News Release

GREATER VANCOUVER REALTORS®

FOR IMMEDIATE RELEASE:

Apartments lead sales downward

Vancouver, B.C. – October 2, 2026 – Home sales registered on the MLS® in Metro Vancouver* declined 8.4 per cent relative to September last year, weighed down by the apartment segment.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 1,717 in September 2026, an 8.4 per cent decrease from the 1,875 sales recorded in September 2025. This was 25 per cent below the 10-year seasonal average (2,289).

"While sales were down about eight per cent overall in September, this figure hides the fact the weakness is contained to the sizeable apartment segment, which typically accounted for half of sales in any given month in recent years," said Andrew Lis, GVR chief economist and vice-president data analytics. "By contrast, sales of attached and detached homes finished slightly up from last September, consistent with our view that end-users are primarily driving the market, as investor-driven demand awaits more favourable market conditions."

There were 5,852 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in September 2026. This represents a 10.3 per cent decrease compared to the 6,527 properties listed in September 2025. This was 5.7 per cent above the 10-year seasonal average (5,537).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 16,394, a four per cent decrease compared to September 2025 (17,079). This is 24.3 per cent above the 10-year seasonal average (13,186).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for September 2026 is 10.9 per cent. By property type, the ratio is 9.7 per cent for detached homes, 12.2 per cent for attached, and 11.4 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.

“The combination of slow sales and inventory trending lower has kept home prices from declining too swiftly, with the composite price index drifting down 0.5 percent month over month,” Lis said. “While small month-over-month changes may not appear significant individually, the cumulative effect of many small changes has become more pronounced over time, with all market segments now showing price declines of about three per cent since the start of the year.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently $1,075,900. This represents a 5.5 per cent decrease over September 2025 and a 0.6 per cent decrease compared to August 2026.

Sales of detached homes in September 2026 reached 575, a 4.2 per cent increase from the 552 detached sales recorded in September 2025. The benchmark price for a detached home is $1,784,700. This represents a 7.3 per cent decrease from September 2025 and a 0.8 per cent decrease compared to August 2026.

Sales of apartment homes reached 777 in September 2026, a 18.6 per cent decrease compared to the 954 sales in September 2025. The benchmark price of an apartment home is $682,500. This represents a 6.2 per cent decrease from September 2025 and a 0.5 per cent decrease compared to August 2026.

Attached home sales in September 2026 totalled 358, a 0.6 per cent increase compared to the 356 sales in September 2025. The benchmark price of a townhouse is $1,016,700. This represents a 4.7 per cent decrease from September 2025 and a 1.2 per cent decrease compared to August 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 *

