News Release

FOR IMMEDIATE RELEASE:

Buyers and sellers adopting a wait-and-see approach to housing market

VANCOUVER, BC – April 2, 2026 – Home sales registered on the MLS® in Metro Vancouver* continue evolving at a pace similar to last year, with the sales down roughly three per cent from last March.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 2,032 in March 2026, a 2.8 per cent decrease from the 2,091 sales recorded in March 2025. This was 31.8 per cent below the 10-year seasonal average (2,981).

"Year-to-date, sales are tracking our forecast for the year closely, and the weakness in demand we continue to observe at the aggregate level is unsurprising," said Andrew Lis, GVR chief economist and vice-president data analytics. "What's interesting is that the aggregate total masks an emerging divergence among market segments. While the multifamily segment continues to see slower sales, the detached segment may be awakening with sales up, and new listings down from last year."

There were 5,792 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in March 2026. This represents a 10.3 per cent decrease compared to the 6,455 properties listed in March 2025. This was 4.9 per cent above the 10-year seasonal average (5,521).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 14,774, a 1.6 per cent increase compared to March 2025 (14,546). This is 38 per cent above the 10-year seasonal average (10,704).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for March 2026 is 14.2 per cent. By property type, the ratio is 11 per cent for detached homes, 17.2 per cent for attached, and 15.7 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.

“We continue to see fewer sellers stepping into the market than last year, which is keeping inventory levels relatively flat. Pairing this dynamic with sales remaining below long-term averages, we’re not seeing prices move significantly in either direction,” Lis said. “And while the political uncertainty over tariffs may have diminished relative to what we saw in early 2025, the conflict in the middle east is now putting upward pressure on bond yields and fixed mortgage rates.

“As a result, it’s reasonable to expect there may be a dampening effect on demand as we head into the spring market, absent a swift resolution to the conflict.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently $1,104,300. This represents a 6.8 per cent decrease over March 2025 and a 0.4 per cent increase compared to February 2026.

Sales of detached homes in March 2026 reached 571, an 8.3 per cent increase from the 527 detached sales recorded in March 2025. The benchmark price for a detached home is $1,854,800. This represents an 8.2 per cent decrease from March 2025 and a 1 per cent increase compared to February 2026.

Sales of apartment homes reached 999 in March 2026, a 7.8 per cent decrease compared to the 1,084 sales in March 2025. The benchmark price of an apartment home is $706,700. This represents a 7.8 per cent decrease from March 2025 and a 0.2 per cent decrease compared to February 2026.

Attached home sales in March 2026 totalled 446, a 5.5 per cent decrease compared to the 472 sales in March 2025. The benchmark price of a townhouse is $1,047,100. This represents a 5.7 per cent decrease from March 2025 and a 0.1 per cent increase compared to February 2026.

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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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MLS® HOME PRICE INDEX *

