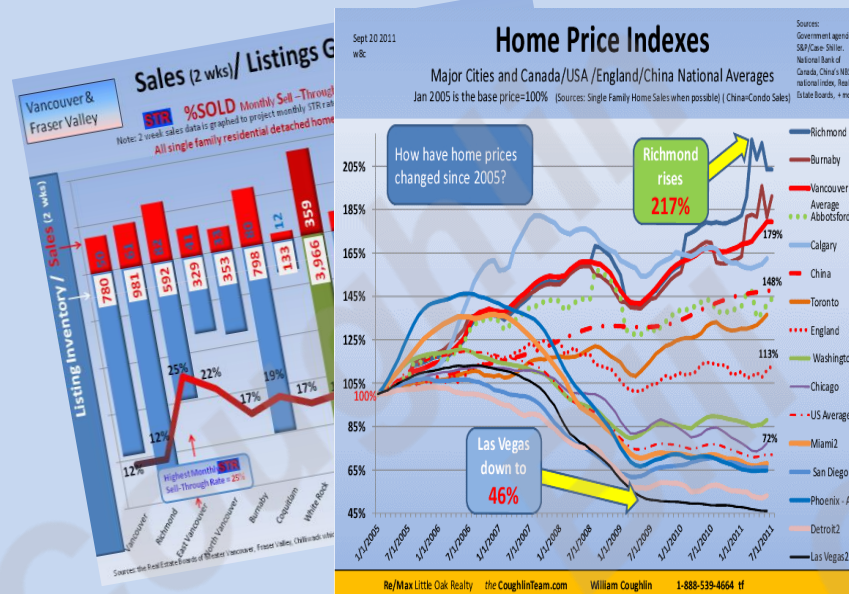


Market Analysis and Forecasting

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. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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Market Analysis and Forecasting Jan 1/ 26 Vancouver Downtown

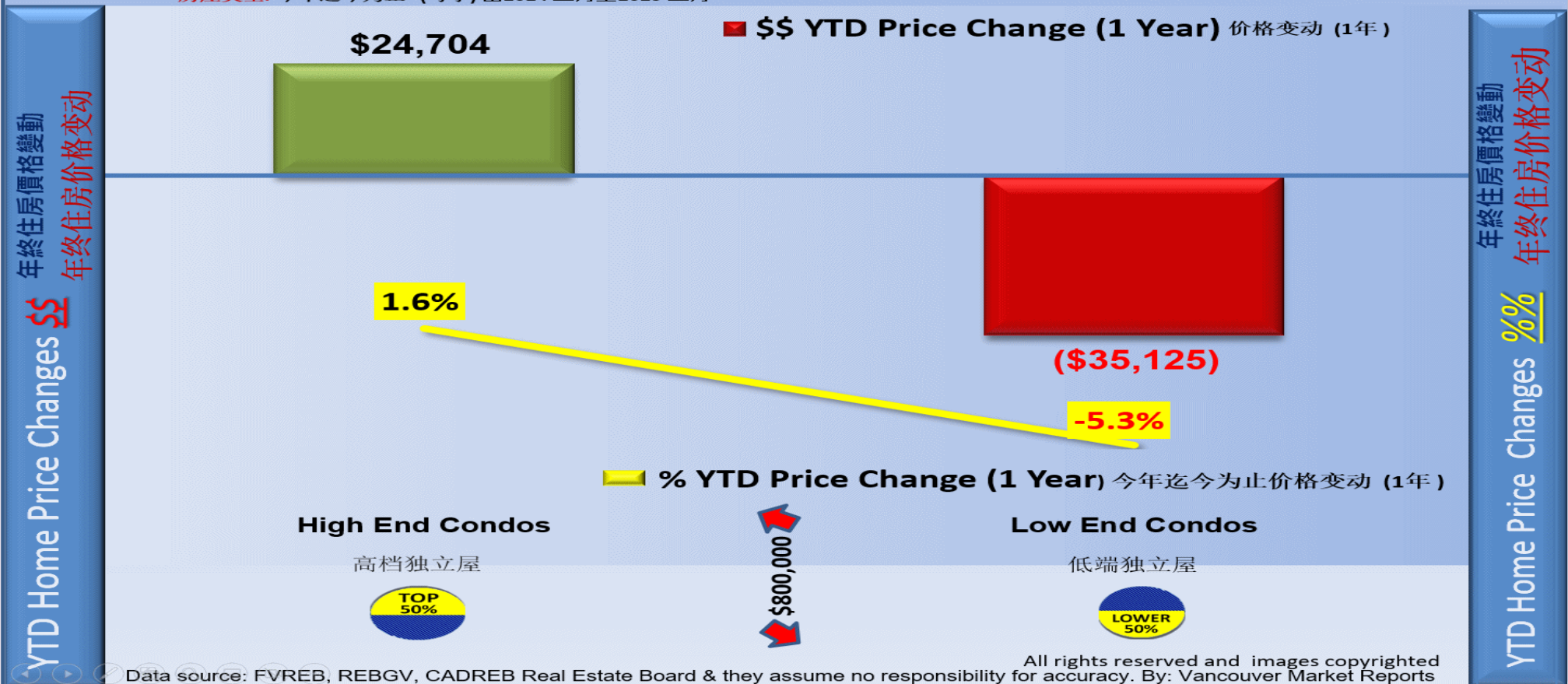
Vancouver Downtown Real Estate Price Changes(\$/%)

