REALTOR® Report

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

Metro Vancouver

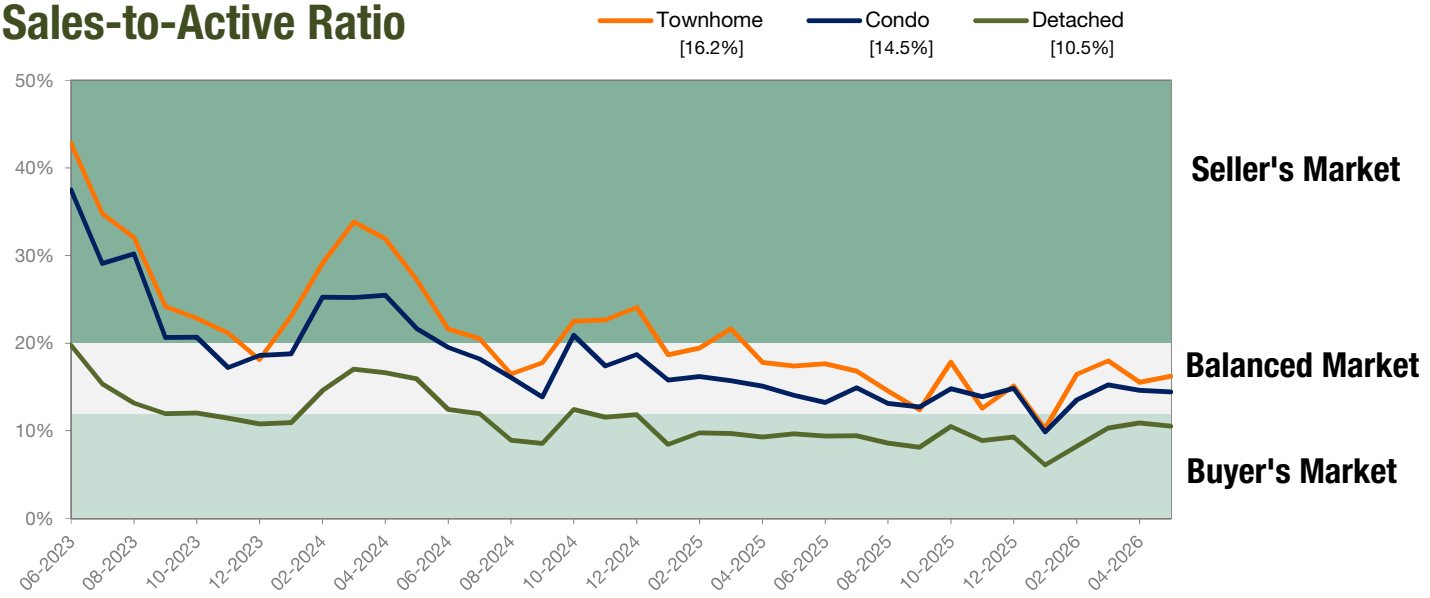
May 2026

Detached Properties	May			April		
Activity Snapshot	**2026**	**2025**	One-Year Change	**2026**	**2025**	One-Year Change
Total Active Listings	**6,294**	6,805	- 7.5%	**6,043**	6,196	- 2.5%
Sales	**663**	656	+ 1.1%	**658**	575	+ 14.4%
Days on Market Average	**38**	32	+ 18.8%	**40**	34	+ 17.6%
MLS® HPI Benchmark Price	**$1,847,900**	$1,984,000	- 6.9%	**$1,840,700**	$2,008,000	- 8.3%

Condos	May			April		
Activity Snapshot	**2026**	**2025**	One-Year Change	**2026**	**2025**	One-Year Change
Total Active Listings	**7,010**	7,787	- 10.0%	**6,952**	7,507	- 7.4%
Sales	**1,013**	1,093	- 7.3%	**1,015**	1,134	- 10.5%
Days on Market Average	**38**	31	+ 22.6%	**39**	31	+ 25.8%
MLS® HPI Benchmark Price	**$697,800**	$757,400	- 7.9%	**$703,000**	$762,900	- 7.9%

Townhomes	May			April		
Activity Snapshot	**2026**	**2025**	One-Year Change	**2026**	**2025**	One-Year Change
Total Active Listings	**2,182**	2,146	+ 1.7%	**2,157**	1,991	+ 8.3%
Sales	**354**	373	- 5.1%	**335**	354	- 5.4%
Days on Market Average	**34**	28	+ 21.4%	**31**	25	+ 24.0%
MLS® HPI Benchmark Price	**$1,048,200**	$1,104,500	- 5.1%	**$1,043,400**	$1,099,000	- 5.1%

