REALTOR® Report

A Research Tool Provided by the Real Estate Board of Greater Vancouver

Metro Vancouver

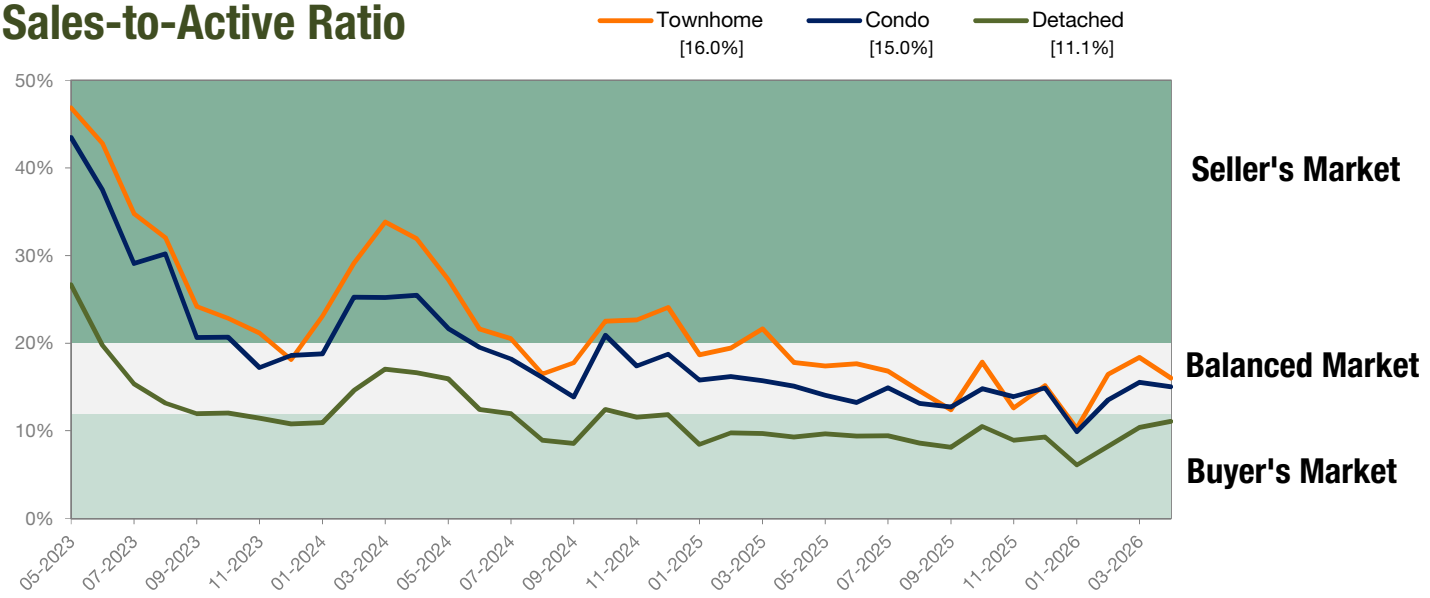
April 2026

Detached Properties	April			March		
Activity Snapshot	**2026**	**2025**	One-Year Change	**2026**	**2025**	One-Year Change
Total Active Listings	**5,965**	6,196	- 3.7%	**5,489**	5,432	+ 1.0%
Sales	**661**	575	+ 15.0%	**570**	527	+ 8.2%
Days on Market Average	**40**	34	+ 17.6%	**45**	34	+ 32.4%
MLS® HPI Benchmark Price	**$1,840,700**	$2,008,000	- 8.3%	**$1,854,800**	$2,020,200	- 8.2%

Condos	April			March		
Activity Snapshot	**2026**	**2025**	One-Year Change	**2026**	**2025**	One-Year Change
Total Active Listings	**6,765**	7,506	- 9.9%	**6,429**	6,899	- 6.8%
Sales	**1,017**	1,134	- 10.3%	**999**	1,085	- 7.9%
Days on Market Average	**40**	31	+ 29.0%	**38**	28	+ 35.7%
MLS® HPI Benchmark Price	**$703,000**	$762,900	- 7.9%	**$706,700**	$766,900	- 7.8%

Townhomes	April			March		
Activity Snapshot	**2026**	**2025**	One-Year Change	**2026**	**2025**	One-Year Change
Total Active Listings	**2,091**	1,991	+ 5.0%	**1,906**	1,712	+ 11.3%
Sales	**335**	354	- 5.4%	**350**	370	- 5.4%
Days on Market Average	**31**	25	+ 24.0%	**34**	27	+ 25.9%
MLS® HPI Benchmark Price	**$1,043,400**	$1,099,000	- 5.1%	**$1,047,100**	$1,110,500	- 5.7%