溫哥華市中心房地產價格變動 / 溫哥華市中心房地產價格變動

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 HPI[®]



年終住房價格變動
年終住房價格變動

YTD Home Price Changes \$\$\$

年終住房價格變動
年終住房價格變動

YTD Home Price Changes %%

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 - Dec 2025 - Attached						
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Coal Harbour	159	10	25	92%	-\$55,450	6%
Downtown VW	465	53	32	96%	-\$29,000	11%
West End VW	292	27	36	98%	-\$13,900	9%
Yaletown	266	25	43	97%	-\$35,000	9%
Total Activity	1182	115	34	97%	-\$27,000	10%

Vancouver Downtown List Price Ranges Statistics - Dec 2025							Attached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$600,000	224	37	28	98%	-\$10,000	16.5%	↑
\$600,001-\$690,000	104	19	39	96%	-\$29,900	18.3%	↑
\$690,001-\$790,000	121	9	26	96%	-\$30,000	7.4%	↓
\$790,001-\$900,000	135	13	19	98%	-\$19,000	9.6%	↓
\$900,001-\$1,050,000	115	13	36	95%	-\$48,000	11.3%	↓
\$1,050,001-\$1,250,000	84	8	59	96%	-\$43,500	9.5%	↓
\$1,250,001-\$1,500,000	120	7	45	96%	-\$59,000	5.8%	↓
\$1,500,001-\$1,800,000	68	1	16	98%	-\$31,000	1.5%	↓
\$1,800,001-\$2,500,000	81	3	43	87%	-\$268,000	3.7%	↓
\$2,500,001-\$4,000,000	75	4	39	97%	-\$84,000	5.3%	↓
\$4,000,001 and more	55	1	73	83%	-\$991,200	1.8%	↓
Total Activity	1182	115	34	97%	-\$27,000	10%	

Jan 1 2026 Vancouver Downtown Market Update (attached)

Current: Vancouver Downtown's Residential Attached housing market is a Stable market with **10 %SOLD** rate and a 97% Sell/List Ratio.
 (This means 11 homes out of 100 sold with an average of \$29,000 discount on a sale from original list price)
 Most Active Price Range: Homes between \$600,000-\$690,000 have **18.3 %SOLD** rate.
 Least Active Price Range: Homes between \$1.5 mill. - \$1.8 mill. have **1.5 %SOLD** rate.

