

# News Release



FOR IMMEDIATE RELEASE:

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## Apartment sales lag, other housing segments steady

**VANCOUVER, BC – June 2, 2026** – Led by slow sales in the apartment segment, home sales registered on the MLS® in Metro Vancouver\* were down nearly four per cent in May compared to last year.

The Greater Vancouver REALTORS® (GVR) reports that residential sales in the region totalled 2,150 in May 2026, a 3.5 per cent decrease from the 2,228 sales recorded in May 2025. This was 26.6 per cent below the 10-year seasonal average (2,930).

“While attached sales held relatively steady and detached sales edged up roughly one per cent in May, apartment sales were down about seven per cent year-over-year, which weighed down the overall sales total,” said Andrew Lis, GVR chief economist and vice-president data analytics. “Even then, apartment sales were not down uniformly across all regions – some of the larger areas such as North and East Vancouver saw increases relative to last year.”

There were 6,115 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in May 2026. This represents a 7.6 per cent decrease compared to the 6,620 properties listed in May 2025. This was 1.3 per cent above the 10-year seasonal average (6,036).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 16,917, a one per cent decrease compared to May 2025 (17,094). This is 34.6 per cent above the 10-year seasonal average (12,567).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for May 2026 is 13.1 per cent. By property type, the ratio is 10.7 per cent for detached homes, 15.4 per cent for attached, and 14.2 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.

“Price trends across all housing types were flat month-over-month, as a healthy level of inventory easily absorbed the relatively muted level of overall demand in the market,” Lis said. “Year-to-date, sales have come in just shy of our forecast to this point in the year. With

demand tracking our forecast so closely, it's reasonable to expect a calm and orderly summer market, as no obvious near-term catalysts loom over the horizon to move the market significantly in either direction."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,100,700. This represents a 6.2 per cent decrease over May 2025 and a 0.2 per cent increase compared to April 2026.

Sales of detached homes in May 2026 reached 660, a 0.9 per cent increase from the 654 detached sales recorded in May 2025. The benchmark price for a detached home is \$1,847,900. This represents a 6.9 per cent decrease from May 2025 and a 0.4 per cent increase compared to April 2026.

Sales of apartment homes reached 1,009 in May 2026, a 7.2 per cent decrease compared to the 1,087 sales in May 2025. The benchmark price of an apartment home is \$697,800. This represents a 7.9 per cent decrease from May 2025 and a 0.7 per cent decrease compared to April 2026.

Attached home sales in May 2026 totalled 463, a 1.3 per cent decrease compared to the 469 sales in May 2025. The benchmark price of a townhouse is \$1,048,200. This represents a 5.1 per cent decrease from May 2025 and a 0.5 per cent increase compared to April 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

