News Release

GREATER VANCOUVER REALTORS®

FOR IMMEDIATE RELEASE:

Home sales continue downward trend to close the summer

VANCOUVER, BC – September 2, 2026 – Home sales registered on the MLS® in Metro Vancouver* declined 4.6 per cent compared to August last year, marking the end of a summer season that underperformed the summer of 2025.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 1,869 in August 2026, a 4.6 per cent decrease from the 1,959 sales recorded in August 2025. This was 20.7 per cent below the 10-year seasonal average (2,356).

"The soft August sales data suggest the modest downward revisions we recently made to our 2026 forecast were a timely and prudent decision," said Andrew Lis, GVR chief economist and vice-president data analytics. "The market's performance matched our expectations for the first four months of 2026, but since May, sales have lagged our January forecast, and we expect that trend to persist to the end of the year."

There were 4,100 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in August 2026, representing a three per cent decrease compared to the 4,225 properties listed in August 2025. This was 1.3 per cent below the 10-year seasonal average (4,152) for new listings.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 15,798, a 2.7 per cent decrease compared to August 2025 (16,242). This is 26.2 per cent above the 10-year seasonal average (12,522).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for August 2026 is 12.3 per cent. By property type, the ratio is 9.6 per cent for detached homes, 15.1 per cent for attached, and 13.7 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.

"Previously, we've noted that inventory levels have receded from their 2025 heights. This gradual decline, paired with slower-than-usual sales, has caused prices to drift downwards across all market segments, with the composite price index now down approximately six per cent year over year," Lis said. "Ample selection, softening prices, and stable mortgage rates are considered favorable buying conditions, but they haven't been enough to bring many buyers off the sidelines. While the renewed trade tensions with the USA are an unwelcome distraction for the market, we still believe the main drivers of this soft market are the slowdown in immigration to our region, reduced investor demand, and mortgage rates that aren't low enough to incentivize robust buying activity."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently $1,081,900. This represents a 5.6 per cent decrease over August 2025 and a 0.6 per cent decrease compared to July 2026.

Sales of detached homes in August 2026 reached 557, a 3.1 per cent decrease from the 575 detached sales recorded in August 2025. The benchmark price for a detached home is $1,799,400, representing a 7.2 per cent decrease from August 2025 and a 1.3 per cent decrease compared to July 2026.

Sales of apartment homes reached 891 in August 2026, a 6.8 per cent decrease compared to the 956 sales in August 2025. The benchmark price of an apartment home is $686,200, translating to a 6.6 per cent decrease from August 2025 and a 0.3 per cent decrease compared to July 2026.

Attached home sales in August 2026 totalled 412, a 0.7 per cent increase compared to the 409 sales in August 2025. The benchmark price of a townhouse is $1,028,800; this represents a 4.4 per cent decrease from August 2025 and a 0.2 per cent decrease compared to July 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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MLS® HOME PRICE INDEX *