Sales-to-Active Ratio



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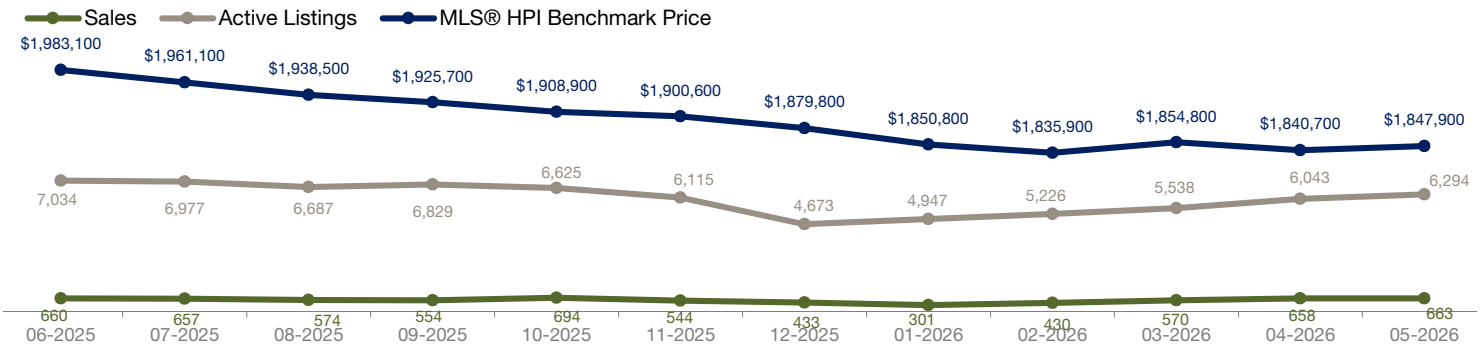
Detached Properties Report – May 2026

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	1	1	45
$100,000 to $199,999	3	9	56
$200,000 to $399,999	5	66	50
$400,000 to $899,999	31	257	54
$900,000 to $1,499,999	181	1,248	38
$1,500,000 to $1,999,999	203	1,524	31
$2,000,000 to $2,999,999	170	1,651	36
$3,000,000 and $3,999,999	42	706	58
$4,000,000 to $4,999,999	15	322	47
$5,000,000 and Above	12	510	54
TOTAL	**663**	**6,294**	**38**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	10	67	$1,377,400	- 6.7%
Burnaby East	6	52	$1,748,300	- 5.5%
Burnaby North	17	248	$1,885,100	- 8.2%
Burnaby South	18	202	$2,008,100	- 9.7%
Coquitlam	47	525	$1,654,000	- 5.7%
Ladner	16	100	$1,338,000	- 3.4%
Maple Ridge	54	573	$1,205,200	- 6.3%
New Westminster	23	159	$1,412,900	- 8.1%
North Vancouver	73	422	$2,102,000	- 5.8%
Pitt Meadows	15	67	$1,215,300	- 6.5%
Port Coquitlam	25	169	$1,320,700	- 6.2%
Port Moody	14	128	$1,939,400	- 5.5%
Richmond	56	639	$1,961,200	- 7.0%
Squamish	17	116	$1,756,200	+ 3.9%
Sunshine Coast	38	487	$841,500	- 4.0%
Tsawwassen	16	184	$1,567,800	- 2.2%
Vancouver East	91	681	$1,654,900	- 9.7%
Vancouver West	78	732	$3,025,000	- 8.5%
West Vancouver	32	505	$2,930,200	- 7.8%
Whistler	9	79	$2,720,400	+ 2.1%
TOTAL*	**663**	**6,294**	**$1,847,900**	**- 6.9%**

