Metro Vancouver Market Update

Your Friendly Neighbourhood Real Estate Agent :-)

JULY 2026 SNAPSHOT — CENTURY 21 IN TOWN REALTY

Every month brings a new set of numbers, but the real question is always the same: what do they actually mean for you? Here's a plain-language look at what happened in the Metro Vancouver housing market in July, and what it might mean if you're thinking about buying or selling in the months ahead.

Understanding the Sales-to-Active Ratio

One number tells you more about pricing direction than almost anything else: the **sales-to-active listings ratio**. It simply compares how many homes sold in a month to how many were available for sale — in other words, it's a measure of supply and demand.

- **Below 12%** — more supply than demand, which tends to put downward pressure on prices (a buyers' market).
- **12% to 20%** — supply and demand are roughly in balance.
- **Above 20%** — more demand than supply, which tends to push prices up (a sellers' market).

In July 2026, the overall ratio across Metro Vancouver sat at **13%** — solidly in balanced territory, though on the lower side. Detached homes were the exception: at **10.5%**, that segment has dipped below the 12% threshold, which is a signal of continued downward price pressure specifically on detached properties.

The July Snapshot

Home sales took a step back after a strong June. A total of **2,061 homes** sold across Metro Vancouver in July, down nearly 10% from July 2025 and well below the 10-year seasonal average. New listings also slowed, with **4,991 properties** newly listed — down over 11% year-over-year, though right in line with the typical seasonal average for the month.

Total active listings sit at **16,476**, still well above the 10-year seasonal average, which means buyers continue to have meaningful selection to choose from.

Benchmark Prices by Property Type

Property Type	Benchmark Price	vs. July 2025	vs. June 2026
All Residential	$1,088,800	-6.2%	-0.9%
Detached	$1,822,900	-7.0%	-1.1%
Townhome / Attached	$1,030,400	-6.0%	-1.5%
Apartment / Condo	$688,000	-7.5%	-1.0%

🔥 What's Hot

Townhomes and attached homes are the firmest segment of the market right now, with a sales-to-active ratio of 15.8% — the closest to balanced-to-tight of any property type, and the smallest price pullback month over month.

❄ What's Not

Apartments saw the steepest pullback in sales — down almost 18% year-over-year — as buyers in that segment stayed cautious. Detached homes are also seeing the most sustained downward price pressure, with the ratio now below the 12% threshold.

For Buyers

Buyers aren't in any hurry, but they are active for the right price. With inventory still well above seasonal norms and prices continuing to soften across every property type, there's real room to negotiate — particularly in the detached and apartment segments. This is a market that rewards patience and a clear sense of what you're willing to pay, not urgency.

For Sellers

Pricing accurately from day one matters more than ever in a market on the high side of balanced. With active listings elevated and buyers taking their time, homes priced against today's data — not last year's — are the ones that move. A well-priced, well-presented listing still attracts serious interest; an overpriced one just adds to the inventory pile.

> **Looking ahead:** With sales still trailing seasonal norms and inventory elevated, the market is likely to stay on the buyer-friendly side of balanced through the fall unless demand picks up meaningfully. Detached homes in particular bear watching — a ratio below 12% for a sustained stretch typically means continued, gradual price softening in that segment.

Have questions about what this means for your specific neighbourhood or property? I'm always happy to talk through the numbers — reach out any time.

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Data source: Greater Vancouver REALTORS® (GVR), July 2026 Statistics Package