March 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	$1,035,200	316.0	0.4%	-0.8%	-3.0%	-7.1%	-3.8%	4.7%	21.6%
	Greater Vancouver	$1,104,300	315.9	0.4%	-0.9%	-3.0%	-6.8%	-2.9%	4.8%	15.4%
	Bowen Island	$1,404,000	287.3	-0.3%	2.9%	-2.2%	-2.2%	-4.1%	8.1%	88.9%
	Burnaby East	$1,009,500	321.6	0.1%	-2.0%	-3.8%	-10.9%	-6.6%	3.1%	17.2%
	Burnaby North	$912,600	306.2	0.2%	-1.6%	-3.6%	-9.4%	-7.1%	2.1%	19.7%
	Burnaby South	$1,011,900	322.4	-0.1%	-0.5%	-3.4%	-7.6%	-4.8%	4.2%	23.3%
	Coquitlam	$1,000,700	316.4	0.3%	-1.4%	-3.4%	-7.5%	-6.9%	4.3%	31.3%
	Ladner	$1,074,900	319.9	-0.1%	0.3%	-3.1%	-6.8%	1.7%	13.0%	31.5%
	Maple Ridge	$920,100	319.8	1.0%	-0.7%	-3.1%	-6.3%	-1.0%	8.8%	76.8%
	New Westminster	$746,200	346.6	0.6%	-2.7%	-4.8%	-8.8%	-6.1%	8.1%	42.6%
	North Vancouver	$1,311,000	307.1	2.5%	2.1%	-2.4%	-3.9%	-1.0%	6.0%	22.7%
	Pitt Meadows	$878,400	359.6	2.3%	1.9%	-0.2%	-6.2%	5.7%	15.3%	94.2%
	Port Coquitlam	$906,700	354.9	1.6%	0.9%	-0.4%	-4.7%	0.5%	15.8%	66.9%
	Port Moody	$1,034,400	335.0	0.5%	-1.4%	-3.7%	-4.9%	-4.4%	10.7%	44.0%
	Richmond	$1,058,100	349.1	0.0%	-2.0%	-2.9%	-8.4%	-7.7%	5.5%	12.9%
	Squamish	$1,103,600	367.5	-1.7%	-0.2%	1.0%	-1.1%	8.1%	19.6%	95.6%
	Sunshine Coast	$794,900	291.4	1.4%	0.3%	-3.4%	-3.2%	-3.3%	8.9%	90.1%
	Tsawwassen	$1,136,300	294.8	-0.2%	1.0%	-2.3%	-7.3%	0.1%	7.2%	9.1%
	Vancouver East	$1,160,000	362.2	0.9%	0.4%	-1.6%	-5.1%	2.5%	9.1%	24.9%
	Vancouver West	$1,215,200	290.6	-1.1%	-3.2%	-4.7%	-9.1%	-4.0%	-2.9%	-6.8%
	West Vancouver	$2,397,600	258.8	3.5%	1.4%	-1.1%	-5.0%	-3.8%	-9.2%	-13.2%
	Whistler	$1,345,300	293.5	-2.1%	-0.5%	-1.3%	-1.6%	-3.8%	9.2%	89.7%
Single Family Detached	Lower Mainland	$1,655,400	363.3	0.8%	-1.1%	-3.6%	-8.4%	0.3%	7.3%	26.8%
	Greater Vancouver	$1,854,800	346.2	1.1%	-1.3%	-3.7%	-8.2%	0.0%	6.2%	13.0%
	Bowen Island	$1,407,500	287.1	-0.3%	2.9%	-2.2%	-2.2%	-4.1%	8.1%	88.8%
	Burnaby East	$1,815,900	391.4	0.1%	1.3%	0.0%	-8.1%	7.4%	16.1%	33.7%
	Burnaby North	$1,922,100	370.3	2.3%	-0.4%	-3.5%	-9.3%	2.2%	12.6%	26.0%
	Burnaby South	$1,988,700	376.9	0.0%	-1.6%	-5.8%	-10.2%	0.0%	10.2%	18.8%
	Coquitlam	$1,624,700	382.4	0.9%	-2.7%	-4.2%	-9.4%	-4.7%	7.7%	41.5%
	Ladner	$1,299,400	324.9	0.2%	0.0%	-3.0%	-7.5%	6.3%	11.6%	26.7%
	Maple Ridge	$1,224,600	357.3	1.9%	0.0%	-2.2%	-4.8%	3.3%	11.1%	90.0%
	New Westminster	$1,470,900	357.6	-0.4%	-1.1%	-2.9%	-9.5%	2.1%	10.8%	33.2%
	North Vancouver	$2,115,400	334.5	4.1%	3.6%	-2.8%	-5.3%	0.9%	6.2%	25.5%
	Pitt Meadows	$1,242,100	376.4	4.0%	2.8%	2.4%	-5.3%	5.8%	11.3%	80.3%
	Port Coquitlam	$1,351,300	381.0	0.3%	0.6%	-0.3%	-4.6%	3.3%	15.0%	62.1%
	Port Moody	$1,976,600	380.2	0.6%	-1.2%	-4.9%	-5.9%	0.1%	17.1%	52.9%
	Richmond	$1,974,200	396.8	-0.7%	-3.1%	-3.5%	-9.3%	-6.5%	4.6%	12.3%
	Squamish	$1,727,500	426.4	-2.4%	4.0%	6.0%	4.2%	14.7%	21.0%	118.2%
	Sunshine Coast	$848,200	295.1	1.6%	0.9%	-3.4%	-2.8%	-4.3%	7.3%	93.3%
	Tsawwassen	$1,516,600	335.2	1.0%	2.6%	-1.2%	-8.2%	8.1%	12.1%	17.5%
	Vancouver East	$1,699,600	379.0	0.5%	-1.1%	-3.8%	-8.5%	-0.3%	3.8%	19.5%
	Vancouver West	$2,925,000	308.0	-0.2%	-6.8%	-8.5%	-13.8%	-9.1%	-10.0%	-11.4%
	West Vancouver	$3,096,500	288.3	5.5%	0.9%	-1.1%	-4.8%	2.1%	-1.9%	-4.1%
	Whistler	$2,737,900	326.9	-3.5%	4.4%	6.4%	3.8%	10.4%	18.6%	99.5%

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.

