Transactions slide in Q2

Commercial transactions moved lower in the second quarter of 2026, down three per cent relative to last year, and down 14 per cent relative to last quarter.

VANCOUVER, BC, CANADA, October 8, 2026 /EINPresswire.com/ -- Commercial transactions moved lower in the second quarter of 2026, down three per cent relative to last year, and down 14 per cent relative to last quarter.

There were 285 commercial real estate sales in the Lower Mainland in Q2 2026, a 2.7 per cent decrease from the 293 sales in Q2 2025, according to data from Commercial Edge, a commercial real estate system operated by Greater Vancouver Realtors (GVR).

> The drift lower in Q2 isn't surprising given recent global economic turmoil, particularly with respect to surging US bond yields acting as harbinger of potential economic trouble ahead."
>
> *Andrew Lis, GVR Chief Economist and Vice-President of Data Analytics*

The total dollar value of commercial real estate sales in the Lower Mainland was $1.541 billion in Q2 2026, a 16.3 per cent increase from $1.325 billion in Q2 2025.

"The drift lower in Q2 isn't surprising given recent global economic turmoil, particularly with respect to surging US bond yields acting as harbinger of potential economic trouble ahead, worrying investors," said Andrew Lis, GVR chief economist and vice-president data analytics. "While Canada's bond markets are separate from that of the US, major shifts like we're seeing in the US have knock-on effects, and historically, Canada has rarely been immune to such effects. Until there is some form of stable resolution to the situation in Iran, we expect the turbulence to continue."

"A noteworthy soft spot in the second quarter data is the large pull back in office transactions which fell 42 per cent from last quarter. Among all Q2 office transactions, only two transacted at

prices north of ten million, which dragged office dollar volume down 63 per cent from the previous quarter," Lis said. "On the flip side, while still quite low relative to historical standards, land transactions continue at a similar pace to recent quarters, which is surprising given current dynamics in the residential development space. With a sizeable overhang of newly completed and unsold units that have been slow to sell due to weak demand, the stability observed in the land market is interesting, perhaps signalling a bottom for land is in."

Q2 2026 activity by asset class

Land: There were 56 commercial land sales in Q2 2026, which is a 3.7 per cent increase from the 54 land sales in Q2 2025. The dollar value of land sales was $537 million in Q2 2026, a 38.9 per cent increase from $386 million in Q2 2025.

Office: There were 46 office sales in the Lower Mainland in Q2 2026, which is a 28.1 per cent decrease from the 64 sales in Q2 2025. The dollar value of office sales was $144 million in Q2 2026, a 68.4 per cent increase from $85 million in Q2 2025.

Retail & Other: There were 82 retail (& other) sales in the Lower Mainland in Q2 2026, which is a 3.8 per cent increase from the 79 sales in Q2 2025. The dollar value of retail sales was $442 million in Q2 2026, a 0.9 per cent increase from $438 million in Q2 2025.

Industrial: There were 81 industrial land sales in the Lower Mainland in Q2 2026, which is a 2.4 per cent decrease from the 83 sales in Q2 2025. The dollar value of industrial sales was $226 million in Q2 2026, a 31.9 per cent decrease from $332 million in Q2 2025.

Multi-Family: There were 20 multi-family land sales in the Lower Mainland in Q2 2026, which is a 53.8 per cent increase from 13 sales in Q2 2025. The dollar value of multi-family sales was $193 million in Q2 2026, a 131.6 per cent increase from $83 million in Q2 2025.

– 30 –

Owned and operated by Greater Vancouver Realtors (GVR), the Commercial EDGE system includes all commercial real estate transactions in the Lower Mainland region of BC that have been registered with the Land Title and Survey Authority of British Columbia. Commercial EDGE is updated monthly based with data originating from the BC Assessment Authority.

Commercial EDGE does not include share sale transactions as they are not registered with the Land Title and Survey Authority of British Columbia. Please note that historical data may be subject to revision as transaction records are received from the Land Title and Survey Authority of British Columbia.

GVR is an association representing over 14,000 residential and commercial REALTORS® and their companies. It provides a variety of member services, including the Multiple Listing Service® and

the Commercial EDGE service. For more information on real estate, statistics, and buying or selling a property, contact a local REALTOR® or visit www.gvrealtors.ca.

Mark Moldowan
Greater Vancouver REALTORS®
+16047839695 ext.
mmoldowan@gvrealtors.ca

This press release can be viewed online at: https://www.einpresswire.com/article/948273149

EIN Presswire's priority is source transparency. We do not allow opaque clients, and our editors try to be careful about weeding out false and misleading content. As a user, if you see something we have missed, please do bring it to our attention. Your help is welcome. EIN Presswire, Everyone's Internet News Presswire™, tries to define some of the boundaries that are reasonable in today's world. Please see our Editorial Guidelines for more information.
© 1995-2026 Newsmatics Inc. All Right Reserved.