

News Release



FOR IMMEDIATE RELEASE:

Diverging trends widen as detached housing gains steam

VANCOUVER, BC – May 4, 2026 – Home sales registered on the MLS® in Metro Vancouver* remain relatively flat compared to April last year, but a divergence is emerging between market segments.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 2,110 in April 2026, a 2.5 per cent decrease from the 2,163 sales recorded in April 2025. This was 22.9 per cent below the 10-year seasonal average (2,735).

“Last month we noted that a divergence was emerging between sales trends in the detached and multi-family segments, which continued in April,” said Andrew Lis, GVR chief economist and vice-president data analytics. “Sales of detached homes have been gaining year-over-year, while sales in the multi-family segment have declined, and this pattern is consistent across most areas. The fact this pattern is so broad-based reduces the likelihood what we’re seeing is just a blip in the data since the momentum isn’t isolated to small pockets of the market.”

There were 6,684 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in April 2026. This represents a 2.4 per cent decrease compared to the 6,850 properties listed in April 2025. This was 15.5 per cent above the 10-year seasonal average (5,785).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 16,236, a 0.2 per cent increase compared to April 2025 (16,207). This is 37.9 per cent above the 10-year seasonal average (11,773).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for April 2026 is 13.5 per cent. By property type, the ratio is 11.3 per cent for detached homes, 15 per cent for attached, and 14.7 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.

“While it’s not always the case, there have been periods where the detached segment has acted as a bellwether of market sentiment, and it’s a question whether this time around this

might be the case,” Lis said. “Prices across all segments remain relatively flat month over month as inventory levels remain sufficient to keep price escalation at bay. But with the detached segment picking up steam heading into the full swing of spring, it may only be a matter of time until the multi-family segments follow suit, which would slowly draw down standing inventory levels unless a surge of sellers come to market with their properties. We’ll be watching the next few months of data closely to see if pent-up demand re-enters the market heading into summer.”

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,098,000. This represents a 6.9 per cent decrease over April 2025 and a 0.6 per cent decrease compared to March 2026.

Sales of detached homes in April 2026 reached 659, a 14 per cent increase from the 578 detached sales recorded in April 2025. The benchmark price for a detached home is \$1,840,700. This represents an 8.3 per cent decrease from April 2025 and a 0.8 per cent decrease compared to March 2026.

Sales of apartment homes reached 1,009 in April 2026, a 10.7 per cent decrease compared to the 1,130 sales in April 2025. The benchmark price of an apartment home is \$703,000. This represents a 7.9 per cent decrease from April 2025 and a 0.5 per cent decrease compared to March 2026.

Attached home sales in April 2026 totalled 433, a two per cent decrease compared to the 442 sales in April 2025. The benchmark price of a townhouse is \$1,043,400. This represents a 5.1 per cent decrease from April 2025 and a 0.4 per cent decrease compared to March 2026.

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Editor’s Note:

*Areas covered by Greater Vancouver REALTORS® include: Bowen Island, Burnaby, Coquitlam, Maple Ridge, New Westminister, 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

