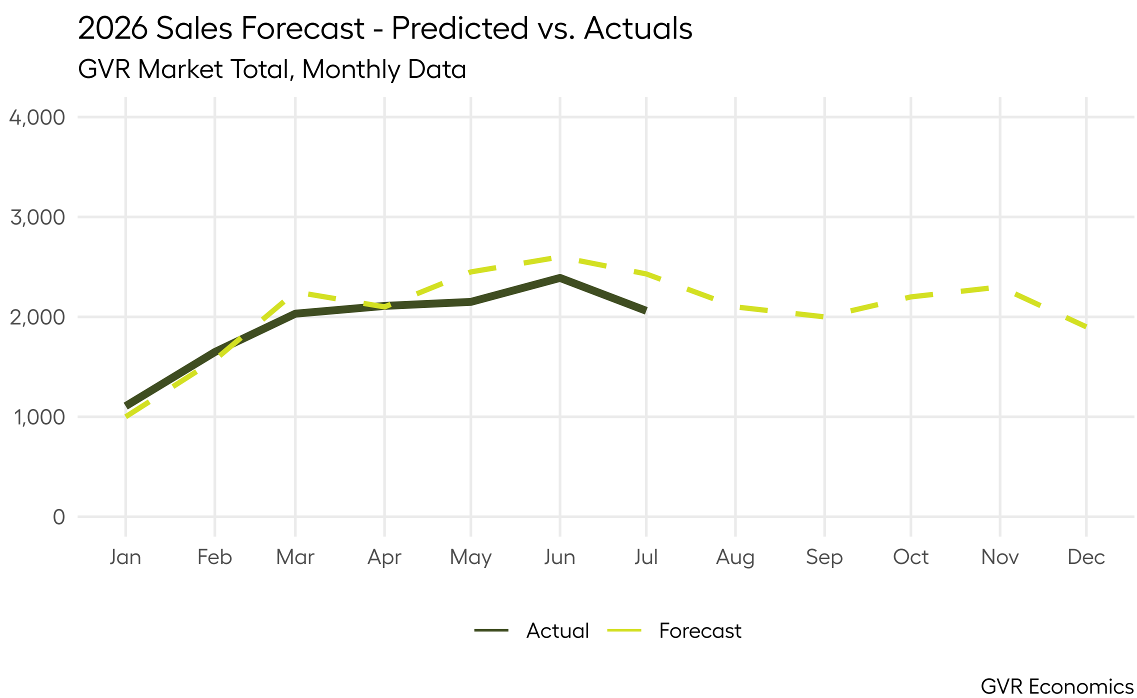
2026 H2 Residential Market Forecast

Greater Vancouver REALTOR®'s | Economics
2026 H2 | Residential Market Forecast

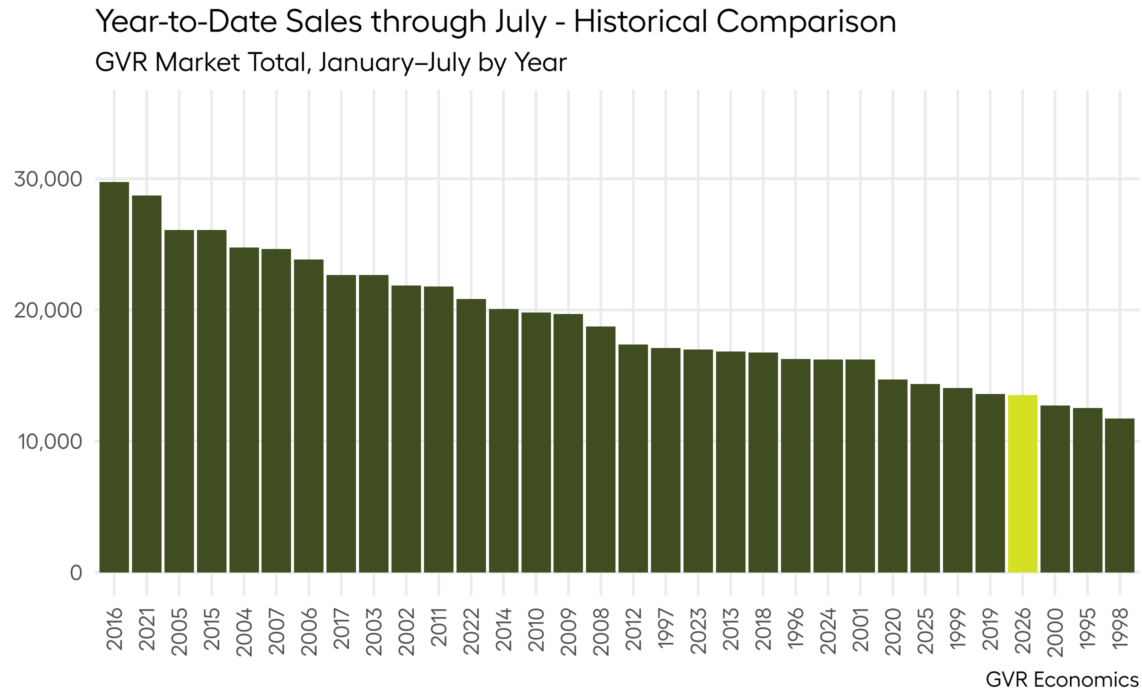
A step behind

Sales in 2026 have tracked our forecast closely to date, though the summer months have been slightly less active than our modelling anticipated.



Sales are 6.2 per cent below our forecast on a year-to-date basis, and are 18.6 per cent below the 10-year seasonal average for July.

To put this in historical context, the plot below shows year-to-date sales activity in 2026 compared with year-to-date sales in previous years, dating back to 1998.



While 2026 is not the slowest year for sales on record on a year-to-date basis, it's not far off, trailing 2025 by a small margin.

The X factor

The question that arises is: "what's holding back sales?"

