Vancouver Market Reports

Statistics, on the Web!

detached homes

Vancouver Market Reports

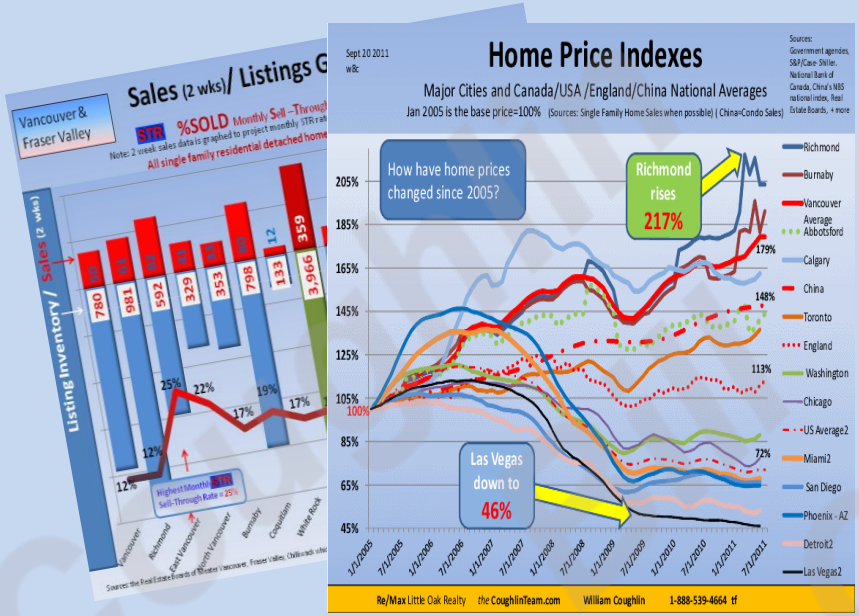
Statistics, on the Web!

attached homes

Market Analysis and Forecasting

Market Analysis and Forecasting

Market Reports



Advanced Marketing Tools

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month.
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Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Market Analysis and Forecasting July 1/ 26 **Vancouver Downtown**

Vancouver Downtown Real Estate Price Changes($/%)