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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 %
Residential / Composite	Lower Mainland	\$1,031,500	314.9	-0.3%	-0.1%	-2.4%	-7.1%	-6.8%	1.6%	17.6%
	Greater Vancouver	\$1,098,000	314.1	-0.6%	-0.3%	-2.6%	-6.9%	-5.7%	1.8%	11.5%
	Bowen Island	\$1,365,200	279.4	-2.7%	-2.9%	-2.6%	-1.1%	-7.1%	-2.4%	71.9%
	Burnaby East	\$1,015,300	323.4	0.6%	0.0%	-3.0%	-9.8%	-7.0%	0.7%	15.6%
	Burnaby North	\$915,500	307.2	0.3%	-1.4%	-1.5%	-8.3%	-8.4%	0.3%	16.7%
	Burnaby South	\$1,016,700	323.9	0.5%	0.1%	-2.1%	-7.2%	-7.1%	2.9%	20.5%
	Coquitlam	\$998,300	315.6	-0.3%	-0.2%	-3.1%	-7.0%	-8.7%	1.4%	27.9%
	Ladner	\$1,074,900	319.9	0.0%	-0.2%	-1.8%	-6.3%	-3.0%	9.1%	29.9%
	Maple Ridge	\$919,900	319.7	0.0%	0.0%	-2.5%	-7.0%	-4.0%	5.8%	70.2%
	New Westminister	\$742,600	344.9	-0.5%	-0.9%	-4.2%	-8.9%	-7.7%	5.5%	38.7%
	North Vancouver	\$1,320,500	309.3	0.7%	2.4%	0.2%	-2.4%	-2.2%	5.4%	20.4%
	Pitt Meadows	\$861,000	352.4	-2.0%	0.5%	-0.7%	-7.0%	0.5%	13.0%	83.6%
	Port Coquitlam	\$893,000	349.5	-1.5%	-0.4%	-1.0%	-6.1%	-2.7%	11.5%	60.8%
	Port Moody	\$1,029,100	333.3	-0.5%	-1.1%	-3.5%	-4.7%	-5.7%	6.8%	38.7%
	Richmond	\$1,047,200	345.5	-1.0%	-0.9%	-3.8%	-8.4%	-10.2%	2.6%	7.8%
	Squamish	\$1,078,400	359.1	-2.3%	-3.9%	-3.6%	-3.5%	2.4%	12.1%	85.3%
	Sunshine Coast	\$768,000	281.5	-3.4%	-3.8%	-5.9%	-3.4%	-7.1%	1.5%	78.5%
	Tsawwassen	\$1,137,800	295.2	0.1%	-2.3%	1.6%	-6.3%	-6.6%	6.8%	7.8%
	Vancouver East	\$1,144,900	357.4	-1.3%	0.2%	-2.4%	-6.6%	-2.0%	5.6%	20.5%
	Vancouver West	\$1,225,700	293.1	0.9%	0.5%	-2.2%	-7.7%	-5.4%	-4.3%	-8.8%
West Vancouver	\$2,221,800	239.8	-7.3%	-3.1%	-6.8%	-12.8%	-12.1%	-17.2%	-23.0%	
Whistler	\$1,290,500	281.6	-4.1%	-5.9%	-6.3%	-6.3%	-10.8%	-0.3%	78.8%	
Single Family Detached	Lower Mainland	\$1,647,000	361.5	-0.5%	-0.2%	-3.3%	-8.5%	-3.4%	4.2%	22.3%
	Greater Vancouver	\$1,840,700	343.5	-0.8%	-0.6%	-3.6%	-8.4%	-3.2%	3.1%	9.0%
	Bowen Island	\$1,368,500	279.2	-2.8%	-2.9%	-2.6%	-1.1%	-7.1%	-2.4%	71.9%
	Burnaby East	\$1,780,700	383.8	-1.9%	-0.9%	-1.7%	-8.7%	3.7%	10.8%	30.0%
	Burnaby North	\$1,888,200	363.7	-1.8%	-2.6%	-2.3%	-11.1%	-0.8%	7.8%	21.2%
	Burnaby South	\$1,983,300	375.8	-0.3%	-2.2%	-5.0%	-10.5%	-5.3%	8.3%	14.4%
	Coquitlam	\$1,635,700	385.0	0.7%	-0.7%	-3.2%	-7.7%	-4.7%	6.1%	39.2%
	Ladner	\$1,303,500	326.0	0.3%	0.0%	-1.2%	-6.6%	-1.4%	6.1%	26.6%
	Maple Ridge	\$1,231,500	359.4	0.6%	0.5%	-1.1%	-5.6%	0.8%	9.3%	83.8%
	New Westminister	\$1,439,500	350.0	-2.1%	-2.3%	-3.7%	-10.4%	-1.2%	5.5%	28.4%
	North Vancouver	\$2,129,900	336.8	0.7%	4.5%	1.2%	-2.8%	-1.1%	5.9%	22.8%
	Pitt Meadows	\$1,218,200	369.2	-1.9%	2.4%	2.6%	-5.8%	2.7%	10.3%	69.6%
	Port Coquitlam	\$1,326,700	374.0	-1.8%	-1.0%	-1.7%	-5.7%	-1.3%	10.8%	56.2%
	Port Moody	\$1,936,100	372.4	-2.1%	-3.0%	-6.0%	-5.4%	-2.2%	9.7%	42.7%
	Richmond	\$1,964,000	394.8	-0.5%	-1.4%	-4.8%	-9.0%	-8.6%	2.3%	7.8%
	Squamish	\$1,693,700	418.1	-1.9%	-2.6%	1.4%	1.7%	8.7%	13.2%	101.1%
	Sunshine Coast	\$820,700	285.6	-3.2%	-3.6%	-5.5%	-2.3%	-7.5%	0.2%	80.9%
	Tsawwassen	\$1,530,000	338.2	0.9%	-1.3%	4.9%	-5.7%	-1.5%	11.6%	17.3%
	Vancouver East	\$1,681,000	374.8	-1.1%	-1.0%	-4.3%	-9.5%	-5.3%	0.6%	15.4%
	Vancouver West	\$2,979,500	313.7	1.9%	0.8%	-6.5%	-11.6%	-8.6%	-10.1%	-12.3%
West Vancouver	\$2,872,300	267.4	-7.2%	-1.4%	-7.0%	-13.6%	-6.4%	-10.4%	-15.0%	
Whistler	\$2,663,400	318.0	-2.7%	-4.1%	2.9%	-1.2%	2.5%	10.3%	84.8%	

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.