Sales-to-Active Ratio



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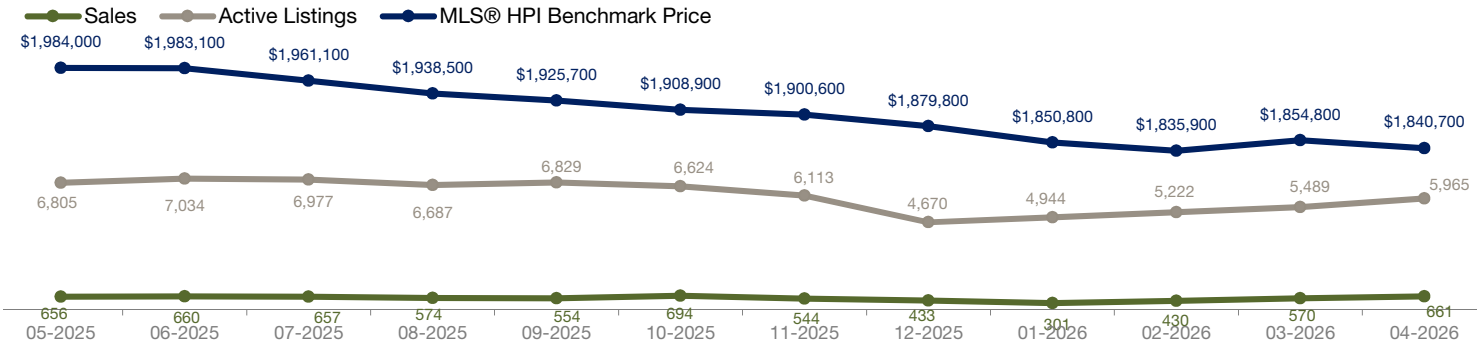
Detached Properties Report – April 2026

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	2	0	18
$100,000 to $199,999	0	11	0
$200,000 to $399,999	5	57	45
$400,000 to $899,999	41	228	55
$900,000 to $1,499,999	217	1,127	38
$1,500,000 to $1,999,999	179	1,443	34
$2,000,000 to $2,999,999	151	1,605	43
$3,000,000 and $3,999,999	39	673	57
$4,000,000 to $4,999,999	9	309	55
$5,000,000 and Above	18	512	45
TOTAL	**661**	**5,965**	**40**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	7	60	$1,368,500	- 1.1%
Burnaby East	9	48	$1,780,700	- 8.7%
Burnaby North	26	211	$1,888,200	- 11.1%
Burnaby South	18	192	$1,983,300	- 10.5%
Coquitlam	49	478	$1,635,700	- 7.7%
Ladner	19	98	$1,303,500	- 6.6%
Maple Ridge	64	555	$1,231,500	- 5.6%
New Westminster	17	152	$1,439,500	- 10.4%
North Vancouver	69	401	$2,129,900	- 2.8%
Pitt Meadows	10	71	$1,218,200	- 5.8%
Port Coquitlam	26	161	$1,326,700	- 5.7%
Port Moody	16	134	$1,936,100	- 5.4%
Richmond	67	609	$1,964,000	- 9.0%
Squamish	16	106	$1,693,700	+ 1.7%
Sunshine Coast	39	439	$820,700	- 2.3%
Tsawwassen	19	173	$1,530,000	- 5.7%
Vancouver East	76	679	$1,681,000	- 9.5%
Vancouver West	63	710	$2,979,500	- 11.6%
West Vancouver	38	475	$2,872,300	- 13.6%
Whistler	5	75	$2,663,400	- 1.2%
TOTAL*	**661**	**5,965**	**$1,840,700**	**- 8.3%**

* This represents the total of the Metro Vancouver area, not the sum of the areas above.

