Greater Vancouver Market Intelligence: July 2026

Monthly Research Note | August 5, 2026

The Story in One Paragraph

July answered June's question, and the answer was no. June's broad demand pop — the first meaningful annual sales gain of this cycle — did not persist: July sales fell to **2,061, down 9.8% year-over-year (YoY)** and down 13.8% from June, led by an 18% collapse in apartment sales. Prices didn't just stay soft; the decline **accelerated**. Every segment's benchmark fell roughly a full point month-over-month (MoM) — the Composite Home Price Index (HPI) dropped **0.9% to $1,088,800, a fresh cycle low**, 20.8% below the April 2022 peak and the steepest monthly decline since January. The one trend that did persist is the constructive one: sellers kept withdrawing. New listings fell to exactly the 10-year seasonal norm, and the inventory overhang compressed for a fourth straight month, to +26.8% above normal. Meanwhile the macro backdrop split in two — June inflation cooled to 2.8%, reopening the September rate-cut conversation, three days after Washington imposed 50% tariffs on Canadian autos, dairy, and alcohol, effective August 19. Last month we wrote that one strong month is not a bottom. July is why.

Macro & Mortgage Dashboard

The capital-cost layer that drives buyer qualification and investor cap rates. This month the narrative fires: inflation broke lower, growth surprised higher, bond yields went the wrong way — and a tariff shock landed on top.

Bank of Canada / Government of Canada — rate stack as of August 5, 2026

Indicator	Latest	~1 mo ago	~3 mo ago
Bank of Canada (BoC) overnight target	2.25%	2.25%	2.25%
Bank Rate	2.50%	2.50%	3.50%
5-yr Government of Canada (GoC) yield	3.19%	2.99%	3.24%
Prime rate	4.45%	4.45%	4.45%
Best 5-yr fixed (insured, approx.)	~4.04%	~4.09%	~4.14%
OSFI stress-test qualifying rate	~6.04%	~6.1%	~6.1%

- **June CPI decelerated to 2.8% YoY** (from 3.2%), with the Consumer Price Index falling 0.4% in the month — the largest monthly decline since December 2024. The BoC's preferred core measures averaged **1.9%**, the first sub-2% core read of this cycle. The catch: it's substantially a gasoline story — ex-gasoline CPI was unchanged at 2.2%. Still, the June issue's line that "no cut is coming while headline inflation runs hot" is now stale. The bar for a September 2 cut dropped. It did not disappear — see the tariff item below, which pushes the other way.
- **The BoC held at 2.25% on July 15 — the sixth straight hold — and the tone de-escalated.** The July language settled to "the current policy rate remains appropriate," and, new this cycle, the Bank said housing "looks to be stabilizing." July's Greater Vancouver print (below) will test that sentence.
- **May GDP rose 0.3%** — a second straight gain, beating the flash estimate — and the advance estimate puts **Q2**

growth at +0.8% (quarterly; roughly 3.2% annualized, and beware headlines quoting the annualized figure as if it were the quarter). The Q1 "technical recession" framing stays retired. But read the May print's composition before crediting a recovery: StatCan's own release attributes much of the strength to one-time factors — federal public administration rose on **2026 Census hiring**; oil and gas ran hot because spring **maintenance was deferred** (which mechanically borrows output from the second half); and the single largest service-side pop was **real estate agents and brokers, +5.1%**, the biggest monthly jump since October 2024, on Ontario and BC resale activity. That last one deserves a raised eyebrow in this publication: the national accounts booked commission churn in a falling housing market as growth. One more caveat: this is the production-side series — the official **expenditure-based Q2 print lands August 28** and can tell a different story. Treat +0.8% as provisional until then.
- **The 5-year GoC yield rose ~20 basis points over the month, to 3.19%.** This is the quiet bad news in an otherwise friendlier macro month: fixed mortgage rates price off this yield, and it is moving away from borrowers even as the policy-rate conversation turns dovish. Best insured 5-yr fixed sits near 4.04% — better than June's ~4.09%, but the yield backup caps how much further that can fall.
- **July 20: the US imposed 50% tariffs on Canadian dairy, alcohol, and motor vehicles** under Section 338 of the Tariff Act — effective **August 19**, stacking on existing duties, and **CUSMA origin does not exempt covered goods**. Full treatment in § 7; the dashboard-level point is that tariff pass-through into goods prices is the argument against the September cut that the CPI print argues for. The next BoC decision is genuinely two-sided for the first time this cycle.

