-5.7%	4.1%	13.7%
	Pitt Meadows	$857,700	351.1	0.7%	-0.4%	0.1%	-4.2%	-7.1%	11.5%	67.9%
	Port Coquitlam	$868,500	339.9	-2.2%	-2.7%	-3.1%	-6.3%	-9.8%	8.0%	49.7%
	Port Moody	$1,041,700	337.3	0.0%	1.2%	0.1%	-3.6%	-5.6%	5.5%	36.3%
	Richmond	$1,026,200	338.6	-0.4%	-2.0%	-2.9%	-7.9%	-13.0%	-0.2%	2.6%
	Squamish	$1,082,800	360.6	-2.1%	0.4%	-3.5%	-4.0%	-1.4%	10.5%	73.2%
	Sunshine Coast	$810,100	297.0	1.4%	5.5%	1.5%	-2.6%	-5.8%	5.3%	77.2%
	Tsawwassen	$1,110,200	288.1	-3.3%	-2.4%	-4.6%	-4.8%	-9.1%	1.9%	4.8%
	Vancouver East	$1,122,400	350.4	-1.2%	-2.0%	-1.8%	-6.5%	-8.6%	3.1%	11.2%
	Vancouver West	$1,226,300	293.2	-1.1%	0.0%	0.5%	-5.6%	-8.1%	-3.1%	-12.9%
	West Vancouver	$2,293,500	247.6	-1.2%	3.3%	0.1%	-7.7%	-12.9%	-13.4%	-25.2%
	Whistler	$1,302,000	284.1	-2.3%	0.9%	-5.1%	-7.1%	-12.2%	-2.4%	68.0%
Single Family Detached	Lower Mainland	$1,621,600	355.9	-1.1%	-1.5%	-1.8%	-7.4%	-9.8%	2.0%	14.9%
	Greater Vancouver	$1,822,900	340.2	-1.1%	-1.0%	-1.5%	-7.0%	-8.7%	2.0%	3.4%
	Bowen Island	$1,402,300	286.1	0.3%	2.5%	-0.5%	-2.7%	-5.7%	-0.9%	65.1%
	Burnaby East	$1,713,100	369.2	-3.3%	-3.8%	-4.6%	-11.4%	-10.8%	10.8%	22.9%
	Burnaby North	$1,858,100	357.9	-0.6%	-1.6%	-4.2%	-11.3%	-6.9%	6.0%	13.8%
	Burnaby South	$1,919,800	363.8	-2.3%	-3.2%	-5.4%	-10.7%	-11.9%	2.5%	5.8%
	Coquitlam	$1,627,600	383.1	-1.3%	-0.5%	-1.2%	-5.2%	-9.0%	5.0%	33.0%
	Ladner	$1,331,000	332.8	0.2%	2.1%	2.1%	-5.0%	-6.7%	8.3%	30.7%
	Maple Ridge	$1,184,800	345.7	-0.5%	-3.8%	-3.4%	-6.4%	-9.0%	3.0%	63.4%
	New Westminster	$1,384,300	336.6	-2.5%	-3.8%	-6.0%	-13.3%	-13.6%	3.2%	22.0%
	North Vancouver	$2,078,200	328.6	-1.1%	-2.4%	2.0%	-5.0%	-7.2%	3.2%	14.7%
	Pitt Meadows	$1,209,600	366.5	1.8%	-0.7%	1.7%	-2.6%	-9.8%	8.8%	58.0%
	Port Coquitlam	$1,308,500	368.9	-1.1%	-1.4%	-2.4%	-3.4%	-7.6%	10.4%	49.8%
	Port Moody	$1,967,700	378.5	1.0%	1.6%	-1.5%	-4.6%	-4.1%	10.3%	40.4%
	Richmond	$1,911,700	384.3	-1.1%	-2.7%	-4.0%	-8.7%	-12.6%	-0.5%	1.4%
	Squamish	$1,638,300	404.4	-3.9%	-3.3%	-5.8%	-3.6%	-0.5%	9.7%	80.9%
	Sunshine Coast	$867,100	301.7	1.9%	5.6%	1.8%	-2.0%	-6.7%	4.6%	79.3%
	Tsawwassen	$1,472,800	325.6	-4.2%	-3.7%	-5.0%	-4.2%	-6.0%	4.4%	13.6%
	Vancouver East	$1,642,100	366.1	-1.1%	-2.3%	-3.3%	-8.7%	-13.3%	-1.9%	6.8%
	Vancouver West	$3,011,300	317.1	-1.0%	1.1%	1.9%	-7.4%	-11.2%	-8.6%	-16.8%
	West Vancouver	$2,897,500	269.7	-1.0%	0.9%	-0.6%	-8.7%	-10.2%	-8.3%	-19.8%
	Whistler	$2,560,300	305.7	-3.6%	-3.9%	-7.8%	-3.6%	-6.9%	5.2%	63.9%

