VANCOUVER REAL ESTATE MARKET REPORT · OCTOBER 2026

Houses got easier to buy. Condos held their ground.



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Based on Greater Vancouver REALTORS® data for September 2026, Vancouver East and Vancouver West

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The month in one page

SALES-TO-ACTIVE	BENCHMARK PRICE
West detached 6.6% **48 sales on 729 listings** A buyer's market: about 15 listings for every sale	**West detached** $2,916,100 **↓ 8.7% YoY** Westside houses gave back more than condos
East detached 9.4% **65 sales on 692 listings** A buyer's market, a little firmer than the west	**East detached** $1,630,500 **↓ 7.7% YoY** Up 0.6% from August, so steady month to month
West condo 12.9% **214 sales on 1,655 listings** Balanced: the firmest segment in the city	**West condo** $761,800 **↓ 5.2% YoY** A smaller drop than houses
East condo 11.1% **61 sales on 551 listings** Just under balanced, after 15.5% in August	**East condo** $634,800 **↓ 5.2% YoY** Up 1.0% from August

Sales-to-active is sales divided by active listings. Under 12% is a buyer's market, 12 to 20% balanced, over 20% a seller's market (GVR). The two marks on each bar sit at 12% and 20%, on a 0 to 25% scale.

What's actually happening

48 houses sold. 729 were for sale.

Vancouver West detached · September 2026

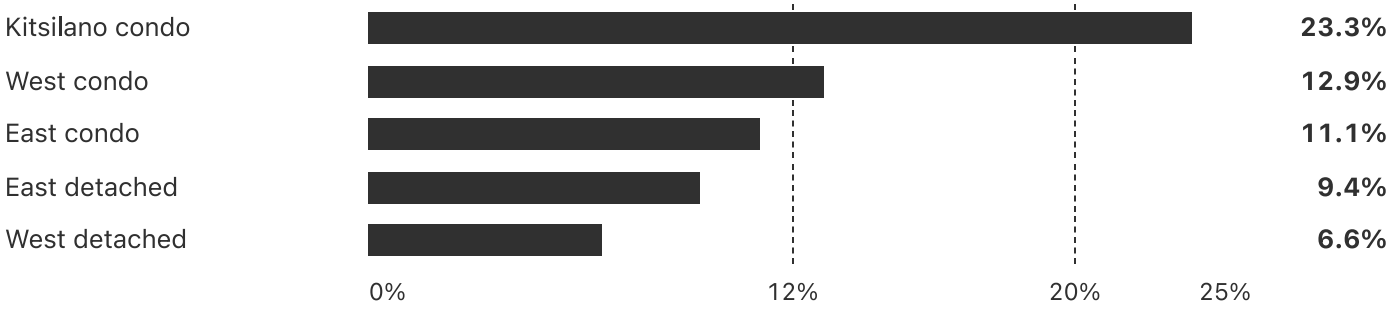
Vancouver's house market moved further toward buyers in September. On the Westside, 48 houses sold while 729 were for sale, a sales-to-active ratio of 6.6%, down from 9.9% in August. On the East side, 65 houses sold against 692 listings, 9.4%. By the board's own measure, both are buyer's markets.

Condos tell a different story. Westside condos sold at 12.9%, which is balanced, and in several neighbourhoods the condo market is firmer than that. Kitsilano condos sold 20 units against 86 listings, 23.3%, a seller's market. Mount Pleasant (19.7%) and Fairview (19.2%) were both in the upper half of balanced. East side condos as a whole dipped to 11.1%, just under the line, after a strong August.

Prices are down on the year everywhere in the city, and more on houses (down 7.7% to 8.7%) than on condos (down 5.2%). Month to month they were close to flat: East side houses and condos ticked up slightly, the Westside ticked down slightly.

One detail stands out. Fewer Westside houses sold than a year ago, but the ones that sold went in 37 days on average, compared with 50 days in September 2025. Buyers are taking their time choosing, and homes that are priced to today's market and well prepared are still selling in about five weeks.

SALES-TO-ACTIVE BY SEGMENT · SEPTEMBER 2026



Source: GVR REALTOR® Reports, Vancouver East and West, September 2026. Kitsilano computed from those reports.

If you're buying

WEST DETACHED BENCHMARK	EAST DETACHED BENCHMARK
$2,916,100	$1,630,500
↓ 8.7% YoY	↓ 7.7% YoY

If you're buying a house in Vancouver, you have real choice right now, and more of it than a month ago. On the Westside there are about 15 houses for sale for every one that sells. The benchmark Westside house is $2,916,100 and the benchmark East side house is $1,630,500, both lower than a year ago.

That gives you time to compare. The strongest move a buyer can make in a market like this is to see enough homes that value becomes obvious.

Townhomes follow the same pattern: 8.6% on the Westside and 9.2% on the East side, both buyer's markets.

HOUSES FOR SALE AND SOLD · SEPTEMBER 2026



Bars show active listings, from zero. Sales and listings as reported by GVR.

HOUSES IN SHAUGHNESSY AND CAMBIE · SEPTEMBER 2026

Shaughnessy	1 sale on 87 listings · 1.1%	$4,438,500	↓ 6.5% YoY
Cambie	6 sales on 57 listings · 10.5%	$2,459,900	↓ 13.5% YoY

Sales on listings, sales-to-active ratio and benchmark house price. Both are buyer's markets (under 12%). One month, small samples.

YOUR MOVE

See ten houses before you write an offer.

Shortlist three neighbourhoods and see ten houses before you write an offer. By then you'll know what good value looks like, and you'll write with confidence.