Insolvency & Mortgage Stress — Q1 2026 prints (unchanged since the last two issues; Q2 lands ~late August)

Indicator	Latest	YoY	Note
OSB consumer insolvencies, national	37,121	+8.5%	Highest quarterly volume since 2009; per-capita at 2019 levels
OSB consumer insolvencies, BC	4,234	+16.2%	Steepest provincial YoY rise nationally
Equifax BC mortgage delinquent balance	—	+36.0%	Flow signal; leads CMHC stock arrears ~2 quarters
Equifax homeowner insolvency, QoQ	—	+11.0%	90%+ chose proposals over bankruptcy

The standing frame, per-capita insolvency regressing to 2019 levels, still anchors the read: in 2019 pandemic stimulus arrived to suppress that stress; in 2026 the environment is post-intervention — there is no analogous safety net, so 2019-level stress is materially worse than 2019 itself. The regional divergence remains the clean diagnostic: Ontario mortgage-delinquent balances **+52%** and BC +36% while the Prairies and Quebec are decreasing — a 2021-vintage-renewal signature, not a national credit shock. On timing: OSB consumer insolvency filings are the deeply **lagging** end of the stress cascade (consumers exhaust credit for quarters before filing — they confirm a regime, never signal one), while the Equifax delinquent-balance flow is the earlier gauge within the stress cohort, though still lagging price action. These are observed data here and in § 10, **not** a § 9 positioning input; the back-test that would let us weight them hasn't run. The Q2 prints land near the end of August and get graded against the +40% distress-watch threshold then.

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1. Monthly Dashboard

Cycle position first. The July story this table tells: demand gave back half of June's normalization, while supply kept normalizing.

Cycle Position vs 10-Year July Seasonal Norms (board-published seasonal averages)

Metric	July 2026	10-yr July avg	Deviation
Sales	2,061	2,532	-18.6%
New listings	4,991	4,992	0.0%
Active listings	16,476	12,992	+26.8%

Two of the three rows extended their runs. New listings landed exactly on the 10-year norm — to the single listing — completing the supply normalization that began in the spring. Active listings improved for a fourth straight month (+37.9% in April → +34.6% → +30.2% → +26.8%). The sales row is the reversal: June had halved the demand gap to -12.4%; July gave most of it back, to -18.6%. Demand depression eased, then partially re-set.

Headline Metrics

Metric	July 2026	MoM	YoY
Composite HPI	$1,088,800	-0.9%	-6.2%
Detached HPI	$1,822,900	-1.1%	-7.0%
Townhouse HPI	$1,030,400	-1.5%	-6.0%
Apartment HPI	$688,000	-1.0%	-7.5%
Sales	2,061	-13.8%	-9.8%
New listings	4,991	-15.9%	-11.5%
Active listings	16,476	-3.2%	-4.0%
Overall SAR	13.0%	—	balanced (low end)

Every price row worsened versus June, and not marginally: the Composite's -0.9% is six times June's -0.15%, and the $1,088,800 print is a **new low for this cycle** — below April's $1,098,000, which had been the floor. The Sales-to-Active Ratio (SAR — sales as a share of active listings; below ~12% historically pressures prices down, above ~20% up) slipped from 14.6% to 13.0%, back toward the bottom of the balanced band.