* 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 – May 2026

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	1	24	350
$100,000 to $199,999	1	9	224
$200,000 to $399,999	48	311	68
$400,000 to $899,999	753	4,794	36
$900,000 to $1,499,999	167	1,324	36
$1,500,000 to $1,999,999	20	281	32
$2,000,000 to $2,999,999	16	164	19
$3,000,000 and $3,999,999	4	42	55
$4,000,000 to $4,999,999	2	21	211
$5,000,000 and Above	1	40	32
TOTAL	**1,013**	**7,010**	**38**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	0	1	$0	--
Burnaby East	9	81	$723,400	- 8.7%
Burnaby North	78	541	$689,200	- 6.5%
Burnaby South	64	516	$743,900	- 7.5%
Coquitlam	77	641	$657,400	- 8.8%
Ladner	2	35	$643,700	- 6.4%
Maple Ridge	28	157	$504,000	- 9.5%
New Westminster	49	392	$594,600	- 8.2%
North Vancouver	101	476	$783,100	- 4.3%
Pitt Meadows	2	38	$546,400	- 9.7%
Port Coquitlam	23	156	$579,100	- 8.3%
Port Moody	27	167	$703,000	- 5.7%
Richmond	113	957	$660,400	- 8.1%
Squamish	13	91	$506,000	- 19.9%
Sunshine Coast	5	37	$391,600	- 23.9%
Tsawwassen	10	97	$609,800	- 9.5%
Vancouver East	112	571	$640,800	- 7.9%
Vancouver West	272	1,748	$783,300	- 6.8%
West Vancouver	11	148	$1,105,100	- 12.7%
Whistler	14	146	$521,200	- 23.6%
TOTAL*	**1,013**	**7,010**	**$697,800**	**- 7.9%**

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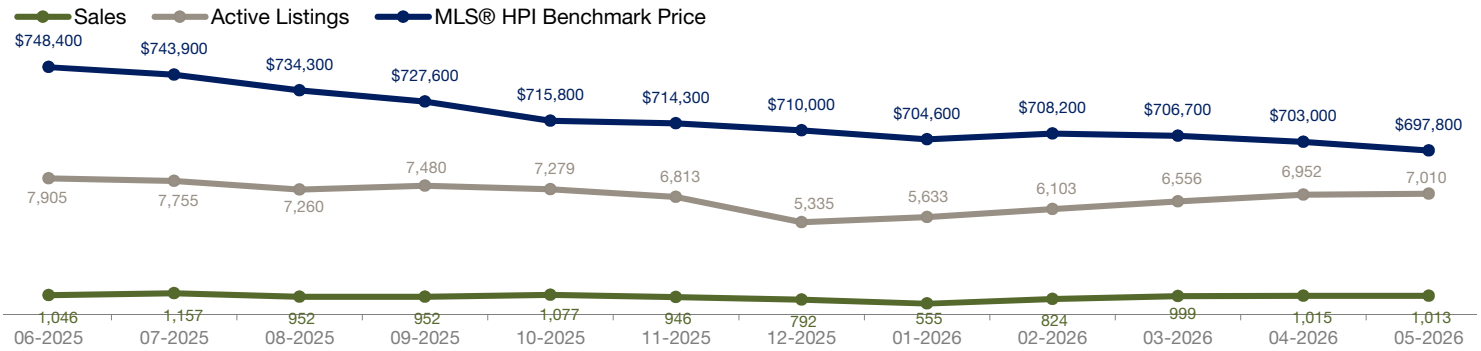
Condos - Metro Vancouver



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Townhomes Report – May 2026

Price Range	Sales	Active Listings	Days on Market
$99,999 and Below	2	6	202
$100,000 to $199,999	0	2	0
$200,000 to $399,999	1	8	64
$400,000 to $899,999	124	664	40
$900,000 to $1,499,999	183	1,134	28
$1,500,000 to $1,999,999	30	247	29
$2,000,000 to $2,999,999	12	88	50
$3,000,000 and $3,999,999	1	22	11
$4,000,000 to $4,999,999	1	4	70
$5,000,000 and Above	0	7	0
TOTAL	**354**	**2,182**	**34**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	0	0	$0	--
Burnaby East	2	33	$845,900	- 8.1%
Burnaby North	19	71	$915,200	- 1.5%
Burnaby South	6	89	$974,000	- 5.8%
Coquitlam	30	195	$1,023,500	- 5.1%
Ladner	8	39	$967,500	- 7.8%
Maple Ridge	25	168	$727,300	- 7.8%
New Westminster	12	69	$868,500	- 6.5%
North Vancouver	39	158	$1,283,600	- 5.0%
Pitt Meadows	12	45	$765,500	- 5.5%
Port Coquitlam	18	83	$885,600	- 7.1%
Port Moody	7	61	$982,200	- 3.2%
Richmond	56	401	$1,024,600	- 9.3%
Squamish	19	65	$1,016,400	- 0.4%
Sunshine Coast	3	36	$744,200	- 1.5%
Tsawwassen	5	38	$916,300	- 8.0%
Vancouver East	27	182	$1,067,400	- 3.7%
Vancouver West	46	337	$1,331,700	- 5.5%
West Vancouver	2	29	$0	--
Whistler	17	73	$1,697,300	+ 1.6%
TOTAL*	**354**	**2,182**	**$1,048,200**	**- 5.1%**