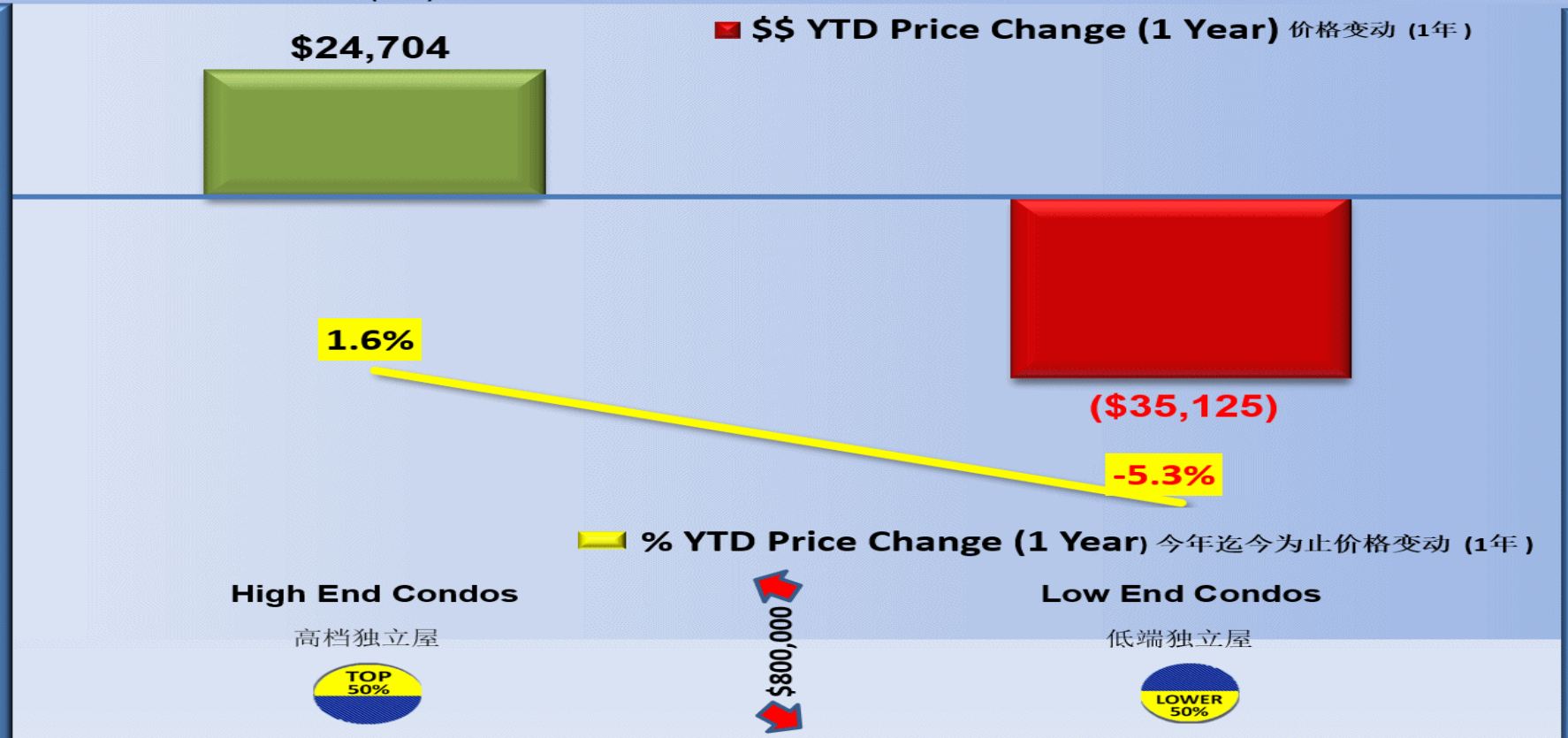
溫哥華 市中心房地產價格變動/ 温哥华市中心房地产价格变动

Housing Types: Year-To-Date March 2024 – March 2025 (Quarters)

房屋类型: 今年迄今为止 (每季) 由2024 三月至2025 三月

Powered by: **Vancouver Market Reports HPIp**

YTD Home Price Changes $$ 年終住房價格變動 年终住房价格变动



YTD Home Price Changes %% 年終住房價格變動 年终住房价格变动

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Data source: FVREB, REBGV, CADREB Real Estate Board & they assume no responsibility for accuracy. By: Vancouver Market Reports

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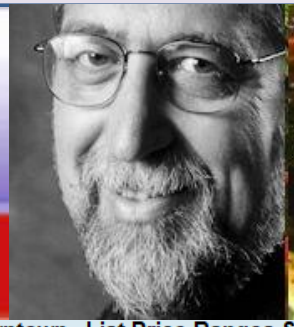

Vancouver Downtown Sub areas Statistics - June 2026 - Attached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
Coal Harbour	135	18	20	96%	-$27,750	13%
Downtown VW	488	39	21	97%	-$29,000	8%
West End VW	340	41	30	96%	-$29,000	12%
Yaletown	322	48	32	97%	-$32,450	15%
Total Activity	**1285**	**146**	**28**	**97%**	**-$29,400**	**11%**

Vancouver Downtown List Price Ranges Statistics - June 2026 Attached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
0-$600,000	286	41	28	97%	-$18,000	14.3%
$600,001-$690,000	117	12	16	97%	-$18,000	10.3%
$690,001-$790,000	125	13	16	99%	-$9,000	10.4%
$790,001-$900,000	117	12	14	98%	-$17,000	10.3%
$900,001-$1,050,000	128	14	25	97%	-$33,000	10.9%
$1,050,001-$1,250,000	104	15	46	95%	-$54,000	14.4%
$1,250,001-$1,500,000	110	15	42	97%	-$50,000	13.6%
$1,500,001-$1,800,000	81	9	39	95%	-$80,000	11.1%
$1,800,001-$2,500,000	108	11	33	97%	-$50,000	10.2%
$2,500,001-$4,000,000	62	3	45	89%	-$380,000	4.8%
$4,000,001 and more	47	1	11	93%	-$311,900	2.1%
Total Activity	**1285**	**146**	**28**	**97%**	**-$29,400**	**11%**

LOWER 50%

TOP 50%

July 1 2026 **Vancouver Downtown** Market Update (attached)

Current: Vancouver Downtown's Residential Attached housing market is a Stable market with **11 %SOLD** rate and a 97% Sell/List Ratio.
(This means 11 homes out of 100 sold with an average of $29,400 discount on a sale from original list price)
Most Active Price Range: Homes between $1,050,000-$1,250,000 have **14.4 %SOLD** rate.
Least Active Price Range: Homes above $4.0 mill. have **2.1 %SOLD** rate.