MLS MULTIPLE LISTING SERVICE® *

March 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	$917,400	350.3	0.2%	-0.8%	-2.1%	-6.2%	-1.3%	18.4%	78.8%
	Greater Vancouver	$1,047,100	366.9	0.1%	-0.9%	-1.8%	-5.7%	-1.5%	17.0%	71.6%
	Burnaby East	$844,100	366.7	2.1%	-3.8%	-3.3%	-7.2%	1.1%	18.7%	72.7%
	Burnaby North	$931,500	378.4	0.4%	0.4%	0.8%	1.8%	5.3%	25.9%	85.0%
	Burnaby South	$963,200	362.1	-0.4%	-2.5%	-2.8%	-5.2%	-0.6%	16.1%	71.2%
	Coquitlam	$1,007,500	394.0	0.9%	1.3%	-3.5%	-6.6%	0.1%	19.6%	82.4%
	Ladner	$983,800	393.2	-0.6%	0.4%	-5.0%	-4.6%	-0.3%	20.9%	81.4%
	Maple Ridge	$731,900	362.0	-0.3%	-1.7%	-4.1%	-8.2%	0.2%	14.9%	119.1%
	New Westminster	$884,700	386.0	-0.9%	0.2%	-3.5%	-3.7%	-4.3%	19.9%	69.9%
	North Vancouver	$1,255,800	339.8	0.2%	-0.1%	-2.9%	-4.3%	-7.3%	16.6%	64.7%
	Pitt Meadows	$789,600	400.4	0.7%	2.0%	-2.3%	-6.0%	6.0%	15.8%	121.5%
	Port Coquitlam	$902,700	365.6	4.4%	2.2%	-0.2%	-4.8%	2.1%	17.2%	83.4%
	Port Moody	$961,100	386.3	-0.7%	-2.1%	-3.2%	-4.6%	-1.6%	18.7%	93.1%
	Richmond	$1,037,500	370.8	0.6%	-1.9%	-1.1%	-8.2%	-6.5%	15.7%	62.3%
	Squamish	$983,800	376.5	0.4%	-3.5%	-2.8%	-4.5%	2.3%	22.3%	109.2%
	Sunshine Coast	$720,500	341.0	0.6%	-3.8%	-2.0%	-4.9%	2.0%	24.8%	97.1%
	Tsawwassen	$925,800	272.4	-1.9%	-0.4%	-4.7%	-4.6%	-9.1%	6.3%	17.3%
	Vancouver East	$1,044,000	349.5	0.3%	0.9%	-2.0%	-9.1%	-3.3%	9.4%	55.6%
	Vancouver West	$1,396,800	331.9	-1.9%	-1.2%	1.7%	-5.2%	1.0%	9.5%	45.6%
	Whistler	$1,622,400	389.3	-0.2%	-4.3%	-2.6%	-4.7%	-0.4%	24.5%	121.3%
Apartment	Lower Mainland	$654,200	328.2	-0.1%	-0.4%	-3.0%	-8.0%	-4.0%	8.4%	56.1%
	Greater Vancouver	$706,700	328.9	-0.2%	-0.5%	-2.9%	-7.8%	-3.7%	7.1%	55.6%
	Burnaby East	$722,500	305.5	0.1%	-3.7%	-3.6%	-8.0%	-7.9%	7.4%	54.0%
	Burnaby North	$687,800	336.7	-0.2%	-1.6%	-3.0%	-9.3%	-6.5%	7.8%	67.7%
	Burnaby South	$764,900	354.6	-0.5%	-0.1%	-3.0%	-7.7%	-4.4%	6.6%	60.5%
	Coquitlam	$668,300	377.1	-0.4%	-1.9%	-3.2%	-8.6%	-4.9%	11.6%	89.9%
	Ladner	$645,400	328.6	-3.2%	-2.2%	-1.5%	-6.5%	-8.7%	13.0%	81.8%
	Maple Ridge	$513,700	375.8	0.1%	-0.1%	-2.6%	-6.3%	-1.9%	15.7%	127.6%
	New Westminster	$592,000	363.2	1.2%	-4.3%	-5.6%	-9.7%	-6.9%	9.2%	79.9%
	North Vancouver	$779,700	316.4	1.4%	0.5%	-1.9%	-4.9%	1.9%	10.1%	65.8%
	Pitt Meadows	$559,300	383.9	0.4%	0.5%	-2.2%	-6.3%	-1.5%	13.3%	121.7%
	Port Coquitlam	$597,200	413.3	1.4%	0.5%	-1.2%	-6.2%	-1.4%	17.0%	125.4%
	Port Moody	$702,100	387.7	0.9%	-1.1%	-1.3%	-4.7%	1.8%	13.8%	86.4%
	Richmond	$674,700	377.6	0.3%	-0.2%	-3.5%	-9.2%	-5.5%	10.2%	82.5%
	Squamish	$568,500	336.4	-2.6%	-1.7%	-3.5%	-6.0%	-3.5%	12.3%	97.1%
	Sunshine Coast	$453,200	272.7	-3.5%	-4.2%	-5.7%	-8.7%	-11.2%	-0.4%	54.9%
	Tsawwassen	$616,100	287.4	-3.0%	-2.6%	-2.7%	-8.6%	-8.2%	9.3%	58.1%
	Vancouver East	$669,700	388.7	2.5%	3.0%	0.0%	-4.8%	-1.6%	6.9%	60.4%
	Vancouver West	$779,100	303.2	-1.2%	-0.4%	-3.1%	-8.3%	-4.3%	0.1%	33.7%
	West Vancouver	$1,111,400	220.5	-6.9%	3.1%	-4.5%	-10.9%	-7.6%	-5.6%	22.4%
	Whistler	$603,600	259.2	-1.3%	-1.6%	-4.9%	-7.8%	-7.2%	10.3%	99.7%