August 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	$1,011,700	308.8	-0.7%	-1.9%	-1.9%	-5.9%	-11.5%	-2.2%	11.0%
	Greater Vancouver	$1,081,900	309.5	-0.6%	-1.7%	-1.7%	-5.6%	-9.8%	-0.5%	6.7%
	Bowen Island	$1,386,600	283.7	-0.9%	0.9%	-1.6%	-4.3%	-5.5%	-3.8%	62.8%
	Burnaby East	$985,700	314.0	0.1%	-1.8%	-2.3%	-10.2%	-14.7%	-2.4%	9.8%
	Burnaby North	$883,700	296.5	-0.8%	-2.8%	-2.9%	-7.8%	-13.0%	-4.8%	10.1%
	Burnaby South	$974,800	310.5	-1.5%	-3.3%	-3.8%	-6.9%	-13.9%	-3.7%	9.0%
	Coquitlam	$981,400	310.3	-0.6%	-2.2%	-1.6%	-6.4%	-12.8%	-2.2%	21.4%
	Ladner	$1,061,400	315.9	-2.3%	-2.5%	-1.3%	-5.6%	-9.3%	5.8%	28.3%
	Maple Ridge	$890,800	309.6	-0.7%	-1.9%	-2.2%	-7.0%	-11.4%	-1.3%	51.2%
	New Westminster	$722,300	335.5	-0.6%	-2.1%	-2.6%	-9.6%	-13.7%	0.2%	31.2%
	North Vancouver	$1,305,600	305.8	-0.2%	-0.6%	2.0%	-2.5%	-4.9%	4.7%	15.1%
	Pitt Meadows	$849,100	347.6	-1.0%	-1.4%	-1.1%	-4.3%	-6.7%	9.3%	67.4%
	Port Coquitlam	$840,300	328.9	-3.2%	-5.4%	-5.8%	-8.5%	-12.3%	3.2%	45.6%
	Port Moody	$1,037,400	335.9	-0.4%	-0.3%	0.8%	-4.3%	-6.8%	4.0%	35.1%
	Richmond	$1,025,100	338.2	-0.1%	-1.5%	-3.1%	-7.3%	-13.1%	-1.3%	4.5%
	Squamish	$1,076,500	358.5	-0.6%	-3.4%	-4.1%	-3.3%	-0.3%	10.9%	72.4%
	Sunshine Coast	$783,000	287.0	-3.4%	-0.6%	-0.2%	-5.6%	-6.4%	0.7%	71.0%
	Tsawwassen	$1,102,200	286.0	-0.7%	-4.4%	-3.1%	-4.1%	-9.4%	0.2%	6.3%
	Vancouver East	$1,111,700	347.1	-0.9%	-1.9%	-3.3%	-6.7%	-10.0%	1.8%	11.2%
	Vancouver West	$1,222,000	292.2	-0.3%	-1.1%	-0.5%	-4.4%	-8.2%	-4.0%	-11.2%
	West Vancouver	$2,269,000	244.9	-1.1%	-1.7%	-2.1%	-5.8%	-14.2%	-13.6%	-26.9%
	Whistler	$1,317,400	287.5	1.2%	-1.1%	-4.1%	-4.3%	-9.7%	-0.7%	67.9%
Single Family Detached	Lower Mainland	$1,601,400	351.5	-1.2%	-2.9%	-2.5%	-7.5%	-10.9%	-0.3%	14.6%
	Greater Vancouver	$1,799,400	335.8	-1.3%	-2.6%	-2.0%	-7.2%	-10.1%	0.2%	3.5%
	Bowen Island	$1,389,700	283.5	-0.9%	0.9%	-1.6%	-4.3%	-5.6%	-3.8%	62.7%
	Burnaby East	$1,694,900	365.3	-1.1%	-3.1%	-6.5%	-13.8%	-10.6%	5.6%	23.6%
	Burnaby North	$1,816,500	349.9	-2.2%	-3.6%	-3.3%	-10.2%	-9.3%	2.9%	14.6%
	Burnaby South	$1,887,800	357.7	-1.7%	-6.0%	-5.1%	-10.2%	-13.7%	-0.7%	4.2%
	Coquitlam	$1,599,100	376.3	-1.8%	-3.3%	-0.7%	-5.9%	-10.5%	2.0%	30.4%
	Ladner	$1,295,500	324.0	-2.6%	-3.2%	-0.1%	-5.3%	-8.9%	4.2%	27.6%
	Maple Ridge	$1,177,800	343.7	-0.6%	-2.3%	-2.0%	-6.2%	-9.8%	0.8%	62.2%
	New Westminster	$1,377,600	334.9	-0.5%	-2.5%	-6.8%	-14.6%	-13.4%	0.1%	22.9%
	North Vancouver	$2,088,400	330.2	0.5%	-0.7%	2.8%	-3.6%	-6.0%	5.3%	17.3%
	Pitt Meadows	$1,188,900	360.3	-1.7%	-2.2%	-0.4%	-2.5%	-8.9%	5.7%	58.4%
	Port Coquitlam	$1,243,800	350.7	-4.9%	-5.8%	-7.7%	-8.0%	-12.8%	3.1%	44.1%
	Port Moody	$1,962,100	377.4	-0.3%	1.2%	-0.2%	-5.7%	-4.8%	9.2%	39.6%
	Richmond	$1,925,400	387.0	0.7%	-1.8%	-3.1%	-7.8%	-12.7%	-0.7%	5.2%
	Squamish	$1,592,700	393.2	-2.8%	-9.3%	-10.0%	-6.3%	2.2%	7.3%	79.1%
	Sunshine Coast	$830,800	289.1	-4.2%	-1.3%	-0.5%	-6.1%	-7.1%	-1.5%	72.0%
	Tsawwassen	$1,466,100	324.1	-0.5%	-6.5%	-2.4%	-3.3%	-5.6%	2.4%	16.2%
	Vancouver East	$1,621,400	361.5	-1.3%	-2.0%	-4.1%	-9.4%	-15.1%	-2.6%	6.4%
	Vancouver West	$2,932,700	308.8	-2.6%	-3.0%	0.0%	-8.7%	-15.3%	-11.6%	-17.8%
	West Vancouver	$2,849,200	265.2	-1.7%	-2.8%	-3.0%	-7.5%	-12.4%	-9.3%	-22.3%
	Whistler	$2,491,600	297.5	-2.7%	-8.4%	-12.2%	-5.3%	-2.8%	1.8%	60.5%

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.

