News Release

FOR IMMEDIATE RELEASE:

Buyers and sellers step back in October

VANCOUVER, BC – November 2, 2026 – Home sales and new listings registered on the MLS® in Metro Vancouver* fell roughly ten per cent relative to October last year, respectively.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 2,024 in October 2026, a 10.2 per cent decrease from the 2,255 sales recorded in October 2025. This was 22.5 per cent below the 10-year seasonal average (2,612).

“October came with a few suspenseful distractions for buyers and sellers alike, with a somewhat surprising Bank of Canada rate hike and a snap provincial election among them,” said Andrew Lis, GVR chief economist and vice-president data analytics. “Between the onslaught of news coverage of the provincial and municipal elections, and the uncertainty surrounding where mortgage rates may be headed, it’s not entirely surprising that market participants took a step back in October to recalibrate.”

There were 4,805 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in October 2026. This represents a 11.6 per cent decrease compared to the 5,438 properties listed in October 2025. This was 1 per cent above the 10-year seasonal average (4,758).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 15,688, a 4.3 per cent decrease compared to October 2025 (16,393). This is 24 per cent above the 10-year seasonal average (12,649).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for October 2026 is 13.4 per cent. By property type, the ratio is 11.6 per cent for detached homes, 16.5 per cent for attached, and 13.5 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.

“With one quarter-point rate hike now behind us, and financial markets pricing in a slight chance of another quarter-point hike in December, it’s possible some buyers may step in

to take advantage of rate holds that will soon be expiring," Lis said. "Still, it's a difficult quandary for buyers who've watched prices edge lower throughout the year, only to see those affordability gains eroded by higher borrowing costs. Like much of 2026, it's a continued pattern of one step forward, one step back in nearly all aspects impacting the housing market. Whether we finish 2026 stepping forward rather than back, remains the defining question that will set the tone for the New Year."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently $1,068,600. This represents a 5.2 per cent decrease over October 2025 and a 0.7 per cent decrease compared to September 2026.

Sales of detached homes in October 2026 reached 643, a 7.2 per cent decrease from the 693 detached sales recorded in October 2025. The benchmark price for a detached home is $1,775,200. This represents a 7 per cent decrease from October 2025 and a 0.5 per cent decrease compared to September 2026.

Sales of apartment homes reached 892 in October 2026, a 16.7 per cent decrease compared to the 1,071 sales in October 2025. The benchmark price of an apartment home is $673,400. This represents a 5.9 per cent decrease from October 2025 and a 1.3 per cent decrease compared to September 2026.

Attached home sales in October 2026 totalled 468, a 1.9 per cent decrease compared to the 477 sales in October 2025. The benchmark price of a townhouse is $1,006,500. This represents a 5.5 per cent decrease from October 2025 and a 1 per cent decrease compared to September 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.