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2. Lower Mainland Cross-Board Check

The Lower Mainland is the southwestern BC region covering both Greater Vancouver REALTORS (GVR) and the Fraser Valley Real Estate Board (FVREB) — CMHC, BCREA, and TD Economics treat it as one regional market. FVREB is a sister-market signal here, not an equal-weight source; it has a shorter data history and smaller segment samples than GVR.

June's cross-board story was divergence — Greater Vancouver firming while the Valley bled. July resolved it, in the direction the cautionary read feared: **GVR converged back down to the Valley.**

Signal	GVR	FVREB
Sales, YoY	-9.8%	-8.5%
Sales, MoM	-13.8%	-5.1%
New listings, YoY	-11.5%	-17.9%

Signal	GVR	FVREB
Overall SAR	13.0% (balanced, low end)	10.8% (buyer's)
Composite HPI, MoM	-0.9%	-0.8%
Composite HPI, YoY	-6.2%	-7.0%
Active vs 10-yr norm	+26.8%	+32%

The two boards printed nearly identical months: composite benchmarks down 0.9% and 0.8%, sales down 10% and 9% YoY, sellers withdrawing on both sides of the boundary (Valley new listings -18% YoY, the sharper pullback). Last month we wrote that if June's GVR pop were the start of a broad regional turn, the more elastic Valley should have been participating — and it wasn't. That test has now run: the Valley wasn't lagging a recovery; it was telling the truth about the region.

FVREB's officials describe the same demand absence GVR's numbers show. Board Chair Ishaq Ismail: "Buyer urgency has been notably absent from the Fraser Valley market for some time now... buyers know they don't have to rush." Interim CEO Anthony Boone frames the flip side: "the Fraser Valley has remained one of the Lower Mainland's brightest spots for improving affordability... qualified buyers are finding opportunities that simply weren't available a few years ago." Both true; neither is a price floor. Valley segment moves ran deeper than GVR's — detached -1.1% MoM / -8.3% YoY, townhome -0.9% / -7.1%, apartment -1.4% / -9.1% — and days-to-sell sit at 40 for detached and townhomes, 46 for condos.

3. The Theme of the Month: The Head-Fake

June posed a clean question: was the demand pop the front edge of a turn, or a one-off? July's answer arrived segment by segment, and it was unambiguous.

Apartments were the epicenter. Sales fell to 952 — **-17.8% YoY**, a violent reversal from June's +6.1%. The segment's SAR dropped from 15.5% to 14.0%, and the benchmark fell 1.0% MoM to $688,000, now -7.5% YoY, the worst annual decline of any segment. This is the segment we've repeatedly flagged as structurally bid-less: the investor is absent (see § 4's yield math), so the price floor rests on end-user demand alone. In July that floor got tested — end-users pulled back, and price followed immediately. There was no cushion underneath, exactly as the thin-floor thesis predicted.

Detached told a subtler story, and it breaks a pattern worth naming. Sales eased to 639 (-3.2% YoY — the mildest segment decline), and the SAR fell from 12.0% to 10.5%, back below the board's 12% downward-pressure line. Through most of this downturn, low detached SAR has meant frozen, not falling — equity-rich owners withdraw rather than cut, so thin transaction flow coexisted with sticky prices. Not this month: the detached benchmark fell **1.1%**, its sharpest monthly move of the year. The read: the sellers who remained in the market after the withdrawal wave are the ones who need to transact, and they're cutting. Withdrawal protects the index only while the marginal seller is discretionary; July suggests the marginal detached seller no longer is.

Townhouses quietly fell hardest. -1.5% MoM — the worst of the three segments — despite carrying the highest SAR (15.8%). A month after we noted that board SAR heuristics can invert at the segment level, July supplied a second inversion: the segment with the most balanced flow repriced the most. Mechanism over heuristic, again: townhouse is the move-up bridge segment, and when both the detached and apartment ends soften at once, the bridge has nothing to anchor to.