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	\$915,600	349.6	-0.2%	0.1%	-1.7%	-5.7%	-3.8%	14.1%	72.7%
	Greater Vancouver	\$1,043,400	365.6	-0.4%	0.0%	-2.0%	-5.1%	-3.7%	13.3%	65.4%
	Burnaby East	\$852,000	370.1	0.9%	3.4%	-3.4%	-7.5%	1.2%	16.5%	71.3%
	Burnaby North	\$931,900	378.5	0.0%	1.3%	1.0%	0.9%	3.1%	23.0%	76.8%
	Burnaby South	\$1,005,700	378.1	4.4%	5.9%	0.5%	-2.2%	1.6%	18.7%	73.9%
	Coquitlam	\$1,008,100	394.3	0.1%	2.6%	-2.1%	-6.0%	-3.2%	15.2%	77.0%
	Ladner	\$983,600	393.1	0.0%	1.8%	-2.8%	-4.8%	-0.6%	19.3%	77.6%
	Maple Ridge	\$723,900	358.0	-1.1%	-0.3%	-4.6%	-8.1%	-3.8%	9.1%	108.3%
	New Westminster	\$877,100	382.7	-0.9%	0.1%	-2.5%	-5.2%	-5.3%	17.6%	64.5%
	North Vancouver	\$1,273,700	344.6	1.4%	0.3%	-1.9%	-3.9%	-2.7%	14.6%	60.1%
	Pitt Meadows	\$779,700	395.4	-1.2%	-0.3%	-1.8%	-6.3%	-1.9%	11.7%	112.8%
	Port Coquitlam	\$896,900	363.3	-0.6%	3.1%	1.4%	-5.8%	-0.6%	13.6%	78.6%
	Port Moody	\$961,400	386.4	0.0%	-2.2%	-3.5%	-5.6%	-4.6%	14.3%	85.8%
	Richmond	\$1,036,400	370.4	-0.1%	0.3%	-2.0%	-7.2%	-7.5%	14.0%	56.0%
	Squamish	\$1,002,400	383.6	1.9%	-0.3%	-3.0%	-1.5%	1.4%	18.1%	118.9%
	Sunshine Coast	\$724,800	343.0	0.6%	-1.7%	-3.8%	-2.8%	0.4%	18.7%	103.6%
	Tsawwassen	\$924,100	271.9	-0.2%	1.8%	-2.5%	-6.0%	-8.6%	5.6%	12.9%
	Vancouver East	\$1,026,200	343.6	-1.7%	-1.0%	-2.4%	-8.0%	-6.5%	5.2%	47.2%
	Vancouver West	\$1,340,400	318.5	-4.0%	-4.1%	-1.6%	-5.4%	-8.0%	2.5%	32.2%
Whistler	\$1,636,900	392.8	0.9%	-1.1%	-4.5%	-1.7%	-1.0%	19.8%	130.8%	
Apartment	Lower Mainland	\$652,200	327.2	-0.3%	0.0%	-1.7%	-7.8%	-6.4%	5.9%	51.8%
	Greater Vancouver	\$703,000	327.1	-0.5%	-0.2%	-1.8%	-7.9%	-6.4%	4.6%	50.6%
	Burnaby East	\$726,300	307.1	0.5%	-2.0%	-3.4%	-8.1%	-8.4%	5.8%	49.1%
	Burnaby North	\$695,500	340.4	1.1%	-0.6%	-0.8%	-6.6%	-7.9%	7.0%	64.4%
	Burnaby South	\$758,000	351.4	-0.9%	-1.1%	-2.6%	-8.5%	-7.3%	4.0%	56.0%
	Coquitlam	\$664,000	374.7	-0.6%	-0.7%	-3.3%	-8.5%	-7.4%	8.7%	85.4%
	Ladner	\$627,000	319.2	-2.9%	-8.5%	-4.5%	-8.8%	-10.4%	7.6%	72.4%
	Maple Ridge	\$503,900	368.6	-1.9%	-0.4%	-4.0%	-8.6%	-7.9%	11.6%	115.7%
	New Westminster	\$595,600	365.4	0.6%	-0.1%	-4.4%	-8.7%	-7.5%	8.5%	75.3%
	North Vancouver	\$784,500	318.4	0.6%	0.5%	0.1%	-4.0%	-1.3%	9.9%	63.4%
	Pitt Meadows	\$546,100	374.8	-2.4%	-0.6%	-4.0%	-8.8%	-7.5%	8.8%	108.8%
	Port Coquitlam	\$580,400	401.7	-2.8%	-2.7%	-2.7%	-8.8%	-5.2%	11.1%	111.8%
	Port Moody	\$703,400	388.4	0.2%	1.2%	-0.4%	-4.1%	1.3%	11.8%	85.6%
	Richmond	\$662,200	370.6	-1.9%	-0.2%	-3.4%	-9.3%	-9.2%	6.3%	72.5%
	Squamish	\$491,900	291.1	-13.5%	-12.7%	-18.1%	-20.9%	-19.2%	-4.9%	62.1%
	Sunshine Coast	\$389,600	234.4	-14.0%	-14.9%	-20.3%	-23.6%	-26.8%	-17.8%	30.3%
	Tsawwassen	\$606,600	282.9	-1.6%	-7.9%	-4.2%	-9.7%	-9.0%	8.7%	51.3%
	Vancouver East	\$664,800	385.8	-0.7%	4.1%	0.6%	-5.6%	-3.4%	3.8%	54.8%
	Vancouver West	\$790,300	307.5	1.4%	1.7%	1.2%	-6.8%	-5.2%	-0.4%	31.2%
West Vancouver	\$1,017,000	201.8	-8.5%	-12.3%	-7.0%	-15.0%	-18.7%	-15.4%	14.1%	
Whistler	\$515,100	221.2	-14.7%	-15.3%	-19.9%	-22.3%	-25.0%	-9.4%	62.4%	