History: The Vancouver Downtown Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$34,000.
 The Vancouver Downtown Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$35,001.

*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

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

Monthly Changes Summary	Dec-24	Nov-25	Dec-25	1/1/2026	Change
Total Listings** (A,S,T,C,X)	1252	1338	1182		-156 ↓
Active Listings (1st of the month)	1106	1120	1025	767 ↑	-258 ↓
Solds	121	143	115		-28 ↓
DOM	41	30	34		4 ↑
%SOLD (Sales/Listings /mthly rate)	10%	11%	10%		-1.0% ↓
Condos (Top 50%) Home Price Index HPIp	\$1,534,100	\$1,480,820	\$1,500,100		\$19,280 ↑
Condos (Lower 50%) Home Price Index HPIp	\$624,101	\$583,343	\$589,100		\$5,757 ↑

The market continues to cool, and buyers are firmly in control. In December 2025, about 86% of single-family homes lost value across Greater Metro Vancouver. The average price dropped \$21,298, which is a slight improvement from November's sharper \$23,410 drop. Sales remained slow due to affordability pressures, economic uncertainty, and high inventory levels. Apartments and attached homes saw the largest price declines, leading the market downward. Condos faced an even more challenging month, with 67% losing value and average prices dropping by \$4,843. Townhome values were unchanged, posting the same \$6,010 decline as in December. With trade negotiations and tariff concerns still in the spotlight, prices for condos and townhouses, we are forecasting that these lower prices could help set the stage for a modest rebound in sales in 2026 and stabilizing the market in the next 3 months. The positive takeaway? Conditions strongly favor buyers right now. Sellers, however, will need a well-planned strategy to achieve the best possible value. Wondering which neighbourhoods are gaining momentum—or slowing? Visit VancouverMarketReports.com every Saturday at noon for the latest insights. For expert guidance or a free Home Market Analysis, call Bill Coughlin and the Coughlin Team at 778-374-3744—we're here to help you make the right 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. VancouverMarketReports.com



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Vancouver Market Reports

attached homes

Statistics, on the Web!



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Market Analysis and Forecasting Jan 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)

Home Price Changes
(Home Price Index Paired sales from 2005)