SELLING IN VANCOUVER

If you're selling

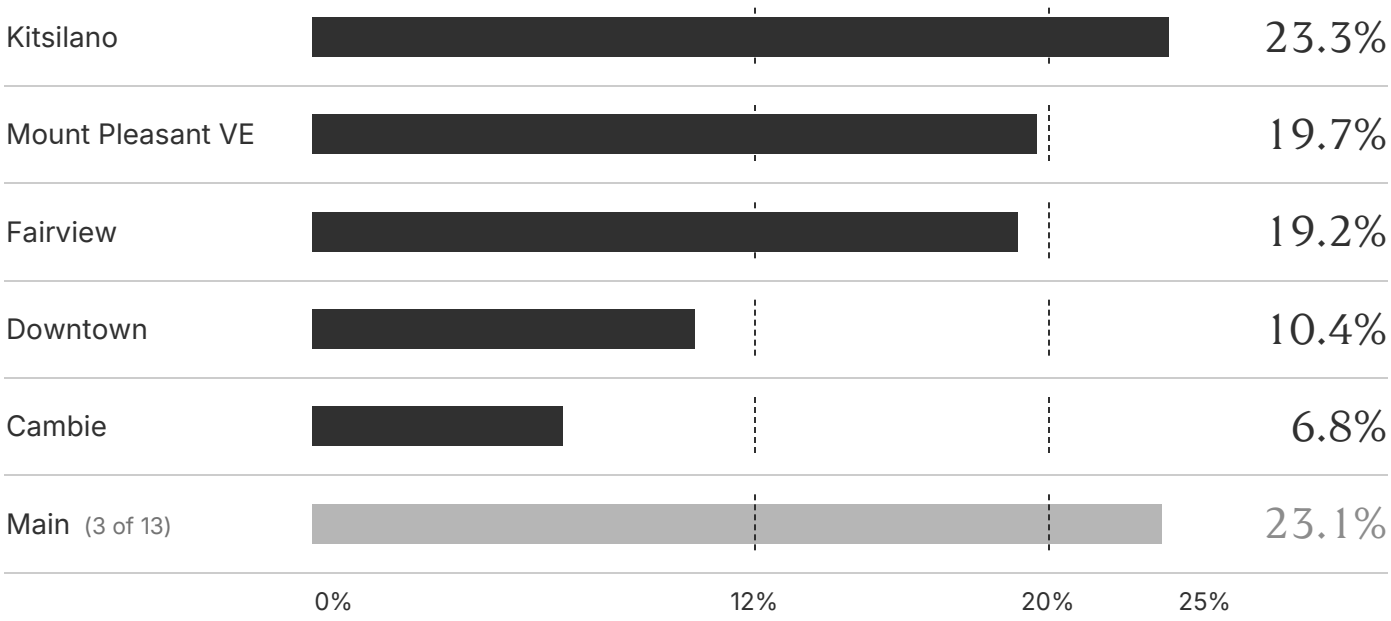
If you're selling a condo in Kitsilano, Mount Pleasant or Fairview, you're selling into a balanced to seller's market: 23.3% in Kitsilano, 19.2% to 19.7% in the other two. Downtown (10.4%) and Cambie (6.8%) condos were buyer's markets, where the well-priced, well-presented ones are selling.

If you're selling a house, buyers are choosier. Houses are in a buyer's market on both sides of the city, and the ones selling are the ones priced to today's numbers and presented well, which on the Westside means about 37 days on market.

For a condo owner moving up, the two sides line up well: selling where buyers are competing, and buying where buyers have choice.

CONDO SALES-TO-ACTIVE · SEPTEMBER 2026

Under 12% buyer's · 12 to 20% balanced · over 20% seller's (GVR)



Downtown is the GVR Downtown VW sub-area. Main is its own sub-area: 3 sales on 13 listings, too small a sample to read on its own.

YOUR MOVE

Get an honest number first.

Get an honest number on your home first, then decide on timing. A real number gives you a plan you can act on.

Source: GVR REALTOR® Reports, September 2026. Neighbourhood ratios computed from those reports; one month, small samples.

FROM CALGARY, TORONTO, THE ISLAND OR THE INTERIOR

If you're moving to Vancouver

If you're moving to Vancouver from Calgary, Toronto, Vancouver Island or the Interior, the first question is what your budget buys. Here is the September picture by benchmark:

	EAST SIDE	WEST SIDE
Condo	$634,800	$761,800
Townhome	$980,400	$1,298,500
House	$1,630,500	$2,916,100

Bars share one scale from $0 to $2,916,100.

About $1.29 million

The East and West sides of the city are almost two different markets, with a benchmark house difference of about $1.29 million.

For an incoming house buyer, the timing works in your favour: houses are a buyer's market on both sides.

YOUR MOVE

Decide East or West first.

It shapes every other choice in the search.

SELLING THE CONDO, BUYING THE HOUSE

The move-up math

NEIGHBOURHOOD	CONDO	HOUSE	THE GAP
Kitsilano	$696,000	$2,534,900	$1,838,900
Mount Pleasant VE	$665,900	$1,611,900	$946,000
Grandview-Woodland	$586,500	$1,637,900	$1,051,400

Benchmark prices. Bars show the gap, from $0.

MY TAKE

It's hard to say what the future holds. What the September numbers show is clear enough: houses favour buyers, and good condos still sell. Whether it's the right time for you is more about your plan than the market. Why are you making this move now, and how long are you going to be there?



Let's chat about your plans.

Book a call at calendar.app.google/PoUNy7TRHsbYqB4J8

Or call or text Glenn at **604-782-7545**

Forwarded this? Get your own copy each month: vancouver-market-report.netlify.app

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