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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	\$1,031,700	314.9	0.0%	0.0%	-2.0%	-6.4%	-8.2%	0.5%	14.9%
	Greater Vancouver	\$1,100,700	314.8	0.2%	0.0%	-2.1%	-6.2%	-6.7%	1.3%	9.4%
	Bowen Island	\$1,373,900	281.1	0.6%	-2.5%	-6.9%	-6.7%	-1.9%	-2.5%	72.7%
	Burnaby East	\$1,003,900	319.8	-1.1%	-0.5%	-3.7%	-8.2%	-10.8%	-0.7%	11.5%
	Burnaby North	\$908,700	304.9	-0.7%	-0.2%	-1.7%	-7.2%	-10.2%	-1.6%	12.5%
	Burnaby South	\$1,008,300	321.2	-0.8%	-0.5%	-0.5%	-6.6%	-8.7%	0.9%	16.1%
	Coquitlam	\$1,003,300	317.2	0.5%	0.6%	-2.5%	-6.1%	-9.4%	0.9%	25.3%
	Ladner	\$1,088,800	324.0	1.3%	1.2%	-0.3%	-5.2%	-4.1%	8.5%	31.5%
	Maple Ridge	\$907,600	315.5	-1.3%	-0.3%	-2.6%	-7.7%	-7.5%	2.3%	61.8%
	New Westminster	\$738,000	342.8	-0.6%	-0.5%	-4.6%	-8.1%	-10.1%	3.4%	35.2%
	North Vancouver	\$1,314,000	307.8	-0.5%	2.7%	-0.3%	-4.5%	-4.4%	4.4%	16.2%
	Pitt Meadows	\$861,300	352.6	0.1%	0.3%	0.4%	-6.5%	-3.4%	12.2%	78.3%
	Port Coquitlam	\$888,600	347.8	-0.5%	-0.4%	-2.1%	-6.6%	-5.3%	10.0%	56.7%
	Port Moody	\$1,040,400	336.9	1.1%	1.1%	-2.7%	-4.3%	-4.8%	6.4%	39.9%
	Richmond	\$1,040,800	343.4	-0.6%	-1.6%	-4.5%	-7.9%	-12.2%	1.2%	5.6%
	Squamish	\$1,114,300	371.1	3.3%	-0.7%	0.8%	-1.5%	4.9%	13.2%	84.8%
	Sunshine Coast	\$787,600	288.7	2.6%	0.4%	-5.0%	-4.7%	-2.0%	2.1%	79.1%
	Tsawwassen	\$1,153,000	299.2	1.4%	1.3%	3.2%	-4.3%	-5.6%	7.6%	9.4%
	Vancouver East	\$1,133,000	353.7	-1.0%	-1.4%	-2.8%	-6.9%	-4.9%	3.1%	15.0%
	Vancouver West	\$1,235,900	295.5	0.8%	0.6%	-1.1%	-6.0%	-5.2%	-3.3%	-9.9%
West Vancouver	\$2,307,600	249.1	3.9%	-0.4%	-4.4%	-6.7%	-9.7%	-15.1%	-21.2%	
Whistler	\$1,332,700	290.8	3.3%	-3.0%	-1.7%	-4.0%	-7.9%	-0.1%	75.7%	
Single Family Detached	Lower Mainland	\$1,649,200	362.0	0.1%	0.4%	-2.6%	-7.2%	-5.2%	3.1%	19.7%
	Greater Vancouver	\$1,847,900	344.9	0.4%	0.7%	-2.8%	-6.9%	-4.6%	2.5%	7.3%
	Bowen Island	\$1,377,400	281.0	0.6%	-2.4%	-6.9%	-6.7%	-1.9%	-2.6%	72.6%
	Burnaby East	\$1,748,300	376.8	-1.8%	-3.6%	-4.3%	-5.4%	-3.0%	8.8%	24.8%
	Burnaby North	\$1,885,100	363.1	-0.2%	0.4%	-1.8%	-8.2%	-2.4%	6.2%	17.8%
	Burnaby South	\$2,008,100	380.5	1.3%	1.0%	-0.1%	-9.7%	-5.3%	8.6%	13.5%
	Coquitlam	\$1,654,000	389.3	1.1%	2.7%	-2.4%	-5.7%	-5.2%	7.1%	36.6%
	Ladner	\$1,338,000	334.6	2.6%	3.2%	2.4%	-3.4%	-1.9%	6.6%	31.0%
	Maple Ridge	\$1,205,200	351.7	-2.1%	0.3%	-2.6%	-6.3%	-4.1%	5.2%	73.9%
	New Westminster	\$1,412,900	343.5	-1.9%	-4.4%	-5.5%	-8.1%	-7.8%	3.3%	23.7%
	North Vancouver	\$2,102,000	332.4	-1.3%	3.5%	0.0%	-5.8%	-5.5%	3.8%	18.3%
	Pitt Meadows	\$1,215,300	368.3	-0.2%	1.8%	1.7%	-6.5%	-3.7%	10.0%	65.1%
	Port Coquitlam	\$1,320,700	372.3	-0.5%	-2.0%	-2.8%	-6.2%	-4.5%	10.1%	52.3%
	Port Moody	\$1,939,400	373.0	0.2%	-1.3%	-7.2%	-5.5%	-2.4%	8.0%	42.7%
	Richmond	\$1,961,200	394.2	-0.2%	-1.3%	-4.2%	-7.0%	-10.7%	1.1%	5.7%
	Squamish	\$1,756,200	433.5	3.7%	-0.8%	7.5%	3.9%	9.5%	14.9%	102.1%
	Sunshine Coast	\$841,500	292.8	2.5%	0.8%	-4.5%	-4.0%	-2.4%	0.6%	81.3%
	Tsawwassen	\$1,567,800	346.6	2.5%	4.4%	7.8%	-2.1%	0.7%	12.8%	20.7%
	Vancouver East	\$1,654,900	369.0	-1.5%	-2.1%	-4.8%	-9.7%	-8.9%	-2.5%	9.7%
	Vancouver West	\$3,025,000	318.5	1.5%	3.2%	-4.7%	-8.5%	-7.8%	-8.9%	-13.0%
West Vancouver	\$2,930,200	272.8	2.0%	-0.2%	-6.1%	-7.7%	-5.5%	-10.1%	-15.0%	
Whistler	\$2,720,400	324.8	2.1%	-4.1%	9.9%	2.1%	2.2%	9.8%	79.8%	