Condominiums



Condominiums



Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

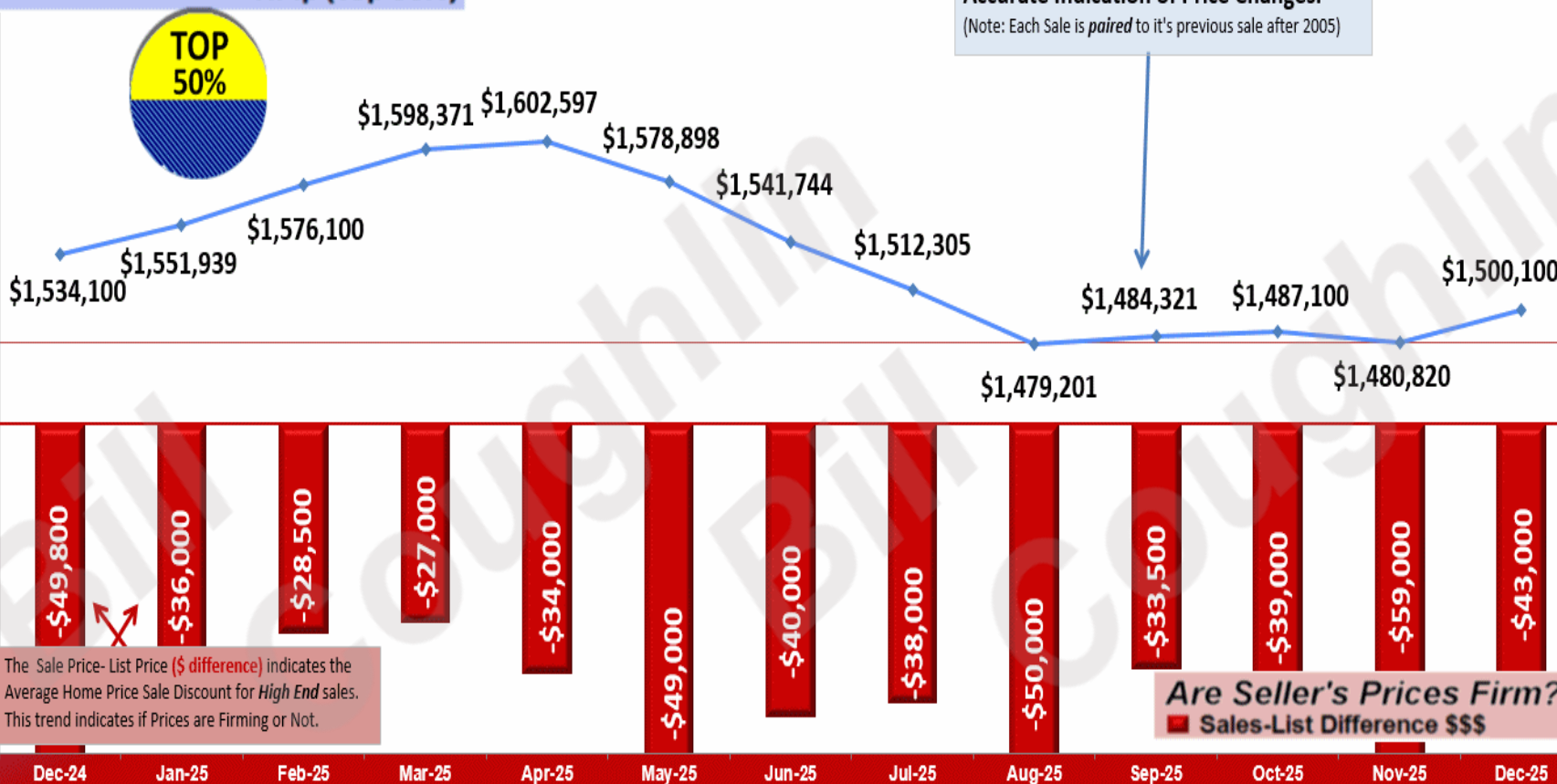
Are Home Prices Up?

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)