September 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	$1,004,700	306.7	-0.7%	-2.3%	-2.9%	-5.9%	-11.7%	-4.1%	11.6%
	Greater Vancouver	$1,075,900	307.8	-0.5%	-2.1%	-2.6%	-5.5%	-10.0%	-2.2%	7.5%
	Bowen Island	$1,405,400	287.6	1.4%	0.8%	0.1%	-2.1%	-6.0%	-1.0%	70.0%
	Burnaby East	$982,400	313.0	-0.3%	-1.3%	-2.7%	-6.3%	-14.2%	-3.5%	10.8%
	Burnaby North	$877,100	294.3	-0.7%	-2.5%	-3.9%	-7.4%	-13.4%	-5.9%	9.9%
	Burnaby South	$972,800	309.9	-0.2%	-2.5%	-3.9%	-7.2%	-13.3%	-3.9%	9.7%
	Coquitlam	$971,700	307.2	-1.0%	-2.8%	-2.9%	-6.3%	-12.7%	-4.4%	21.9%
	Ladner	$1,033,700	307.6	-2.6%	-5.3%	-3.8%	-6.9%	-11.6%	1.2%	24.6%
	Maple Ridge	$882,600	306.8	-0.9%	-1.8%	-4.1%	-7.0%	-11.8%	-4.5%	49.6%
	New Westminster	$719,600	334.2	-0.4%	-2.1%	-3.6%	-8.2%	-13.5%	-1.0%	32.6%
	North Vancouver	$1,290,400	302.3	-1.1%	-1.8%	-1.6%	-3.9%	-5.6%	0.8%	16.9%
	Pitt Meadows	$848,800	347.4	-0.1%	-0.3%	-3.4%	-3.6%	-6.5%	7.4%	68.0%
	Port Coquitlam	$835,500	327.0	-0.6%	-5.9%	-7.9%	-8.2%	-11.6%	1.4%	48.4%
	Port Moody	$1,011,500	327.6	-2.5%	-2.9%	-2.2%	-5.8%	-8.8%	0.6%	32.8%
	Richmond	$1,015,800	335.1	-0.9%	-1.4%	-4.0%	-6.8%	-13.7%	-2.7%	4.6%
	Squamish	$1,091,800	363.6	1.4%	-1.3%	-1.1%	-0.1%	3.0%	11.1%	77.5%
	Sunshine Coast	$805,600	295.3	2.9%	0.8%	1.3%	-2.1%	-4.0%	1.8%	77.1%
	Tsawwassen	$1,113,100	288.8	1.0%	-3.1%	-2.0%	-4.3%	-10.7%	0.7%	3.8%
	Vancouver East	$1,120,200	349.7	0.7%	-1.4%	-3.5%	-5.0%	-8.8%	1.0%	13.4%
	Vancouver West	$1,206,600	288.5	-1.3%	-2.7%	-0.7%	-5.3%	-9.6%	-5.8%	-11.3%
	West Vancouver	$2,244,700	242.3	-1.1%	-3.3%	-6.4%	-7.4%	-15.0%	-15.8%	-26.7%
	Whistler	$1,350,700	294.7	2.5%	1.3%	0.4%	-0.9%	-5.3%	0.4%	76.4%
Single Family Detached	Lower Mainland	$1,584,500	347.8	-1.1%	-3.4%	-4.3%	-7.7%	-11.6%	-2.8%	15.2%
	Greater Vancouver	$1,784,700	333.1	-0.8%	-3.2%	-3.8%	-7.3%	-10.8%	-2.0%	4.5%
	Bowen Island	$1,408,300	287.3	1.3%	0.7%	0.1%	-2.1%	-6.1%	-1.1%	69.8%
	Burnaby East	$1,694,900	365.3	0.0%	-4.3%	-6.7%	-6.7%	-7.8%	3.7%	26.0%
	Burnaby North	$1,808,500	348.4	-0.4%	-3.2%	-5.9%	-9.2%	-9.7%	2.4%	15.7%
	Burnaby South	$1,894,600	359.0	0.4%	-3.6%	-4.7%	-10.3%	-11.4%	-0.7%	6.2%
	Coquitlam	$1,584,400	372.9	-0.9%	-3.9%	-2.5%	-6.6%	-11.0%	-0.6%	31.7%
	Ladner	$1,284,100	321.1	-0.9%	-3.4%	-1.2%	-4.2%	-9.1%	0.8%	26.4%
	Maple Ridge	$1,155,900	337.3	-1.9%	-2.9%	-5.6%	-7.7%	-10.6%	-3.3%	59.3%
	New Westminster	$1,356,900	329.9	-1.5%	-4.5%	-7.7%	-10.4%	-12.1%	-2.5%	23.7%
	North Vancouver	$2,042,000	322.9	-2.2%	-2.9%	-3.5%	-6.2%	-8.3%	0.2%	18.7%
	Pitt Meadows	$1,178,600	357.2	-0.9%	-0.8%	-5.1%	-2.8%	-10.5%	1.8%	58.4%
	Port Coquitlam	$1,240,600	349.8	-0.3%	-6.2%	-8.2%	-8.5%	-11.2%	1.5%	48.5%
	Port Moody	$1,903,500	366.1	-3.0%	-2.3%	-3.7%	-8.4%	-7.8%	3.5%	37.1%
	Richmond	$1,871,100	376.1	-2.8%	-3.2%	-5.2%	-8.5%	-14.3%	-5.2%	3.2%
	Squamish	$1,614,600	398.6	1.4%	-5.3%	-6.5%	-0.9%	4.5%	7.8%	84.8%
	Sunshine Coast	$853,300	296.9	2.7%	0.2%	0.6%	-2.8%	-5.5%	-0.4%	78.1%
	Tsawwassen	$1,508,500	333.4	2.9%	-1.9%	-0.5%	-1.7%	-5.7%	4.9%	15.5%
	Vancouver East	$1,630,500	363.5	0.6%	-1.8%	-4.1%	-7.7%	-13.9%	-3.6%	8.8%
	Vancouver West	$2,916,100	307.1	-0.6%	-4.1%	-0.3%	-8.7%	-16.4%	-12.0%	-17.0%
	West Vancouver	$2,822,900	262.8	-0.9%	-3.6%	-8.8%	-9.9%	-13.4%	-11.3%	-21.9%
	Whistler	$2,553,100	304.8	2.5%	-3.8%	-6.8%	-0.7%	-1.1%	3.7%	71.0%

HOW TO READ THE TABLE:

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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.