August 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	$899,500	343.5	-0.4%	-1.9%	-1.7%	-5.1%	-8.1%	7.7%	54.4%
	Greater Vancouver	$1,028,800	360.5	-0.1%	-1.9%	-1.6%	-4.5%	-7.0%	8.9%	50.9%
	Burnaby East	$852,700	370.4	-0.7%	0.8%	3.1%	-4.4%	-5.2%	15.1%	59.3%
	Burnaby North	$888,200	360.8	0.2%	-2.9%	-4.3%	-5.3%	-4.4%	12.4%	64.1%
	Burnaby South	$933,600	351.0	1.0%	-4.2%	-3.5%	-7.4%	-10.5%	7.1%	46.1%
	Coquitlam	$987,900	386.4	-0.3%	-3.5%	-1.0%	-8.5%	-7.3%	9.9%	65.5%
	Ladner	$967,400	386.7	-1.1%	0.0%	-2.2%	-6.5%	-3.9%	14.7%	62.4%
	Maple Ridge	$704,100	348.2	-1.9%	-3.2%	-4.1%	-10.1%	-8.1%	2.8%	73.1%
	New Westminster	$873,400	381.1	0.1%	0.6%	-2.2%	-4.2%	-7.6%	11.2%	61.3%
	North Vancouver	$1,247,400	337.5	0.8%	-2.8%	-0.5%	-3.1%	-5.1%	9.9%	42.4%
	Pitt Meadows	$746,900	378.8	-1.5%	-2.4%	-4.7%	-9.4%	-8.3%	4.4%	72.7%
	Port Coquitlam	$847,200	343.1	-0.6%	-4.3%	-2.0%	-7.5%	-10.5%	4.1%	56.8%
	Port Moody	$986,900	396.7	0.4%	0.5%	2.0%	-2.3%	-5.0%	11.5%	80.8%
	Richmond	$1,022,200	365.3	-1.3%	-0.2%	-0.9%	-4.1%	-9.9%	8.8%	40.5%
	Squamish	$1,009,100	386.2	1.0%	-0.7%	3.0%	1.8%	-1.2%	14.8%	96.0%
	Sunshine Coast	$736,600	348.6	1.2%	-1.0%	2.8%	1.7%	-1.8%	16.2%	89.1%
	Tsawwassen	$925,800	272.4	-1.3%	1.0%	-1.9%	-4.1%	-8.5%	5.1%	9.2%
	Vancouver East	$985,400	329.9	-2.3%	-7.7%	-5.3%	-7.5%	-12.2%	-1.0%	33.2%
	Vancouver West	$1,334,900	317.2	1.1%	0.3%	-6.2%	-3.8%	-8.2%	2.1%	22.4%
	Whistler	$1,690,700	405.7	1.9%	-0.4%	4.1%	3.1%	-2.5%	18.6%	113.4%
Apartment	Lower Mainland	$634,300	318.3	-0.3%	-1.9%	-3.1%	-6.7%	-11.3%	2.1%	38.8%
	Greater Vancouver	$686,200	319.3	-0.2%	-1.7%	-3.1%	-6.6%	-10.7%	1.6%	38.2%
	Burnaby East	$707,600	299.2	-0.8%	-2.2%	-2.0%	-7.7%	-11.9%	-0.8%	35.3%
	Burnaby North	$669,700	327.8	-0.5%	-2.8%	-2.9%	-7.3%	-11.9%	1.0%	44.1%
	Burnaby South	$731,500	339.1	-1.4%	-1.7%	-4.8%	-7.1%	-13.5%	-0.4%	34.3%
	Coquitlam	$646,100	364.6	-0.8%	-1.7%	-3.7%	-7.8%	-13.1%	3.6%	63.1%
	Ladner	$608,800	310.0	-1.8%	-5.4%	-8.7%	-6.7%	-16.7%	0.4%	48.7%
	Maple Ridge	$504,300	368.9	0.5%	0.1%	-1.8%	-4.3%	-11.3%	9.4%	92.8%
	New Westminster	$576,100	353.4	-1.1%	-3.1%	-1.6%	-8.9%	-12.8%	2.6%	54.3%
	North Vancouver	$770,300	312.6	-2.0%	-1.6%	0.2%	-3.4%	-5.0%	8.4%	48.5%
	Pitt Meadows	$546,600	375.2	0.2%	0.1%	-1.9%	-4.5%	-11.4%	7.0%	87.2%
	Port Coquitlam	$558,300	386.4	-2.2%	-3.6%	-5.2%	-8.8%	-9.7%	7.0%	77.0%
	Port Moody	$680,200	375.6	-1.2%	-3.2%	-2.2%	-5.8%	-5.3%	5.7%	65.3%
	Richmond	$633,300	354.4	-1.0%	-4.1%	-5.8%	-9.8%	-13.9%	0.9%	54.4%
	Squamish	$571,500	338.2	4.7%	13.0%	-2.1%	-7.5%	-11.0%	7.9%	69.8%
	Sunshine Coast	$440,100	264.8	4.7%	12.4%	-6.3%	-13.2%	-21.2%	-10.2%	37.8%
	Tsawwassen	$580,200	270.6	-1.6%	-4.9%	-8.7%	-8.1%	-16.3%	-0.3%	30.2%
	Vancouver East	$628,600	364.8	0.0%	-1.9%	-3.8%	-7.5%	-12.5%	-2.8%	31.0%
	Vancouver West	$774,900	301.5	0.8%	-1.1%	-1.8%	-3.8%	-8.0%	-1.3%	25.8%
	West Vancouver	$1,122,600	222.7	1.7%	1.6%	-6.0%	-9.2%	-16.3%	-0.6%	11.6%
	Whistler	$572,900	246.0	4.1%	9.9%	-6.3%	-14.0%	-21.6%	-2.7%	63.5%