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 \$\$\$



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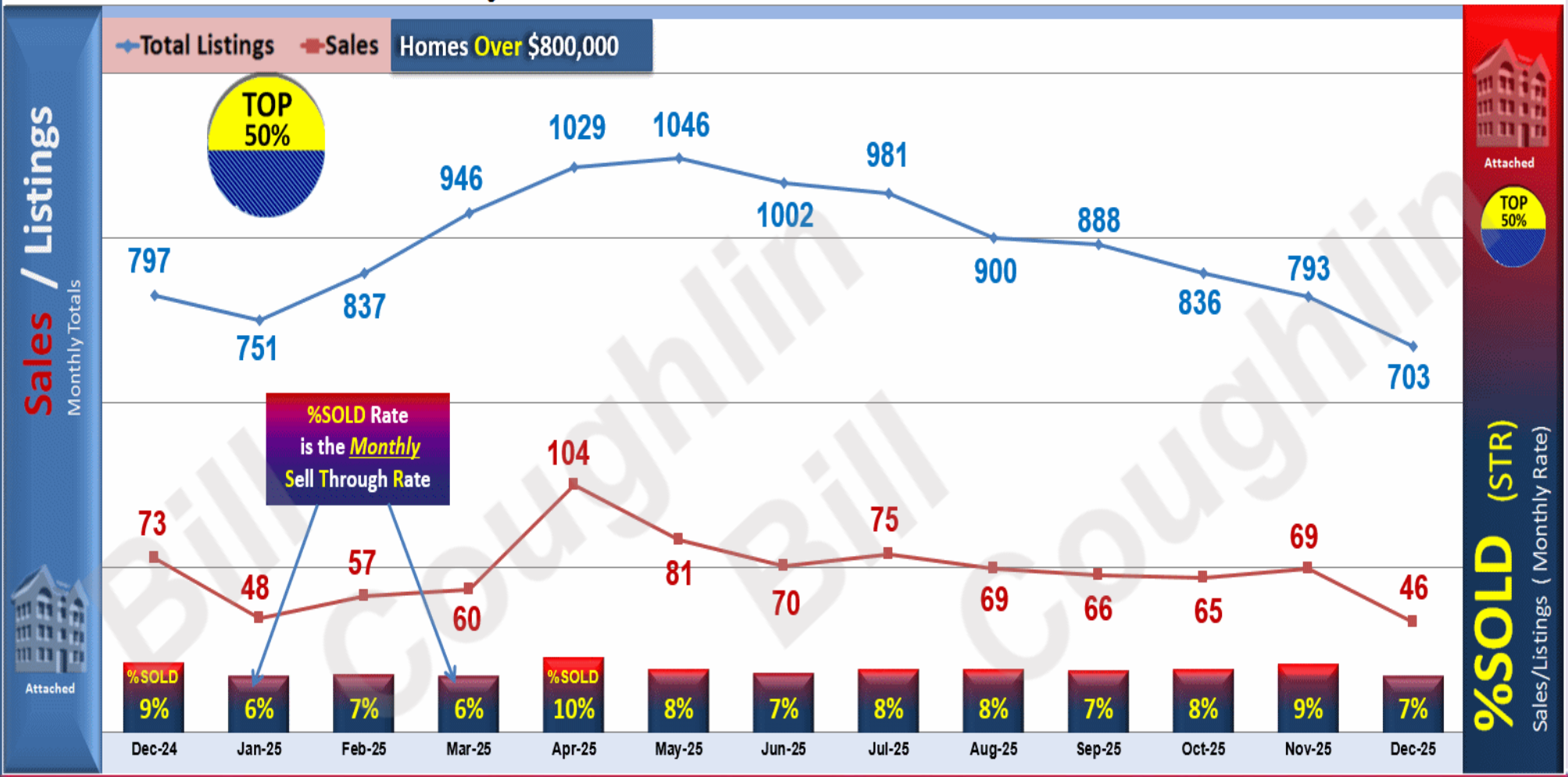
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Market Analysis and Forecasting Jan 1/ 26 Vancouver Downtown

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



Sales / Listings

Monthly Totals



Attached



Attached



%SOLD (STR)

Sales/Listings (Monthly Rate)



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Market Analysis and Forecasting Jan 1/ 26 Vancouver Downtown

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)