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MLS® HOME PRICE INDEX *

October 2026

GREATER VANCOUVER REALTORS®

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	$999,500	306.5	-0.6%	-2.0%	-3.2%	-5.5%	-11.1%	-5.8%	14.6%
	Greater Vancouver	$1,068,600	305.7	-0.7%	-1.8%	-2.7%	-5.2%	-10.1%	-4.0%	9.8%
	Bowen Island	$1,395,700	285.6	-0.7%	-0.2%	2.2%	-0.5%	-4.2%	-4.7%	72.0%
	Burnaby East	$972,500	309.8	-1.0%	-1.3%	-4.2%	-7.1%	-16.0%	-5.9%	13.1%
	Burnaby North	$875,000	293.6	-0.2%	-1.8%	-4.4%	-5.8%	-14.1%	-6.7%	10.6%
	Burnaby South	$975,400	310.7	0.3%	-1.5%	-4.1%	-6.1%	-12.7%	-3.5%	14.0%
	Coquitlam	$957,500	302.7	-1.5%	-3.0%	-4.1%	-7.1%	-13.5%	-7.5%	21.8%
	Ladner	$1,023,500	304.6	-1.0%	-5.8%	-4.8%	-6.5%	-11.4%	-2.6%	28.4%
	Maple Ridge	$864,000	300.3	-2.1%	-3.7%	-6.1%	-8.4%	-12.4%	-8.8%	47.7%
	New Westminster	$707,200	328.5	-1.7%	-2.7%	-4.8%	-8.8%	-14.5%	-3.9%	33.2%
	North Vancouver	$1,281,400	300.2	-0.7%	-2.0%	-2.9%	-2.7%	-6.5%	-0.2%	17.1%
	Pitt Meadows	$832,600	340.8	-1.9%	-2.9%	-3.3%	-4.0%	-7.4%	0.1%	65.9%
	Port Coquitlam	$840,200	328.8	0.6%	-3.3%	-5.9%	-6.9%	-10.8%	-0.9%	51.2%
	Port Moody	$995,800	322.5	-1.6%	-4.4%	-3.2%	-6.6%	-11.3%	-2.6%	32.8%
	Richmond	$998,300	329.4	-1.7%	-2.7%	-4.7%	-8.3%	-14.9%	-5.6%	5.7%
	Squamish	$1,100,500	366.5	0.8%	1.6%	2.1%	-1.6%	3.2%	7.4%	76.3%
	Sunshine Coast	$801,700	293.9	-0.5%	-1.0%	4.4%	-1.8%	-2.9%	-0.3%	74.0%
	Tsawwassen	$1,103,800	286.4	-0.8%	-0.6%	-3.0%	-1.4%	-9.4%	-3.3%	14.2%
	Vancouver East	$1,121,600	350.2	0.1%	-0.1%	-2.0%	-4.4%	-7.7%	0.4%	17.8%
	Vancouver West	$1,196,600	286.1	-0.8%	-2.4%	-2.4%	-4.5%	-8.9%	-6.8%	-9.3%
	West Vancouver	$2,299,200	248.2	2.4%	0.2%	3.5%	-3.5%	-13.0%	-14.3%	-21.3%