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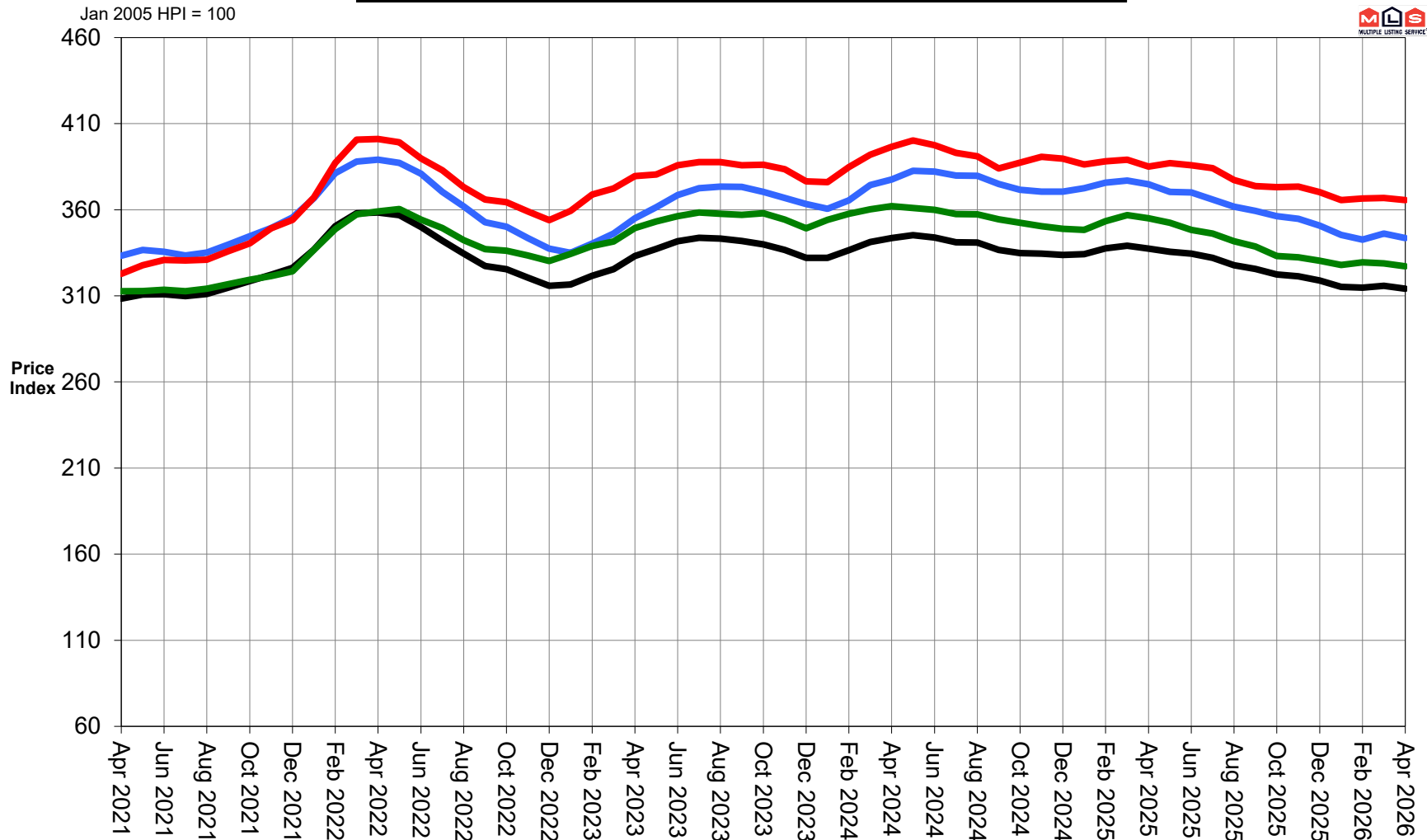
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Lower Mainland includes areas serviced by both Greater Vancouver Realtors & Fraser Valley Real Estate Board.