The board's framing, and where we part company. GVR chief economist Andrew Lis calls July "one step forward, one step back... the June and July data are a prime example of this pattern," and on prices: "price pressures of significance in either direction aren't showing up in the data quite yet, with prices down roughly one per cent in July." On activity, we agree — his own June caution ("raising the question of whether demand would continue to build") aged well, and he deserves credit for flagging it. On prices, we disagree by name: **one percent in a single month is significance.** Annualized, July's pace is an 11% decline; the Composite set a fresh cycle low; every segment fell at least a point or nearly so. A market drifting sideways does not print its steepest monthly decline in six months. "No significant price pressure" was a defensible description of March-June. It is not a description of July.

One composition note (a recurring caution): apartment share of sales fell from 50.9% a year ago to 46.6% — a 4.3-point mix shift toward expensive segments that mechanically lifts any median or average sale price the board publishes, regardless of what individual properties did. The segment HPIs above are mix-controlled and unanimous: down. If you see a July "average price" that looks resilient, that's arithmetic, not strength.

4. The Rental Layer

Apartment resale demand is structurally tied to the marginal investor bid — apartments are roughly half of monthly transaction volume — so read this against § 3's apartment retreat, not apart from it.

Metric	Latest	YoY	Note
CMHC vacancy (Q4 2025 print)	3.7%	—	Highest since 1988; renters' market
1-bed avg asking rent (Rentals.ca, June data)	$2,392	-5.4%	Second straight MoM increase
2-bed avg asking rent (April print, carried)	$3,070	-8.5%	Awaiting a clean fresh print
Implied gross yield, benchmark 1-bed apt	4.17%	—	On $688,000 apartment HPI

The rental floor is quietly forming. Asking rents on a 1-bed rose for a **second consecutive month** ($2,330 April → $2,385 May → $2,392 June), and the YoY decline narrowed for a third straight print (-9.0% → -6.3% → -5.4%). The streak of YoY-negative months extends to 28 — the record run continues — but the second derivative has now been positive for a full quarter. Vacancy remains 3.7%, a 37-year high, so this is stabilization inside a renters' market, not a landlord recovery.

The investable math moved, for the first time in this downturn, in the investor's favour — from both ends at once. The implied gross yield rose to **4.17%** (rents up, apartment prices down 1.0% in the month) while the best insured 5-yr fixed eased to ~4.04%. That spread — call it +13 basis points, versus roughly +3 in June — is the widest of the cycle. It is still nowhere near a real bid: after strata fees, property tax, insurance, and vacancy, the levered investor remains cash-flow negative, and 33% of Canadians expecting home values to rise (per Nanos) is not the sentiment backdrop that funds negative carry. But note the direction of travel: apartment prices are falling ~7.5% YoY while rents are now flat-to-rising. If both trends hold, the spread widens every month, and somewhere ahead of it sits the level where the investor bid returns. July's apartment repricing (§ 3) is, mechanically, the market searching for that level.

5. The Supply Story

The one unambiguous continuation from June: sellers kept leaving. New listings came in at **4,991 — down 11.5% YoY, down 15.9% MoM — landing precisely on the 10-year July norm** (4,992). The pullback was led by the apartment segment; Lis: "New listings were also down 11 percent in July, largely due to a nearly 17 per cent drop in apartment listings... We've been pointing to the slowdown in sellers coming to market for several months, and it's beginning to translate into a gradual decline in the overall inventory level."

That translation is real: active listings fell to 16,476 (-4.0% YoY), and the overhang versus the 10-year norm compressed for a fourth straight month, to **+26.8%**. The trajectory — +37.9%, +34.6%, +30.2%, +26.8% — is the most persistent constructive series in the dataset, and the +25% watch-line we set two issues ago is now within a month's reach at this pace.

Two cautions keep this from carrying the report. First, July demonstrated the limit of supply discipline as a price support: **demand fell faster than supply**, so the SAR dropped (14.6% → 13.0%) even while inventory shrank. Withdrawal narrows the overhang; it doesn't conjure buyers. Second, the apartment-led composition of the listings pullback mirrors the apartment-led sales collapse — that segment is shrinking on both sides of the market, which is what a segment going dormant looks like, not one clearing. The overhang math improves; the market underneath it thinned.