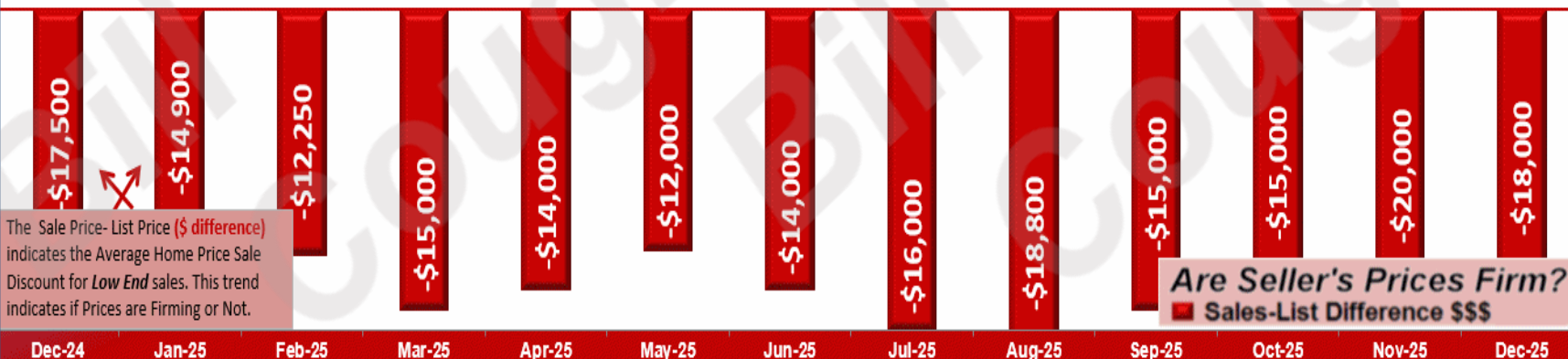
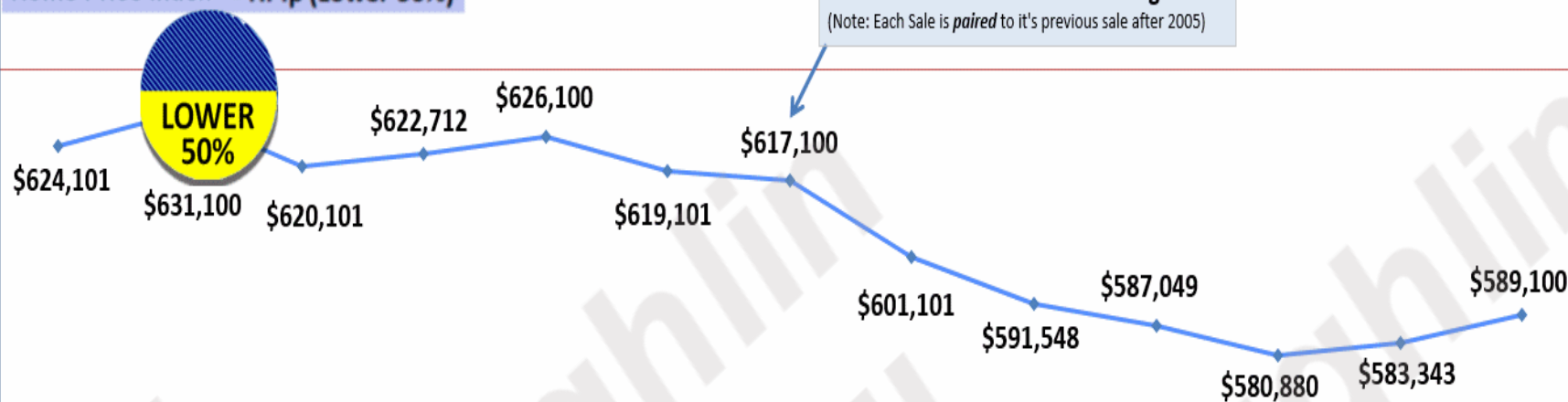
Home Price Changes
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Homes Below \$800,000

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes.

(Note: Each Sale is paired to it's previous sale after 2005)



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

Are Seller's Prices Firm?
Sales-List Difference \$\$\$



Condominiums



Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)