	Whistler	$1,359,000	296.5	0.6%	4.4%	5.3%	-1.3%	-4.9%	-4.1%	76.5%
Single Family Detached	Lower Mainland	$1,576,000	347.3	-0.5%	-2.8%	-4.3%	-7.4%	-10.8%	-5.0%	18.6%
	Greater Vancouver	$1,775,200	331.3	-0.5%	-2.6%	-3.6%	-7.0%	-10.5%	-3.9%	7.4%
	Bowen Island	$1,398,200	285.2	-0.7%	-0.3%	2.1%	-0.6%	-4.3%	-4.8%	71.8%
	Burnaby East	$1,681,600	362.4	-0.8%	-1.8%	-5.6%	-7.2%	-10.1%	1.6%	30.1%
	Burnaby North	$1,795,200	345.8	-0.7%	-3.4%	-4.9%	-7.1%	-11.6%	1.6%	15.2%
	Burnaby South	$1,904,400	360.9	0.5%	-0.8%	-4.0%	-8.8%	-11.0%	-0.7%	12.0%
	Coquitlam	$1,571,400	369.8	-0.8%	-3.5%	-3.9%	-7.0%	-12.1%	-3.3%	33.1%
	Ladner	$1,262,500	315.7	-1.7%	-5.1%	-3.2%	-4.3%	-10.1%	-3.3%	29.5%
	Maple Ridge	$1,138,500	332.2	-1.5%	-3.9%	-7.6%	-8.6%	-10.7%	-7.4%	58.3%
	New Westminster	$1,347,700	327.7	-0.7%	-2.6%	-6.4%	-9.9%	-13.1%	-4.8%	28.8%
	North Vancouver	$2,058,800	325.6	0.8%	-0.9%	-3.3%	-2.2%	-7.5%	-0.2%	20.1%
	Pitt Meadows	$1,172,600	355.3	-0.5%	-3.1%	-3.8%	-1.3%	-8.8%	-6.2%	60.1%
	Port Coquitlam	$1,235,900	348.4	-0.4%	-5.6%	-6.8%	-8.4%	-10.4%	-2.5%	50.3%
	Port Moody	$1,868,000	359.3	-1.9%	-5.1%	-3.5%	-9.3%	-9.8%	0.5%	37.1%
	Richmond	$1,833,100	368.5	-2.0%	-4.1%	-6.7%	-11.1%	-15.1%	-7.7%	5.2%
	Squamish	$1,681,800	415.2	4.2%	2.7%	-0.7%	0.7%	9.7%	7.6%	88.6%
	Sunshine Coast	$850,200	295.8	-0.4%	-2.0%	3.6%	-2.1%	-3.3%	-2.0%	74.5%
	Tsawwassen	$1,469,500	324.8	-2.6%	-0.2%	-4.0%	0.7%	-6.8%	-0.9%	25.7%
	Vancouver East	$1,610,700	359.1	-1.2%	-1.9%	-4.2%	-8.3%	-14.1%	-5.6%	12.5%
	Vancouver West	$2,899,700	305.3	-0.6%	-3.7%	-2.7%	-9.0%	-14.0%	-12.8%	-15.2%
	West Vancouver	$2,864,900	266.7	1.5%	-1.1%	-0.3%	-7.2%	-13.2%	-11.0%	-17.2%
	Whistler	$2,646,200	315.9	3.6%	3.3%	-0.7%	2.2%	5.4%	0.7%	73.0%