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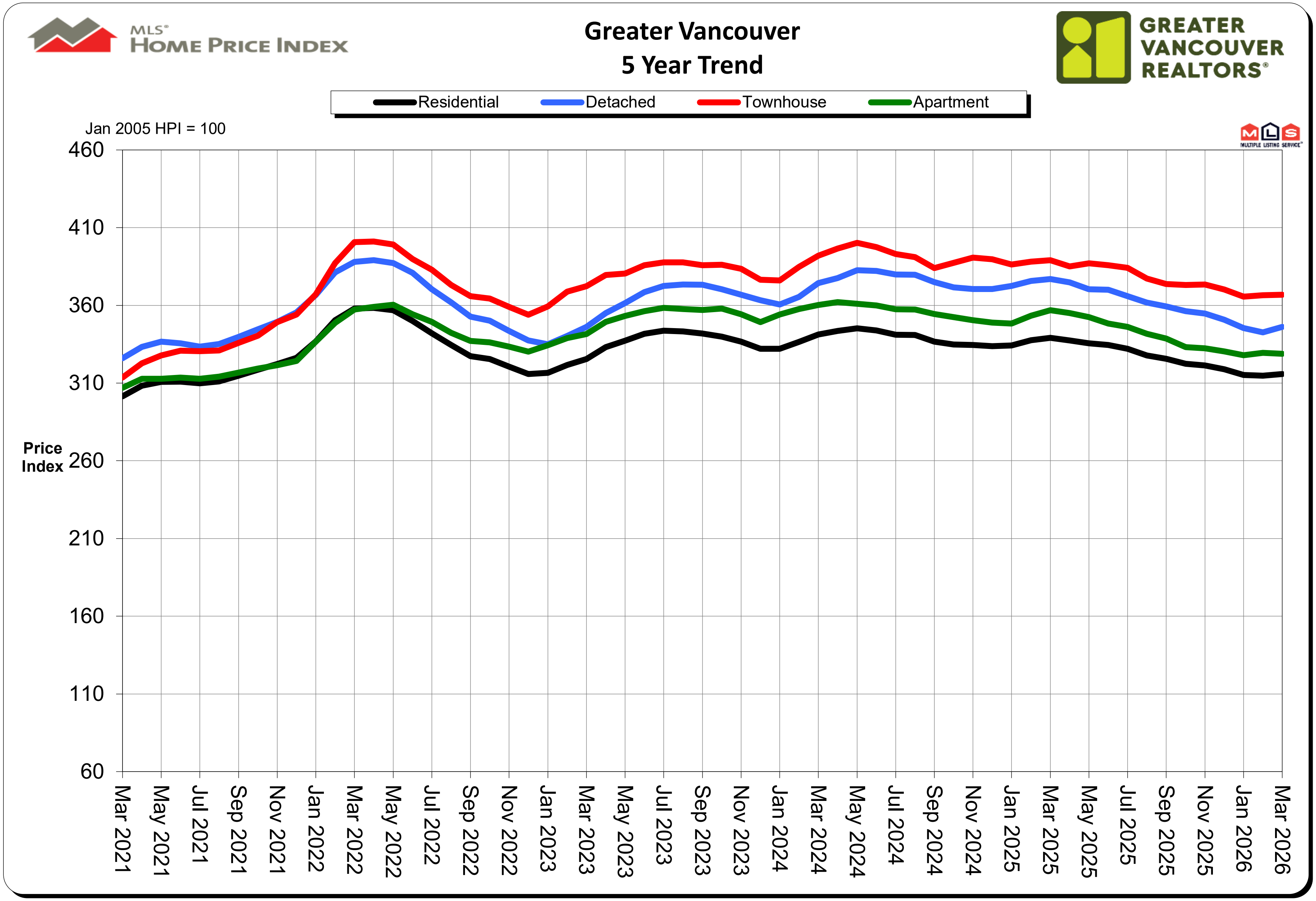
MLS MULTIPLE LISTING SERVICE® *


MLS® Home Price Index
Greater Vancouver
5 Year Trend
GREATER VANCOUVER REALTORS®
Residential
Detached
Townhouse
Apartment
Jan 2005 HPI = 100
Price Index
460
410
360
310
260
210
160
110
60
Mar 2021
May 2021
Jul 2021
Sep 2021
Nov 2021
Jan 2022
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May 2022
Jul 2022
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Nov 2025
Jan 2026
Mar 2026