Unfortunately, the answeris not entirely obvious from an empirical perspective, despite abundant anecdotal explanations.

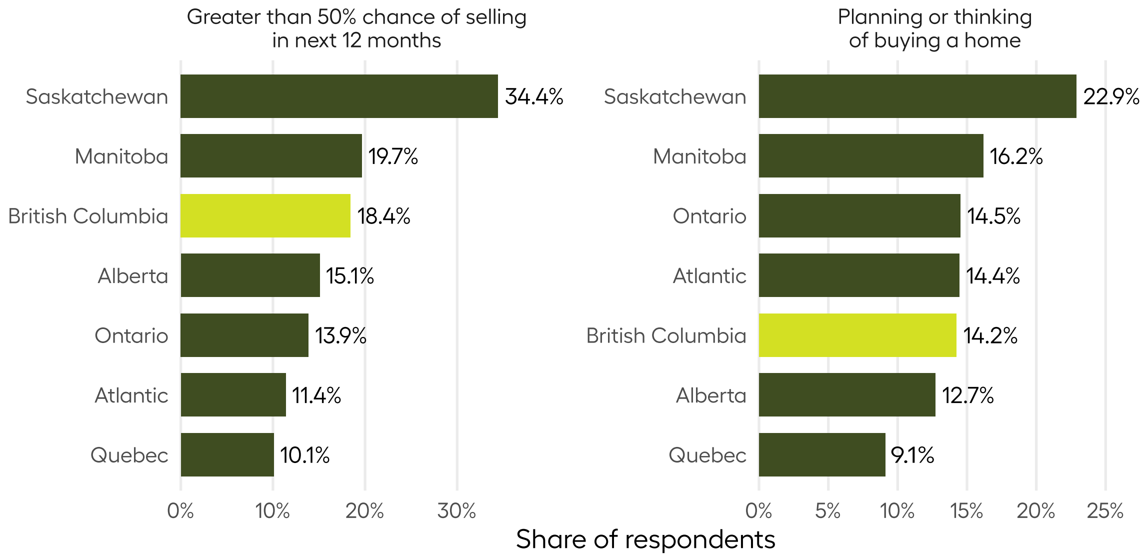
We've opined on possible reasons through numerous thought pieces in the past, but a satisfying and conclusive answer remains elusive.

Among the more probable explanations are the major slowdown in the pace of immigration, a dearth of investors willing to participate in the market, and the ongoing economic uncertainty brought about by trade tensions with the USA.

Whatever the precise reason(s), it seems that at least some part of the explanation resides in flagging consumer sentiment. Recent data from the Bank of Canada's Survey of Consumer Expectations appear to corroborate this hypothesis, squaring quite neatly with the trends in the market data observed to date.