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 included duplexes.

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

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MLS® HOME PRICE INDEX *

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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 %
Townhouse	Lower Mainland	$883,500	338.1	-0.8%	-2.2%	-3.5%	-5.2%	-9.4%	2.6%	53.1%
	Greater Vancouver	$1,006,500	352.7	-1.0%	-2.3%	-3.5%	-5.5%	-8.7%	3.6%	49.5%
	Burnaby East	$839,300	364.6	-2.2%	-2.3%	-1.5%	-4.9%	-6.8%	12.5%	59.4%
	Burnaby North	$873,000	354.6	-0.8%	-1.5%	-6.3%	-5.3%	-5.1%	8.7%	58.4%
	Burnaby South	$922,900	347.0	-2.0%	-0.1%	-8.2%	-7.8%	-9.9%	4.6%	46.8%
	Coquitlam	$962,600	376.5	-1.4%	-2.8%	-4.5%	-6.6%	-9.2%	3.3%	61.0%
	Ladner	$909,300	363.4	-1.1%	-7.0%	-7.6%	-10.2%	-10.8%	3.9%	53.9%
	Maple Ridge	$686,600	339.6	-2.0%	-4.4%	-5.1%	-9.5%	-11.3%	-3.4%	68.7%
	New Westminster	$852,000	371.7	-0.3%	-2.4%	-2.9%	-5.3%	-10.4%	5.5%	61.0%
	North Vancouver	$1,221,100	330.4	-0.8%	-1.3%	-4.1%	-5.9%	-9.2%	2.4%	44.7%
	Pitt Meadows	$731,800	371.1	-0.8%	-3.5%	-6.1%	-7.8%	-10.3%	0.8%	69.7%
	Port Coquitlam	$854,900	346.3	2.5%	0.3%	-4.7%	-3.3%	-9.7%	2.6%	61.4%
	Port Moody	$895,800	360.0	-4.8%	-8.9%	-6.8%	-10.1%	-13.0%	-0.4%	63.4%
	Richmond	$1,009,300	360.7	-1.5%	-2.5%	-2.6%	-4.5%	-9.8%	4.9%	39.4%
	Squamish	$968,600	370.7	-4.1%	-3.1%	-3.4%	-6.2%	-5.7%	7.4%	86.6%
	Sunshine Coast	$708,600	335.4	-4.7%	-2.6%	-2.2%	-5.9%	-6.5%	8.2%	82.3%
	Tsawwassen	$878,400	258.4	-0.9%	-6.4%	-5.0%	-7.4%	-13.9%	-3.9%	4.5%
	Vancouver East	$1,055,800	353.5	7.7%	4.6%	2.9%	0.4%	-4.5%	2.9%	39.2%
	Vancouver West	$1,285,000	305.3	-1.0%	-2.7%	-4.1%	-5.7%	-10.1%	-3.3%	23.0%
	Whistler	$1,621,200	389.1	-4.4%	-2.3%	-0.9%	-5.4%	-5.8%	10.0%	106.0%
Apartment	Lower Mainland	$623,700	314.8	-1.1%	-2.0%	-4.4%	-6.0%	-12.5%	-1.3%	37.8%
	Greater Vancouver	$673,400	313.4	-1.3%	-2.1%	-4.2%	-5.9%	-12.4%	-1.9%	36.6%
	Burnaby East	$698,800	295.5	-1.3%	-2.0%	-3.8%	-7.1%	-13.9%	-3.3%	32.9%
	Burnaby North	$660,400	323.3	-0.3%	-1.9%	-5.0%	-5.7%	-13.9%	-2.7%	44.9%
	Burnaby South	$716,500	332.2	-0.9%	-3.4%	-5.5%	-7.9%	-15.1%	-1.9%	33.5%
	Coquitlam	$624,200	352.3	-2.5%	-4.2%	-6.0%	-9.1%	-13.8%	-2.4%	55.0%
	Ladner	$620,000	315.7	5.7%	0.0%	-1.1%	-5.6%	-12.4%	-0.8%	53.8%
	Maple Ridge	$481,600	352.3	-6.2%	-4.0%	-4.4%	-8.3%	-13.7%	-0.3%	77.4%
	New Westminster	$565,900	347.2	-2.4%	-2.8%	-5.0%	-9.2%	-14.3%	-1.1%	51.4%
	North Vancouver	$736,300	298.8	-4.3%	-6.3%	-6.2%	-6.1%	-8.9%	3.2%	41.4%
	Pitt Meadows	$523,500	359.3	-6.2%	-4.0%	-4.1%	-8.0%	-13.2%	-1.3%	72.7%
	Port Coquitlam	$551,200	381.5	0.2%	-3.4%	-5.0%	-7.6%	-11.5%	2.4%	73.5%
	Port Moody	$680,000	375.5	0.6%	-1.2%	-3.3%	-3.7%	-8.1%	3.5%	66.1%
	Richmond	$625,700	350.1	-1.6%	-2.2%	-5.5%	-8.8%	-16.8%	-1.7%	51.5%
	Squamish	$599,600	354.8	1.0%	9.8%	21.9%	-0.1%	-5.8%	0.3%	74.8%
	Sunshine Coast	$462,300	278.2	0.3%	10.0%	18.7%	-5.4%	-16.8%	-15.3%	44.5%
	Tsawwassen	$588,800	274.6	5.9%	-0.1%	-2.9%	-7.0%	-11.9%	-1.1%	34.3%
	Vancouver East	$635,100	368.6	0.1%	1.0%	-4.5%	-3.9%	-10.5%	-2.0%	34.7%
	Vancouver West	$751,400	292.4	-1.3%	-2.2%	-4.9%	-3.8%	-11.2%	-5.3%	22.8%
	West Vancouver	$1,142,600	226.7	4.1%	3.5%	12.3%	4.5%	-10.6%	-0.7%	18.9%
	Whistler	$612,500	263.0	1.9%	11.3%	18.9%	-4.8%	-16.3%	-7.1%	73.5%