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Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



MLS® SALES Facts



**April
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
April 2026	Number of Sales	Detached: 7 Attached: 0 Apartment: 0	53 43 161	49 40 93	0 11 18	4 0 0	74 35 38	17 8 61	69 44 65	26 15 19	16 12 26	66 47 130	16 20 18	39 5 2	76 78 103	63 55 247	37 6 8	9 14 20	621 433 1,009
	Median Selling Price	Detached: n/a Attached: n/a Apartment: n/a	\$1,838,000 \$1,115,000 \$662,000	\$1,600,000 \$1,125,000 \$620,000	n/a n/a n/a	n/a n/a n/a	\$1,210,000 \$730,000 \$502,450	n/a n/a \$590,000	\$2,135,000 \$1,352,500 \$835,000	\$1,280,000 n/a n/a	n/a n/a \$738,750	\$1,685,000 \$980,000 \$580,900	n/a \$1,178,000 n/a	\$799,900 n/a n/a	\$1,672,500 \$1,330,000 \$664,900	\$2,975,000 \$1,699,900 \$800,000	\$2,890,000 n/a n/a	n/a n/a \$550,000	n/a n/a n/a
	Number of Sales	Detached: 2 Attached: 0 Apartment: 0	34 45 158	53 41 97	0 13 14	8 0 0	71 50 34	12 8 56	52 39 93	17 15 21	12 12 34	52 49 106	18 22 10	32 7 3	69 69 90	62 59 246	32 2 12	6 15 25	532 446 999
March 2026	Median Selling Price	Detached: n/a Attached: n/a Apartment: n/a	\$1,966,500 \$1,155,000 \$660,000	\$1,596,700 \$999,900 \$644,900	n/a n/a n/a	n/a n/a n/a	\$1,250,000 \$752,500 \$480,000	n/a n/a \$592,500	\$2,046,500 \$1,455,000 \$790,000	n/a n/a \$525,000	n/a n/a \$727,500	\$2,037,500 \$1,031,500 \$620,000	n/a \$1,173,950 n/a	\$844,500 n/a n/a	\$1,740,000 \$1,369,000 \$677,500	\$3,230,000 \$1,550,000 \$770,000	\$2,950,000 n/a n/a	n/a n/a \$470,000	n/a n/a n/a
	Number of Sales	Detached: 4 Attached: 0 Apartment: 0	38 32 191	46 64 77	26 11 19	2 1 0	74 41 38	12 11 64	73 33 96	27 19 24	14 13 22	47 49 117	25 24 19	41 6 7	67 63 110	52 53 321	26 1 10	4 21 15	578 442 1,130
	Median Selling Price	Detached: n/a Attached: n/a Apartment: n/a	\$2,125,000 \$1,027,500 \$708,000	\$1,725,000 \$1,189,000 \$626,950	\$1,514,500 n/a n/a	n/a n/a n/a	\$1,227,500 \$795,000 \$526,250	n/a n/a \$628,750	\$2,100,000 \$1,450,000 \$809,000	\$1,485,000 n/a \$590,000	n/a n/a \$717,500	\$2,080,000 \$1,050,000 \$660,888	\$1,679,000 \$1,150,000 n/a	\$1,000,000 n/a n/a	\$1,780,000 \$1,500,000 \$663,500	\$3,197,500 \$1,448,000 \$851,800	\$2,373,750 n/a n/a	n/a \$995,000 n/a	n/a n/a n/a
Jan. - Apr. 2026 <i>Year-to-date</i>	Number of Sales	Detached: 15 Attached: 0 Apartment: 0	153 143 555	177 142 305	109 47 53	15 0 0	238 145 113	53 26 207	192 140 257	62 58 67	39 43 92	175 153 394	39 75 41	113 20 11	226 258 346	209 191 819	107 15 37	34 56 89	1,956 1,512 3,386
	Median Selling Price	Detached: n/a Attached: n/a Apartment: n/a	\$1,860,000 \$1,090,000 \$663,000	\$1,600,000 \$1,122,450 \$630,000	\$1,380,000 \$890,000 \$600,000	n/a n/a n/a	\$1,210,000 \$740,000 \$490,000	\$1,420,000 \$959,500 \$580,000	\$2,034,000 \$1,371,750 \$778,750	\$1,307,500 \$922,000 \$555,000	\$1,900,000 \$938,650 \$696,000	\$1,765,000 \$1,000,000 \$597,000	\$1,569,000 \$1,148,000 \$690,000	\$819,000 \$603,500 n/a	\$1,727,500 \$1,370,000 \$664,000	\$3,120,000 \$1,650,000 \$785,000	\$2,900,000 n/a \$1,015,000	\$2,718,500 \$1,187,500 \$625,000	n/a
	Number of Sales	Detached: 16 Attached: 0 Apartment: 0	139 131 622	168 197 371	94 50 78	12 2 2	250 166 129	32 37 271	223 117 333	80 63 112	45 40 86	184 191 441	60 78 52	140 21 14	221 249 378	175 177 1,030	98 11 37	25 64 80	1,962 1,594 4,036
Jan. - Apr. 2025 <i>Year-to-date</i>	Median Selling Price	Detached: n/a Attached: n/a Apartment: n/a	\$2,150,000 \$1,050,000 \$725,000	\$1,706,000 \$1,198,900 \$680,000	\$1,520,000 \$980,000 \$662,550	n/a n/a n/a	\$1,292,500 \$820,000 \$532,869	\$1,550,000 \$1,035,000 \$615,000	\$2,195,000 \$1,390,000 \$800,000	\$1,429,950 \$951,000 \$600,000	\$1,850,000 \$1,057,500 \$751,900	\$1,942,900 \$1,099,000 \$670,000	\$1,680,000 \$1,092,000 \$722,500	\$902,381 \$792,000 n/a	\$1,861,535 \$1,470,000 \$688,000	\$3,300,000 \$1,566,500 \$835,000	\$3,042,500 n/a \$1,150,000	\$3,221,500 \$992,500 \$650,000	n/a