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MLS® HOME PRICE INDEX *

September 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 %
Townhouse	Lower Mainland	$890,400	340.0	-1.0%	-2.6%	-2.9%	-5.0%	-8.9%	5.0%	53.2%
	Greater Vancouver	$1,016,700	356.2	-1.2%	-2.8%	-2.9%	-4.7%	-7.7%	6.0%	49.5%
	Burnaby East	$857,900	372.7	0.6%	-0.7%	1.6%	-1.7%	-5.6%	16.2%	60.2%
	Burnaby North	$880,400	357.6	-0.9%	-2.6%	-5.5%	-4.7%	-5.0%	10.3%	58.9%
	Burnaby South	$942,100	354.2	0.9%	-1.4%	-2.2%	-4.9%	-8.4%	8.0%	46.5%
	Coquitlam	$976,600	381.9	-1.2%	-3.9%	-3.1%	-6.5%	-8.7%	6.7%	64.7%
	Ladner	$919,800	367.6	-4.9%	-6.2%	-6.5%	-11.2%	-10.2%	8.4%	52.3%
	Maple Ridge	$700,800	346.6	-0.5%	-3.8%	-4.3%	-8.1%	-9.8%	-0.1%	70.5%
	New Westminster	$854,200	372.7	-2.2%	-2.4%	-3.4%	-6.8%	-10.8%	8.2%	60.2%
	North Vancouver	$1,230,400	332.9	-1.4%	-2.3%	-2.0%	-4.9%	-6.1%	5.6%	43.2%
	Pitt Meadows	$737,500	374.0	-1.3%	-3.1%	-6.6%	-8.7%	-8.2%	3.6%	70.2%
	Port Coquitlam	$834,300	337.9	-1.5%	-4.9%	-7.6%	-7.8%	-11.1%	2.0%	57.2%
	Port Moody	$940,900	378.2	-4.7%	-5.3%	-2.1%	-5.2%	-9.0%	5.9%	72.1%
	Richmond	$1,025,000	366.3	0.3%	0.0%	-1.2%	-2.3%	-10.1%	8.2%	39.7%
	Squamish	$1,010,200	386.6	0.1%	0.5%	2.7%	-0.2%	2.1%	14.1%	96.0%
	Sunshine Coast	$743,600	351.9	0.9%	0.0%	3.2%	1.2%	2.4%	16.1%	90.2%
	Tsawwassen	$886,000	260.7	-4.3%	-5.2%	-4.3%	-8.8%	-14.4%	-0.7%	2.5%
	Vancouver East	$980,400	328.2	-0.5%	-7.1%	-6.1%	-7.9%	-13.1%	-4.1%	27.9%
	Vancouver West	$1,298,500	308.5	-2.7%	-3.9%	-7.1%	-5.5%	-8.4%	-2.4%	22.6%
	Whistler	$1,695,400	406.9	0.3%	0.3%	4.5%	1.8%	1.7%	16.8%	114.3%
Apartment	Lower Mainland	$630,600	316.4	-0.6%	-2.0%	-3.6%	-6.5%	-11.5%	0.6%	37.3%
	Greater Vancouver	$682,500	317.6	-0.5%	-1.8%	-3.4%	-6.2%	-11.1%	0.3%	36.8%
	Burnaby East	$708,100	299.4	0.1%	-0.2%	-2.0%	-5.5%	-11.5%	-0.4%	31.5%
	Burnaby North	$662,400	324.2	-1.1%	-2.4%	-3.7%	-6.6%	-12.9%	-1.3%	43.2%
	Burnaby South	$723,000	335.2	-1.2%	-2.2%	-5.5%	-8.3%	-14.5%	-1.5%	33.1%
	Coquitlam	$640,100	361.2	-0.9%	-2.1%	-4.2%	-7.3%	-12.3%	1.7%	59.8%
	Ladner	$586,400	298.6	-3.7%	-9.8%	-9.1%	-10.5%	-20.1%	-3.5%	40.1%
	Maple Ridge	$513,400	375.6	1.8%	2.9%	-0.1%	-2.6%	-9.5%	8.2%	91.3%
	New Westminster	$579,900	355.8	0.7%	-1.1%	-2.0%	-7.5%	-12.6%	2.3%	55.9%
	North Vancouver	$769,000	312.1	-0.2%	-2.3%	-1.4%	-3.2%	-4.6%	5.5%	47.6%
	Pitt Meadows	$558,200	383.1	2.1%	2.9%	-0.2%	-2.4%	-9.0%	7.0%	86.2%
	Port Coquitlam	$550,000	380.6	-1.5%	-5.6%	-7.9%	-9.0%	-11.1%	4.0%	72.8%
	Port Moody	$676,200	373.4	-0.6%	-3.2%	-3.7%	-4.9%	-5.1%	6.7%	63.2%
	Richmond	$635,600	355.7	0.4%	-2.1%	-5.8%	-9.1%	-14.0%	1.6%	56.9%
	Squamish	$593,600	351.2	3.8%	8.9%	4.4%	0.7%	-6.4%	6.7%	75.5%
	Sunshine Coast	$461,000	277.4	4.8%	8.7%	1.7%	-4.1%	-15.7%	-9.6%	43.0%
	Tsawwassen	$556,000	259.3	-4.2%	-10.6%	-9.8%	-12.2%	-20.6%	-4.2%	22.0%
	Vancouver East	$634,800	368.4	1.0%	-0.4%	-5.2%	-5.2%	-11.1%	-1.3%	32.6%
	Vancouver West	$761,800	296.4	-1.7%	-2.2%	-2.2%	-5.2%	-9.8%	-3.6%	21.8%
	West Vancouver	$1,097,300	217.7	-2.2%	-4.3%	-1.3%	-5.7%	-17.0%	-7.9%	9.6%
	Whistler	$601,400	258.2	5.0%	6.0%	-0.4%	-5.3%	-15.9%	-1.4%	72.9%