Detached Homes - Metro Vancouver



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Condo Report – April 2026

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	2	22	261
$100,000 to $199,999	3	9	64
$200,000 to $399,999	60	284	50
$400,000 to $899,999	757	4,626	37
$900,000 to $1,499,999	154	1,284	44
$1,500,000 to $1,999,999	24	276	38
$2,000,000 to $2,999,999	11	157	46
$3,000,000 and $3,999,999	1	49	114
$4,000,000 to $4,999,999	2	21	216
$5,000,000 and Above	3	37	23
TOTAL	**1,017**	**6,765**	**40**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	0	1	$0	--
Burnaby East	12	79	$726,300	- 8.1%
Burnaby North	88	512	$695,500	- 6.6%
Burnaby South	61	476	$758,000	- 8.5%
Coquitlam	93	628	$664,000	- 8.5%
Ladner	9	32	$627,000	- 8.8%
Maple Ridge	26	157	$503,900	- 8.6%
New Westminster	61	383	$595,600	- 8.7%
North Vancouver	67	464	$784,500	- 4.0%
Pitt Meadows	12	29	$546,100	- 8.8%
Port Coquitlam	19	170	$580,400	- 8.8%
Port Moody	26	152	$703,400	- 4.1%
Richmond	130	924	$662,200	- 9.3%
Squamish	18	86	$491,900	- 20.9%
Sunshine Coast	2	37	$389,600	- 23.6%
Tsawwassen	9	95	$606,600	- 9.7%
Vancouver East	103	572	$664,800	- 5.6%
Vancouver West	249	1,688	$790,300	- 6.8%
West Vancouver	12	139	$1,017,000	- 15.0%
Whistler	18	125	$515,100	- 22.3%
TOTAL*	**1,017**	**6,765**	**$703,000**	**- 7.9%**

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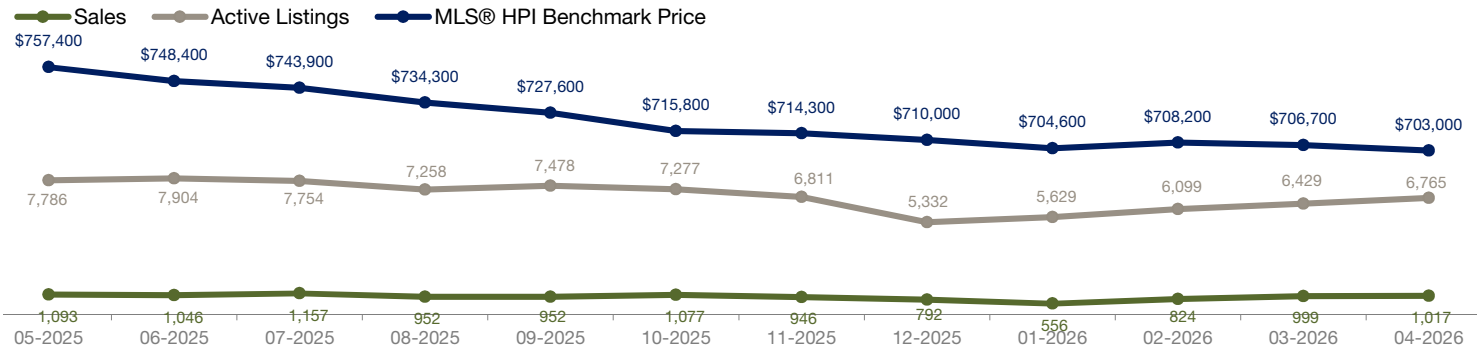
Condos - Metro Vancouver



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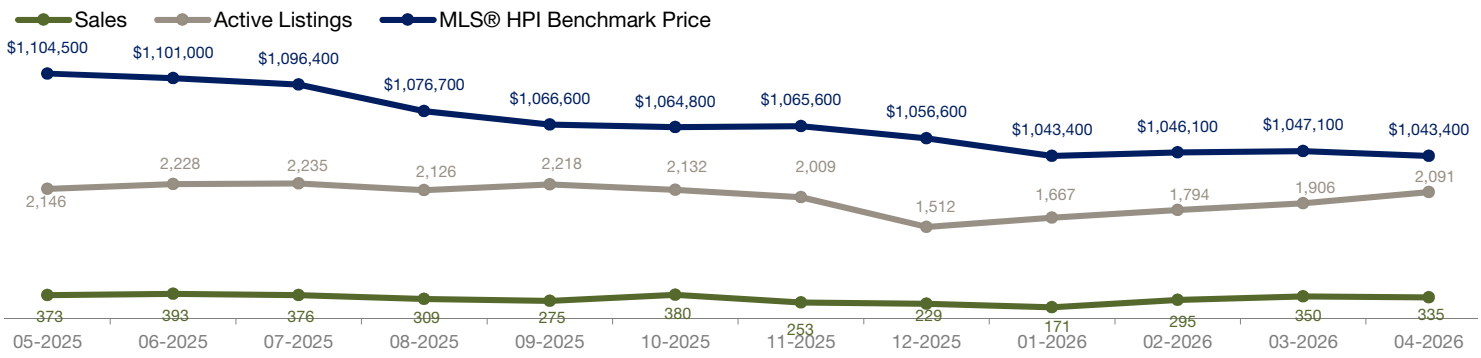
Townhomes Report – April 2026