History: The Vancouver Downtown Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased $107,129.
The Vancouver Downtown Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased $56,119.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: Total listing inventories are 32 less than same month last year meaning that we are seeing the same listing supply. We project Vancouver Downtown to be a Stable Market.

Monthly Changes Summary	Jun-25	May-26	Jun-26	7/1/2026	Change
Total Listings** (A,S,T,C,X)	1624	1317	1285		-32
Active Listings (1st of the month)	1286	1024	1043	984	-59
Solds	138	129	146		17
DOM	24	21	28		7
%SOLD (Sales/ Listings /mnthly rate)	8.5%	9.8%	11.4%		1.6%
Condos (Top 50%) Home Price Index HPIp	$1,541,744	$1,473,100	$1,434,615		-$38,485
Condos (Lower 50%) Home Price Index HPIp	$617,100	$570,801	$560,981		-$9,820

The Metro Vancouver housing market slowed down in June. Detached home prices dropped by an average of $11,355. While this was a smaller drop than May's average decline of $12,351, 67% of detached home markets are still seeing prices fall. Condo prices also declined, dropping by an average of $4,457. About half of all condo markets continue to trend downward. Townhomes prices fell by an average of $4,492, with 56% of townhome markets also seeing declines. The forecast for June is that detached homes and condos may continue to face downward pressure, while townhome prices could remain more stable. We all wait for the effect of the $2.5 billion bailout for unsold new condos in the Vancouver area. It's more important than ever to know what's happening in your local area. Want to see how your neighborhood is performing? Check VancouverMarketReports.com every Saturday at noon for the latest Sell-Through Rates across all 17 cities. For expert advice or a free home market review, call Bill Coughlin and the Coughlin Team at 778-374-3744. We're here to help you make the best move.

Analytical Methods: The Vancouver Downtown represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the Vancouver Downtown market into two parts with the ***Vancouver Downtown HPIp* Top 50%** representing the higher end sales and the ***Vancouver Downtown HPIp* Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative Market Analysis. Data is from:FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. VancouverMarketRports.com

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Market Analysis and Forecasting July 1/ 26 Vancouver Downtown

Attached **Vancouver Downtown** Condos Home Price Index **HPIp** (Top 50%), Sale Price-List Price ($ Difference) (average home sold for **$ less** than their original list price)

Are Home Prices Up?

Home Price Index HPIp (Top 50%)

Homes Over $800,000

The Home Price Index **HPIp** is our MOST Accurate Indication of Price Changes.
(Note: Each Sale is *paired* to it's previous sale after 2005)

TOP 50%

Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
$1,541,744	$1,512,305	$1,479,201	$1,484,321	$1,487,100	$1,480,820	$1,490,100	$1,480,101	$1,490,100	$1,476,101	$1,468,719	$1,473,100	$1,434,615
-$40,000	-$38,000	-$50,000	-$33,500	-$39,000	-$59,000	-$43,000	-$34,000	-$37,200	-$43,450	-$49,000	-$45,000	-$46,500

Home Price Changes

(Home Price Index Paired sales from 2005)

Condominiums

The Sale Price- List Price ($ difference) indicates the Average Home Price Sale Discount for *High End* sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?