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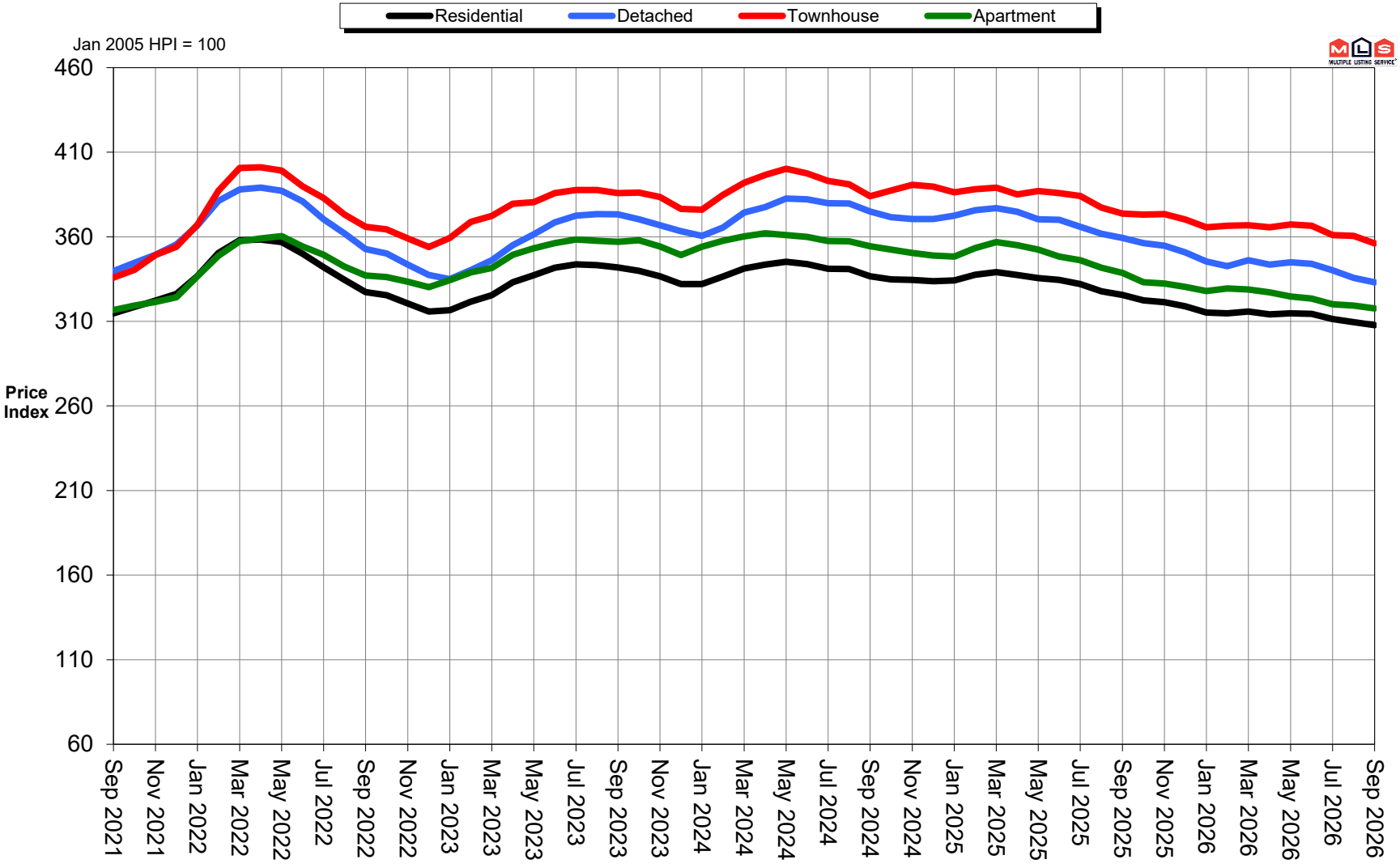
MLS® HOME PRICE INDEX