Price Range	Sales	Active Listings	Days on Market
$99,999 and Below	1	8	54
$100,000 to $199,999	0	2	0
$200,000 to $399,999	0	5	0
$400,000 to $899,999	121	624	32
$900,000 to $1,499,999	176	1,086	29
$1,500,000 to $1,999,999	25	248	35
$2,000,000 to $2,999,999	10	88	41
$3,000,000 and $3,999,999	2	21	42
$4,000,000 to $4,999,999	0	5	0
$5,000,000 and Above	0	4	0
TOTAL	**335**	**2,091**	**31**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	0	0	$0	--
Burnaby East	5	30	$852,000	- 7.5%
Burnaby North	13	75	$931,900	+ 0.9%
Burnaby South	9	76	$1,005,700	- 2.2%
Coquitlam	39	173	$1,008,100	- 6.0%
Ladner	5	42	$983,600	- 4.8%
Maple Ridge	27	158	$723,900	- 8.1%
New Westminster	7	75	$877,100	- 5.2%
North Vancouver	38	156	$1,273,700	- 3.9%
Pitt Meadows	8	46	$779,700	- 6.3%
Port Coquitlam	14	74	$896,900	- 5.8%
Port Moody	11	45	$961,400	- 5.6%
Richmond	46	389	$1,036,400	- 7.2%
Squamish	16	64	$1,002,400	- 1.5%
Sunshine Coast	5	37	$724,800	- 2.8%
Tsawwassen	4	37	$924,100	- 6.0%
Vancouver East	31	172	$1,026,200	- 8.0%
Vancouver West	39	322	$1,340,400	- 5.4%
West Vancouver	5	28	$0	--
Whistler	9	83	$1,636,900	- 1.7%
TOTAL*	**335**	**2,091**	**$1,043,400**	**- 5.1%**

* This represents the total of the Metro Vancouver area, not the sum of the areas above.