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 included duplexes.

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

MULTIPLE LISTING SERVICE® *

July 2026

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	$903,300	344.9	-1.2%	-1.3%	-1.3%	-6.1%	-8.0%	9.0%	56.8%
	Greater Vancouver	$1,030,400	361.0	-1.5%	-1.3%	-1.3%	-6.0%	-6.9%	9.2%	51.9%
	Burnaby East	$858,700	373.0	-0.7%	0.8%	4.2%	-5.2%	-2.2%	14.0%	59.8%
	Burnaby North	$886,600	360.1	-1.9%	-4.9%	-3.7%	-6.3%	-3.4%	11.8%	63.5%
	Burnaby South	$924,200	347.4	-3.3%	-8.1%	-2.7%	-10.6%	-9.6%	5.8%	44.4%
	Coquitlam	$990,900	387.5	-2.5%	-1.7%	0.9%	-8.6%	-6.3%	9.8%	67.2%
	Ladner	$978,100	390.9	-0.3%	-0.6%	1.2%	-4.5%	-2.5%	17.7%	65.6%
	Maple Ridge	$718,100	355.1	-1.4%	-0.8%	-1.1%	-7.9%	-7.1%	4.5%	79.5%
	New Westminster	$872,900	380.8	-0.2%	-0.5%	-0.4%	-4.5%	-7.6%	12.7%	56.1%
	North Vancouver	$1,237,300	334.8	-1.8%	-2.8%	-2.6%	-6.0%	-8.7%	8.7%	45.1%
	Pitt Meadows	$758,500	384.6	-0.4%	-2.7%	-3.0%	-6.6%	-7.7%	7.1%	77.6%
	Port Coquitlam	$852,300	345.2	-2.8%	-5.0%	-2.0%	-9.5%	-11.9%	6.7%	59.2%
	Port Moody	$983,400	395.3	-1.0%	2.3%	0.1%	-3.0%	-2.7%	11.8%	82.4%
	Richmond	$1,035,200	370.0	1.0%	-0.1%	0.2%	-5.9%	-10.5%	11.1%	42.4%
	Squamish	$999,600	382.5	-0.6%	-0.3%	-0.6%	-1.8%	0.3%	11.8%	99.4%
	Sunshine Coast	$727,700	344.4	-2.1%	0.4%	-1.3%	-2.2%	-0.4%	12.0%	90.1%
	Tsawwassen	$938,000	276.0	0.3%	1.5%	3.3%	-2.2%	-7.2%	7.8%	10.1%
	Vancouver East	$1,009,100	337.8	-4.4%	-1.7%	-2.7%	-8.7%	-9.4%	3.8%	32.1%
	Vancouver West	$1,321,100	313.9	-2.2%	-1.4%	-5.5%	-6.5%	-8.9%	0.8%	21.7%