**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 include 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	\$917,500	350.3	0.2%	0.2%	-1.2%	-5.9%	-4.3%	12.2%	66.3%
	Greater Vancouver	\$1,048,200	367.3	0.5%	0.2%	-1.6%	-5.1%	-3.5%	12.1%	59.3%
	Burnaby East	\$845,900	367.5	-0.7%	2.3%	-1.9%	-8.1%	-2.8%	12.4%	62.1%
	Burnaby North	\$915,200	371.7	-1.8%	-1.4%	-0.6%	-1.5%	-0.4%	17.9%	66.6%
	Burnaby South	\$974,000	366.2	-3.1%	0.7%	-1.0%	-5.8%	-2.7%	13.3%	57.7%
	Coquitlam	\$1,023,500	400.3	1.5%	2.5%	0.1%	-5.1%	-3.0%	15.7%	75.7%
	Ladner	\$967,500	386.7	-1.6%	-2.2%	-5.4%	-7.8%	-2.5%	16.1%	68.6%
	Maple Ridge	\$727,300	359.7	0.5%	-0.9%	-0.7%	-7.8%	-5.5%	7.5%	95.6%
	New Westminster	\$868,500	378.9	-1.0%	-2.7%	-3.6%	-6.6%	-7.0%	12.1%	54.7%
	North Vancouver	\$1,283,600	347.3	0.8%	2.4%	-0.6%	-5.0%	-1.3%	14.1%	53.8%
	Pitt Meadows	\$765,500	388.2	-1.8%	-2.4%	-0.4%	-5.5%	-5.8%	7.3%	97.1%
	Port Coquitlam	\$885,600	358.7	-1.3%	2.5%	-0.9%	-7.1%	-4.0%	11.2%	72.7%
	Port Moody	\$982,200	394.8	2.2%	1.5%	-0.4%	-3.1%	-4.2%	14.6%	84.2%
	Richmond	\$1,024,600	366.2	-1.1%	-0.7%	-5.0%	-9.3%	-9.6%	10.7%	47.8%
	Squamish	\$1,016,400	389.0	1.4%	3.7%	-1.5%	-0.4%	4.8%	15.1%	108.8%
	Sunshine Coast	\$744,200	352.2	2.7%	3.9%	-2.5%	-1.5%	4.8%	16.8%	100.0%
	Tsawwassen	\$916,300	269.6	-0.8%	-2.9%	-4.5%	-8.0%	-9.5%	4.4%	8.2%
	Vancouver East	\$1,067,400	357.3	4.0%	2.6%	0.1%	-3.7%	-2.7%	9.9%	48.9%
	Vancouver West	\$1,331,700	316.4	-0.7%	-6.5%	-2.6%	-5.6%	-5.7%	1.3%	25.0%
Whistler	\$1,697,300	407.3	3.7%	4.5%	-2.3%	1.6%	3.5%	19.4%	125.8%	
Apartment	Lower Mainland	\$646,800	324.5	-0.8%	-1.2%	-2.2%	-7.8%	-8.3%	4.8%	46.9%
	Greater Vancouver	\$697,800	324.7	-0.7%	-1.5%	-2.3%	-7.9%	-8.1%	3.8%	45.7%
	Burnaby East	\$723,400	305.9	-0.4%	0.2%	-4.8%	-8.7%	-8.8%	4.1%	46.7%
	Burnaby North	\$689,200	337.3	-0.9%	-0.1%	-1.3%	-6.5%	-10.0%	5.1%	57.9%
	Burnaby South	\$743,900	344.9	-1.8%	-3.2%	-2.8%	-7.5%	-10.0%	1.3%	46.3%
	Coquitlam	\$657,400	371.0	-1.0%	-2.0%	-4.1%	-8.8%	-9.2%	5.5%	77.3%
	Ladner	\$643,700	327.7	2.7%	-3.4%	-3.2%	-6.4%	-8.4%	9.5%	72.5%
	Maple Ridge	\$504,000	368.7	0.0%	-1.8%	-3.3%	-9.5%	-8.9%	9.0%	108.2%
	New Westminster	\$594,600	364.8	-0.2%	1.6%	-4.7%	-8.2%	-8.5%	6.6%	70.6%
	North Vancouver	\$783,100	317.8	-0.2%	1.9%	-1.2%	-4.3%	-1.6%	10.2%	53.7%
	Pitt Meadows	\$546,400	375.0	0.1%	-1.9%	-3.3%	-9.7%	-8.9%	6.6%	101.9%
	Port Coquitlam	\$579,100	400.8	-0.2%	-1.6%	-3.1%	-8.3%	-6.2%	9.0%	104.5%
	Port Moody	\$703,000	388.2	-0.1%	1.0%	-0.1%	-5.7%	-0.2%	11.5%	82.8%
	Richmond	\$660,400	369.6	-0.3%	-1.8%	-3.9%	-8.1%	-10.2%	7.8%	72.8%
	Squamish	\$506,000	299.4	2.9%	-13.3%	-16.6%	-19.9%	-16.6%	-3.1%	60.3%
	Sunshine Coast	\$391,600	235.6	0.5%	-16.6%	-21.8%	-24.0%	-24.6%	-17.2%	28.7%
	Tsawwassen	\$609,800	284.4	0.5%	-4.0%	-4.8%	-9.5%	-8.8%	9.0%	48.3%
	Vancouver East	\$640,800	371.9	-3.6%	-2.0%	-1.9%	-7.9%	-8.7%	-1.2%	44.8%
	Vancouver West	\$783,300	304.8	-0.9%	-0.7%	0.9%	-6.8%	-7.1%	-0.4%	26.9%
West Vancouver	\$1,105,100	219.3	8.7%	-7.4%	-3.1%	-12.7%	-14.4%	-5.6%	24.5%	
Whistler	\$521,200	223.8	1.2%	-14.8%	-19.7%	-23.6%	-23.9%	-8.8%	57.4%	