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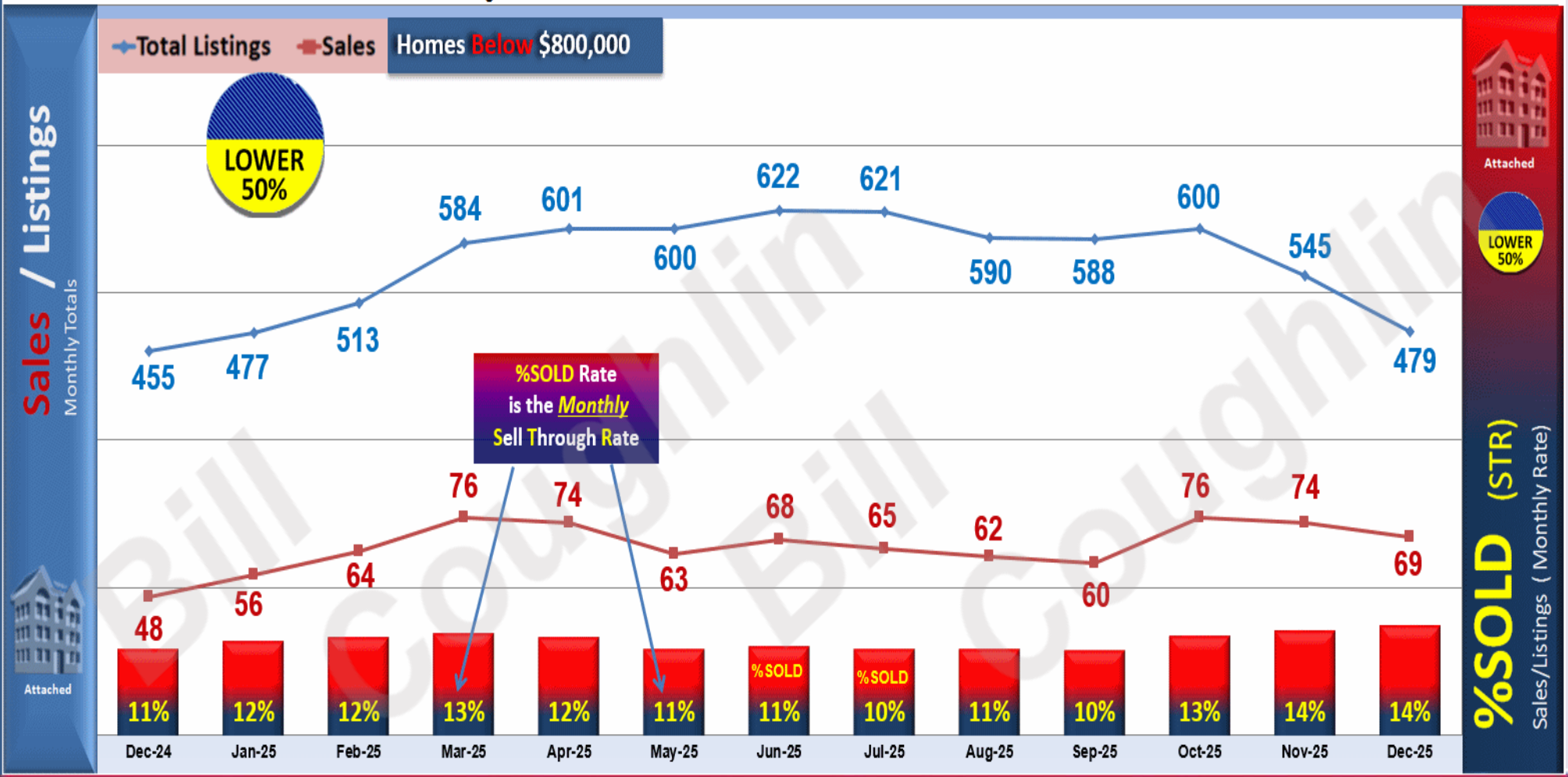
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Market Analysis and Forecasting Jan 1/ 26 Vancouver Downtown

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



Sales / Listings
Monthly Totals



Attached



%SOLD (STR)
Sales/Listings (Monthly Rate)