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6. Area Scorecard

Greater Vancouver sub-areas only (Fraser Valley stays in § 2). July's map is the flattest — and most uniformly negative — of the year: **16 of 19 sub-areas fell MoM**, and June's core-firm/belt-soft lean did not survive.

Firmest (Composite MoM)

Area	MoM	YoY	Read
Sunshine Coast	+1.4%	-2.5%	Thin market; discretionary
Pitt Meadows	+0.7%	-5.5%	Thin market; outer
Bowen Island	+0.3%	+1.3%	Thin; the only YoY-positive area
Port Moody	0.0%	-4.3%	Held flat
Maple Ridge	-0.2%	-6.4%	Outer commuter

Softest (Composite MoM)

Area	MoM	YoY	Read
Tsawwassen	-3.3%	-4.4%	Thin market; single-month noise likely
Whistler	-2.3%	-6.0%	Recreational; discretionary retreat
Port Coquitlam	-2.2%	-6.9%	Tri-Cities leverage cohort
Squamish	-2.2%	-5.1%	Commuter-recreational hybrid
Vancouver East	-1.2%	-6.4%	The notable one — see below
West Vancouver	-1.2%	-8.7%	Luxury; deepest long-run drawdown

The line worth pausing on is Vancouver East at -1.2% (and Vancouver West at -1.1%). In June these core areas were the firm side of a soft divergence — the "recovery starts in the supply-constrained core" read. In July the core fell with the belt, at nearly the same pace. No regime is diverging this month; the decline is geographically uniform, which is its own signal: this was a demand-wide step down, not a rotation. The few positive prints (Sunshine Coast, Pitt Meadows, Bowen) are thin markets where single-month moves carry little information.

Peak drawdown leaderboard (Composite, from each area's all-time high)

Deepest	Drawdown		Shallowest	Drawdown
Burnaby North	-30.7%		Squamish	-10.9%
Maple Ridge	-29.9%		North Vancouver	-11.4%
Coquitlam	-26.3%		Ladner	-13.9%
Port Coquitlam	-25.3%		New Westminster	-15.7%
Pitt Meadows	-24.9%		Bowen Island	-16.5%

The leaderboard's shape is unchanged and keeps telling the same structural story: the deepest damage concentrates in the **Burnaby/Tri-Cities and outer-commuter belt** — the transit-oriented, investor-heavy, 2021-leverage cohort — while the North Shore and core hold the shallowest drawdowns. Burnaby East (-10.8%), Burnaby South (-9.5%), and New Westminster (-9.3%) also carry the worst YoY declines this month. The Greater Vancouver composite drawdown from the April 2022 peak now stands at **-20.8%**, a cycle-deep mark.

(The Recreational/Luxury cohort sub-section does not activate this month: the cohort median composite move is -1.2%, inside the ±2% threshold, and only three of five members moved ⩾1% in the same direction. Whistler and Squamish sit among the month's softest — consistent with discretionary-capital caution — but the cohort is moving with the market, not ahead of it.)

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7. The Structural Overlay

The macro forces the monthly board data doesn't capture. This month one of them escalated sharply.

Trade — the tariff shock is now dated and specific. On **July 20**, the US imposed an additional **50% tariff on Canadian dairy, alcoholic beverages, and motor vehicles** (plus a tail of other goods — "wine to hockey sticks to cement"), under Section 338 of the Tariff Act of 1930, its first use in the modern era. Effective **August 19**; it stacks on existing duties, and — the detail that matters — **CUSMA origin does not exempt covered goods**. This lands on top of the failed July 1 review (the US declined the automatic extension; the agreement itself runs to 2036 under annual reviews). Prime Minister Carney says Canada is "ready to intensify those discussions in the coming weeks," so a negotiated blunting before August 19 remains possible. For Greater Vancouver the transmission is not primarily direct trade exposure — BC has no auto assembly, and dairy/alcohol are small BC export lines. It's two channels: **confidence** (the April 2026 confidence trough was tariff-driven; the current Nanos recovery predates households digesting this, so treat the confidence level as pre-shock) and the **BoC path** (tariff pass-through into goods CPI is the counterweight to June's friendly inflation print — it is the reason September 2 is two-sided rather than an easy cut). The June issue's warning against the "trade shock → BoC cuts → housing rally" chain still stands: cuts delivered as recession response have not historically supported Greater Vancouver prices near-term.

