



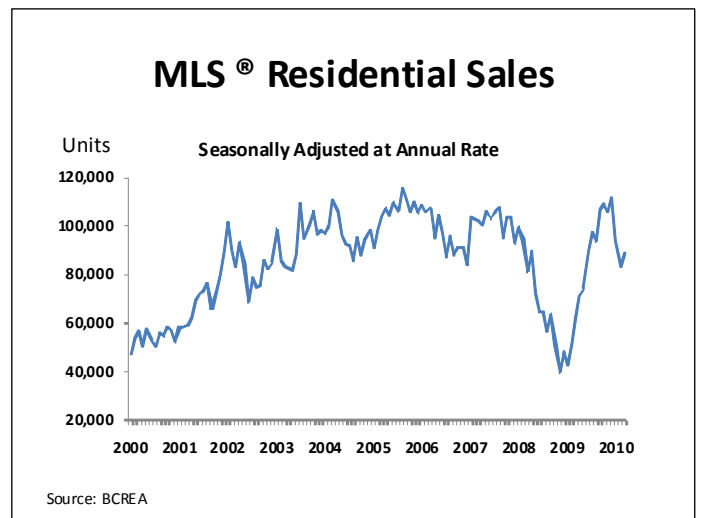
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BC Home Sales Moderate in First Quarter

Vancouver, BC – April 13, 2010. The British Columbia Real Estate Association (BCREA) reports that Multiple Listing Service® (MLS®) residential sales in the province climbed 43 per cent to 7,110 units in March compared to the same month last year. On a seasonally adjusted basis, MLS® residential unit sales in the province increased 6 per cent compared to February 2010. However, home sales in March were 20 per cent lower than December 2009 on a seasonally adjusted basis.

“Home sales have moderated since the beginning of the year,” said Cameron Muir, BCREA Chief Economist. Waning pent-up demand and eroding affordability were key factors in the market.

“Despite an improving provincial economy, higher mortgage interest rates and tighter credit conditions for low-equity homebuyers and investors will squeeze some prospective buyers out of the market this spring,” added Muir.



The BC residential sales dollar volume increased 95 per cent to \$9.22 billion in the first quarter of 2010 compared to the same period last year. Residential units sales rose 64 per cent to 18,284 units, while the average MLS® residential price climbed 19 per cent to \$504,312 over the same period.

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For detailed statistical information, contact your [local real estate board](#).

March 2010 Residential Average Price, Active Listings and Sales-to-Active-Listings Data by Board

Board	Average Price			Active Listings			Sales-to-Active-Listings	
	March 2010 Residential Average Price (\$)	March 2009 Residential Average Price (\$)	% change	March 2010 Residential Active Listings (Units)	March 2009 Residential Active Listings (Units)	% change	March 2010 Residential Sales to Active Listings (%)	March 2009 Residential Sales to Active Listings (%)
BC Northern	213,250	195,592	9	2,618	2,402	9	12	9.5
Chilliwack	319,886	290,551	10.1	1,551	1,475	5.2	13.2	11.9
Fraser Valley	455,947	392,692	16.1	8,016	7,852	2.1	18.2	11.9
Greater Vancouver	693,482	530,763	30.7	14,679	15,598	-5.9	21.7	14.8
Kamloops	287,977	266,556	8	1,855	1,788	3.7	11.8	9.1
Kootenay	273,561	246,318	11.1	2,657	2,358	12.7	7.3	5.4
Northern Lights	175,372	216,583	-19	242	278	-12.9	18.6	4.3
Okanagan Mainline	385,396	344,845	11.8	6,100	6,105	-0.1	8	5.8
Powell River	243,744	248,673	-2	221	195	13.3	7.2	9.2
South Okanagan	315,231	304,914	3.4	1,754	1,669	5.1	8	5.1
Vancouver Island	328,520	302,155	8.7	5,349	5,601	-4.5	13.2	7.4
Victoria	521,917	441,380	18.2	2,890	3,051	-5.3	25.6	19.1
Provincial Totals*	516,970	425,708	21.4	47,932	48,372	-0.9	16.1	11.2

*Numbers may not add due to rounding

March 2010 BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Units		
	March 2010 Residential Sales (\$)	March 2009 Residential Sales (\$)	% change	March 2010 Residential Sales (Units)	March 2009 Residential Sales (Units)	% change
BC Northern	66,961	44,595	50.2	314	228	37.7
Chilliwack	65,577	51,137	28.2	205	176	16.5
Fraser Valley	664,771	365,989	81.6	1,458	932	56.4
Greater Vancouver	2,212,209	1,226,062	80.4	3,190	2,310	38.1
Kamloops	63,067	43,182	46	219	162	35.2
Kootenay	52,797	31,529	67.5	193	128	50.8
Northern Lights	7,892	2,599	203.6	45	12	275
Okanagan Mainline	186,917	121,730	53.6	485	353	37.4
Powell River	3,900	4,476	-12.9	16	18	-11.1
South Okanagan	44,448	25,918	71.5	141	85	65.9
Vancouver Island	231,607	125,999	83.8	705	417	69.1
Victoria	385,697	256,883	50.1	739	582	27
Provincial Totals*	3,985,840	2,300,099	73.3	7,710	5,403	42.7

* Numbers may not add due to rounding

President John Tillie | **Vice President** Moss Moloney | **Past President** Scott Veitch | **Chief Executive Officer** Robert Laing

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March 2010 Year-to-Date BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Unit Sales			Average Price		
	2010 (\$)	2009 (\$)	% change	2010	2009	% change	2010 (\$)	2009 (\$)	% change
BC Northern	157,388	107,670	46.2	730	533	37	215,600	202,008	6.7
Chilliwack	157,452	108,839	44.7	507	372	36.3	310,557	292,579	6.1
Fraser Valley	1,545,574	762,816	102.6	3,482	1,936	79.9	443,875	394,017	12.7
Greater Vancouver	5,130,098	2,450,149	109.4	7,667	4,575	67.6	669,114	535,552	24.9
Kamloops	145,360	87,102	66.9	496	317	56.5	293,064	274,770	6.7
Kootenay	124,732	70,169	77.8	466	275	69.5	267,665	255,160	4.9
Northern Lights	16,313	8,603	89.6	80	42	90.5	203,908	204,840	-0.5
Okanagan Mainline	441,424	259,300	70.2	1,155	754	53.2	382,186	343,899	11.1
Powell River	14,877	11,127	33.7	56	50	12	265,655	222,534	19.4
South Okanagan	105,919	53,088	99.5	334	179	86.6	317,122	296,580	6.9
Vancouver Island	519,739	278,570	86.6	1,605	931	72.4	323,825	299,215	8.2
Victoria	861,973	530,796	62.4	1,706	1,207	41.3	505,260	439,765	14.9
Provincial Totals*	9,220,847	4,728,230	95	18,284	11,171	63.7	504,312	423,259	19.1

* Numbers may not add due to rounding

BCREA represents 12 member real estate boards and their approximately 17,500 REALTORS® on all provincial issues, providing an extensive communications network, standard forms, economic research and analysis, government relations, applied practice courses and continuing professional education (**cpe**).

To demonstrate the profession's commitment to improving [Quality of Life](#) in BC communities, BCREA supports growth that encourages economic vitality, provides housing opportunities, respects the environment and builds communities with good schools and safe neighbourhoods.

For detailed statistical information, contact your [local real estate board](#). MLS® is a cooperative marketing system used only by Canada's real estate boards to ensure maximum exposure of properties listed for sale.

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