Sales-List Difference $$$

Condominiums

TOP 50%

Sales Discount $$

Sale Price – Original List Price ($$ difference)

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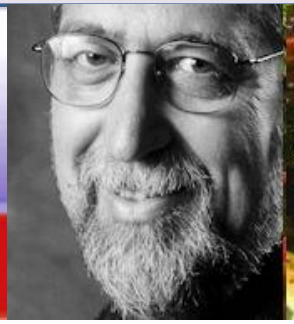
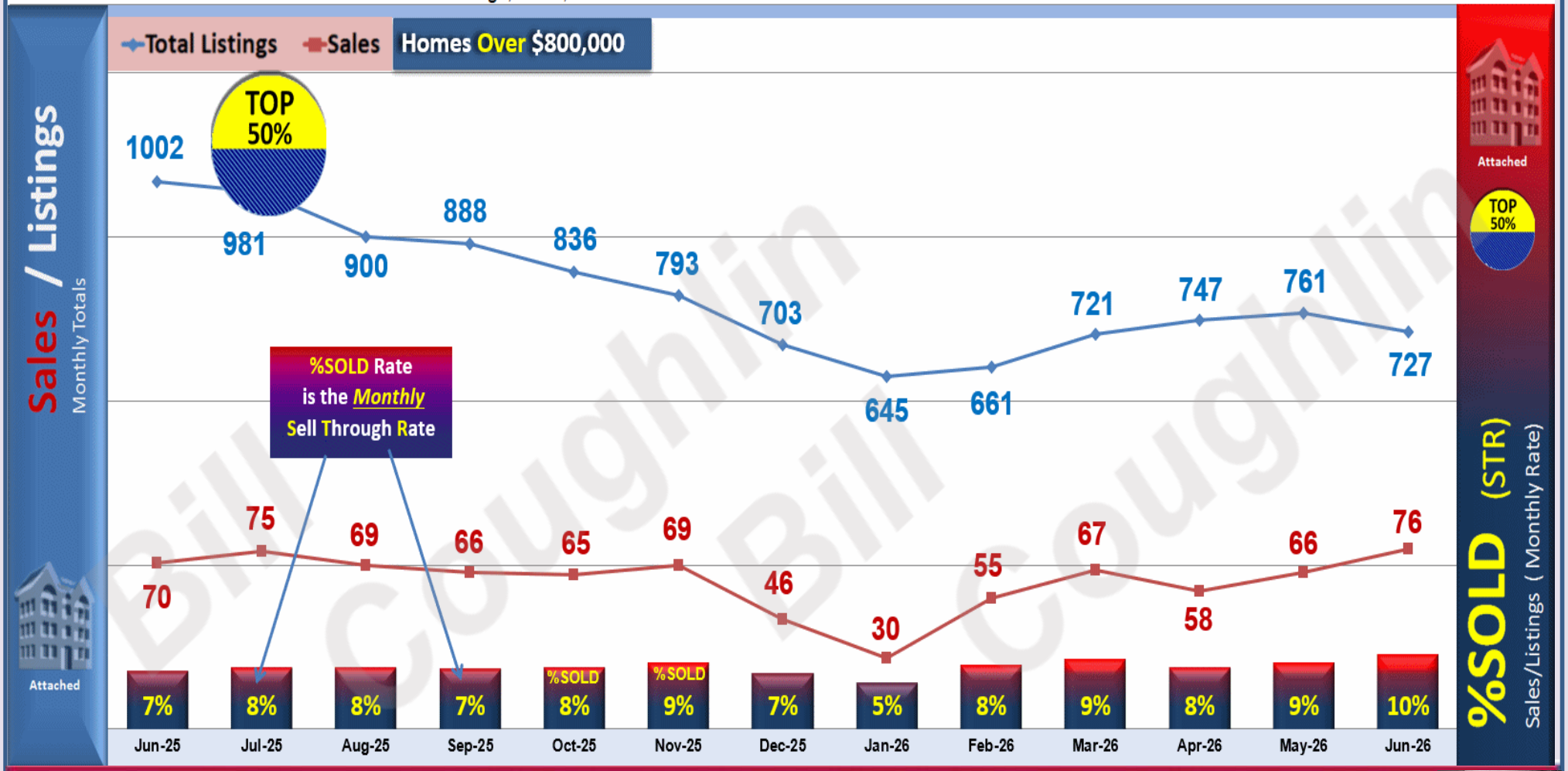