The mortgage-renewal cliff — the financing picture improved and worsened in the same month. Improved: June CPI at 2.8% with cores averaging 1.9% reopens a cut path that was closed a month ago. Worsened: the 5-yr GoC yield backed up ~20bp to 3.19%, which is the input fixed renewal rates actually price off — and the 2021-vintage renewer is overwhelmingly choosing between fixed terms. Net for the renewal wave: no relief arrived, and the leading stress gauge

— Equifax BC mortgage-delinquent balances, +36% YoY, the ON/BC-concentrated renewal signature — sits below the +40% distress-watch line with the Q2 print due within weeks. That print is the single most important number of the next month for the stress read.

Immigration. IRCC tightened study-permit financial-capacity checks on July 24 — incremental confirmation of the settled downtrend (2026 issuance target 408k, -16% versus 2024). The transmission is unchanged: rental-demand headwind first (visible in § 4's 37-year-high vacancy), ownership-demand drag with a long lag.

Aboriginal title (BC-specific). No new binding event in July; the Cowichan overhang on the Richmond parcels and in-claim-area lender caution remain live but unchanged. The Montrose reopening motion remains the next binary marker.

8. What Is the Market Actually Telling Us?

Each signal is scored on one question: does it push forward prices up (Bullish), down (Bearish), or neither? Timing tags: **Leading** = turns before prices; **Coincident** = moves with the market, describes the present; **Lagging** = confirms after the move. "vs 10-yr" means the 10-year seasonal average (a level), not a typical monthly change.

Signal	Direction (strength)	Timing	Reading
New listings	Bullish (Mod)	Leading	-11.5% YoY; exactly at 10-yr norm — supply fully normalized
Active listings	Bearish (easing)	Leading	+26.8% vs 10-yr; 4th straight compression
Asking rents	Bullish (Weak)	Leading	2nd straight MoM rise; YoY -5.4%, narrowing
CPI / BoC path	Neutral-to-Bullish	Leading	2.8% headline, 1.9% cores — cut bar dropped; tariffs offset
5-yr GoC yield	Bearish (Weak)	Leading	3.19%, +20bp MoM — fixed-rate relief capped
US tariffs (Aug 19)	Bearish (Mod)	Leading	Confidence + BoC-path channels; pre-shock reading
Consumer confidence	Neutral	Leading	Nanos 52.55, best since Feb; only 33% expect values to rise
Sales momentum	Bearish (Mod)	Coincident	-9.8% YoY — June's gain fully reversed
Sales vs 10-yr norm	Bearish (Mod)	Coincident	-18.6%, giving back half of June's normalization
Segment HPI	Bearish (Mod)	Coincident	All segments ≈-1% MoM; fresh cycle low; steepest since Jan
SAR	Neutral-to-Bearish	Coincident	13.0%, from 14.6% — low end of balanced

Signal	Direction (strength)	Timing	Reading
GDP (Q2 flash)	Neutral	Lagging	+0.8% quarterly — one-time-heavy, production-side; provisional until Aug 28
Equifax BC delinquency	Bearish (Weak)	Lagging-in-stress	+36% YoY; below +40% line; Q2 print imminent