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



MLS® LISTINGS Facts



**April
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
April 2026	Number of Listings	Detached: 30 Attached: 0 Apartment: 0	167 137 448	183 116 300	93 36 56	21 0 0	241 115 98	67 45 185	230 108 239	76 46 78	44 31 84	213 165 324	57 41 39	134 12 9	269 262 308	251 231 744	170 16 57	29 36 37	2,275 1,397 3,006
	% Sales to Listings	Detached: 23% Attached: n/a Apartment: n/a	32% 31% 36%	27% 34% 31%	0% 31% 32%	19% n/a n/a	31% 30% 39%	25% 18% 33%	30% 41% 27%	34% 33% 24%	36% 39% 31%	31% 28% 40%	28% 49% 46%	29% 42% 22%	28% 30% 33%	25% 24% 33%	22% 38% 14%	31% 39% 54%	n/a
	Number of Listings	Detached: 11 Attached: 0 Apartment: 0	150 142 414	136 106 274	77 39 44	18 1 1	190 104 77	57 31 140	147 110 240	54 50 75	58 29 79	187 140 340	40 42 23	118 10 10	213 202 251	205 185 673	138 14 57	28 22 34	1,827 1,227 2,732
March 2026	% Sales to Listings	Detached: 18% Attached: n/a Apartment: n/a	23% 32% 38%	39% 39% 35%	0% 33% 32%	44% 0% 0%	37% 48% 44%	21% 26% 40%	35% 35% 39%	31% 30% 28%	21% 41% 43%	28% 35% 31%	45% 52% 43%	27% 70% 30%	32% 34% 36%	30% 32% 37%	23% 14% 21%	21% 68% 74%	n/a
	Number of Listings	Detached: 23 Attached: 0 Apartment: 0	159 120 530	194 152 276	111 47 43	19 0 3	234 111 93	43 38 197	248 113 267	74 42 78	51 39 85	217 154 362	44 43 36	172 14 12	240 175 312	260 191 860	198 13 62	20 38 34	2,307 1,290 3,250
	% Sales to Listings	Detached: 17% Attached: n/a Apartment: n/a	24% 27% 36%	24% 42% 28%	23% 23% 44%	11% n/a 0%	32% 37% 41%	28% 29% 32%	29% 29% 36%	36% 45% 31%	27% 33% 26%	22% 32% 32%	57% 56% 53%	24% 43% 58%	28% 36% 35%	20% 28% 37%	13% 8% 16%	20% 55% 44%	n/a
April 2025	Number of Listings	Detached: 59 Attached: 1 Apartment: 1	568 499 1,606	561 401 1,010	326 152 183	57 1 1	776 382 317	195 131 642	614 403 858	221 174 246	165 106 326	704 526 1,239	154 163 124	444 48 43	803 840 1,028	819 725 2,530	571 53 194	100 123 142	7,137 4,728 10,490
	% Sales to Listings	Detached: 25% Attached: 0% Apartment: 0%	27% 29% 35%	32% 35% 30%	33% 31% 29%	26% 0% 0%	31% 38% 36%	27% 20% 32%	31% 35% 30%	28% 33% 27%	24% 41% 28%	25% 29% 32%	25% 46% 33%	25% 42% 26%	28% 31% 34%	26% 26% 32%	19% 28% 19%	34% 46% 63%	n/a
	Number of Listings	Detached: 56 Attached: 0 Apartment: 0	530 402 1,975	588 482 1,091	358 173 182	58 1 3	853 360 367	142 123 714	643 338 924	245 136 262	159 117 267	735 531 1,397	126 123 140	508 50 45	805 725 1,125	819 705 3,324	609 64 164	94 118 161	7,328 4,448 12,141
Jan. - Apr. 2026 <i>Year-to-date*</i>	% Sales to Listings	Detached: 29% Attached: n/a Apartment: n/a	26% 33% 31%	29% 41% 34%	26% 29% 43%	21% 200% 67%	29% 46% 35%	23% 30% 38%	35% 35% 36%	33% 46% 43%	28% 34% 32%	25% 36% 32%	48% 63% 37%	28% 42% 31%	27% 34% 34%	21% 25% 31%	16% 17% 23%	27% 54% 50%	n/a
	Number of Listings	Detached: 56 Attached: 0 Apartment: 0	530 402 1,975	588 482 1,091	358 173 182	58 1 3	853 360 367	142 123 714	643 338 924	245 136 262	159 117 267	735 531 1,397	126 123 140	508 50 45	805 725 1,125	819 705 3,324	609 64 164	94 118 161	7,328 4,448 12,141
	% Sales to Listings	Detached: 29% Attached: n/a Apartment: n/a	26% 33% 31%	29% 41% 34%	26% 29% 43%	21% 200% 67%	29% 46% 35%	23% 30% 38%	35% 35% 36%	33% 46% 43%	28% 34% 32%	25% 36% 32%	48% 63% 37%	28% 42% 31%	27% 34% 34%	21% 25% 31%	16% 17% 23%	27% 54% 50%	n/a