Greater Vancouver
5 Year Trend

GREATER VANCOUVER REALTORS®



MLS® SALES Facts

GREATER VANCOUVER REALTORS®

September 2026

			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
September 2026	Number of Sales	Detached	5	50	46	21	7	58	9	59	26	16	65	7	39	65	47	41	13	574
		Attached	0	36	33	15	0	27	11	25	16	9	48	11	4	57	45	4	17	358
		Apartment	0	121	62	12	2	22	56	42	13	21	110	11	1	61	214	15	14	777
	Median Selling Price	Detached	n/a	$1,825,000	$1,449,000	$1,390,000	n/a	$1,155,000	n/a	$2,075,000	$1,262,500	n/a	$1,765,000	n/a	$975,000	$1,650,000	$2,919,444	$2,330,000	n/a	
		Attached	n/a	$1,002,000	$1,075,000	n/a	n/a	$697,000	n/a	$1,420,000	n/a	n/a	$930,500	n/a	n/a	$1,325,000	$1,330,000	n/a	n/a	n/a
		Apartment	n/a	$642,000	$600,000	n/a	n/a	$457,500	$537,500	$737,000	n/a	$710,000	$591,500	n/a	n/a	$668,800	$799,000	n/a	n/a	
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	
September 2025	Number of Sales	Detached	2	49	52	39	4	50	16	49	5	15	55	19	42	56	56	35	8	552
		Attached	0	43	37	14	0	31	10	29	11	13	43	12	5	51	35	3	19	356
		Apartment	0	175	76	19	0	30	58	80	29	18	93	13	4	101	225	13	20	954
	Median Selling Price	Detached	n/a	$2,040,000	$1,622,500	$1,435,000	n/a	$1,195,000	n/a	$2,085,000	n/a	n/a	$2,038,888	n/a	$1,037,500	$1,870,000	$2,959,000	$3,180,000	n/a	
		Attached	n/a	$1,085,000	$1,060,000	n/a	n/a	$763,500	n/a	$1,315,000	n/a	n/a	$1,000,000	n/a	n/a	$1,440,000	$1,545,000	n/a	n/a	n/a
		Apartment	n/a	$691,000	$637,500	n/a	n/a	$473,750	$617,444	$750,000	$600,000	n/a	$661,000	n/a	n/a	$609,000	$815,000	n/a	$393,500	
Jan. - Sep. 2026 *Year-to-date*	Number of Sales	Detached	54	394	447	267	43	572	136	508	159	105	478	114	326	612	547	282	88	5,132
		Attached	0	368	369	132	0	334	75	310	150	96	450	155	41	600	478	34	134	3,726
		Apartment	0	1,331	703	130	3	241	484	623	178	218	953	94	33	803	2,043	115	166	8,118
	Median Selling Price	Detached	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	
		Attached	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	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. - Sep. 2025 *Year-to-date*	Number of Sales	Detached	42	356	446	283	37	587	99	535	172	112	478	150	371	573	469	274	76	5,060
		Attached	0	342	400	140	2	361	102	306	136	117	444	155	41	573	443	38	160	3,760
		Apartment	0	1,547	783	166	3	298	557	720	236	207	1,023	127	30	878	2,388	109	159	9,231
	Median Selling Price	Detached	$1,547,500	$2,100,000	$1,700,000	$1,503,800	$830,000	$1,250,000	$1,550,000	$2,125,000	$1,390,000	$1,837,500	$1,988,000	$1,677,000	$901,000	$1,840,000	$3,245,000	$3,025,500	$2,475,000	
		Attached	n/a	$1,068,500	$1,152,000	$970,000	n/a	$800,000	$955,500	$1,374,450	$942,000	$1,060,000	$1,091,000	$1,065,000	$645,000	$1,428,450	$1,543,125	$1,854,000	$1,305,000	n/a
		Apartment	n/a	$699,000	$668,000	$650,000	n/a	$525,000	$613,944	$788,000	$596,250	$763,000	$662,000	$665,000	$544,500	$679,500	$828,000	$1,234,000	$650,000	