Synthesis, weighting the leading signals. The leading column barely moved from June's mixed read — supply constructive (listings at norm, overhang compressing, rents basing), financing incrementally better on policy (CPI) but worse on market rates (GoC yield), plus one new bearish entrant (tariffs). What changed violently is the **coincident block, which flipped from bullish to uniformly bearish** — demand reversed, prices set a cycle low at an accelerating pace. The forward-looking structure of the market is therefore better than the month felt: the conditions that precede price stabilization (supply normalization, rent floor, cheaper money) kept assembling. But July demonstrated the sequencing error in reading assembly as arrival: with the investor structurally absent and confidence pre-shock, demand has no second engine — when end-users pause, price falls straight through. The leading signals say the setup continues to improve. The coincident signals say nobody has yet acted on it.

9. Positioning Framework

Not personal advice — a read for the typical subscriber. Leading signals remain **mixed-constructive** while coincident data turned hard bearish; we return to a patient stance with more conviction than last month, because July repriced the cost of impatience.

For buyers. June briefly argued your leverage was eroding; July handed it back, everywhere. A fresh cycle-low benchmark, SAR at 13%, sellers withdrawing rather than competing, and — unlike June — softness that reaches the core (Vancouver East and West fell with the belt this month). The negotiating calculus is simple: you are bidding against fewer rivals (sales -18.6% vs norm) into a market whose prices are falling at their fastest pace in six months. There remains no urgency signal anywhere in the data. The one genuine change to monitor is financing: September 2 is the first live cut possibility of the cycle. Don't anchor a purchase decision on it — tariff pass-through can keep the Bank on hold — but if it lands, it arrives with prices at cycle lows, which is a better entry configuration than chasing a cut-fueled rebound later.

For sellers. July's data is blunt: the buyers who showed up in June did not stay, and the sellers still in the market are cutting — the detached benchmark's -1.1% is what "the discretionary sellers already left" looks like in an index. If you don't need to sell, withdrawal remains the rational reflex, and the collective version of it is why inventory is compressing. If you do need to sell, the June demand headline is not your comp — the July cycle-low benchmark is, and pricing above it means chasing the market down at roughly a point a month. The Westside/core "strongest hand in a year" framing from last month is suspended: the core fell with everything else in July.

For investors. The apartment segment just demonstrated the thin-floor risk we've been flagging — an 18% YoY sales drop converting immediately into a 1% monthly price cut, with no investor bid to catch it. And yet § 4 contains the first genuinely interesting investor development of the cycle: the gross-yield-vs-fixed-rate spread turned positive (~4.17% vs ~4.04%) and is widening from both ends. That is not a buy signal — carry is still negative after costs and the sentiment floor (33% expect values to rise) is absent — but it converts the apartment segment from "structurally uninvestable" to "repricing toward investability." The watch item is the spread's trajectory, not its level. The Equifax renewal-stress prints remain observation-only until the back-test runs; they are not a positioning input.

10. What to Watch Next Month

Report Card — Grading Last Month's Watch List

June's issue set eight July triggers. Scored against July actuals:

June's trigger	July actual	Verdict
Sales: 2nd straight broad YoY gain (bull) vs reverts negative (bear)	-9.8% YoY — fully reverted	Bearish
Segment HPI: any segment flat/positive (bull) vs 4th straight all-negative (bear)	All four negative, ~-1% each — and accelerating	Bearish
Active vs 10-yr: below +25% (bull) vs above +34% (bear)	+26.8% — 4th straight improvement, near the bull line	Neither
BoC July 15: dovish shift (bull) vs hawkish hold (bear)	Held; tone de-escalated, "housing stabilizing"	Neither (dovish lean)
June CPI: recedes toward 2.5% (bull) vs broadens into core (bear)	2.8% from 3.2%; cores 1.9% — cooled, didn't broaden	Bullish
June LFS: unemployment ⩽6.6% (bull) vs toward 7% (bear)	6.5%, -0.1pp	Bullish
CUSMA week of July 20: sectoral relief (bull) vs entrenched (bear)	50% Section 338 tariffs imposed — beyond the bear case	Bearish
Equifax BC delinquency Q2: <+30% (bull) vs +40% (bear)	Q2 print lands ~late August	Unmeasured (carried)

Tally: three Bearish, two Bullish, two Neither, one Unmeasured. The structure inverted from last month, and the inversion is the finding: in June the bearish verdicts were price-and-policy while demand was bullish; in July **demand itself flipped bearish while the macro (inflation, labour) turned bullish**. The market-internal and macro-external signals have traded places — which is why § 8's leading/coincident split is the frame that reconciles them.