Market Analysis and Forecasting July 1/ 26 Vancouver Downtown

Attached **Vancouver Downtown** Total Listings, Sales, and %SOLD rates



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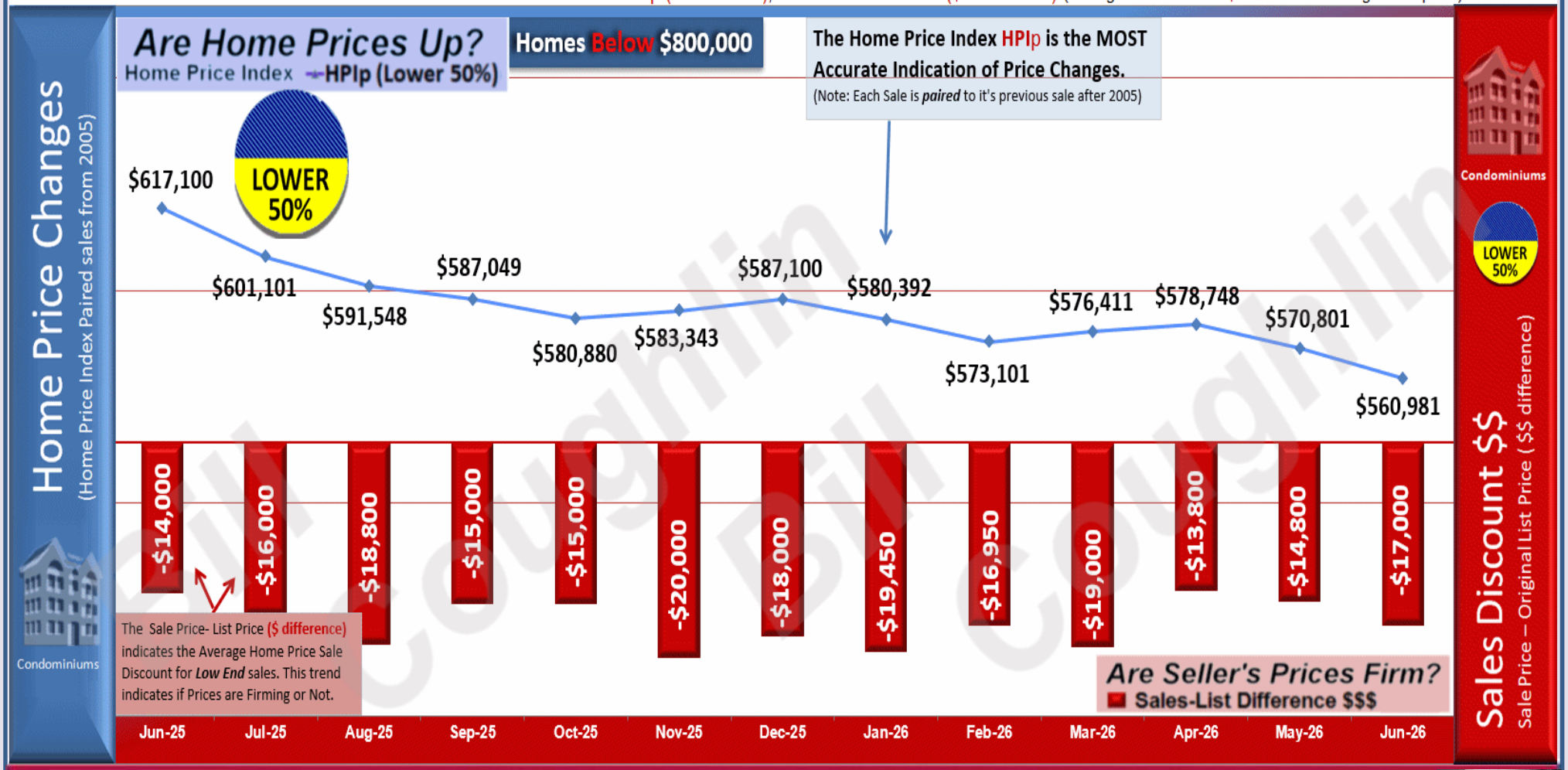
Attached **Vancouver Downtown** Condos Home Price Index **HPIp** (Lower 50%), Sale Price-List Price ($ Difference) (average home sold for **$ less** than their original list price)



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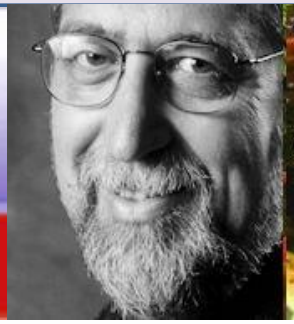