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

MLS MULTIPLE LISTING SERVICE®

MLS® LISTINGS Facts

GREATER VANCOUVER REALTORS®

September 2026

			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
September 2026	Number of Listings	Detached	13	146	158	79	10	168	51	188	52	53	185	35	121	222	217	124	29	1,851
		Attached	0	137	121	46	0	80	25	100	54	28	146	45	15	274	205	15	34	1,325
		Apartment	0	373	236	40	0	64	153	266	80	70	278	46	10	274	714	37	31	2,672
	% Sales to Listings	Detached	38%	34%	29%	27%	70%	35%	18%	31%	50%	30%	35%	20%	32%	29%	22%	33%	45%	
		Attached	n/a	26%	27%	33%	n/a	34%	44%	25%	30%	32%	33%	24%	27%	21%	22%	27%	50%	n/a
		Apartment	n/a	32%	26%	30%	n/a	34%	37%	16%	16%	30%	40%	24%	10%	22%	30%	41%	45%	
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%	
		Attached	n/a	33%	42%	47%	n/a	83%	26%	66%	81%	57%	67%	32%	50%	45%	42%	42%	52%	n/a
		Apartment	n/a	47%	29%	69%	n/a	56%	43%	40%	76%	64%	50%	41%	167%	46%	45%	69%	35%	
September 2025	Number of Listings	Detached	9	161	178	100	8	206	55	219	73	47	200	38	114	211	245	214	28	2,106
		Attached	0	130	118	35	1	105	37	106	50	32	162	41	8	250	218	16	26	1,335
		Apartment	0	479	267	37	0	54	173	275	58	107	346	28	9	343	827	45	35	3,083
	% Sales to Listings	Detached	22%	30%	29%	39%	50%	24%	29%	22%	7%	32%	28%	50%	37%	27%	23%	16%	29%	
		Attached	n/a	33%	31%	40%	0%	30%	27%	27%	22%	41%	27%	29%	63%	20%	16%	19%	73%	n/a
		Apartment	n/a	37%	28%	51%	n/a	56%	34%	29%	50%	17%	27%	46%	44%	29%	27%	29%	57%	
Jan. - Sep. 2026 *Year-to-date**	Number of Listings	Detached	143	1,257	1,335	684	139	1,683	477	1,368	513	403	1,588	324	1,003	1,820	1,776	1,200	239	15,952
		Attached	3	1,173	981	349	1	780	257	844	385	237	1,206	332	119	1,856	1,642	117	271	10,553
		Apartment	3	3,516	2,174	348	2	639	1,386	1,911	539	662	2,633	277	91	2,225	5,692	399	325	22,822
	% Sales to Listings	Detached	38%	31%	33%	39%	31%	34%	29%	37%	31%	26%	30%	35%	33%	34%	31%	24%	37%	
		Attached	0%	31%	38%	38%	0%	43%	29%	37%	39%	41%	37%	47%	34%	32%	29%	29%	49%	n/a
		Apartment	0%	38%	32%	37%	150%	38%	35%	33%	33%	33%	36%	34%	36%	36%	36%	29%	51%	
Jan. - Sep. 2025 *Year-to-date**	Number of Listings	Detached	144	1,291	1,432	853	123	1,934	365	1,532	549	372	1,662	292	1,106	1,847	1,859	1,377	250	16,988
		Attached	0	953	1,037	382	2	855	305	788	341	299	1,299	290	118	1,695	1,563	147	250	10,324
		Apartment	0	4,210	2,258	361	3	739	1,521	2,029	559	648	3,051	285	95	2,487	6,968	377	323	25,914
	% Sales to Listings	Detached	29%	28%	31%	33%	30%	30%	27%	35%	31%	30%	29%	51%	34%	31%	25%	20%	30%	
		Attached	n/a	36%	39%	37%	100%	42%	33%	39%	40%	39%	34%	53%	35%	34%	28%	26%	64%	n/a
		Apartment	n/a	37%	35%	46%	100%	40%	37%	35%	42%	32%	34%	45%	32%	35%	34%	29%	49%	