Townhomes - Metro Vancouver



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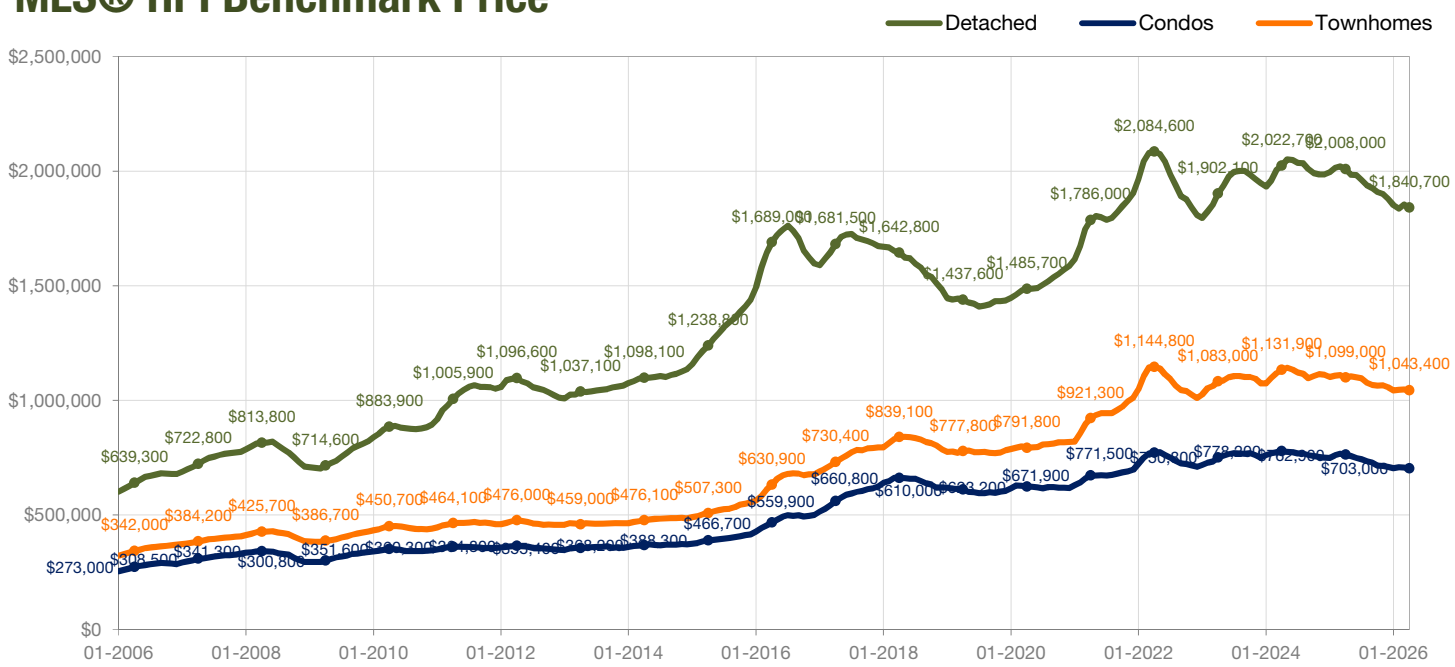
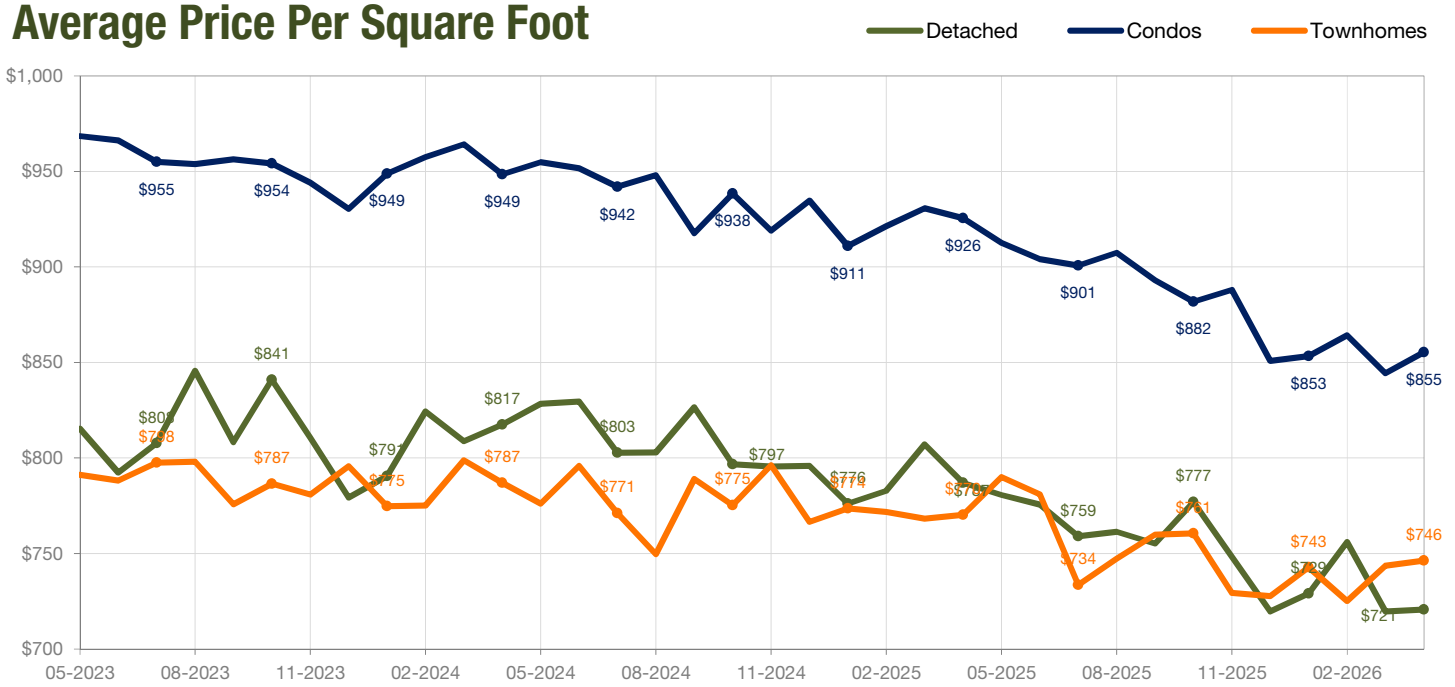
MLS® HPI Benchmark Price



Note: $0 means that there is no sales activity, not $0 as an MLS® HPI Benchmark Price.

Average Price Per Square Foot



Note: $0 means that there is no sales activity, not $0 as an Average Price Per Square Foot.

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