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

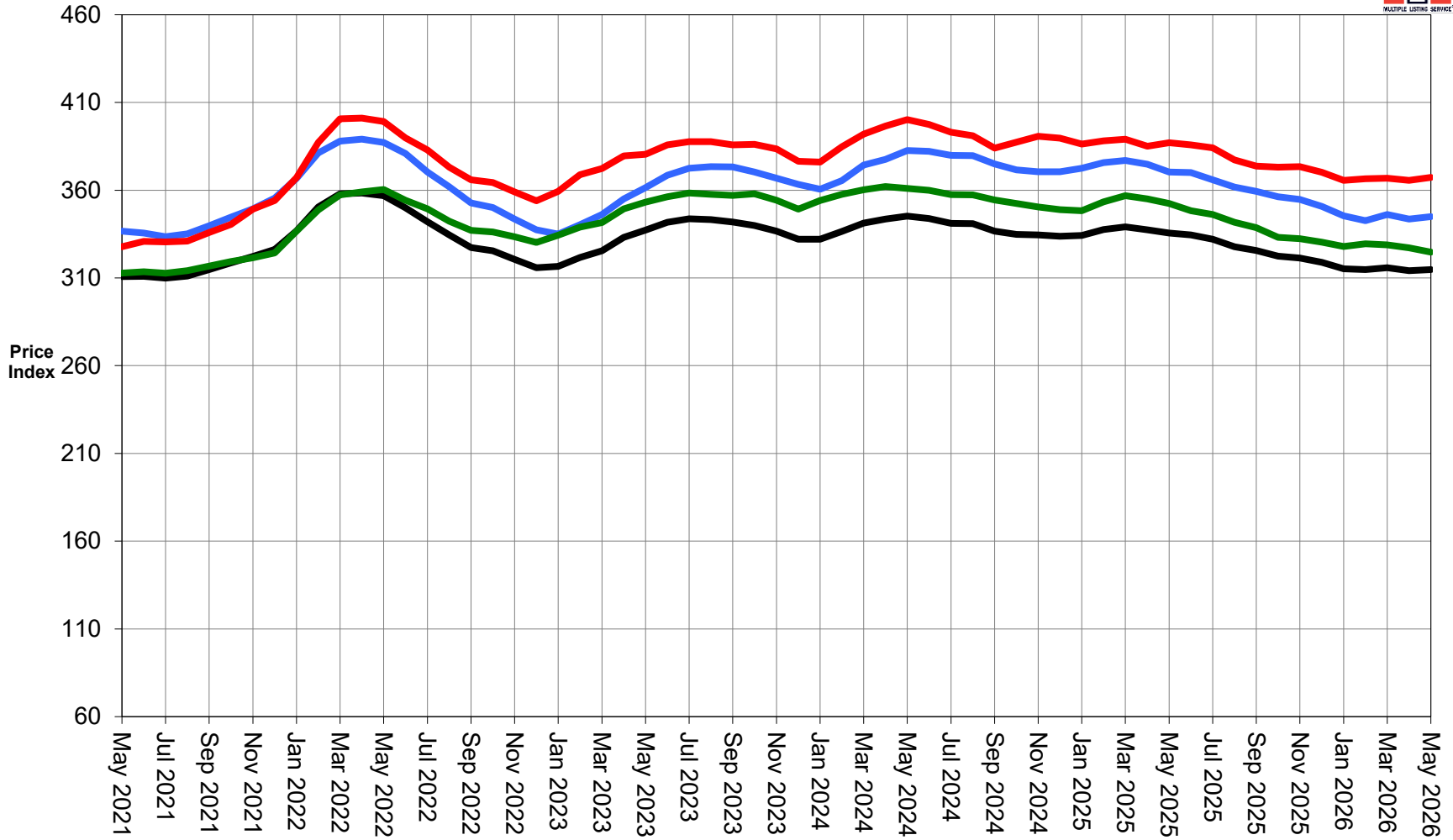
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### Greater Vancouver 5 Year Trend