	Whistler	$1,659,200	398.2	-1.8%	1.4%	0.2%	-2.1%	-0.8%	14.3%	115.1%
Apartment	Lower Mainland	$636,400	319.3	-1.1%	-2.4%	-2.4%	-7.5%	-11.2%	2.9%	38.8%
	Greater Vancouver	$688,000	320.1	-1.1%	-2.1%	-2.4%	-7.5%	-10.7%	2.4%	37.9%
	Burnaby East	$713,100	301.5	0.5%	-1.8%	-3.8%	-7.0%	-11.7%	0.4%	38.9%
	Burnaby North	$673,400	329.6	-0.8%	-3.2%	-3.8%	-6.4%	-11.3%	2.2%	45.2%
	Burnaby South	$741,600	343.8	0.3%	-2.2%	-3.2%	-7.4%	-12.2%	1.5%	37.4%
	Coquitlam	$651,400	367.6	-0.4%	-1.9%	-2.6%	-7.2%	-12.4%	4.0%	67.2%
	Ladner	$620,300	315.8	-4.6%	-1.1%	-9.5%	-7.3%	-13.4%	0.6%	53.4%
	Maple Ridge	$501,700	367.0	0.5%	-0.4%	-0.8%	-6.7%	-9.9%	9.4%	96.0%
	New Westminster	$582,400	357.3	-0.7%	-2.2%	-2.4%	-8.3%	-11.3%	3.1%	59.0%
	North Vancouver	$785,700	318.9	-0.2%	0.2%	0.7%	-4.3%	-2.8%	11.2%	48.7%
	Pitt Meadows	$545,300	374.3	0.5%	-0.1%	-0.7%	-6.4%	-9.8%	7.2%	89.7%
	Port Coquitlam	$570,700	394.9	-2.1%	-1.7%	-4.4%	-7.7%	-9.2%	8.1%	83.3%
	Port Moody	$688,300	380.1	-1.4%	-2.1%	-1.0%	-5.8%	-3.8%	8.7%	70.7%
	Richmond	$639,700	358.0	-1.4%	-3.4%	-3.6%	-9.6%	-12.3%	2.8%	59.7%
	Squamish	$545,800	323.0	0.1%	11.0%	-3.1%	-13.1%	-13.3%	1.9%	68.8%
	Sunshine Coast	$420,500	253.0	-0.9%	7.9%	-8.2%	-17.0%	-23.5%	-14.7%	34.1%
	Tsawwassen	$589,500	275.0	-5.2%	-2.8%	-10.5%	-9.3%	-13.5%	-0.6%	35.2%
	Vancouver East	$628,600	364.8	-1.4%	-5.4%	-1.6%	-7.5%	-11.8%	-2.2%	33.9%
	Vancouver West	$768,700	299.1	-1.4%	-2.7%	-1.1%	-6.4%	-10.6%	-1.0%	21.2%
	West Vancouver	$1,104,000	219.0	-3.8%	8.5%	-4.8%	-13.6%	-17.3%	-5.9%	12.0%
	Whistler	$550,600	236.4	-2.9%	6.9%	-9.5%	-18.9%	-22.8%	-6.6%	62.6%