Home Buying and Selling Intentions

Share of respondents, by province



Source Data: Bank of Canada CSCE Q2 2026 | GVR Economics

When asked directly, the survey data show that buyers in British Columbia appear more hesitant to participate, while sellers are more eager to list, than elsewhere in Canada.

Together, this combination of buyer hesitancy and seller eagerness has resulted in elevated inventory levels (compared against recent historical norms), which have translated into modest downward pressure on home prices.

The view from here

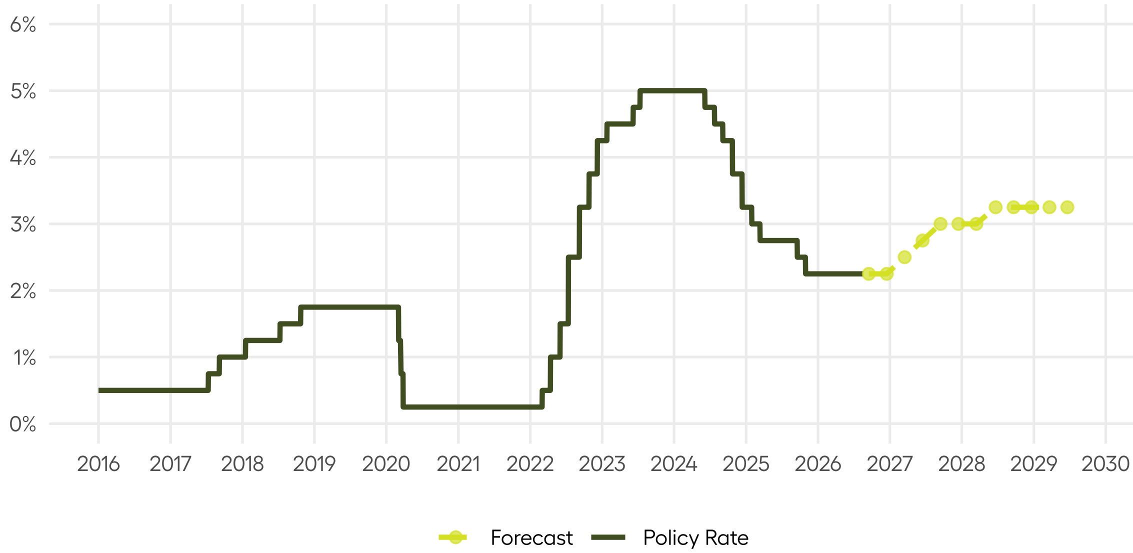
Despite a recent spike in trade tensions with the USA and a few elevated prints in the Consumer Price Index re-stoking inflationary concerns, the Bank of Canada has looked through these acute factors and held the policy rate steady at 2.25 per cent since October of 2025.

At the time of writing, these inflationary concerns have increased the odds of the policy rate rising modestly in 2027, but over the near-term, odds remain low that the Bank of Canada will raise rates by the end of the year[1].

[1]Implied paths of the policy rate based on derivative market pricing are not guarantees of the future path the rate will take, particularly at longer time horizons (e.g. six months or more). Many factors can change quickly, therefore these estimates are primarily valuable as indicators of short-term policy rate expectations, with considerably less accuracy at longer horizons.