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

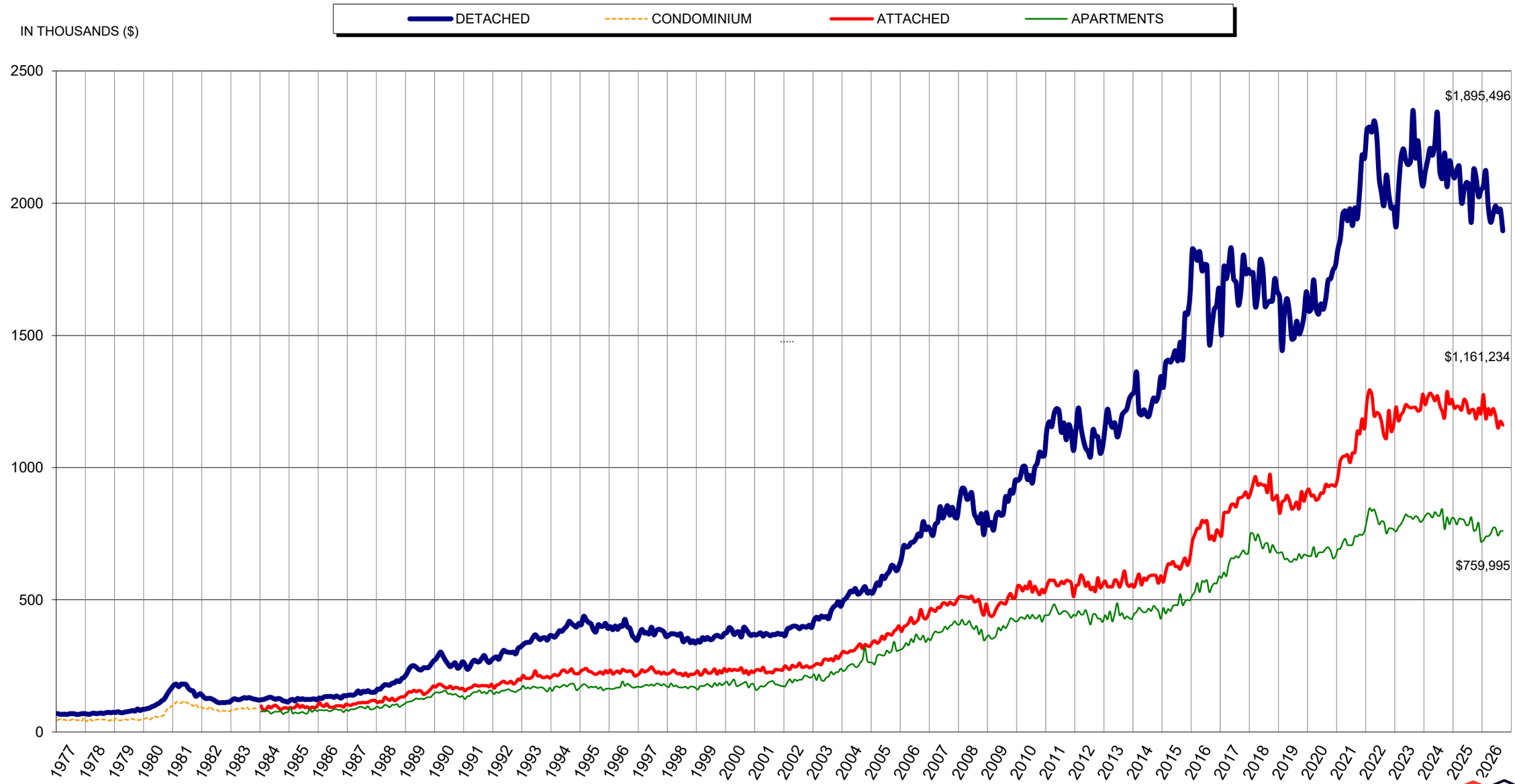
MULTIPLE LISTING SERVICE®

Listing & Sales Activity Summary

	Listings				Sales						
	1 Sep 2025	2 Aug 2026	3 Sep 2026	Col. 2 & 3 Percentage Variance	5 Sep 2025	6 Aug 2026	7 Sep 2026	Col. 6 & 7 Percentage Variance	9 Jul 2025 - Sep 2025	10 Jul 2026 - Sep 2026	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	9	13	13	0.0	2	9	5	-44.4	13	22	69.2
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	161	120	146	21.7	49	43	50	16.3	141	143	1.4
ATTACHED	130	119	137	15.1	43	39	36	-7.7	129	126	-2.3
APARTMENTS	479	322	373	15.8	175	152	121	-20.4	572	444	-22.4
COQUITLAM											
DETACHED	178	122	158	29.5	52	42	46	9.5	176	142	-19.3
ATTACHED	118	118	121	2.5	37	49	33	-32.7	120	126	5.0
APARTMENTS	267	203	236	16.3	76	59	62	5.1	237	209	-11.8
DELTA											
DETACHED	100	37	79	113.5	39	31	21	-32.3	106	89	-16.0
ATTACHED	35	36	46	27.8	14	17	15	-11.8	52	46	-11.5
APARTMENTS	37	29	40	37.9	19	20	12	-40.0	45	45	0.0
ISLANDS - GULF											
DETACHED	8	13	10	-23.1	4	8	7	-12.5	15	20	33.3
ATTACHED	1	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	2	200.0	1	3	200.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	206	140	168	20.0	50	63	58	-7.9	192	201	4.7
ATTACHED	105	48	80	66.7	31	40	27	-32.5	109	99	-9.2
APARTMENTS	54	43	64	48.8	30	24	22	-8.3	103	65	-36.9
NEW WESTMINSTER											
DETACHED	55	50	51	2.0	16	16	9	-43.8	37	38	2.7
ATTACHED	37	19	25	31.6	10	5	11	120.0	39	26	-33.3
APARTMENTS	173	131	153	16.8	58	56	56	0.0	180	173	-3.9
NORTH VANCOUVER											
DETACHED	219	87	188	116.1	49	43	59	37.2	164	157	-4.3
ATTACHED	106	50	100	100.0	29	33	25	-24.2	101	86	-14.9
APARTMENTS	275	156	266	70.5	80	62	42	-32.3	219	173	-21.0
PORT COQUITLAM											
DETACHED	73	36	52	44.4	5	18	26	44.4	55	62	12.7
ATTACHED	50	21	54	157.1	11	17	16	-5.9	39	50	28.2
APARTMENTS	58	33	80	142.4	29	25	13	-48.0	82	59	-28.0
PORT MOODY/BELCARRA											