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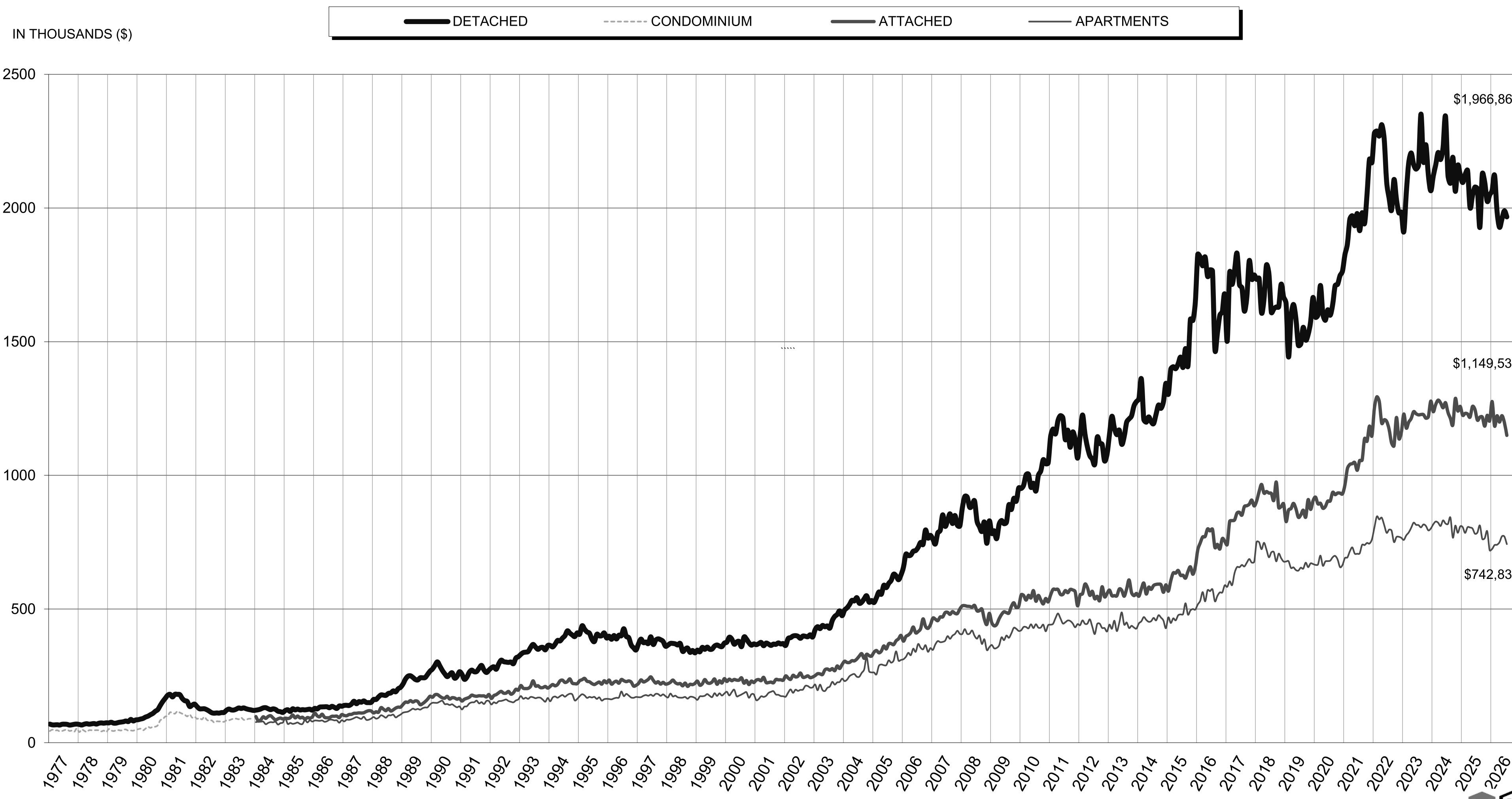
MLS MULTIPLE LISTING SERVICE® *