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

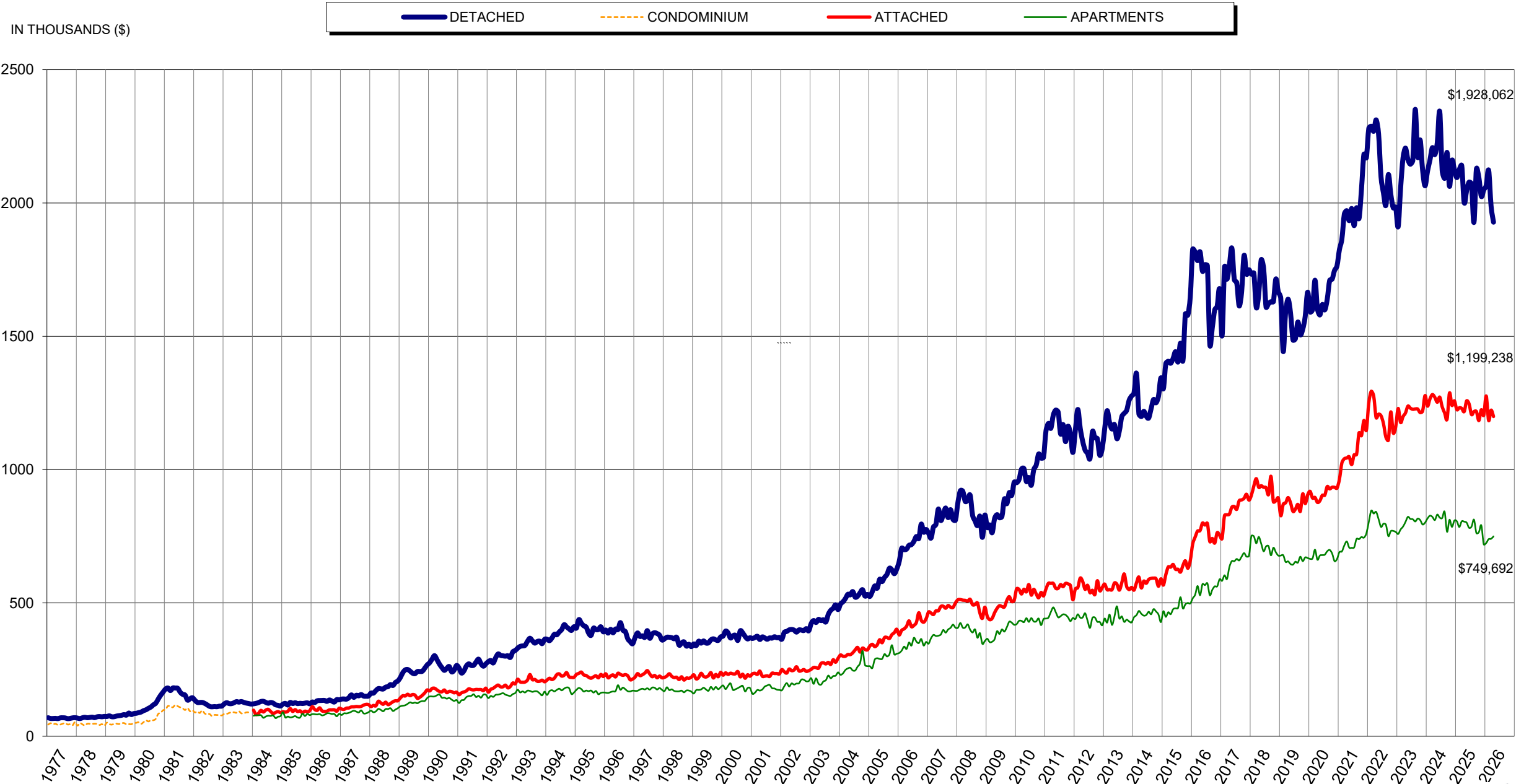


Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 Apr 2025	2 Mar 2026	3 Apr 2026	Col. 2 & 3 Percentage Variance	5 Apr 2025	6 Mar 2026	7 Apr 2026	Col. 6 & 7 Percentage Variance	9 Feb 2025 - Apr 2025	10 Feb 2026 - Apr 2026	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	23	11	30	172.7	4	2	7	250.0	14	14	0.0
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	159	150	167	11.3	38	34	53	55.9	107	123	15.0
ATTACHED	120	142	137	-3.5	32	45	43	-4.4	114	115	0.9
APARTMENTS	530	414	448	8.2	191	158	161	1.9	491	457	-6.9
COQUITLAM											
DETACHED	194	136	183	34.6	46	53	49	-7.5	135	155	14.8
ATTACHED	152	106	116	9.4	64	41	40	-2.4	168	120	-28.6
APARTMENTS	276	274	300	9.5	77	97	93	-4.1	278	260	-6.5
DELTA											
DETACHED	111	77	93	20.8	26			0.0	76	21	-72.4
ATTACHED	47	39	36	-7.7	11	13	11	-15.4	41	42	2.4
APARTMENTS	43	44	56	27.3	19	14	18	28.6	62	46	-25.8
ISLANDS - GULF											
DETACHED	19	18	21	16.7	2	8	4	-50.0	11	13	18.2
ATTACHED	0	1	0	-100.0	1	0	0	0.0	2	0	-100.0
APARTMENTS	3	1	0	-100.0	0	0	0	0.0	2	0	-100.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	234	190	241	26.8	74	71	74	4.2	198	200	1.0
ATTACHED	111	104	115	10.6	41	50	35	-30.0	131	123	-6.1
APARTMENTS	93	77	98	27.3	38	34	38	11.8	108	94	-13.0
NEW WESTMINSTER											
DETACHED	43	57	67	17.5	12	12	17	41.7	29	40	37.9
ATTACHED	38	31	45	45.2	11	8	8	0.0	32	24	-25.0
APARTMENTS	197	140	185	32.1	64	56	61	8.9	218	174	-20.2
NORTH VANCOUVER											
DETACHED	248	147	230	56.5	73	52	69	32.7	181	161	-11.0
ATTACHED	113	110	108	-1.8	33	39	44	12.8	93	116	24.7
APARTMENTS	267	240	239	-0.4	96	93	65	-30.1	251	220	-12.4
PORT COQUITLAM											
DETACHED	74	54	76	40.7	27	17	26	52.9	64	51	-20.3
ATTACHED	42	50	46	-8.0	19	15	15	0.0	46	52	13.0