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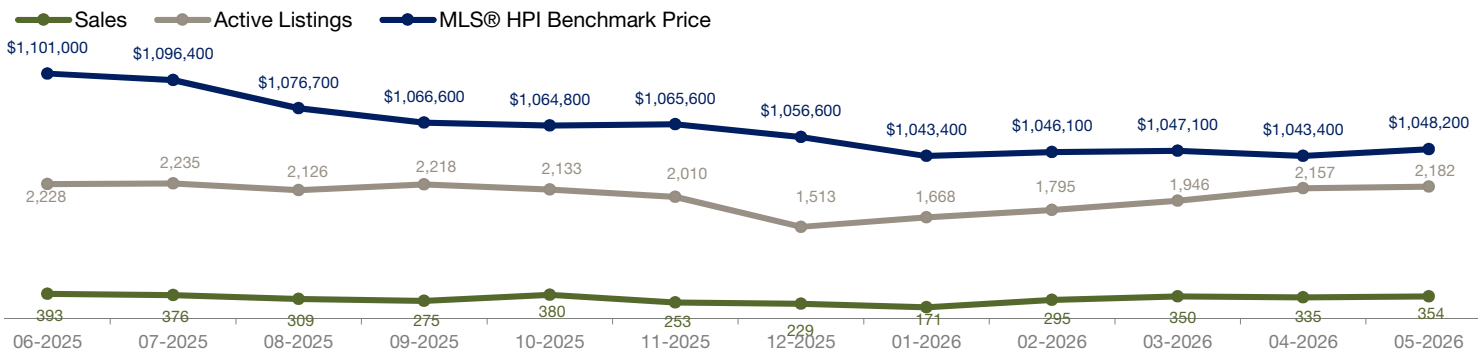
Townhomes - Metro Vancouver