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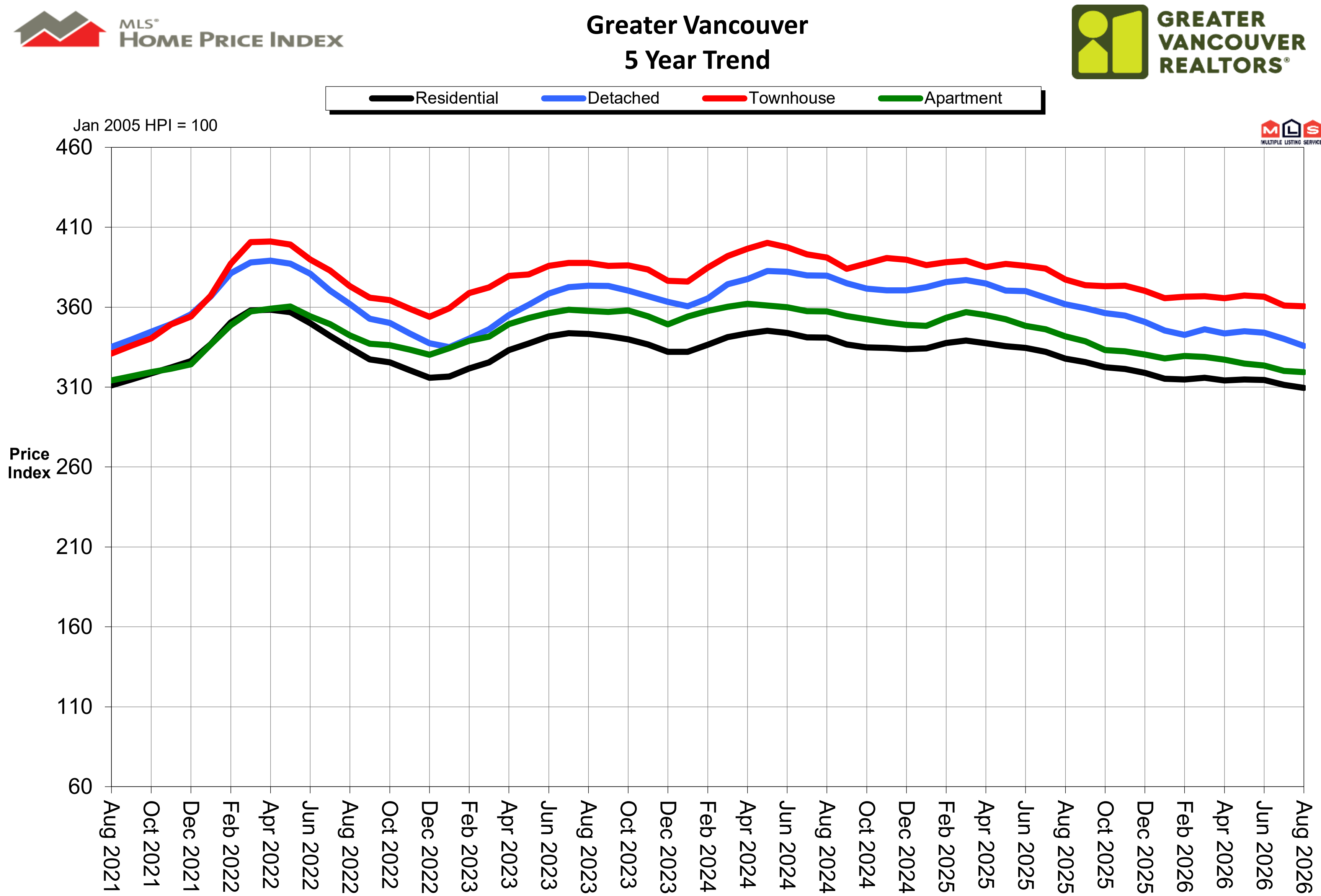
MULTIPLE LISTING SERVICE® *