Listing & Sales Activity Summary

	Listings				Sales						
	1 Jul 2025	2 Jun 2026	3 Jul 2026	Col. 2 & 3 Percentage Variance	5 Jul 2025	6 Jun 2026	7 Jul 2026	Col. 6 & 7 Percentage Variance	9 May 2025 - Jul 2025	10 May 2026 - Jul 2026	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	17	20	16	-20.0	5	7	8	14.3	18	25	38.9
ATTACHED	0	1	0	-100.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	1	1	0.0	0	0	0	0.0	0	0	0.0
BURNABY				%				%			%
DETACHED	144	134	129	-3.7	54	57	50	-12.3	130	148	13.8
ATTACHED	111	147	130	-11.6	55	59	51	-13.6	137	150	9.5
APARTMENTS	490	433	364	-15.9	227	181	171	-5.5	580	503	-13.3
COQUITLAM											
DETACHED	156	150	151	0.7	65	81	54	-33.3	167	182	9.0
ATTACHED	105	102	123	20.6	47	61	44	-27.9	130	145	11.5
APARTMENTS	241	273	212	-22.3	93	112	88	-21.4	268	277	3.4
DELTA											
DETACHED	98	83	71	-14.5	34	37	37	0.0	117	106	-9.4
ATTACHED	51	42	34	-19.0	20	18	14	-22.2	58	53	-8.6
APARTMENTS	34	31	27	-12.9	12	20	13	-35.0	55	45	-18.2
ISLANDS - GULF											
DETACHED	17	30	10	-66.7	2	4	5	25.0	12	13	8.3
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	1	0	-100.0	1	0	1	100.0	1	1	0.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	225	209	198	-5.3	70	64	80	25.0	215	213	-0.9
ATTACHED	97	82	92	12.2	43	50	32	-36.0	129	122	-5.4
APARTMENTS	90	65	74	13.8	33	33	19	-42.4	99	82	-17.2
NEW WESTMINSTER											
DETACHED	37	62	51	-17.7	14	22	13	-40.9	44	58	31.8
ATTACHED	30	32	27	-15.6	15	9	10	11.1	41	33	-19.5
APARTMENTS	166	161	148	-8.1	70	55	61	10.9	176	165	-6.3
NORTH VANCOUVER											
DETACHED	150	179	104	-41.9	73	86	55	-36.0	221	214	-3.2
ATTACHED	81	87	87	0.0	45	35	28	-20.0	133	112	-15.8
APARTMENTS	230	195	194	-0.5	71	92	69	-25.0	239	262	9.6
PORT COQUITLAM											
DETACHED	43	64	68	6.3	31	10	18	80.0	68	53	-22.1
ATTACHED	45	37	44	18.9	19	23	17	-26.1	53	59	11.3
APARTMENTS	58	63	57	-9.5	35	29	21	-27.6	77	73	-5.2
PORT MOODY/BELCARRA											
DETACHED	47	42	53	26.2	9	9	16	77.8	40	38	-5.0
ATTACHED	41	26	24	-7.7	26	11	17	54.5	53	36	-32.1
APARTMENTS	69	69	60	-13.0	31	25	23	-8.0	81	75	-7.4
RICHMOND											
DETACHED	176	200	174	-13.0	60	70	65	-7.1	181	190	5.0
ATTACHED	148	179	124	-30.7	49	59	71	20.3	153	187	22.2
APARTMENTS	307	312	256	-17.9	132	134	91	-32.1	381	338	-11.3
SQUAMISH											
DETACHED	31	37	29	-21.6	27	23	15	-34.8	60	54	-10.0
ATTACHED	29	35	21	-40.0	11	23	21	-8.7	48	63	31.3
APARTMENTS	30	34	20	-41.2	8	9	13	44.4	43	35	-18.6
SUNSHINE COAST											
DETACHED	109	130	98	-24.6	42	53	51	-3.8	138	142	2.9
ATTACHED	14	14	13	-7.1	5	4	2	-50.0	9	10	11.1
APARTMENTS	14	15	10	-33.3	2	2	9	350.0	8	16	100.0
VANCOUVER EAST											
DETACHED	194	242	179	-26.0	63	95	66	-30.5	230	252	9.6
ATTACHED	181	228	182	-20.2	63	85	81	-4.7	197	232	17.8
APARTMENTS	225	303	187	-38.3	115	107	97	-9.3	324	314	-3.1
VANCOUVER WEST											
DETACHED	175	239	157	-34.3	62	78	67	-14.1	183	223	21.9
ATTACHED	158	198	173	-12.6	42	72	50	-30.6	177	186	5.1
APARTMENTS	689	640	578	-9.7	292	269	245	-8.9	862	785	-8.9
WEST VANCOUVER/HOWE SOUND											
DETACHED	141	137	111	-19.0	40	40	33	-17.5	115	105	-8.7
ATTACHED	20	14	10	-28.6	5	3	5	66.7	21	10	-52.4
APARTMENTS	44	54	39	-27.8	17	18	16	-11.1	46	45	-2.2
WHISTLER/PEMBERTON											
DETACHED	29	37	22	-40.5	9	11	6	-45.5	32	30	-6.3
ATTACHED	21	33	24	-27.3	14	15	11	-26.7	62	46	-25.8
APARTMENTS	31	31	31	0.0	19	17	15	-11.8	45	48	6.7
GRAND TOTALS											
DETACHED	**1789**	**1995**	**1621**	**-18.7**	**660**	**747**	**639**	**-14.5**	**1971**	**2046**	**3.8**
ATTACHED	**1132**	**1257**	**1108**	**-11.9**	**459**	**527**	**454**	**-13.9**	**1401**	**1444**	**3.1**
APARTMENTS	**2718**	**2681**	**2258**	**-15.8**	**1158**	**1103**	**952**	**-13.7**	**3285**	**3064**	**-6.7**

Residential Average Sale Prices - January 1977 to July 2026



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