Bank of Canada - Policy Rate Expectations

Target overnight rate and CORRA futures-implied path



Source Data: Bank of Canada, Montréal Exchange | GVR Economics

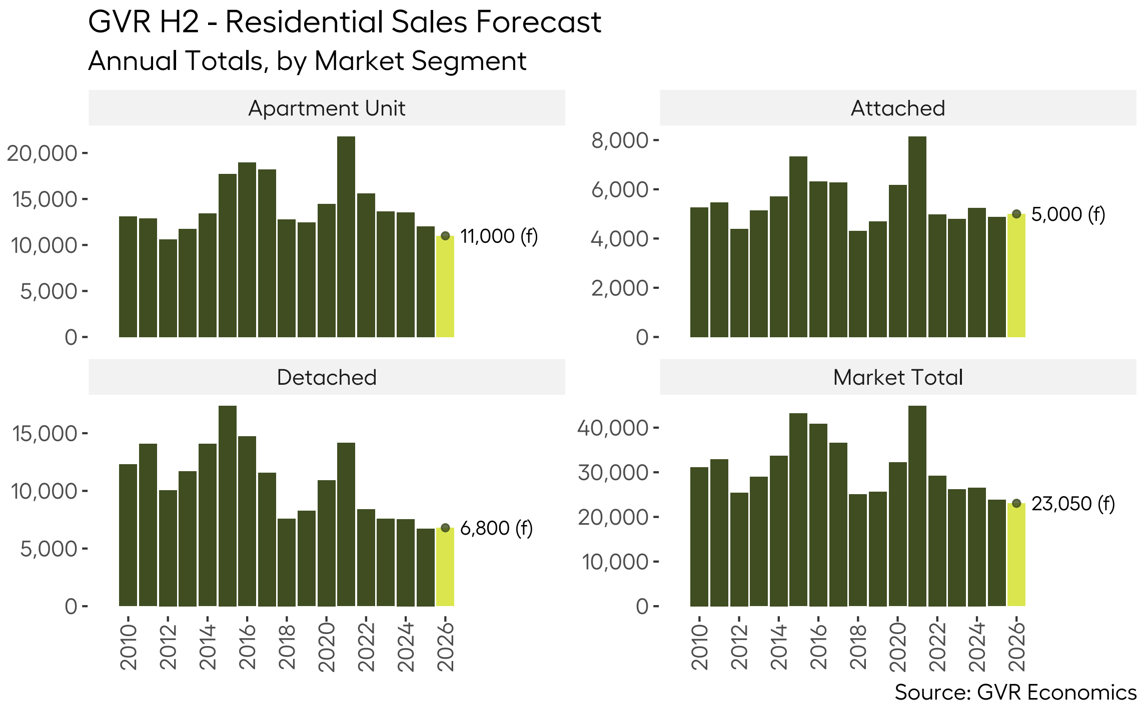
With little movement in borrowing costs expected over the short term, this potentially powerful catalyst of market activity is unlikely to activate and bring more buyers into the market by the end of the year.

Sales forecast

GVR's 2026 H1 forecast predicted that sales across Greater Vancouver would increase 4.6 per cent relative to 2025, reaching 24,900 by year-end.

While sales are slightly below our forecast on a year-to-date basis, the trajectory remains within a reasonable margin of error, and even one or two months of slightly above-target sales could bring the trajectory back into line with our forecast.

With that said, probabilities favor a slight underperformance of the forecast by year end. As a result, we believe a downward revision to our H1 forecast is warranted, considering the apartment market segment's underperformance of sales observed to date.



The table below summarizes our sales forecasts by market segment:

GVR H2 Forecast - Residential Sales

Market Segment	2025 Actual	2026 Forecast	% Change
Apartment Unit	12,038	11,000	-8.6%
Attached	4,890	5,000	2.2%
Detached	6,725	6,800	1.1%
Market Total[1]	23,800	23,050	-3.2%

[1] Total includes Land and Multi-Family Revenue property transactions, not shown in this table.

