

Market Stats

2026 | MARCH

GREATER VANCOUVER AREA



GVR Market Shows Early Signs of Segment Divergence, but Supply Still Dominates

The Greater Vancouver housing market delivered a mixed performance in March, with detached home prices declining, townhome values rising, and condominium prices remaining relatively flat. Overall, the average sale price held steady at \$1,201,411, representing a modest decline of approximately \$6,000, or 0.1 per cent, from the previous month. Inventory continues to trend above historical norms, with 14,234 active listings, 40 per cent above the 10 year average, though down slightly, by 2.5 per cent, year over year. Sales reached 2,020 for the month, increasing 23 per cent from February and edging 3 per cent above March 2025 levels. Despite this improvement, sales remain well below typical levels, sitting 38 per cent under the long term average.

“Year to date, sales are tracking our forecast for the year closely, and the weakness in demand we continue to observe at the aggregate level is unsurprising,” said Andrew Lis, GVR chief economist and vice president of data analytics. “What’s interesting is that the aggregate total masks an emerging divergence among market segments. While the multifamily segment continues to see slower sales, the detached segment may be showing early signs of strengthening, with sales increasing and new listings declining from last year.”

Detached home prices declined 6.4 per cent month over month, bringing the average sale price to \$1,990,377, falling just below the \$2 million mark. Active listings totalled 5,400 properties, largely in line with March of last year, and up 7.5 per cent from February. Notably, inventory levels in this segment are 19 per cent above the 10 year average, more closely aligned with historical norms compared to other property types. Sales activity strengthened considerably, rising 33 per cent month over month and increasing 8.5 per cent year over year.

The condominium segment remained relatively stable in pricing, with the average sale price increasing marginally by \$1,531 to \$740,776. Prices are now hovering around levels seen in the latter half of 2021. Inventory remains elevated, with 6,260 active listings, representing a 51 per cent increase above the 10 year average and an 8 per cent gain from February, though down 9 per cent compared to last year. Sales totalled 1,000 units, up 21 per cent month over month but down 8 per cent year over year.

Townhome prices saw a notable increase in March, rising 4.8 per cent month over month to an average of \$1,111,261, an increase of \$51,753. Despite this gain, prices remain 2 per cent below levels from a year ago. Inventory continues to build, with 1,874 active listings, 64 per cent above the 10 year average, up 10 per cent from February and 9.5 per cent higher than last year. Sales reached 350 units, increasing 19 per cent month over month, though down 5 per cent compared to March 2025.

Overall, March brought a modest seasonal lift in activity across the Greater Vancouver housing market, however underlying conditions remain largely unchanged. Elevated inventory levels, combined with below average sales, continue to limit upward pressure on prices despite pockets of strength in select segments. The divergence between detached and multifamily product is becoming more apparent, though not yet strong enough to shift the broader market dynamic. Until demand shows a more sustained recovery, the market is expected to remain well supplied, with pricing stability prevailing over any meaningful upward momentum as the spring market unfolds.

DETACHED

\$1,990,377

SALE PRICE AVG.

5400

INVENTORY

572

SALES

46

DOM
AVG.

94%

LIST PRICE VS.
SALES PRICE

TOWNHOME

\$1,111,261

SALE PRICE AVG.

1874

INVENTORY

350

SALES

34

DOM
AVG.

96%

LIST PRICE VS.
SALES PRICE

CONDO

\$740,776

SALE PRICE AVG.