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GREATER VANCOUVER REALTORS®

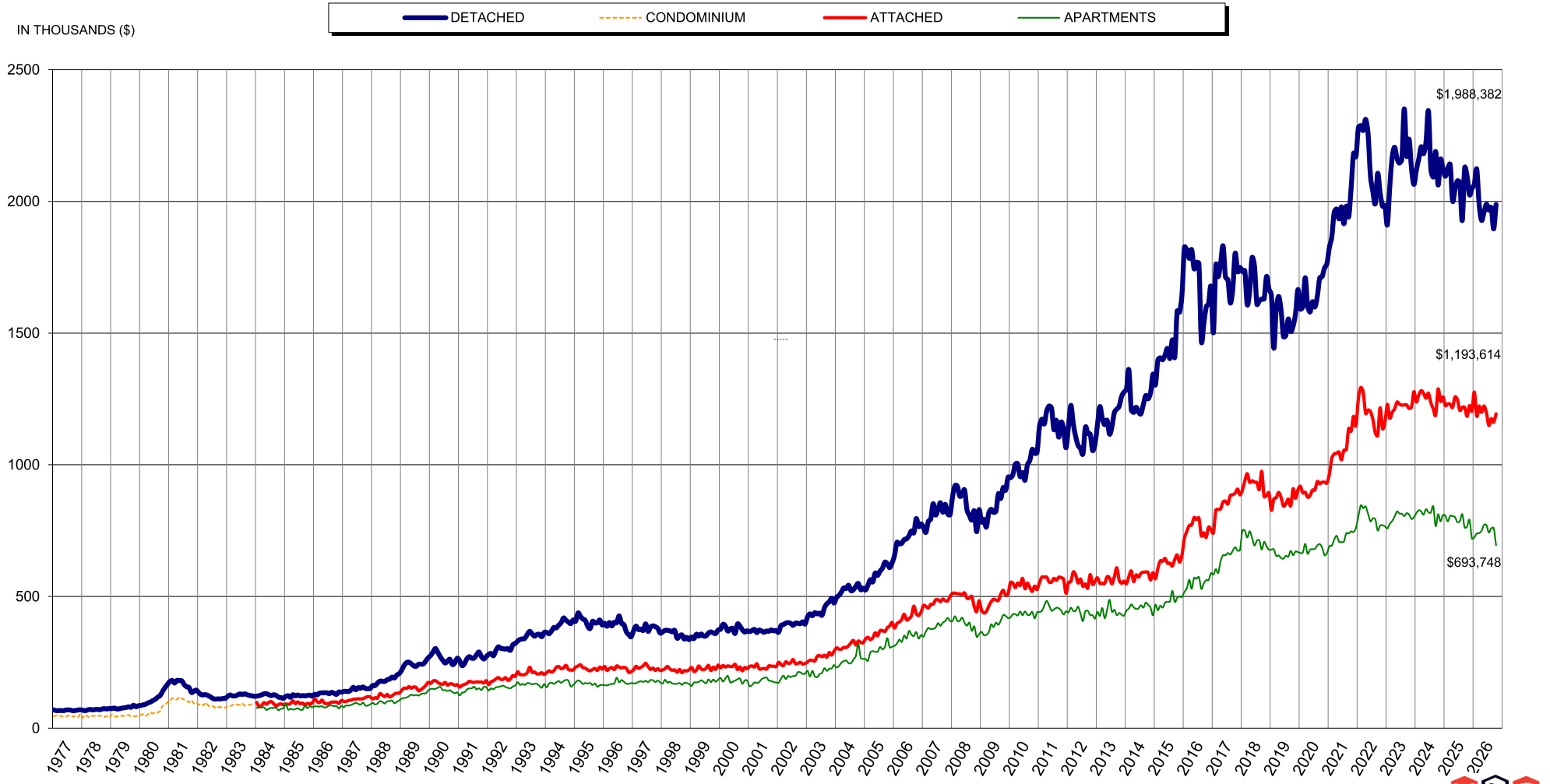
Listing & Sales Activity Summary

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	Listings				Sales						
	1 Oct 2025	2 Sep 2026	3 Oct 2026	Col. 2 & 3 Percentage Variance	5 Oct 2025	6 Sep 2026	7 Oct 2026	Col. 6 & 7 Percentage Variance	9 Aug 2025 - Oct 2025	10 Aug 2026 - Oct 2026	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	7	13	15	15.4	6	5	6	20.0	14	20	42.9
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
BURNABY				%				%			%
DETACHED	150	146	124	-15.1	54	50	51	2.0	141	144	2.1
ATTACHED	123	137	114	-16.8	60	36	62	72.2	134	137	2.2
APARTMENTS	412	373	344	-7.8	168	121	134	10.7	513	407	-20.7
COQUITLAM											
DETACHED	147	158	106	-32.9	51	46	56	21.7	162	144	-11.1
ATTACHED	107	121	113	-6.6	37	33	48	45.5	110	130	18.2
APARTMENTS	261	236	205	-13.1	95	62	82	32.3	239	203	-15.1
DELTA											
DETACHED	73	79	45	-43.0	37	21	29	38.1	109	81	-25.7
ATTACHED	41	46	37	-19.6	20	15	12	-20.0	52	44	-15.4
APARTMENTS	37	40	20	-50.0	23	12	14	16.7	56	46	-17.9
ISLANDS - GULF											
DETACHED	3	10	11	10.0	5	7	7	0.0	18	22	22.2
ATTACHED	0	0	2	200.0	1	0	0	0.0	1	0	-100.0
APARTMENTS	0	0	0	0.0	0	2	0	-100.0	0	2	200.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	171	168	156	-7.1	70	58	79	36.2	192	200	4.2
ATTACHED	86	80	65	-18.8	44	27	35	29.6	110	102	-7.3
APARTMENTS	74	64	65	1.6	25	22	32	45.5	95	78	-17.9
NEW WESTMINSTER											
DETACHED	40	51	48	-5.9	17	9	15	66.7	40	40	0.0
ATTACHED	31	25	18	-28.0	8	11	9	-18.2	32	25	-21.9
APARTMENTS	171	153	134	-12.4	73	56	57	1.8	183	169	-7.7
NORTH VANCOUVER											
DETACHED	152	188	138	-26.6	75	59	64	8.5	166	166	0.0
ATTACHED	94	100	59	-41.0	37	25	28	12.0	93	86	-7.5
APARTMENTS	176	266	195	-26.7	76	42	75	78.6	224	179	-20.1
PORT COQUITLAM											
DETACHED	66	52	33	-36.5	22	26	19	-26.9	46	63	37.0
ATTACHED	37	54	43	-20.4	23	16	24	50.0	43	57	32.6
APARTMENTS	41	80	60	-25.0	24	13	33	153.8	71	71	0.0