Source: GVR Economics

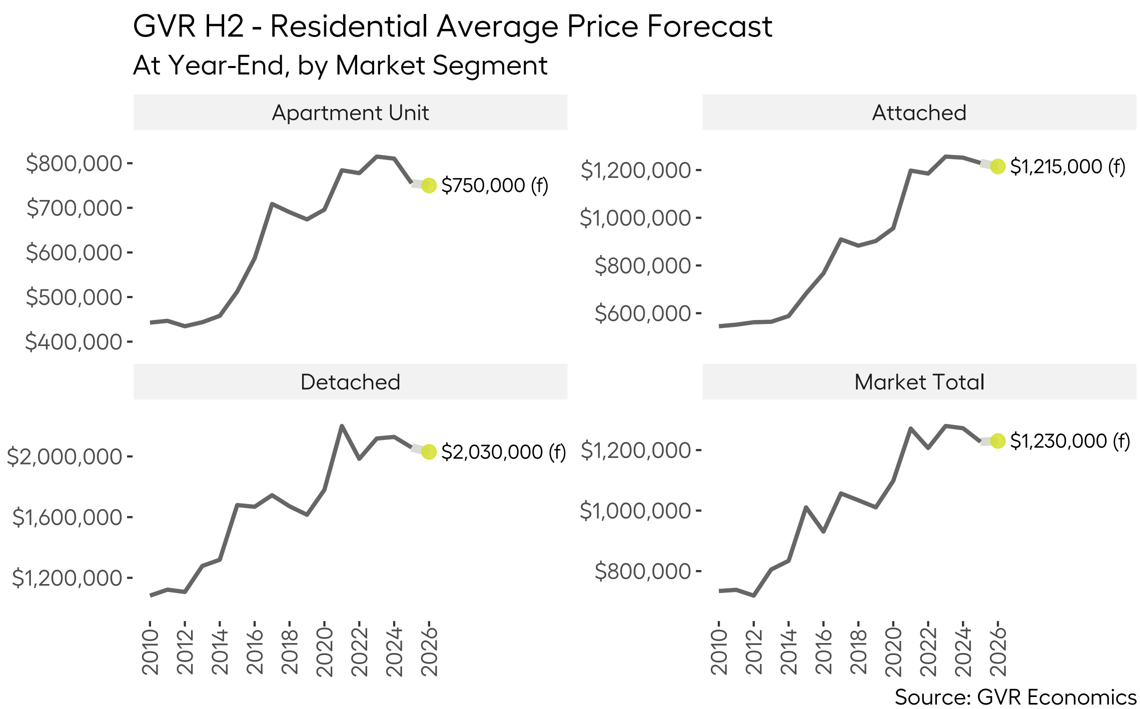
Price forecast

GVR's H1 2026 forecast predicted that the average price for all market segments combined would remain nearly flat, increasing by less than one per cent to reach approximately $1.24m by year end.

Although sales activity remains subdued, inventory levels have begun to slowly recede from recent highs, which is a trend we expect to continue as a result of a slowing pace of newly listed properties coming to market.

Assuming sales trends remain in-line with current expectations, this gradual reduction in standing inventory combined with slow, steady sales, is likely to provide modest support to prices through the end of the year.

As prices have declined modestly on a year-to-date basis, probabilities favor a slight underperformance of our H1 forecast for home prices by year end. As a result, we believe a slight downward revision to our H1 price forecast is warranted.



The table below provides a breakdown of the price forecasts by market segment:

GVR H2 Forecast - Residential Prices[1]

Market Segment	2025 Actual	2026 Forecast	% Change
Apartment Unit	$755,000	$750,000	-0.7%
Attached	$1,230,000	$1,215,000	-1.2%
Detached	$2,059,000	$2,030,000	-1.4%
Market Total	$1,228,000	$1,230,000	0.2%

[1] Trend component, seasonally adjusted average prices. Actuals rounded to nearest thousand.

Source: GVR Economics

Summary of risks to the forecast

Below, we provide a summary of reasonably foreseeable risks to the forecast at the time of publication.

Downside risks

1. Sales could slow more significantly than forecast if the economy heads into recession, increasing unemployment, thereby reducing demand among potential buyers.
2. Sales could experience an acute downside shock as a result of new tariffs imposed on Canadian exports to the USA, though we continue to expect any such effects to be short-lived.
3. Valuations could be lower than forecast if a recession is accompanied by significant job losses, eliminating pools of buyers who otherwise may have participated in the market.

Upside risks

1. Sales activity and valuations could be higher than forecast if borrowing costs fall. This might occur in response to a domestic recession, or to offset anticipated negative shocks to the economy from further threats of tariffs imposed on Canada by the USA. However, our base-case remains that no major changes to borrowing costs will materialize by the end of the year.
2. Inventory levels could recede more quickly than the gradual reduction observed to date, which may lead to modest price appreciation by year end. It remains unlikely that price appreciation by year end would be greater than our H1 forecast estimates, however.

About GVR Economics

Headed by Andrew Lis, Chief Economist and Vice President, Data and Analytics, GVR's Economics team focuses on delivering timely insights to members and the public through the provision of market analyses, forecasts, presentations, and other analytical products.

About this forecast

GVR prepares an annual high-level residential market forecast twice per year, with release dates at the start of the first half (H1) and second half (H2) of the year, respectively. The initial (H1) forecast is updated in July/August (H2) to factor in the relative strength of spring market activity, as well as other economic factors that may have evolved since the initial forecast.

*Editor's Note: Areas covered by Greater Vancouver REALTORS® include: Burnaby, Coquitlam, Maple Ridge, New Westminster, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, South Delta, Squamish, Sunshine Coast, Vancouver, West Vancouver, and Whistler.

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