6260

INVENTORY

1000

SALES

38

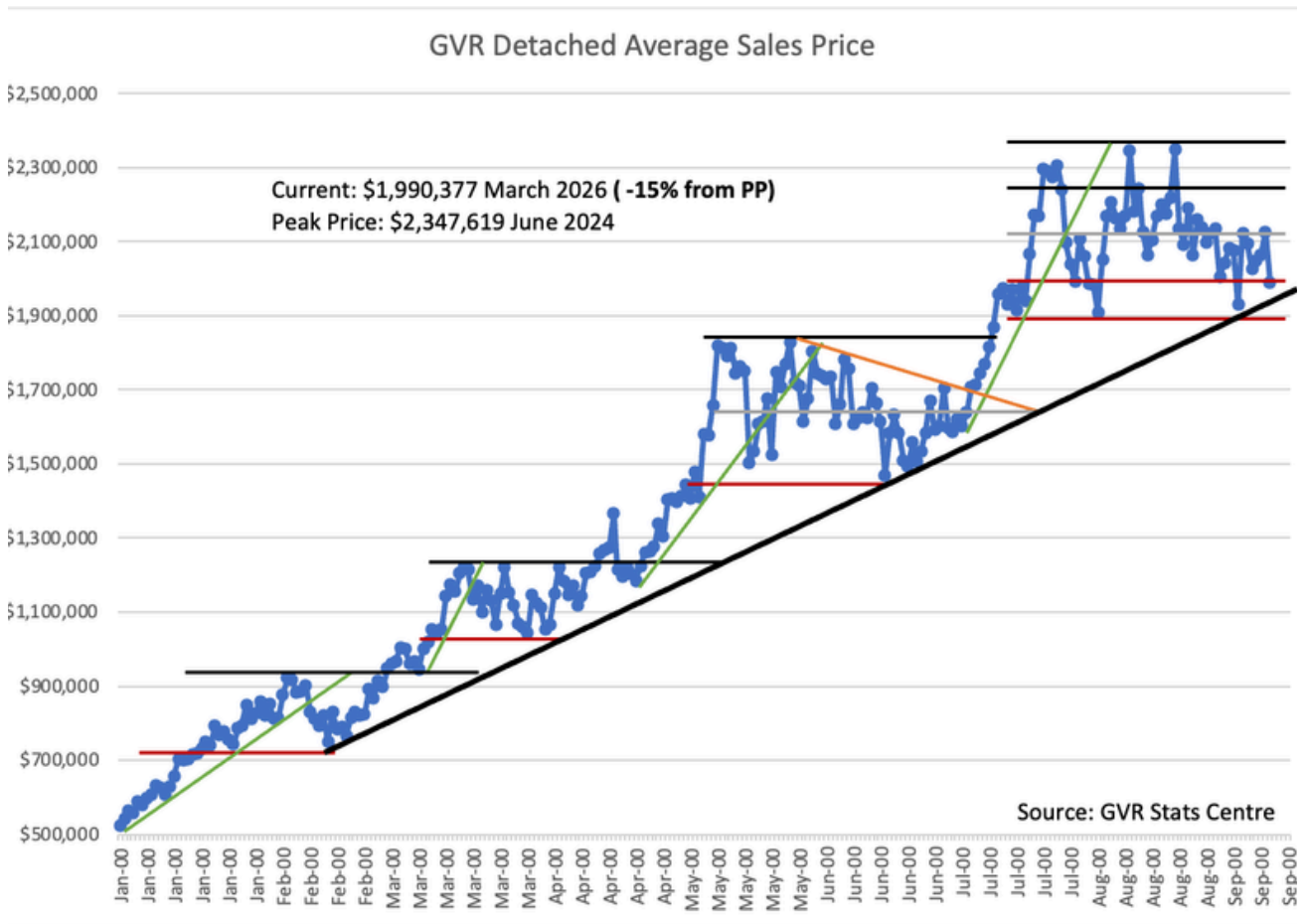
DOM
AVG.