Greater Vancouver
5 Year Trend



MLS® SALES Facts

GREATER VANCOUVER REALTORS®

August 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
August 2026	Number of Sales	Detached	9	43	42	31	8	63	16	43	18	12	48	14	32	69	68	29	11	556
		Attached	0	39	49	17	0	40	5	33	17	8	62	6	7	53	56	5	15	412
		Apartment	0	152	59	20	0	24	56	62	25	30	111	7	5	82	225	18	15	891
	Median Selling Price	Detached	n/a	$1,800,000	$1,554,500	$1,420,000	n/a	$1,220,000	n/a	$2,179,000	n/a	n/a	$1,638,000	n/a	$855,000	$1,745,000	$2,850,000	$2,755,000	n/a	
		Attached	n/a	$1,115,000	$979,900	n/a	n/a	$692,000	n/a	$1,270,000	n/a	n/a	$965,000	n/a	n/a	$1,250,000	$1,505,000	n/a	n/a	n/a
		Apartment	n/a	$620,000	$599,000	$585,000	n/a	$478,500	$595,000	$793,500	$568,000	$705,450	$580,000	n/a	n/a	$618,000	$820,000	n/a	n/a	
July 2026	Number of Sales	Detached	8	50	54	37	5	80	13	55	18	16	65	15	51	66	67	33	6	639
		Attached	0	51	44	14	0	32	10	28	17	17	71	21	2	81	50	5	11	454
		Apartment	0	171	88	13	1	19	61	69	21	23	91	13	9	97	245	16	15	952
	Median Selling Price	Detached	n/a	$1,816,250	$1,594,500	$1,499,000	n/a	$1,201,500	n/a	$2,088,000	n/a	n/a	$1,748,000	n/a	$969,000	$1,860,000	$2,900,000	$3,175,000	n/a	
		Attached	n/a	$1,017,500	$1,099,000	n/a	n/a	$727,000	n/a	$1,272,500	n/a	n/a	$1,014,000	$952,000	n/a	$1,280,000	$1,484,400	n/a	n/a	n/a
		Apartment	n/a	$608,000	$606,950	n/a	n/a	n/a	$580,000	$710,000	$500,000	$730,000	$596,500	n/a	n/a	$595,900	$795,800	n/a	n/a	
August 2025	Number of Sales	Detached	6	38	59	33	9	72	7	42	19	12	58	11	51	66	55	26	11	575
		Attached	0	31	36	18	0	35	14	27	9	11	57	17	6	76	54	3	15	409
		Apartment	0	170	68	14	0	40	52	68	18	22	108	19	4	75	271	13	14	956
	Median Selling Price	Detached	n/a	$2,000,000	$1,655,000	$1,512,500	n/a	$1,225,000	n/a	$1,897,500	n/a	n/a	$1,940,000	n/a	$926,500	$1,745,000	$3,100,000	$2,974,500	n/a	
		Attached	n/a	$1,055,000	$1,075,000	n/a	n/a	$790,000	n/a	$1,295,000	n/a	n/a	$1,025,000	n/a	n/a	$1,435,000	$1,580,925	n/a	n/a	n/a
		Apartment	n/a	$662,750	$665,000	n/a	n/a	$553,500	$584,000	$756,500	n/a	$749,000	$640,000	n/a	n/a	$690,000	$830,000	n/a	n/a	
Jan. - Aug. 2026 *Year-to-date*	Number of Sales	Detached	49	344	401	246	36	514	127	449	133	89	413	107	287	547	500	241	75	4,558
		Attached	0	332	336	117	0	307	64	285	134	87	402	144	37	543	433	30	117	3,368
		Apartment	0	1,210	641	118	1	219	428	581	165	197	843	83	32	742	1,829	100	152	7,341
	Median Selling Price	Detached	n/a	n/a	n/a	$1,439,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
		Attached	n/a	n/a	n/a	$906,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Apartment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Jan. - Aug. 2025 *Year-to-date*	Number of Sales	Detached	40	307	394	244	33	537	83	486	167	97	423	131	329	517	413	239	68	4,508
		Attached	0	299	363	126	2	330	92	277	125	104	401	143	36	522	408	35	141	3,404
		Apartment	0	1,372	707	147	3	268	499	640	207	189	930	114	26	777	2,163	96	139	8,277
	Median Selling Price	Detached	$1,522,500	$2,100,000	$1,700,000	$1,515,500	$830,000	$1,255,000	$1,550,000	$2,125,000	$1,394,000	$1,855,000	$1,984,476	$1,681,000	$900,000	$1,830,000	$3,268,000	$2,950,000	$2,550,000	
		Attached	n/a	$1,065,000	$1,156,300	$972,500	n/a	$801,500	$965,000	$1,375,000	$950,000	$1,037,500	$1,095,000	$1,065,000	$647,500	$1,425,000	$1,541,250	$1,880,000	$1,295,000	n/a
		Apartment	n/a	$700,000	$670,000	$650,000	n/a	$532,869	$613,750	$789,000	$595,000	$765,000	$663,000	$673,500	$530,000	$685,000	$828,944	$1,240,000	$690,000	