Residential Detached Townhouse Apartment



Jan 2005 HPI = 100



# MLS® SALES Facts



**May  
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
<b>May 2026</b>	<b>Number of Sales</b>	Detached: 10 Attached: 0 Apartment: 0	41 40 151	47 40 77	32 21 12	4 0 0	69 40 30	23 14 49	73 49 101	25 19 23	13 8 27	55 57 113	16 19 13	38 4 5	91 66 110	78 64 271	32 2 11	13 20 16	660 463 1,009
	<b>Median Selling Price</b>	Detached: n/a Attached: n/a Apartment: n/a	\$1,970,000 \$1,062,250 \$675,000	\$1,749,900 \$1,168,950 \$622,000	\$1,445,000 \$955,000 n/a	n/a n/a n/a	\$1,150,000 \$737,250 \$477,000	\$1,400,000 n/a \$569,000	\$1,940,000 \$1,360,000 \$745,000	\$1,310,000 n/a \$594,000	n/a n/a \$699,900	\$1,724,000 \$1,035,000 \$615,000	n/a n/a n/a	\$860,500 n/a n/a	\$1,760,000 \$1,340,000 \$660,000	\$2,829,500 \$1,585,000 \$832,000	\$2,635,000 n/a n/a	n/a \$1,577,000 n/a	n/a n/a n/a
	<b>Number of Sales</b>	Detached: 7 Attached: 0 Apartment: 0	53 43 161	49 40 93	38 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	659 433 1,009
<b>April 2026</b>	<b>Median Selling Price</b>	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	\$1,407,500 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
	<b>Number of Sales</b>	Detached: 6 Attached: 0 Apartment: 0	37 49 176	54 37 98	33 18 23	6 0 0	76 39 34	20 12 59	81 40 83	16 21 18	17 14 30	62 44 125	17 21 17	51 4 4	72 70 101	53 66 290	45 9 14	8 25 15	654 469 1,087
	<b>Median Selling Price</b>	Detached: n/a Attached: n/a Apartment: n/a	\$1,950,000 \$1,105,000 \$646,500	\$1,649,000 \$1,100,000 \$677,810	\$1,511,000 n/a \$696,000	n/a n/a n/a	\$1,290,000 \$790,000 \$567,450	\$1,425,000 n/a \$655,000	\$2,150,000 \$1,351,000 \$802,500	n/a \$970,000 n/a	n/a n/a \$790,000	\$1,950,000 \$1,107,500 \$647,857	n/a \$1,019,000 n/a	\$875,000 n/a n/a	\$1,866,000 \$1,350,000 \$704,500	\$3,425,000 \$1,457,000 \$820,000	\$3,045,000 n/a n/a	n/a \$1,750,000 n/a	n/a n/a n/a
<b>Jan. - May 2026 Year-to-date</b>	<b>Number of Sales</b>	Detached: 25 Attached: 0 Apartment: 0	194 183 706	224 182 382	141 68 65	19 0 0	307 185 143	76 40 256	265 189 358	87 77 90	52 51 119	230 210 507	55 94 54	151 24 16	317 324 456	287 255 1,090	139 17 48	47 76 105	2,616 1,975 4,395
	<b>Median Selling Price</b>	Detached: \$1,501,000 Attached: n/a Apartment: n/a	\$1,880,000 \$1,085,069 \$665,000	\$1,655,000 \$1,127,000 \$627,194	\$1,400,000 \$908,000 \$600,000	n/a n/a n/a	\$1,190,000 \$740,000 \$489,900	\$1,415,000 \$919,000 \$580,000	\$2,000,000 \$1,371,000 \$770,000	\$1,310,000 \$919,000 \$575,000	\$1,897,500 \$942,500 \$699,900	\$1,750,000 \$1,018,000 \$600,880	\$1,599,000 \$1,139,000 \$679,000	\$820,000 \$626,250 n/a	\$1,732,000 \$1,365,000 \$663,333	\$3,100,000 \$1,638,000 \$793,500	\$2,900,000 n/a \$969,000	\$2,650,000 \$1,299,500 \$610,000	n/a n/a n/a
	<b>Number of Sales</b>	Detached: 22 Attached: 0 Apartment: 0	176 180 798	222 234 469	127 68 101	18 2 2	326 205 163	52 49 330	304 157 416	96 84 130	62 54 116	246 235 566	77 99 69	191 25 18	293 319 479	228 243 1,320	143 20 51	33 89 95	2,616 2,063 5,123
<b>Jan. - May 2025 Year-to-date</b>	<b>Median Selling Price</b>	Detached: \$1,569,500 Attached: n/a Apartment: n/a	\$2,122,500 \$1,088,500 \$717,000	\$1,700,000 \$1,180,000 \$680,000	\$1,511,000 \$980,000 \$669,000	n/a n/a n/a	\$1,290,000 \$815,000 \$533,357	\$1,505,000 \$1,005,000 \$624,980	\$2,162,944 \$1,385,000 \$800,000	\$1,430,000 \$962,500 \$599,500	\$1,837,500 \$1,062,000 \$767,450	\$1,950,000 \$1,100,000 \$665,000	\$1,690,000 \$1,075,000 \$718,000	\$899,000 \$745,000 n/a	\$1,861,535 \$1,428,450 \$688,500	\$3,341,500 \$1,549,750 \$835,000	\$3,045,000 \$1,950,000 \$1,175,000	\$2,890,000 \$1,050,000 \$680,000	n/a n/a n/a