MLS® SALES Facts

GREATER VANCOUVER REALTORS®

March 2026

Period	Measure	Type	Bowen Island	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam
March 2026	Number of Sales	Detached	2	34	53	0	8	71	12	52	17
		Attached	0	45	41	13	0	50	8	39	15
		Apartment	0	158	97	14	0	34	56	93	21
	Median Selling Price	Detached	n/a	$1,966,500	$1,596,700	n/a	n/a	$1,250,000	n/a	$2,046,500	n/a
		Attached	n/a	$1,155,000	$999,900	n/a	n/a	$752,500	n/a	$1,455,000	n/a
		Apartment	n/a	$660,000	$644,900	n/a	n/a	$480,000	$592,500	$790,000	$525,000
February 2026	Number of Sales	Detached	5	36	53	21	1	55	11	40	8
		Attached	0	27	39	18	0	38	8	33	22
		Apartment	0	138	70	14	0	22	57	62	16
	Median Selling Price	Detached	n/a	$1,860,000	$1,615,000	n/a	n/a	$1,240,000	n/a	$1,901,250	n/a
		Attached	n/a	$1,035,000	$1,068,000	n/a	n/a	$745,000	n/a	$1,350,000	$905,000
		Apartment	n/a	$667,500	$611,450	n/a	n/a	$497,500	$560,000	$772,500	n/a
March 2025	Number of Sales	Detached	3	34	49	33	5	61	6	60	19
		Attached	0	48	71	13	1	47	12	33	15
		Apartment	0	145	113	21	0	27	86	77	28
	Median Selling Price	Detached	n/a	$2,526,500	$1,700,000	$1,500,000	n/a	$1,277,500	n/a	$2,172,500	n/a
		Attached	n/a	$1,074,000	$1,180,000	n/a	n/a	$820,650	n/a	$1,390,000	n/a
		Apartment	n/a	$725,000	$686,900	$650,000	n/a	$525,000	$610,000	$805,000	$612,750
Jan. - Mar. 2026 *Year-to-date*	Number of Sales	Detached	8	100	128	71	11	164	36	123	36
		Attached	0	100	102	36	0	110	18	96	43
		Apartment	0	394	212	35	0	75	146	192	48
	Median Selling Price	Detached	n/a	$1,880,000	$1,600,000	$1,366,000	n/a	$1,212,500	$1,425,000	$1,995,000	$1,325,000
		Attached	n/a	$1,072,500	$1,109,000	$915,000	n/a	$745,000	n/a	$1,377,450	$919,000
		Apartment	n/a	$665,000	$632,944	$634,000	n/a	$480,000	$575,000	$770,000	$558,500
Jan. - Mar. 2025 *Year-to-date*	Number of Sales	Detached	12	101	122	68	10	176	20	150	53
		Attached	0	99	133	39	1	125	26	84	44
		Apartment	0	431	294	59	2	91	207	237	88
	Median Selling Price	Detached	n/a	$2,190,000	$1,706,000	$1,520,000	n/a	$1,327,500	$1,575,000	$2,220,000	$1,400,000
		Attached	n/a	$1,050,000	$1,229,000	$992,950	n/a	$828,000	$1,039,500	$1,384,500	$947,500
		Apartment	n/a	$735,000	$688,900	$665,000	n/a	$533,238	$610,000	$800,000	$611,250

Period	Measure	Type	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
March 2026	Number of Sales	Detached	12	52	18	32	69	62	32	6	532
		Attached	12	49	22	7	69	59	2	15	446
		Apartment	34	106	10	3	90	246	12	25	999
	Median Selling Price	Detached	n/a	$2,037,500	n/a	$844,500	$1,740,000	$3,230,000	$2,950,000	n/a	n/a
		Attached	n/a	$1,031,500	$1,173,950	n/a	$1,369,000	$1,550,000	n/a	n/a	
		Apartment	$727,500	$620,000	n/a	n/a	$677,500	$770,000	n/a	$470,000	
February 2026	Number of Sales	Detached	7	28	4	25	47	55	22	9	427
		Attached	11	31	27	4	70	41	3	15	387
		Apartment	18	84	9	2	101	201	8	22	824
	Median Selling Price	Detached	n/a	$1,665,000	n/a	$825,000	$1,825,000	$3,280,000	$2,965,000	n/a	n/a
		Attached	n/a	$1,000,000	$1,088,000	n/a	$1,366,250	$1,650,000	n/a	n/a	
		Apartment	n/a	$600,440	n/a	n/a	$650,000	$785,000	n/a	$666,250	
March 2025	Number of Sales	Detached	13	46	13	31	69	52	28	5	527
		Attached	10	51	20	7	73	51	3	17	472
		Apartment	28	122	11	2	105	291	9	19	1,084
	Median Selling Price	Detached	n/a	$1,915,000	n/a	$904,761	$1,950,000	$3,337,500	$3,984,500	n/a	n/a
		Attached	n/a	$1,100,000	$1,001,950	n/a	$1,469,167	$1,595,000	n/a	n/a	
		Apartment	$772,500	$645,000	n/a	n/a	$692,000	$835,000	n/a	n/a	
Jan. - Mar. 2026 *Year-to-date*	Number of Sales	Detached	23	109	23	74	150	146	70	25	1,297
		Attached	31	106	55	15	180	136	9	42	1,079
		Apartment	66	264	23	9	243	572	29	69	2,377
	Median Selling Price	Detached	$1,895,000	$1,898,000	$1,550,000	$841,000	$1,737,500	$3,209,000	$3,000,000	$2,850,000	n/a
		Attached	$895,000	$1,018,000	$1,148,000	n/a	$1,375,000	$1,619,000	n/a	$1,274,500	
		Apartment	$691,000	$600,440	$700,000	n/a	$660,000	$775,000	$1,015,000	$625,000	
Jan. - Mar. 2025 *Year-to-date*	Number of Sales	Detached	31	137	35	99	154	123	72	21	1,384
		Attached	27	142	54	15	186	124	10	43	1,152
		Apartment	64	324	33	7	268	709	27	65	2,906
	Median Selling Price	Detached	$1,825,000	$1,930,000	$1,681,000	$895,000	$1,909,000	$3,380,000	$3,337,500	$3,200,000	n/a
		Attached	$1,060,000	$1,100,000	$1,082,000	n/a	$1,450,000	$1,585,000	n/a	$918,000	
		Apartment	$772,500	$678,000	$685,000	n/a	$696,000	$828,280	$1,150,000	$680,000	