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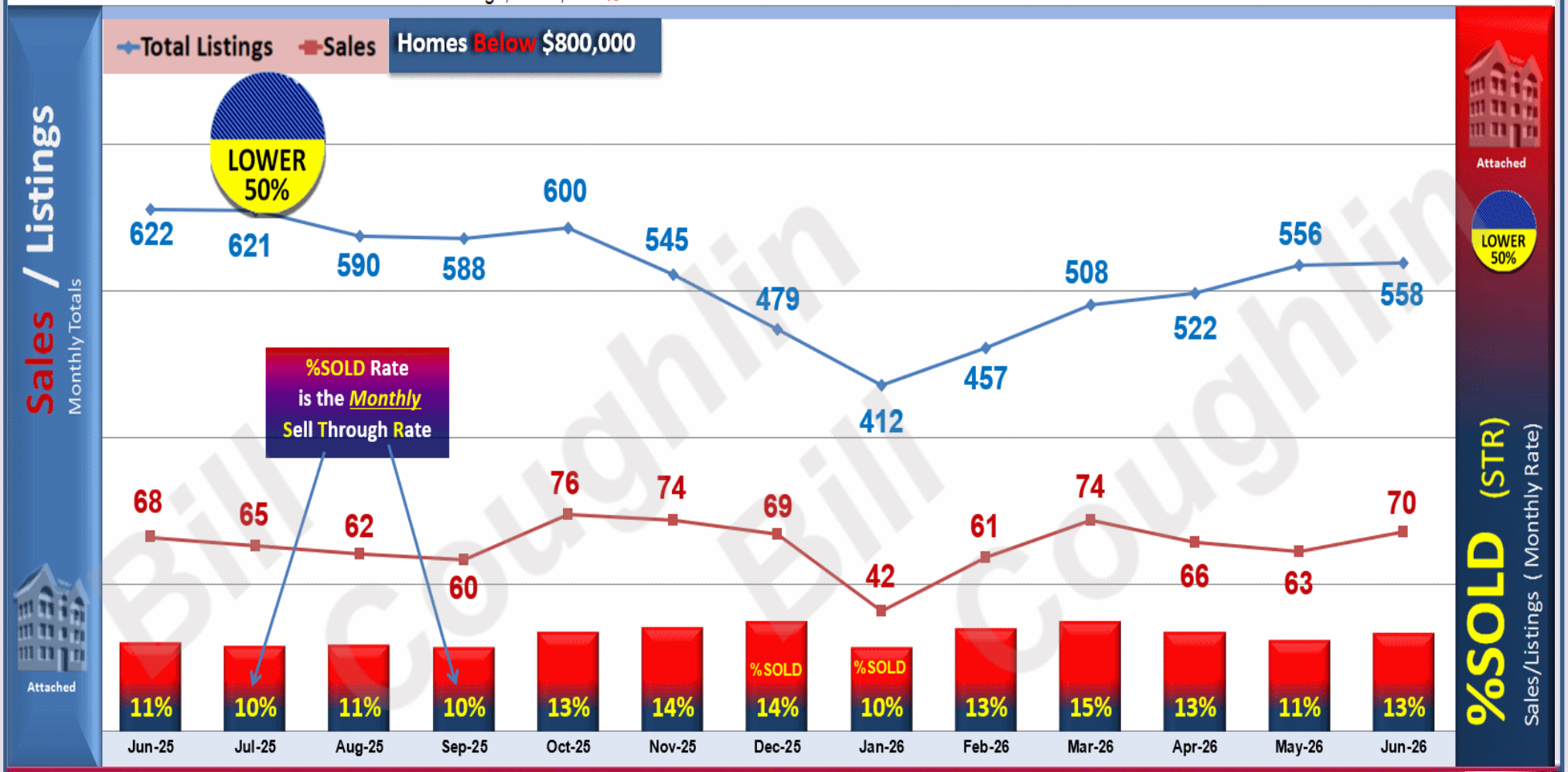