Grading June's thesis. June's issue called the demand pop "a real signal worth respecting; it is not a bottom," and made the forward test explicit: a bottom required both the sales strength and the listings pullback to persist. The split verdict is now in — listings pullback persisted (and completed its normalization), sales strength did not — and the no-bottom call was correct. Credit where due on the other side: the board's own June framing ("raising the question of whether demand would continue to build") flagged the same risk. What June's issue got directionally wrong was the margin-of-eroding-buyer-leverage lean in § 9: leverage did not continue eroding; July restored it. The "Subject to Court Approval" distress tracker advances to **accruing (2/3)** — the August scan counted 34 court-language listings across GVR (July: 22), led by Vancouver East at 9, with five sub-areas rising month-over-month. The raw increase partly reflects a larger scan universe (10,485 live listings vs 8,327 in July), so no signal is claimed; the first formal verdict on the two-consecutive-rises rule lands with the September scan.

This Month's Watch List (August)

Watch item	Bullish trigger	Bearish trigger
July LFS (Aug 7)	Unemployment holds ⩽6.5%	Rises toward 6.8%+; manufacturing bleed spreads

Watch item	Bullish trigger	Bearish trigger
Tariffs (eff. Aug 19)	Negotiated blunting before effect	Takes effect as signed; retaliation cycle
July CPI (Aug 19)	Headline ⩽2.8% with cores ⩽2%	Tariff pass-through visible in goods prices
Nanos August weeklies	Holds ⩾52 through tariff news	Expectations sub-index breaks below 48
Sales momentum (Aug)	Stabilizes near seasonal norm (-10% or better)	Second straight double-digit YoY decline
Segment HPI (Aug)	Deceleration from July's ~-1% pace	Fifth straight all-negative at ⩾1% pace
Active vs 10-yr norm	Falls below +25% — the overhang watch-line	Re-widens above +30%
Asking rents (July data)	Third straight MoM increase	MoM reversal; YoY re-widens past -6%
Equifax BC delinquency (Q2, ~late Aug)	Decelerates below +30%	Crosses +40% → distress-watch activates
Q2 expenditure GDP (Aug 28)	Confirms the +0.8% flash	Materially undershoots → Q2 strength was census/deferral artifact
BoC Sept 2 (early positioning)	Market prices a cut on cool CPI	Tariff pass-through closes the cut window

Key Metrics Summary

	July 2026	MoM	YoY	vs 10-yr
Composite HPI	$1,088,800	-0.9%	-6.2%	cycle low
Detached HPI	$1,822,900	-1.1%	-7.0%	—
Townhouse HPI	$1,030,400	-1.5%	-6.0%	—
Apartment HPI	$688,000	-1.0%	-7.5%	—
Sales	2,061	-13.8%	-9.8%	-18.6%
New listings	4,991	-15.9%	-11.5%	0.0%
Active listings	16,476	-3.2%	-4.0%	+26.8%
Overall SAR	13.0%	—	—	balanced (low)
BoC overnight	2.25%	—	—	6th hold
Best 5-yr fixed (insured)	~4.04%	—	—	—
1-bed asking rent	$2,392	+0.3%	-5.4%	—

Data: 163 monthly GVR Stats Packages (Jan 2013 - Jul 2026) + FVREB cross-board reference. This note is analytical commentary based on board data and analyst judgment; it is not investment advice. All forward-looking framings carry material uncertainty.