Note: Median Selling Prices are not reported for areas with less than 20 sales or for the Gulf Islands

MLS® LISTINGS Facts

GREATER VANCOUVER REALTORS®

March 2026

Period	Measure	Type	Bowen Island	Burnaby	Coquitlam	Delta - South	Islands - Gulf	Maple Ridge/Pitt Meadows	New Westminster	North Vancouver	Port Coquitlam	Port Moody/Belcarra	Richmond	Squamish	Sunshine Coast	Vancouver East	Vancouver West	West Vancouver/Howe Sound	Whistler/Pemberton	TOTALS
March 2026	Number of Listings	Detached	11	150	136	77	18	190	57	147	54	58	187	40	118	213	205	138	28	1,827
		Attached	0	142	106	39	1	104	31	110	50	29	140	42	10	202	185	14	22	1,227
		Apartment	0	414	274	44	1	77	140	240	75	79	340	23	10	251	673	57	34	2,732
	% Sales to Listings	Detached	18%	23%	39%	0%	44%	37%	21%	35%	31%	21%	28%	45%	27%	32%	30%	23%	21%	n/a
		Attached	n/a	32%	39%	33%	0%	48%	26%	35%	30%	41%	35%	52%	70%	34%	32%	14%	68%	
		Apartment	n/a	38%	35%	32%	0%	44%	40%	39%	28%	43%	31%	43%	30%	36%	37%	21%	74%	
February 2026	Number of Listings	Detached	10	104	126	72	14	172	34	115	43	29	140	32	105	156	174	105	21	1,452
		Attached	0	104	75	34	0	81	29	86	21	24	93	50	12	147	125	12	31	924
		Apartment	0	354	215	50	0	79	162	200	34	77	274	33	15	215	570	39	41	2,358
	% Sales to Listings	Detached	50%	35%	42%	29%	7%	32%	32%	35%	19%	24%	20%	13%	24%	30%	32%	21%	43%	n/a
		Attached	n/a	26%	52%	53%	n/a	47%	28%	38%	105%	46%	33%	54%	33%	48%	33%	25%	48%	
		Apartment	n/a	39%	33%	28%	n/a	28%	35%	31%	47%	23%	31%	27%	13%	47%	35%	21%	54%	
March 2025	Number of Listings	Detached	19	153	159	88	21	230	43	159	61	37	194	35	161	234	204	157	28	1,983
		Attached	0	112	139	0	0	89	42	81	43	36	137	22	15	185	185	11	29	1,126
		Apartment	0	522	288	36	0	89	183	268	71	74	395	39	16	310	924	34	53	3,302
	% Sales to Listings	Detached	16%	22%	31%	38%	24%	27%	14%	38%	31%	35%	24%	37%	19%	29%	25%	18%	18%	n/a
		Attached	n/a	43%	51%	n/a	n/a	53%	29%	41%	35%	28%	37%	91%	47%	39%	28%	27%	59%	
		Apartment	n/a	28%	39%	58%	n/a	30%	47%	29%	39%	38%	31%	28%	13%	34%	31%	26%	36%	
Jan. - Mar. 2026 Year-to-date*	Number of Listings	Detached	29	401	378	233	36	535	128	384	145	121	491	97	310	534	568	401	71	4,862
		Attached	1	362	285	116	1	267	86	295	128	75	361	122	36	578	494	37	87	3,331
		Apartment	1	1,158	710	127	1	219	457	619	168	242	915	85	34	720	1,786	137	105	7,484
	% Sales to Listings	Detached	28%	25%	34%	30%	31%	31%	28%	32%	25%	19%	22%	24%	24%	28%	26%	17%	35%	n/a
		Attached	0%	28%	36%	31%	0%	41%	21%	33%	34%	41%	29%	45%	42%	31%	28%	24%	48%	
		Apartment	0%	34%	30%	28%	0%	34%	32%	31%	29%	27%	29%	27%	26%	34%	32%	21%	66%	
Jan. - Mar. 2025 Year-to-date*	Number of Listings	Detached	33	371	394	247	39	619	99	395	171	108	518	82	336	565	559	411	74	5,021
		Attached	0	282	330	126	1	249	85	225	94	78	377	80	36	550	514	51	80	3,158
		Apartment	0	1,445	815	139	0	274	517	657	184	182	1,035	104	33	813	2,464	102	127	8,891
	% Sales to Listings	Detached	36%	27%	31%	28%	26%	28%	20%	38%	31%	29%	26%	43%	29%	27%	22%	18%	28%	n/a
		Attached	n/a	35%	40%	31%	100%	50%	31%	37%	47%	35%	38%	68%	42%	34%	24%	20%	54%	
		Apartment	n/a	30%	36%	42%	n/a	33%	40%	36%	48%	35%	31%	32%	21%	33%	29%	26%	51%	