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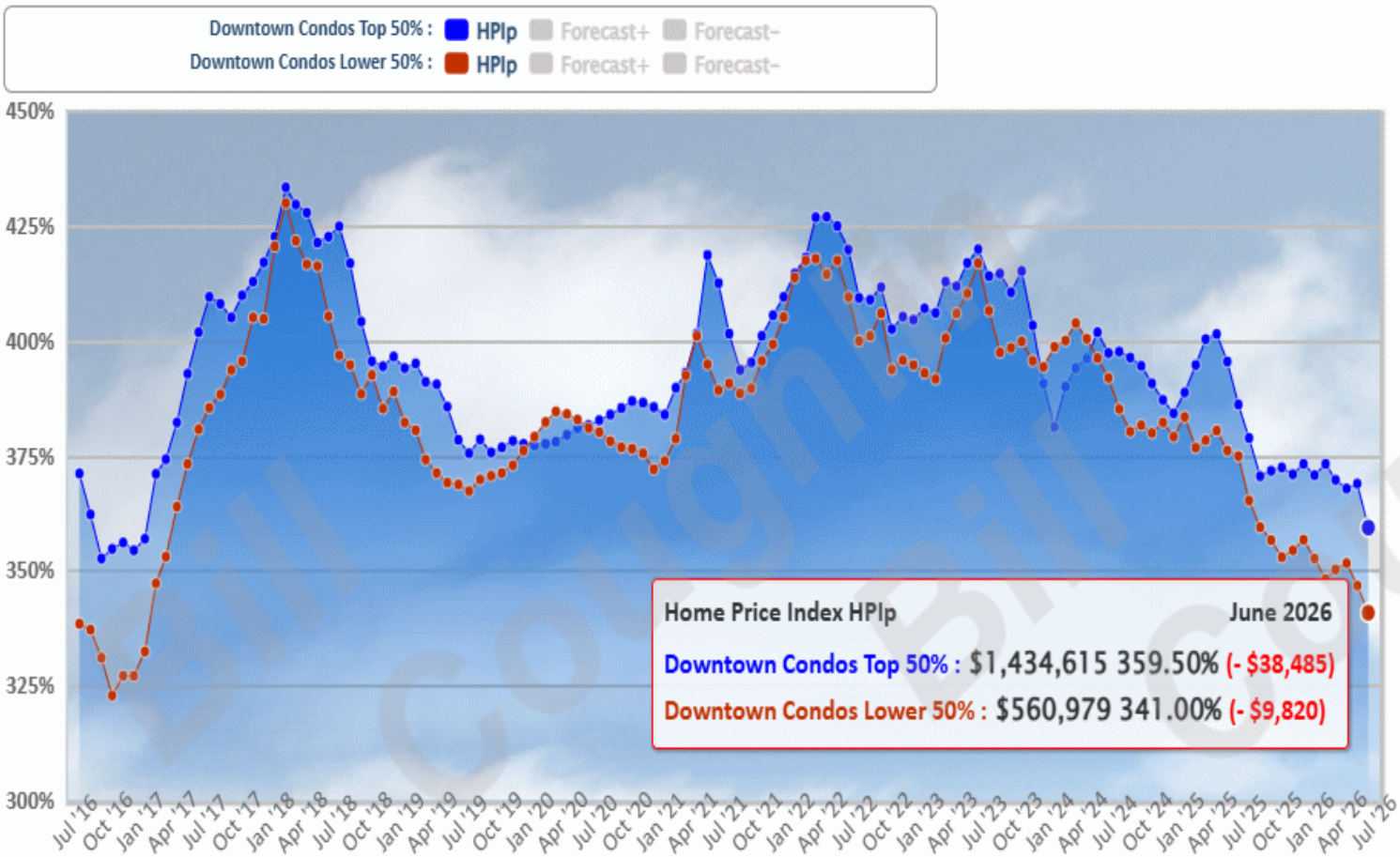
Powered by the Greater Vancouver Market Reports HPIp



Monthly Home values

Date	Value
Jun 2026	% 359.50
May 2026	% 369.10
Apr 2026	% 368.00
Mar 2026	% 369.90
Feb 2026	% 373.40
Jan 2026	% 370.90
Dec 2025	% 373.40
Nov 2025	% 371.10
Oct 2025	% 372.60
Sep 2025	% 371.90
Aug 2025	% 370.70
Jul 2025	% 379.00

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