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



# MLS® LISTINGS Facts



**May  
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	
<b>May 2026</b>	<b>Number of Listings</b>	Detached	22	160	193	88	19	192	68	196	72	48	182	53	133	233	202	153	37	2,051
		Attached	1	141	116	39	0	96	23	117	55	39	138	49	15	214	207	13	28	1,291
		Apartment	0	418	240	38	0	76	151	242	60	90	324	36	10	256	729	49	47	2,766
	<b>% Sales to Listings</b>	Detached	45%	26%	24%	36%	21%	36%	34%	37%	35%	27%	30%	30%	29%	39%	39%	21%	35%	n/a
		Attached	0%	28%	34%	54%	n/a	42%	61%	42%	35%	21%	41%	39%	27%	31%	31%	15%	71%	n/a
		Apartment	n/a	36%	32%	32%	n/a	39%	32%	42%	38%	30%	35%	36%	50%	43%	37%	22%	34%	n/a
<b>April 2026</b>	<b>Number of Listings</b>	Detached	30	167	183	93	21	241	67	230	76	44	213	57	134	269	251	170	29	2,275
		Attached	0	137	116	36	0	115	45	108	46	31	165	41	12	262	231	16	36	1,397
		Apartment	0	448	300	56	0	98	185	239	78	84	324	39	9	308	744	57	37	3,006
	<b>% Sales to Listings</b>	Detached	23%	32%	27%	41%	19%	31%	25%	30%	34%	36%	31%	28%	29%	28%	25%	22%	31%	n/a
		Attached	n/a	31%	34%	31%	n/a	30%	18%	41%	33%	39%	28%	49%	42%	30%	24%	38%	39%	n/a
		Apartment	n/a	36%	31%	32%	n/a	39%	33%	27%	24%	31%	40%	46%	22%	33%	33%	14%	54%	n/a
<b>May 2025</b>	<b>Number of Listings</b>	Detached	19	184	200	114	15	271	39	214	68	58	220	45	158	248	254	164	45	2,316
		Attached	0	111	112	54	0	126	41	97	45	44	157	36	16	202	191	20	26	1,278
		Apartment	0	477	205	47	0	84	178	246	72	87	353	48	9	314	821	41	38	3,020
	<b>% Sales to Listings</b>	Detached	32%	20%	27%	29%	40%	28%	51%	38%	24%	29%	28%	38%	32%	29%	21%	27%	18%	n/a
		Attached	n/a	44%	33%	33%	n/a	31%	29%	41%	47%	32%	28%	58%	25%	35%	35%	45%	96%	n/a
		Apartment	n/a	37%	48%	49%	n/a	40%	33%	34%	25%	34%	35%	35%	44%	32%	35%	34%	39%	n/a
<b>Jan. - May. 2026</b> <i>Year-to-date*</i>	<b>Number of Listings</b>	Detached	81	728	754	414	76	968	263	810	293	213	886	207	577	1,036	1,021	724	137	9,188
		Attached	2	640	517	191	1	478	154	520	229	145	664	212	63	1,054	932	66	151	6,019
		Apartment	1	2,024	1,250	221	1	393	793	1,100	306	416	1,563	160	53	1,284	3,259	243	189	13,256
	<b>% Sales to Listings</b>	Detached	31%	27%	30%	34%	25%	32%	29%	33%	30%	24%	26%	27%	26%	31%	28%	19%	34%	n/a
		Attached	0%	29%	35%	36%	0%	39%	26%	36%	34%	35%	32%	44%	38%	31%	27%	26%	50%	n/a
		Apartment	0%	35%	31%	29%	0%	36%	32%	33%	29%	29%	32%	34%	30%	36%	33%	20%	56%	n/a
<b>Jan. - May. 2025</b> <i>Year-to-date*</i>	<b>Number of Listings</b>	Detached	75	714	788	472	73	1,124	181	857	313	217	955	171	666	1,053	1,073	773	139	9,644
		Attached	0	513	594	227	1	486	164	435	181	161	688	159	66	927	896	84	144	5,726
		Apartment	0	2,452	1,296	229	3	451	892	1,170	334	354	1,750	188	54	1,439	4,145	205	199	15,161
	<b>% Sales to Listings</b>	Detached	29%	25%	28%	27%	25%	29%	29%	35%	31%	29%	26%	45%	29%	28%	21%	18%	24%	n/a
		Attached	n/a	35%	39%	30%	200%	42%	30%	36%	46%	34%	34%	62%	38%	34%	27%	24%	62%	n/a
		Apartment	n/a	33%	36%	44%	67%	36%	37%	36%	39%	33%	32%	37%	33%	33%	32%	25%	48%	n/a