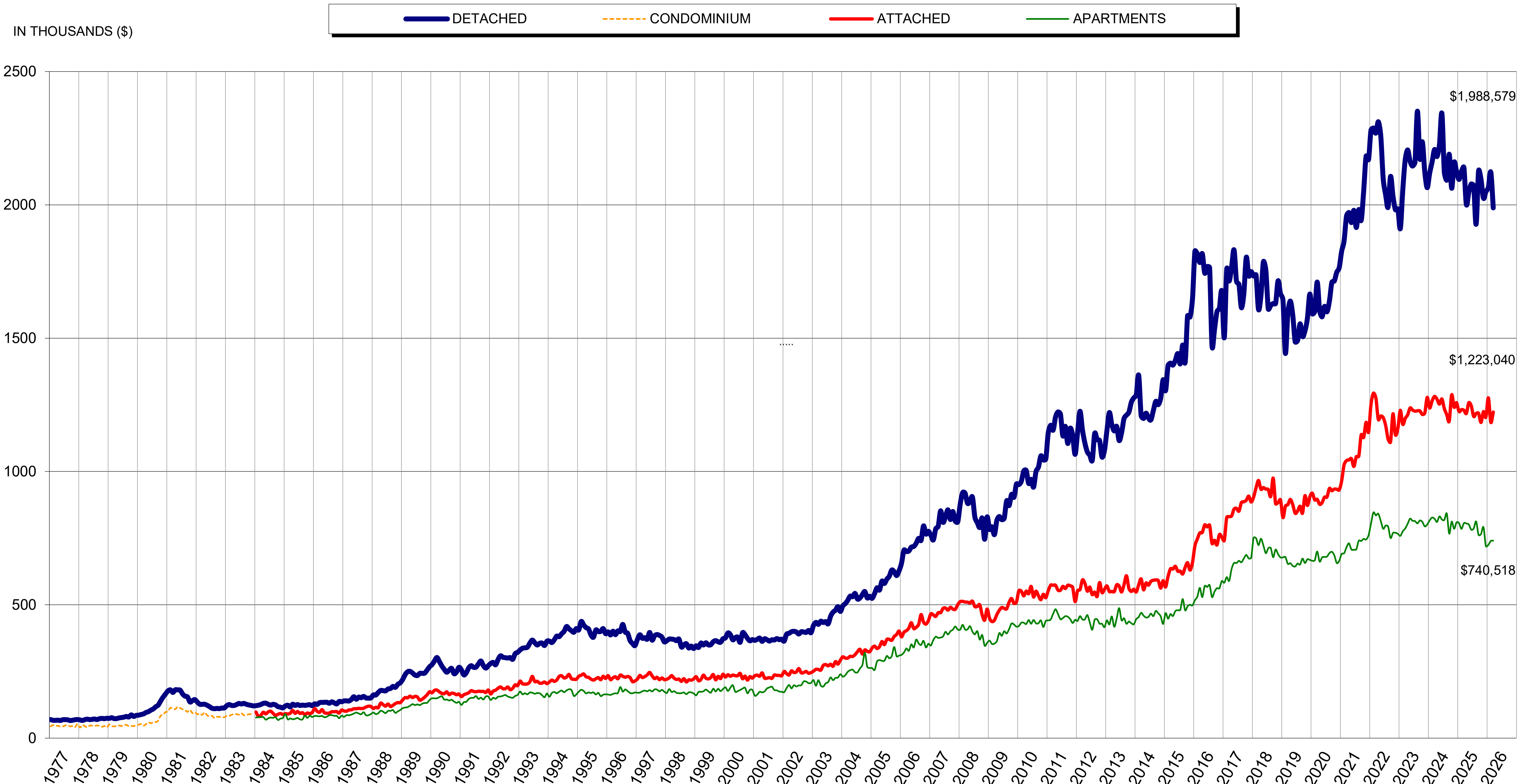
* Year-to-date listings represent a cumulative total of listings rather than total active listings.