Attached



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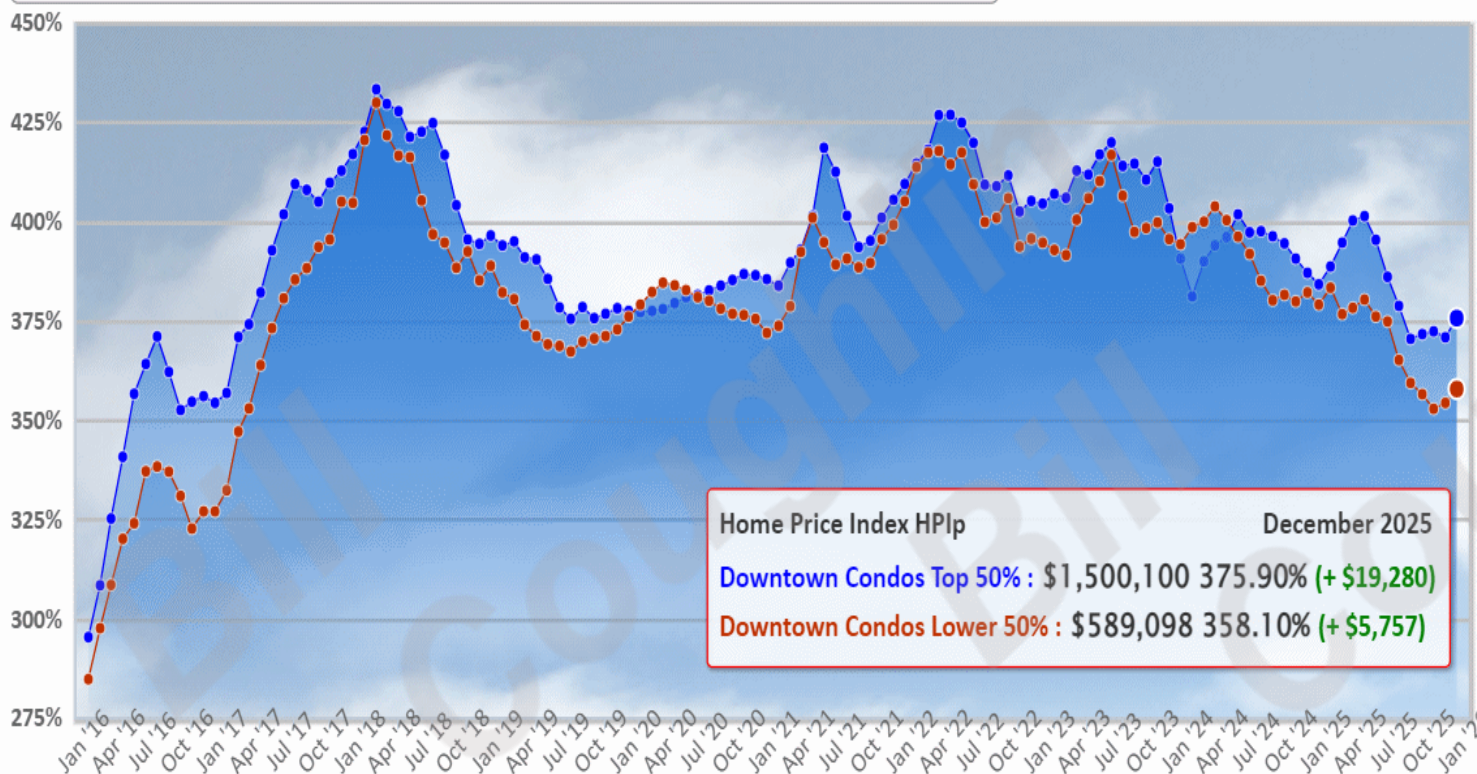
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Market Analysis and Forecasting Jan 1/ 26 Vancouver Downtown

Powered by the Greater Vancouver Market Reports HPIp



Downtown Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Downtown Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly

Date	Value
Dec 2025	% 375.90
Nov 2025	% 371.10
Oct 2025	% 372.60
Sep 2025	% 371.90
Aug 2025	% 370.70
Jul 2025	% 379.00
Jun 2025	% 386.30
May 2025	% 395.60
Apr 2025	% 401.60
Mar 2025	% 400.50
Feb 2025	% 394.90
Jan 2025	% 388.90

Drag over area to ZOOM in



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