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®

August 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
August 2026	Number of Listings	Detached	13	120	122	37	13	140	50	87	36	42	143	16	77	141	142	104	14	1,297
		Attached	0	119	118	36	0	48	19	50	21	14	93	19	14	118	134	12	29	844
		Apartment	0	322	203	29	0	43	131	156	33	47	224	17	3	177	501	26	43	1,955
	% Sales to Listings	Detached	69%	36%	34%	84%	62%	45%	32%	49%	50%	29%	34%	88%	42%	49%	48%	28%	79%	n/a
		Attached	n/a	33%	42%	47%	n/a	83%	26%	66%	81%	57%	67%	32%	50%	45%	42%	42%	52%	
		Apartment	n/a	47%	29%	69%	n/a	56%	43%	40%	76%	64%	50%	41%	167%	46%	45%	69%	35%	
July 2026	Number of Listings	Detached	16	129	151	71	10	198	51	104	68	53	174	29	98	179	157	111	22	1,621
		Attached	0	130	123	34	0	92	27	87	44	24	124	21	13	182	173	10	24	1,108
		Apartment	1	364	212	27	0	74	148	194	57	60	256	20	10	187	578	39	31	2,258
	% Sales to Listings	Detached	50%	39%	36%	52%	50%	40%	25%	53%	26%	30%	37%	52%	52%	37%	43%	30%	27%	n/a
		Attached	n/a	39%	36%	41%	n/a	35%	37%	32%	39%	71%	57%	100%	15%	45%	29%	50%	46%	
		Apartment	0%	47%	42%	48%	n/a	26%	41%	36%	37%	38%	36%	65%	90%	52%	42%	41%	48%	
August 2025	Number of Listings	Detached	19	111	142	73	6	158	37	100	43	14	145	20	84	141	149	98	25	1,365
		Attached	0	79	84	32	0	62	23	58	31	23	136	19	9	142	122	13	29	862
		Apartment	0	335	192	25	0	59	127	143	44	46	273	22	13	175	493	26	21	1,994
	% Sales to Listings	Detached	32%	34%	42%	45%	150%	46%	19%	42%	44%	86%	40%	55%	61%	47%	37%	27%	44%	n/a
		Attached	n/a	39%	43%	56%	n/a	56%	61%	47%	29%	48%	42%	89%	67%	54%	44%	23%	52%	
		Apartment	n/a	51%	35%	56%	n/a	68%	41%	48%	41%	48%	40%	86%	31%	43%	55%	50%	67%	
Jan. - Aug. 2026 Year-to-date*	Number of Listings	Detached	130	1,111	1,177	605	129	1,515	426	1,180	461	350	1,403	289	882	1,598	1,559	1,076	210	14,101
		Attached	3	1,036	860	303	1	700	232	744	331	209	1,060	287	104	1,582	1,437	102	237	9,228
		Apartment	3	3,143	1,938	308	2	575	1,233	1,645	459	592	2,355	231	81	1,951	4,978	362	294	20,150
	% Sales to Listings	Detached	38%	31%	34%	41%	28%	34%	30%	38%	29%	25%	29%	37%	33%	34%	32%	22%	36%	n/a
		Attached	0%	32%	39%	39%	0%	44%	28%	38%	40%	42%	38%	50%	36%	34%	30%	29%	49%	
		Apartment	0%	38%	33%	38%	50%	38%	35%	35%	36%	33%	36%	36%	40%	38%	37%	28%	52%	
Jan. - Aug. 2025 Year-to-date*	Number of Listings	Detached	135	1,130	1,254	753	115	1,728	310	1,313	476	325	1,462	254	992	1,636	1,614	1,163	222	14,882
		Attached	0	823	919	347	1	750	268	682	291	267	1,137	249	110	1,445	1,345	131	224	8,989
		Apartment	0	3,731	1,991	324	3	685	1,348	1,754	501	541	2,705	257	86	2,144	6,141	332	288	22,831
	% Sales to Listings	Detached	30%	27%	31%	32%	29%	31%	27%	37%	35%	30%	29%	52%	33%	32%	26%	21%	31%	n/a
		Attached	n/a	36%	39%	36%	200%	44%	34%	41%	43%	39%	35%	57%	33%	36%	30%	27%	63%	
		Apartment	n/a	37%	36%	45%	100%	39%	37%	36%	41%	35%	34%	44%	30%	36%	35%	29%	48%	