APARTMENTS	78	75	78	4.0	24	21	19	-9.5	80	56	-30.0
PORT MOODY/BELCARRA											
DETACHED	51	58	44	-24.1	14	12	16	33.3	37	35	-5.4
ATTACHED	39	29	31	6.9	13	12	12	0.0	33	35	6.1
APARTMENTS	85	79	84	6.3	22	34	26	-23.5	69	78	13.0
RICHMOND											
DETACHED	217	187	213	13.9	47	52	66	26.9	134	146	9.0
ATTACHED	154	140	165	17.9	49	49	47	-4.1	139	127	-8.6
APARTMENTS	362	340	324	-4.7	117	106	130	22.6	337	320	-5.0
SQUAMISH											
DETACHED	44	40	57	42.5	25	18	16	-11.1	56	38	-32.1
ATTACHED	43	42	41	-2.4	24	22	20	-9.1	67	69	3.0
APARTMENTS	36	23	39	69.6	19	10	18	80.0	40	37	-7.5
SUNSHINE COAST											
DETACHED	172	118	134	13.6	41	32	39	21.9	111	96	-13.5
ATTACHED	14	10	12	20.0	6	7	5	-28.6	18	16	-11.1
APARTMENTS	12	10	9	-10.0	7	3	2	-33.3	12	7	-41.7
VANCOUVER EAST											
DETACHED	240	213	269	26.3	67	69	76	10.1	190	192	1.1
ATTACHED	175	202	262	29.7	63	69	78	13.0	194	217	11.9
APARTMENTS	312	251	308	22.7	110	90	103	14.4	307	294	-4.2
VANCOUVER WEST											
DETACHED	260	205	251	22.4	52	62	63	1.6	140	180	28.6
ATTACHED	191	185	231	24.9	53	59	55	-6.8	139	155	11.5
APARTMENTS	860	673	744	10.5	321	246	247	0.4	848	694	-18.2
WEST VANCOUVER/HOWE SOUND											
DETACHED	198	138	170	23.2	26	32	37	15.6	82	91	11.0
ATTACHED	13	14	16	14.3	1	2	6	200.0	8	11	37.5
APARTMENTS	62	57	57	0.0	10	12	8	-33.3	26	28	7.7
WHISTLER/PEMBERTON											
DETACHED	20	28	29	3.6	4	6	9	50.0	17	24	41.2
ATTACHED	38	22	36	63.6	21	15	14	-6.7	48	44	-8.3
APARTMENTS	34	34	37	8.8	15	25	20	-20.0	61	67	9.8
GRAND TOTALS											
DETACHED	2307	1827	2275	24.5	578	532	621	16.7	1582	1580	-0.1
ATTACHED	1290	1227	1397	13.9	442	446	433	-2.9	1273	1266	-0.5
APARTMENTS	3250	2732	3006	10.0	1130	999	1009	1.0	3190	2832	-11.2



Residential Average Sale Prices - January 1977 to April 2026



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