Listing & Sales Activity Summary

	Listings 1 Mar 2025	2 Feb 2026	3 Mar 2026	Col. 2 & 3 Percentage Variance	Sales 5 Mar 2025	6 Feb 2026	7 Mar 2026	Col. 6 & 7 Percentage Variance	9 Jan 2025 - Mar 2025	10 Jan 2026 - Mar 2026	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	19	10	11	10.0	3	5	2	-60.0	12	8	-33.3
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	153	104	150	44.2	34	36	34	-5.6	101	100	-1.0
ATTACHED	112	104	142	36.5	48	27	45	66.7	99	100	1.0
APARTMENTS	522	354	414	16.9	145	138	158	14.5	431	394	-8.6
COQUITLAM											
DETACHED	159	126	136	7.9	49	53	53	0.0	122	128	4.9
ATTACHED	139	75	106	41.3	71	39	41	5.1	133	102	-23.3
APARTMENTS	288	215	274	27.4	113	70	97	38.6	294	212	-27.9
DELTA											
DETACHED	88	72	77	6.9	33	21		-100.0	68	33	-51.5
ATTACHED		34	39	14.7	13	18	13	-27.8	39	36	-7.7
APARTMENTS	36	50	44	-12.0	21	14	14	0.0	59	35	-40.7
ISLANDS - GULF											
DETACHED	21	14	18	28.6	5	1	8	700.0	10	11	10.0
ATTACHED	0	0	1	100.0	1	0	0	0.0	1	0	-100.0
APARTMENTS	0	0	1	100.0	0	0	0	0.0	2	0	-100.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	230	172	190	10.5	61	55	71	29.1	176	164	-6.8
ATTACHED	89	81	104	28.4	47	38	50	31.6	125	110	-12.0
APARTMENTS	89	79	77	-2.5	27	22	34	54.5	91	75	-17.6
NEW WESTMINSTER											
DETACHED	43	34	57	67.6	6	11	12	9.1	20	36	80.0
ATTACHED	42	29	31	6.9	12	8	8	0.0	26	18	-30.8
APARTMENTS	183	162	140	-13.6	86	57	56	-1.8	207	146	-29.5
NORTH VANCOUVER											
DETACHED	159	115	147	27.8	60	40	52	30.0	150	123	-18.0
ATTACHED	81	86	110	27.9	33	33	39	18.2	84	96	14.3
APARTMENTS	268	200	240	20.0	77	62	93	50.0	237	192	-19.0
PORT COQUITLAM											
DETACHED	61	43	54	25.6	19	8	17	112.5	53	36	-32.1
ATTACHED	43	21	50	138.1	15	22	15	-31.8	44	43	-2.3
APARTMENTS	71	34	75	120.6	28	16	21	31.3	88	48	-45.5
PORT MOODY/BELCARRA											
DETACHED	37	29	58	100.0	13	7	12	71.4	31	23	-25.8
ATTACHED	36	24	29	20.8	10	11	12	9.1	27	31	14.8
APARTMENTS	74	77	79	2.6	28	18	34	88.9	64	66	3.1
RICHMOND											
DETACHED	194	140	187	33.6	46	28	52	85.7	137	109	-20.4
ATTACHED	137	93	140	50.5	51	31	49	58.1	142	106	-25.4
APARTMENTS	395	274	340	24.1	122	84	106	26.2	324	264	-18.5
SQUAMISH											
DETACHED	35	32	40	25.0	13	4	18	350.0	35	23	-34.3
ATTACHED	22	50	42	-16.0	20	27	22	-18.5	54	55	1.9
APARTMENTS	39	33	23	-30.3	11	9	10	11.1	33	23	-30.3
SUNSHINE COAST											
DETACHED	161	105	118	12.4	31	25	32	28.0	99	74	-25.3
ATTACHED	15	12	10	-16.7	7	4	7	75.0	15	15	0.0
APARTMENTS	16	15	10	-33.3	2	2	3	50.0	7	9	28.6
VANCOUVER EAST											
DETACHED	234	156	213	36.5	69	47	69	46.8	154	150	-2.6
ATTACHED	185	147	202	37.4	73	70	69	-1.4	186	180	-3.2
APARTMENTS	310	215	251	16.7	105	101	90	-10.9	268	243	-9.3
VANCOUVER WEST											
DETACHED	204	174	205	17.8	52	55	62	12.7	123	146	18.7
ATTACHED	185	125	185	48.0	51	41	59	43.9	124	136	9.7
APARTMENTS	924	570	673	18.1	291	201	246	22.4	709	572	-19.3
WEST VANCOUVER/HOWE SOUND											
DETACHED	157	105	138	31.4	28	22	32	45.5	72	70	-2.8
ATTACHED	11	12	14	16.7	3	3	2	-33.3	10	9	-10.0
APARTMENTS	34	39	57	46.2	9	8	12	50.0	27	29	7.4
WHISTLER/PEMBERTON											
DETACHED	28	21	28	33.3	5	9	6	-33.3	21	25	19.0
ATTACHED	29	31	22	-29.0	17	15	15	0.0	43	42	-2.3
APARTMENTS	53	41	34	-17.1	19	22	25	13.6	65	69	6.2
GRAND TOTALS											
DETACHED	**1983**	**1452**	**1827**	**25.8**	**527**	**427**	**532**	**24.6**	**1384**	**1259**	**-9.0**
ATTACHED	**1126**	**924**	**1227**	**32.8**	**472**	**387**	**446**	**15.2**	**1152**	**1079**	**-6.3**
APARTMENTS	**3302**	**2358**	**2732**	**15.9**	**1084**	**824**	**999**	**21.2**	**2906**	**2377**	**-18.2**

GREATER VANCOUVER REALTORS®

Residential Average Sale Prices - January 1977 to March 2026



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