DETACHED	47	42	53	26.2	15	12	16	33.3	36	44	22.2
ATTACHED	32	14	28	100.0	13	8	9	12.5	50	34	-32.0
APARTMENTS	107	47	70	48.9	18	30	21	-30.0	71	74	4.2
RICHMOND											
DETACHED	200	143	185	29.4	55	48	65	35.4	173	178	2.9
ATTACHED	162	93	146	57.0	43	62	48	-22.6	149	181	21.5
APARTMENTS	346	224	278	24.1	93	111	110	-0.9	333	312	-6.3
SQUAMISH											
DETACHED	38	16	35	118.8	19	14	7	-50.0	57	36	-36.8
ATTACHED	41	19	45	136.8	12	6	11	83.3	40	38	-5.0
APARTMENTS	28	17	46	170.6	13	7	11	57.1	40	31	-22.5
SUNSHINE COAST											
DETACHED	114	77	121	57.1	42	32	39	21.9	135	122	-9.6
ATTACHED	8	14	15	7.1	5	7	4	-42.9	16	13	-18.8
APARTMENTS	9	3	10	233.3	4	5	1	-80.0	10	15	50.0
VANCOUVER EAST											
DETACHED	211	141	222	57.4	56	69	65	-5.8	185	200	8.1
ATTACHED	250	118	274	132.2	51	53	57	7.5	190	191	0.5
APARTMENTS	343	177	274	54.8	101	82	61	-25.6	291	240	-17.5
VANCOUVER WEST											
DETACHED	245	142	217	52.8	56	68	47	-30.9	173	182	5.2
ATTACHED	218	134	205	53.0	35	56	45	-19.6	131	151	15.3
APARTMENTS	827	501	714	42.5	225	225	214	-4.9	788	684	-13.2
WEST VANCOUVER/HOWE SOUND											
DETACHED	214	104	124	19.2	35	29	41	41.4	101	103	2.0
ATTACHED	16	12	15	25.0	3	5	4	-20.0	11	14	27.3
APARTMENTS	45	26	37	42.3	13	18	15	-16.7	43	49	14.0
WHISTLER/PEMBERTON											
DETACHED	28	14	29	107.1	8	11	13	18.2	28	30	7.1
ATTACHED	26	29	34	17.2	19	15	17	13.3	48	43	-10.4
APARTMENTS	35	43	31	-27.9	20	15	14	-6.7	53	44	-17.0
GRAND TOTALS											
DETACHED	**2106**	**1297**	**1851**	**42.7**	**552**	**556**	**574**	**3.2**	**1787**	**1769**	**-1.0**
ATTACHED	**1335**	**844**	**1325**	**57.0**	**356**	**412**	**358**	**-13.1**	**1224**	**1224**	**0.0**
APARTMENTS	**3083**	**1955**	**2672**	**36.7**	**954**	**891**	**777**	**-12.8**	**3068**	**2620**	**-14.6**

GREATER VANCOUVER REALTORS®

Residential Average Sale Prices - January 1977 to September 2026



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

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