PORT MOODY/BELCARRA											
DETACHED	44	53	43	-18.9	20	16	13	-18.8	47	41	-12.8
ATTACHED	32	28	24	-14.3	15	9	13	44.4	39	30	-23.1
APARTMENTS	105	70	58	-17.1	29	21	21	0.0	69	72	4.3
RICHMOND											
DETACHED	179	185	140	-24.3	57	65	57	-12.3	170	170	0.0
ATTACHED	136	146	119	-18.5	54	48	66	37.5	154	176	14.3
APARTMENTS	289	278	211	-24.1	125	110	128	16.4	326	349	7.1
SQUAMISH											
DETACHED	30	35	23	-34.3	17	7	10	42.9	47	31	-34.0
ATTACHED	33	45	39	-13.3	20	11	14	27.3	49	31	-36.7
APARTMENTS	23	46	35	-23.9	11	11	10	-9.1	43	28	-34.9
SUNSHINE COAST											
DETACHED	80	121	104	-14.0	45	39	33	-15.4	138	104	-24.6
ATTACHED	6	15	5	-66.7	6	4	3	-25.0	17	14	-17.6
APARTMENTS	12	10	7	-30.0	5	1	2	100.0	13	8	-38.5
VANCOUVER EAST											
DETACHED	183	222	170	-23.4	91	65	87	33.8	213	221	3.8
ATTACHED	187	274	222	-19.0	69	57	67	17.5	196	177	-9.7
APARTMENTS	228	274	242	-11.7	108	61	83	36.1	284	226	-20.4
VANCOUVER WEST											
DETACHED	212	217	184	-15.2	68	47	65	38.3	179	180	0.6
ATTACHED	177	205	165	-19.5	65	45	71	57.8	154	172	11.7
APARTMENTS	663	714	604	-15.4	270	214	198	-7.5	766	637	-16.8
WEST VANCOUVER/HOWE SOUND											
DETACHED	160	124	106	-14.5	42	41	35	-14.6	103	105	1.9
ATTACHED	24	15	14	-6.7	1	4	3	-25.0	7	12	71.4
APARTMENTS	36	37	37	0.0	15	15	7	-53.3	41	40	-2.4
WHISTLER/PEMBERTON											
DETACHED	28	29	25	-13.8	16	13	17	30.8	35	41	17.1
ATTACHED	23	34	37	8.8	17	17	13	-23.5	51	45	-11.8
APARTMENTS	48	31	38	22.6	24	14	16	14.3	58	45	-22.4
GRAND TOTALS											
DETACHED	**1725**	**1851**	**1471**	**-20.5**	**693**	**574**	**643**	**12.0**	**1820**	**1773**	**-2.6**
ATTACHED	**1137**	**1325**	**1076**	**-18.8**	**477**	**358**	**468**	**30.7**	**1242**	**1238**	**-0.3**
APARTMENTS	**2576**	**2672**	**2255**	**-15.6**	**1071**	**777**	**892**	**14.8**	**2981**	**2560**	**-14.1**

GREATER VANCOUVER REALTORS®

Residential Average Sale Prices - January 1977 to October 2026



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

MLS® MULTIPLE LISTING SERVICE®