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

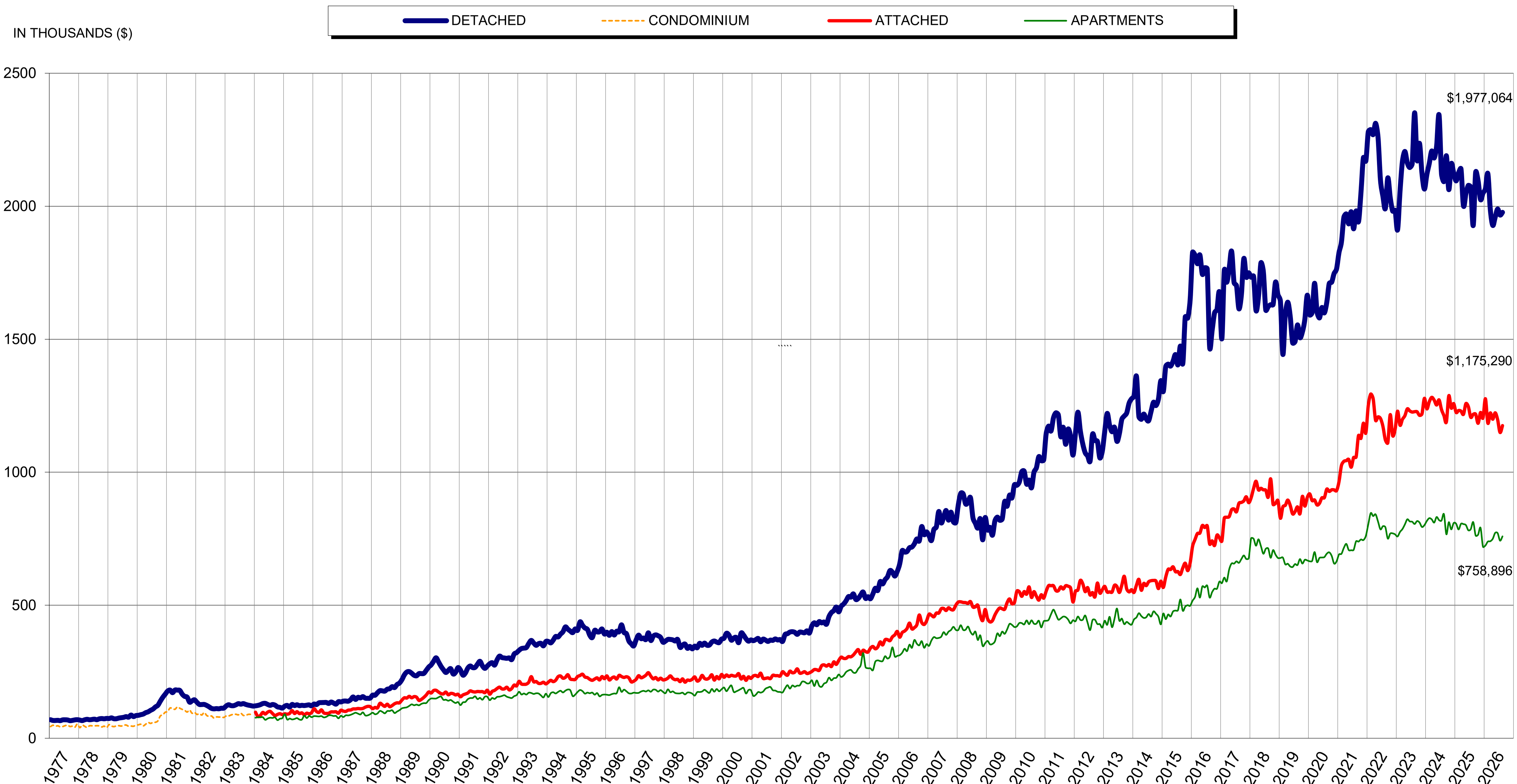
GREATER VANCOUVER REALTORS®

Listing & Sales Activity Summary

	Listings				Sales						
	1 Aug 2025	2 Jul 2026	3 Aug 2026	Col. 2 & 3 Percentage Variance	5 Aug 2025	6 Jul 2026	7 Aug 2026	Col. 6 & 7 Percentage Variance	9 Jun 2025 - Aug 2025	10 Jun 2026 - Aug 2026	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	19	16	13	-18.8	6	8	9	12.5	18	24	33.3
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	1	0	-100.0	0	0	0	0.0	0	0	0.0
BURNABY				%				%			%
DETACHED	111	129	120	-7.0	38	50	43	-14.0	131	150	14.5
ATTACHED	79	130	119	-8.5	31	51	39	-23.5	119	149	25.2
APARTMENTS	335	364	322	-11.5	170	171	152	-11.1	574	504	-12.2
COQUITLAM											
DETACHED	142	151	122	-19.2	59	54	42	-22.2	172	177	2.9
ATTACHED	84	123	118	-4.1	36	44	49	11.4	129	154	19.4
APARTMENTS	192	212	203	-4.2	68	88	59	-33.0	238	259	8.8
DELTA											
DETACHED	73	71	37	-47.9	33	37	31	-16.2	117	105	-10.3
ATTACHED	32	34	36	5.9	18	14	17	21.4	58	49	-15.5
APARTMENTS	25	27	29	7.4	14	13	20	53.8	46	53	15.2
ISLANDS - GULF											
DETACHED	6	10	13	30.0	9	5	8	60.0	15	17	13.3
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	1	0	-100.0	1	1	0.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	158	198	140	-29.3	72	80	63	-21.3	211	207	-1.9
ATTACHED	62	92	48	-47.8	35	32	40	25.0	125	122	-2.4
APARTMENTS	59	74	43	-41.9	40	19	24	26.3	105	76	-27.6
NEW WESTMINSTER											
DETACHED	37	51	50	-2.0	7	13	16	23.1	31	51	64.5
ATTACHED	23	27	19	-29.6	14	10	5	-50.0	43	24	-44.2
APARTMENTS	127	148	131	-11.5	52	61	56	-8.2	169	172	1.8
NORTH VANCOUVER											
DETACHED	100	104	87	-16.3	42	55	43	-21.8	182	184	1.1
ATTACHED	58	87	50	-42.5	27	28	33	17.9	120	96	-20.0
APARTMENTS	143	194	156	-19.6	68	69	62	-10.1	224	223	-0.4
PORT COQUITLAM											
DETACHED	43	68	36	-47.1	19	18	18	0.0	71	46	-35.2
ATTACHED	31	44	21	-52.3	9	17	17	0.0	41	57	39.0
APARTMENTS	44	57	33	-42.1	18	21	25	19.0	77	75	-2.6