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

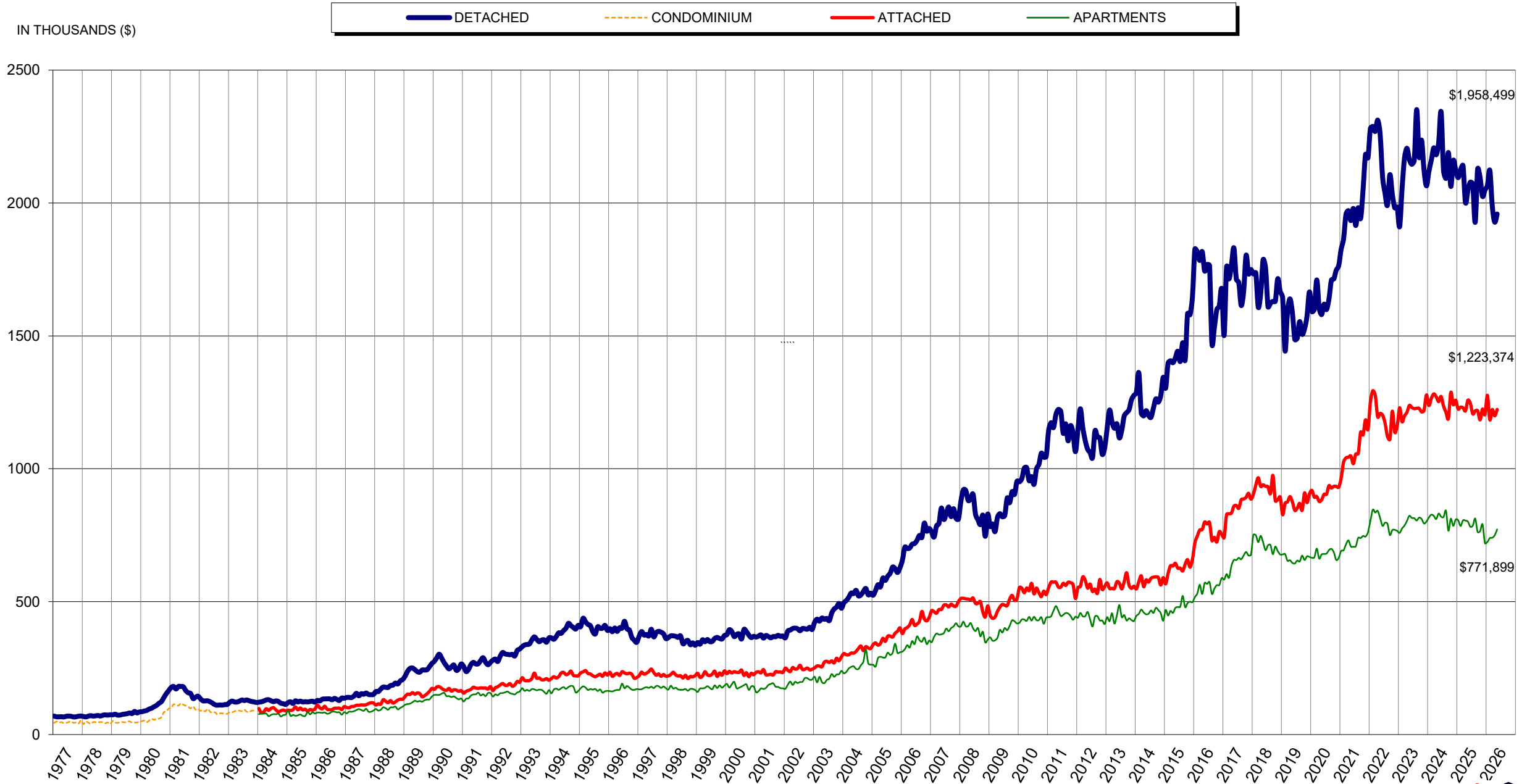


# Listing & Sales Activity Summary

	<u>Listings</u>				<u>Sales</u>						
	1 May 2025	2 Apr 2026	3 May 2026	Col. 2 & 3 Percentage Variance	5 May 2025	6 Apr 2026	7 May 2026	Col. 6 & 7 Percentage Variance	9 Mar 2025 - May 2025	10 Mar 2026 - May 2026	Col. 9 & 10 Percentage Variance
<b>BOWEN ISLAND</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	19	30	22	-26.7	6	7	10	42.9	13	19	46.2
ATTACHED	0	0	1	100.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
<b>BURNABY</b>				<b>%</b>				<b>%</b>			<b>%</b>
DETACHED	184	167	160	-4.2	37	53	41	-22.6	109	128	17.4
ATTACHED	111	137	141	2.9	49	43	40	-7.0	129	128	-0.8
APARTMENTS	477	448	418	-6.7	176	161	151	-6.2	512	470	-8.2
<b>COQUITLAM</b>											
DETACHED	200	183	193	5.5	54	49	47	-4.1	149	149	0.0
ATTACHED	112	116	116	0.0	37	40	40	0.0	172	121	-29.7
APARTMENTS	205	300	240	-20.0	98	93	77	-17.2	288	267	-7.3
<b>DELTA</b>											
DETACHED	114	93	88	-5.4	33	38	32	-15.8	92	108	17.4
ATTACHED	54	36	39	8.3	18	11	21	90.9	42	45	7.1
APARTMENTS	47	56	38	-32.1	23	18	12	-33.3	63	44	-30.2
<b>ISLANDS - GULF</b>											
DETACHED	15	21	19	-9.5	6	4	4	0.0	13	16	23.1
ATTACHED	0	0	0	0.0	0	0	0	0.0	2	0	-100.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
<b>MAPLE RIDGE/PITT MEADOWS</b>											
DETACHED	271	241	192	-20.3	76	74	69	-6.8	211	214	1.4
ATTACHED	126	115	96	-16.5	39	35	40	14.3	127	125	-1.6
APARTMENTS	84	98	76	-22.4	34	38	30	-21.1	99	102	3.0
<b>NEW WESTMINSTER</b>											
DETACHED	39	67	68	1.5	20	17	23	35.3	38	52	36.8
ATTACHED	41	45	23	-48.9	12	8	14	75.0	35	30	-14.3
APARTMENTS	178	185	151	-18.4	59	61	49	-19.7	209	166	-20.6
<b>NORTH VANCOUVER</b>											
DETACHED	214	230	196	-14.8	81	69	73	5.8	214	194	-9.3
ATTACHED	97	108	117	8.3	40	44	49	11.4	106	132	24.5
APARTMENTS	246	239	242	1.3	83	65	101	55.4	256	259	1.2
<b>PORT COQUITLAM</b>											
DETACHED	68	76	72	-5.3	16	26	25	-3.8	62	68	9.7
ATTACHED	45	46	55	19.6	21	15	19	26.7	55	49	-10.9
APARTMENTS	72	78	60	-23.1	18	19	23	21.1	70	63	-10.0