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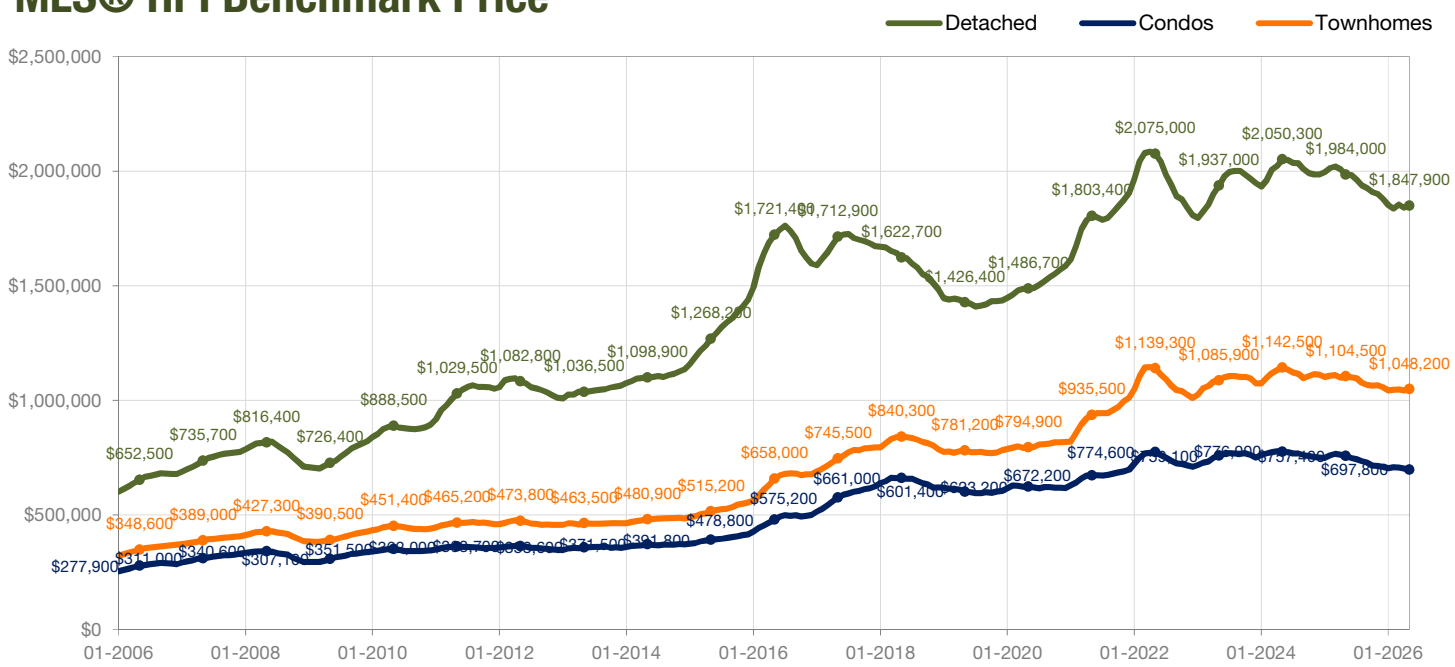
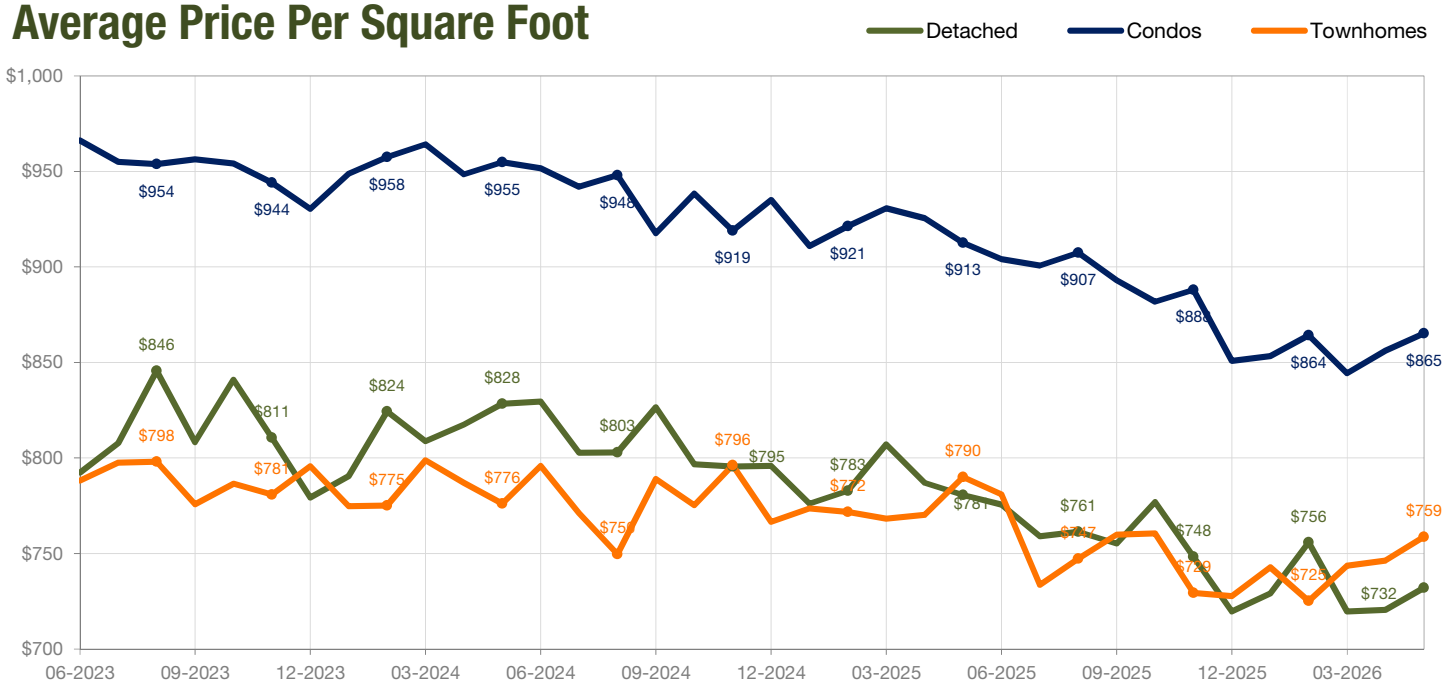
MLS® HPI Benchmark Price



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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