

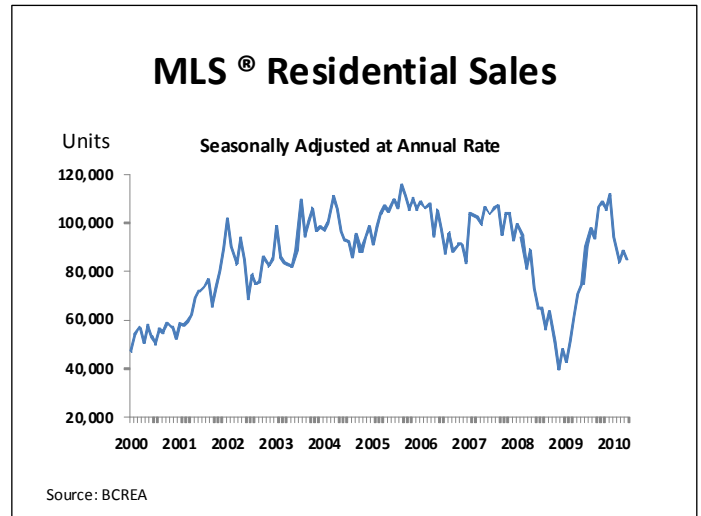


For immediate release

BC Home Sales Less Volatile

Vancouver, BC – May 14, 2010. The British Columbia Real Estate Association (BCREA) reports that Multiple Listing Service® (MLS®) residential sales in the province climbed 21 per cent to 8,385 units in April compared to the same month last year. On a seasonally adjusted basis, MLS® residential unit sales in the province declined 4 per cent from March 2010. The average MLS® residential price climbed 15 per cent to \$514,820 in April compared to the same month last year.

“BC home sales have trended on an annual rate of 84,000 to 86,000 units over the past three months, down from the 108,000 unit pace recorded in the fourth quarter of last year,” said Cameron Muir, BCREA Chief Economist. A total of 85,028 MLS® residential unit sales were recorded in



2009. “Higher home prices, particularly in Vancouver, the Fraser Valley and Victoria as well as a recent lift in mortgage interest rates has eroded affordability and had an impact on overall housing demand,” added Muir.

The BC residential sales dollar volume increased 73 per cent to \$13.5 billion in the first four months of 2010, compared to the same period last year. Residential units sales rose 47 per cent to 26,669 units year-to-date, while the average MLS® residential price climbed 17 per cent to \$507,616 over the same period.

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

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

Board	Average Price			Active Listings			Sales-to-Active-Listings	
	April 2010 Residential Average Price (\$)	April 2009 Residential Average Price (\$)	% change	April 2010 Residential Active Listings (Units)	April 2009 Residential Active Listings (Units)	% change	April 2010 Residential Sales to Active Listings (%)	April 2009 Residential Sales to Active Listings (%)
BC Northern	220,039	198,188	11	3,002	2,653	13.2	11.3	10.2
Chilliwack	317,700	272,239	16.7	1,694	1,757	-3.6	13.8	10.7
Fraser Valley	454,740	409,168	11.1	8,838	7,856	12.5	19	15.5
Greater Vancouver	673,561	565,003	19.2	17,039	15,332	11.1	21	19.6
Kamloops	316,520	297,679	6.3	1,855	1,890	-1.9	10.7	11
Kootenay	289,001	259,770	11.3	3,001	2,534	18.4	6.3	5.6
Northern Lights	186,988	177,247	5.5	281	320	-12.2	15.7	5.3
Okanagan Mainline	394,516	359,718	9.7	6,676	6,448	3.5	8.4	6.8
Powell River	243,631	273,724	-11	254	191	33	10.2	11
South Okanagan	323,924	293,781	10.3	1,963	1,718	14.3	7.3	7.6
Vancouver Island	334,024	318,761	4.8	6,026	5,727	5.2	11.5	9.9
Victoria	518,536	455,143	13.9	3,400	3,047	11.6	20.8	23.3
Provincial Totals*	514,820	449,371	14.6	54,029	49,473	9.2	15.5	14

*Numbers may not add due to rounding

April 2010 BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Units		
	April 2010 Residential Sales (\$)	April 2009 Residential Sales (\$)	% change	April 2010 Residential Sales (Units)	April 2009 Residential Sales (Units)	% change
BC Northern	74,373	53,709	38.5	338	271	24.7
Chilliwack	74,024	51,181	44.6	233	188	23.9
Fraser Valley	762,599	499,185	52.8	1,677	1,220	37.5
Greater Vancouver	2,407,307	1,696,139	41.9	3,574	3,002	19.1
Kamloops	62,988	61,620	2.2	199	207	-3.9
Kootenay	54,332	37,147	46.3	188	143	31.5
Northern Lights	8,227	3,013	173	44	17	158.8
Okanagan Mainline	221,324	158,636	39.5	561	441	27.2
Powell River	6,334	5,748	10.2	26	21	23.8
South Okanagan	46,321	38,485	20.4	143	131	9.2
Vancouver Island	231,812	180,737	28.3	694	567	22.4
Victoria	367,123	323,152	13.6	708	710	-0.3
Provincial Totals*	4,316,766	3,108,751	38.9	8,385	6,918	21.2

* Numbers may not add due to rounding

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April 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	231,761	161,379	43.6	1,068	804	32.8	217,005	200,720	8.1
Chilliwack	231,476	160,020	44.7	740	560	32.1	312,806	285,751	9.5
Fraser Valley	2,308,173	1,262,001	82.9	5,159	3,156	63.5	447,407	399,874	11.9
Greater Vancouver	7,537,405	4,146,288	81.8	11,241	7,577	48.4	670,528	547,220	22.5
Kamloops	208,347	148,722	40.1	695	524	32.6	299,780	283,820	5.6
Kootenay	179,064	107,316	66.9	654	418	56.5	273,798	256,737	6.6
Northern Lights	24,540	11,617	111.3	124	59	110.2	197,904	196,890	0.5
Okanagan Mainline	662,748	417,936	58.6	1,716	1,195	43.6	386,217	349,737	10.4
Powell River	21,211	16,875	25.7	82	71	15.5	258,672	237,675	8.8
South Okanagan	152,240	91,573	66.2	477	310	53.9	319,161	295,398	8
Vancouver Island	751,551	459,307	63.6	2,299	1,498	53.5	326,903	306,613	6.6
Victoria	1,229,097	853,948	43.9	2,414	1,917	25.9	509,154	445,460	14.3
Provincial Totals*	13,537,613	7,836,981	72.7	26,669	18,089	47.4	507,616	433,246	17.2

* Numbers may not add due to rounding

BCREA represents 12 member real estate boards and their approximately 18,000 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 policies 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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