<b>PORT MOODY/BELCARRA</b>											
DETACHED	58	44	48	9.1	17	16	13	-18.8	44	41	-6.8
ATTACHED	44	31	39	25.8	14	12	8	-33.3	37	32	-13.5
APARTMENTS	87	84	90	7.1	30	26	27	3.8	80	87	8.8
<b>RICHMOND</b>											
DETACHED	220	213	182	-14.6	62	66	55	-16.7	155	173	11.6
ATTACHED	157	165	138	-16.4	44	47	57	21.3	144	153	6.3
APARTMENTS	353	324	324	0.0	125	130	113	-13.1	364	349	-4.1
<b>SQUAMISH</b>											
DETACHED	45	57	53	-7.0	17	16	16	0.0	55	50	-9.1
ATTACHED	36	41	49	19.5	21	20	19	-5.0	65	61	-6.2
APARTMENTS	48	39	36	-7.7	17	18	13	-27.8	47	41	-12.8
<b>SUNSHINE COAST</b>											
DETACHED	158	134	133	-0.7	51	39	38	-2.6	123	109	-11.4
ATTACHED	16	12	15	25.0	4	5	4	-20.0	17	16	-5.9
APARTMENTS	9	9	10	11.1	4	2	5	150.0	13	10	-23.1
<b>VANCOUVER EAST</b>											
DETACHED	248	269	233	-13.4	72	76	91	19.7	208	236	13.5
ATTACHED	202	262	214	-18.3	70	78	66	-15.4	206	213	3.4
APARTMENTS	314	308	256	-16.9	101	103	110	6.8	316	303	-4.1
<b>VANCOUVER WEST</b>											
DETACHED	254	251	202	-19.5	53	63	78	23.8	157	203	29.3
ATTACHED	191	231	207	-10.4	66	55	64	16.4	170	178	4.7
APARTMENTS	821	744	729	-2.0	290	247	271	9.7	902	764	-15.3
<b>WEST VANCOUVER/HOWE SOUND</b>											
DETACHED	164	170	153	-10.0	45	37	32	-13.5	99	101	2.0
ATTACHED	20	16	13	-18.8	9	6	2	-66.7	13	10	-23.1
APARTMENTS	41	57	49	-14.0	14	8	11	37.5	33	31	-6.1
<b>WHISTLER/PEMBERTON</b>											
DETACHED	45	29	37	27.6	8	9	13	44.4	17	28	64.7
ATTACHED	26	36	28	-22.2	25	14	20	42.9	63	49	-22.2
APARTMENTS	38	37	47	27.0	15	20	16	-20.0	49	61	24.5
<b>GRAND TOTALS</b>											
DETACHED	<b>2316</b>	<b>2275</b>	<b>2051</b>	<b>-9.8</b>	<b>654</b>	<b>659</b>	<b>660</b>	<b>0.2</b>	<b>1759</b>	<b>1889</b>	<b>7.4</b>
ATTACHED	<b>1278</b>	<b>1397</b>	<b>1291</b>	<b>-7.6</b>	<b>469</b>	<b>433</b>	<b>463</b>	<b>6.9</b>	<b>1383</b>	<b>1342</b>	<b>-3.0</b>
APARTMENTS	<b>3020</b>	<b>3006</b>	<b>2766</b>	<b>-8.0</b>	<b>1087</b>	<b>1009</b>	<b>1009</b>	<b>0.0</b>	<b>3301</b>	<b>3017</b>	<b>-8.6</b>



## Residential Average Sale Prices - January 1977 to May 2026



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