PORT MOODY/BELCARRA											
DETACHED	14	53	42	-20.8	12	16	12	-25.0	35	37	5.7
ATTACHED	23	24	14	-41.7	11	17	8	-52.9	50	36	-28.0
APARTMENTS	46	60	47	-21.7	22	23	30	30.4	73	78	6.8
RICHMOND											
DETACHED	145	174	143	-17.8	58	65	48	-26.2	177	183	3.4
ATTACHED	136	124	93	-25.0	57	71	62	-12.7	166	192	15.7
APARTMENTS	273	256	224	-12.5	108	91	111	22.0	364	336	-7.7
SQUAMISH											
DETACHED	20	29	16	-44.8	11	15	14	-6.7	54	52	-3.7
ATTACHED	19	21	19	-9.5	17	21	6	-71.4	44	50	13.6
APARTMENTS	22	20	17	-15.0	19	13	7	-46.2	45	29	-35.6
SUNSHINE COAST											
DETACHED	84	98	77	-21.4	51	51	32	-37.3	138	136	-1.4
ATTACHED	9	13	14	7.7	6	2	7	250.0	11	13	18.2
APARTMENTS	13	10	3	-70.0	4	9	5	-44.4	8	16	100.0
VANCOUVER EAST											
DETACHED	141	179	141	-21.2	66	66	69	4.5	224	230	2.7
ATTACHED	142	182	118	-35.2	76	81	53	-34.6	203	219	7.9
APARTMENTS	175	187	177	-5.3	75	97	82	-15.5	298	286	-4.0
VANCOUVER WEST											
DETACHED	149	157	142	-9.6	55	67	68	1.5	185	213	15.1
ATTACHED	122	173	134	-22.5	54	50	56	12.0	165	178	7.9
APARTMENTS	493	578	501	-13.3	271	245	225	-8.2	843	739	-12.3
WEST VANCOUVER/HOWE SOUND											
DETACHED	98	111	104	-6.3	26	33	29	-12.1	96	102	6.3
ATTACHED	13	10	12	20.0	3	5	5	0.0	15	13	-13.3
APARTMENTS	26	39	26	-33.3	13	16	18	12.5	45	52	15.6
WHISTLER/PEMBERTON											
DETACHED	25	22	14	-36.4	11	6	11	83.3	35	28	-20.0
ATTACHED	29	24	29	20.8	15	11	15	36.4	52	41	-21.2
APARTMENTS	21	31	43	38.7	14	15	15	0.0	44	47	6.8
GRAND TOTALS											
DETACHED	**1365**	**1621**	**1297**	**-20.0**	**575**	**639**	**556**	**-13.0**	**1892**	**1942**	**2.6**
ATTACHED	**862**	**1108**	**844**	**-23.8**	**409**	**454**	**412**	**-9.3**	**1341**	**1393**	**3.9**
APARTMENTS	**1994**	**2258**	**1955**	**-13.4**	**956**	**952**	**891**	**-6.4**	**3154**	**2946**	**-6.6**

GREATER VANCOUVER REALTORS®

Residential Average Sale Prices - January 1977 to August 2026



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

MULTIPLE LISTING SERVICE®