96%

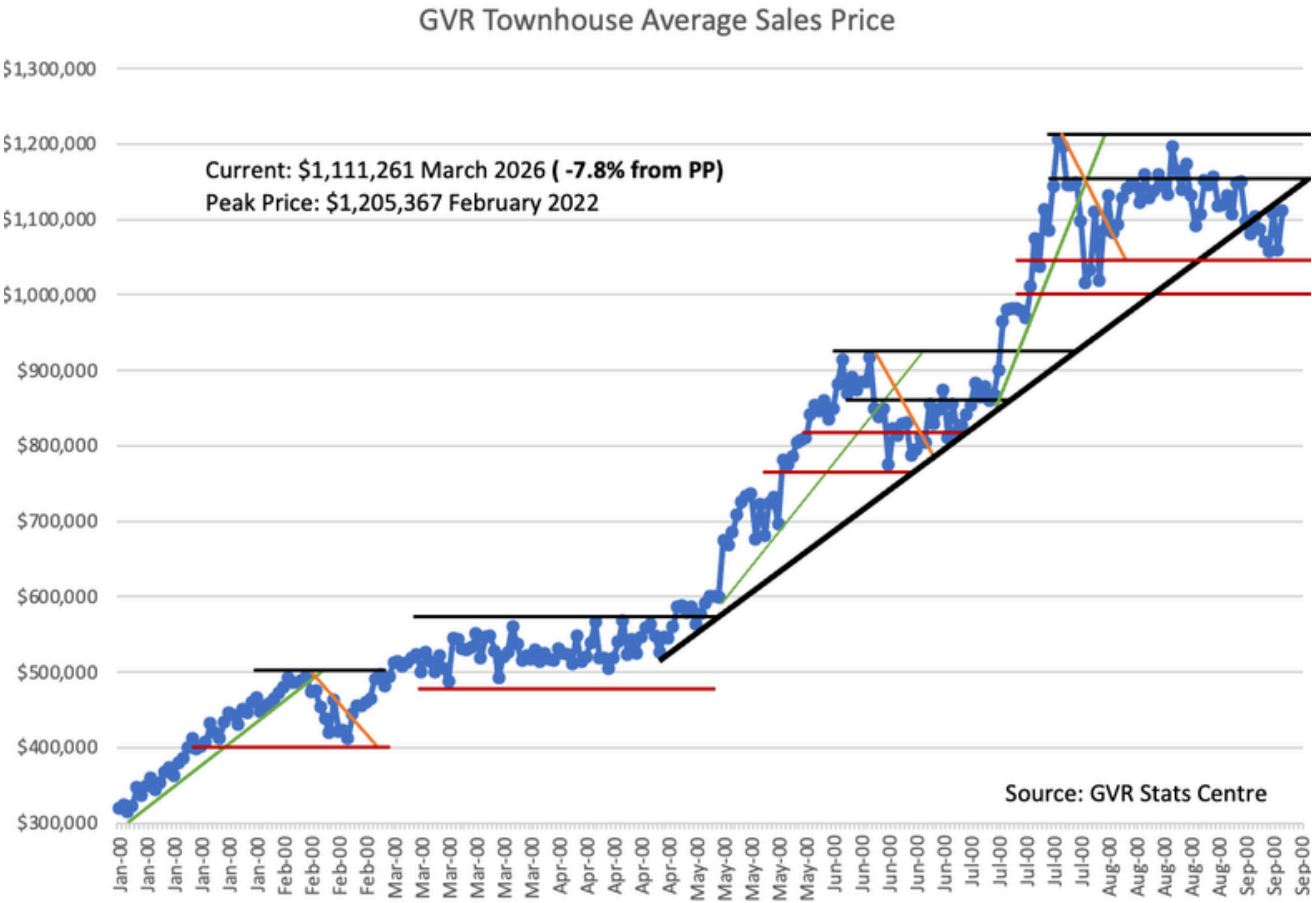
LIST PRICE VS.
SALES PRICE

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DETACHED PRICE CHART

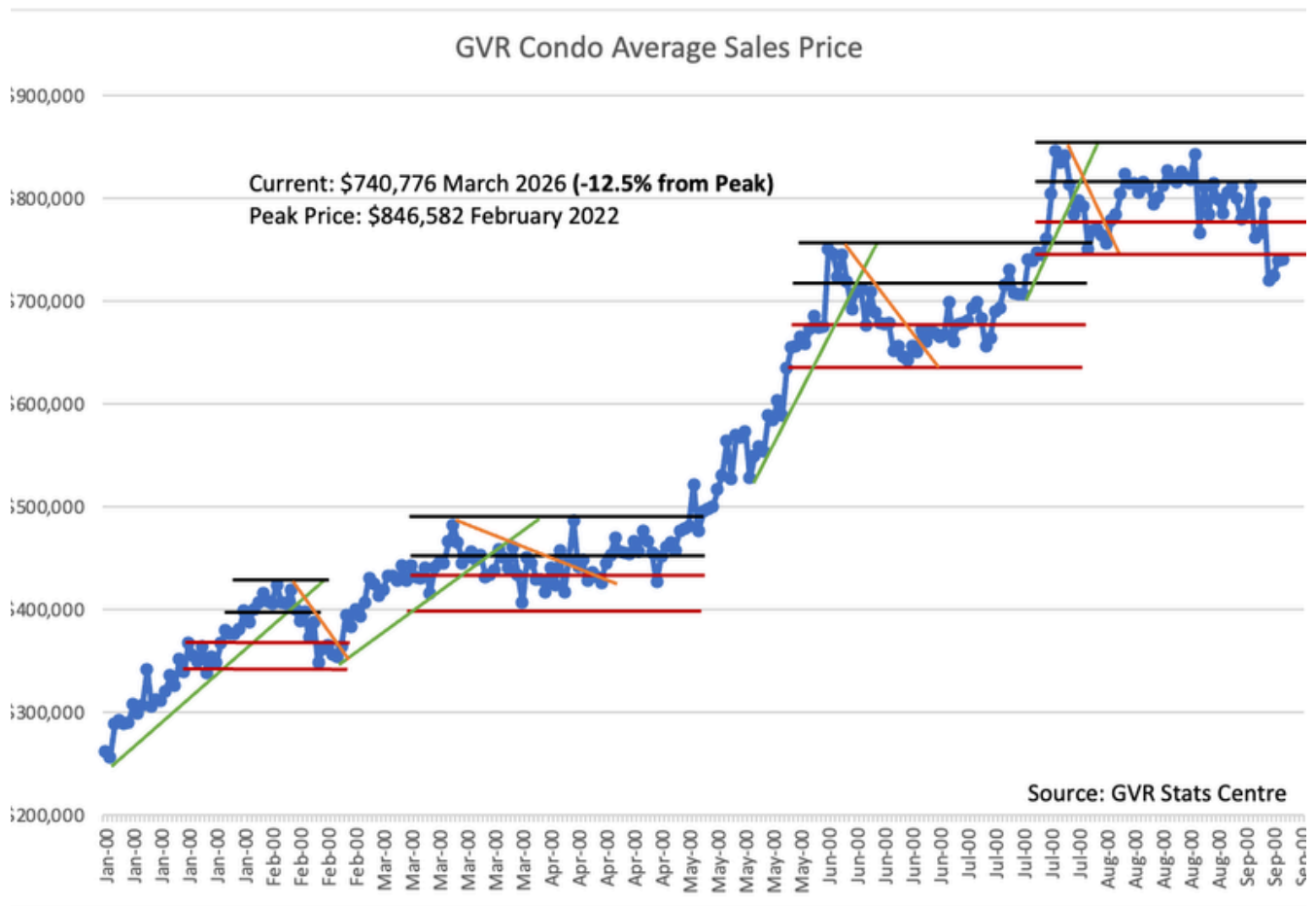


TOWNHOUSE PRICE CHART



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CONDO PRICE CHART



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