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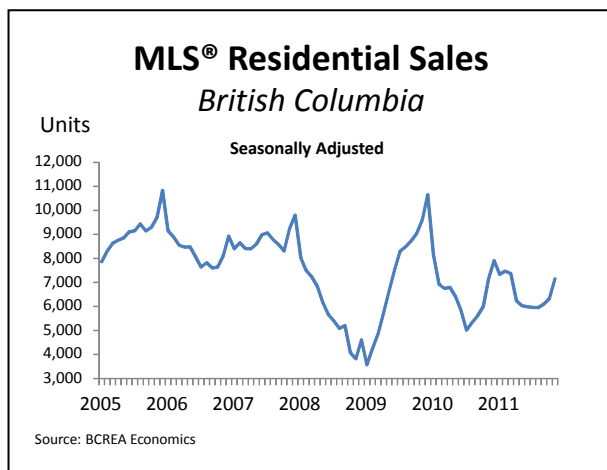
Déjà Vu in November Housing Market

Vancouver, BC – December 14, 2011. The British Columbia Real Estate Association (BCREA) reports that Multiple Listing Service® (MLS®) residential unit sales in the province remained relatively unchanged in November compared to the same month last year. A total of 5,640 units were sold last month compared to 5,647 units in November 2010. The average MLS® residential price was up 1.1 per cent to \$529,140 in November compared to the same month last year.

“BC home sales continued to gain ground in November,” said Cameron Muir, BCREA Chief Economist. “After waning during the first half of the year, consumer demand has steadily increased since the summer months, bringing home sales within seven units of the November 2010 level.”

“Low mortgage interest rates remain a key driver in the housing market, helping to maintain affordability and purchasing power,” added Muir.

Year-to-date, BC residential sales dollar volume increased 15.5 per cent to \$41 billion, compared to the same period last year. Residential unit sales increased 3.2 per cent to 72,632 units, while the average MLS® residential price rose 11.9 per cent to \$563,991 over the same period.



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For more information, please contact:

Cameron Muir
Chief Economist
Direct: 604.742.2780
Mobile: 778.229.1884
Email: cmuir@bcrea.bc.ca

Damian Stathonikos
Director, Communications and Public Affairs
Direct: 604.742.2793
Mobile: 778.990.1320
Email: dstathonikos@bcrea.bc.ca

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

November 2011 Residential Average Price, Active Listings and Sales-to-Active-Listings Data by Board

Board	Average Price			Active Listings			Sales-to-Active-Listings	
	November 2011 Residential Average Price (\$)	November 2010 Residential Average Price (\$)	% change	November 2011 Residential Active Listings (Units)	November 2010 Residential Active Listings (Units)	% change	November 2011 Residential Sales to Active Listings (%)	November 2010 Residential Sales to Active Listings (%)
BC Northern	225,239	212,761	5.9	2,350	2,419	-2.9	13.4	11.7
Chilliwack	271,800	297,369	-8.6	1,743	1,477	18	7.4	8.3
Fraser Valley	478,968	455,017	5.3	7,717	7,316	5.5	13.5	14
Greater Vancouver	728,118	699,009	4.2	14,777	13,362	10.6	16.2	19
Kamloops	291,780	293,854	-0.7	1,889	1,692	11.6	7.9	9.4
Kootenay	275,939	268,500	2.8	2,750	2,595	6	6	5.5
Okanagan Mainline	358,454	355,689	0.8	5,429	5,370	1.1	6.8	5.9
Powell River	194,579	191,457	1.6	206	199	3.5	16.5	7
South Okanagan	320,697	312,716	2.6	1,815	1,758	3.2	4.7	5.3
Northern Lights	212,003	189,321	12	226	245	-7.8	23.5	19.2
Vancouver Island	315,838	324,276	-2.6	5,293	5,099	3.8	8.5	8.8
Victoria	499,676	511,648	-2.3	3,402	2,874	18.4	13.4	15.8
Provincial Totals*	529,140	523,376	1.1	47,597	44,406	7.2	11.8	12.7

*Numbers may not add due to rounding

November 2011 BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Units		
	November 2011 Residential Sales (\$)	November 2010 Residential Sales (\$)	% change	November 2011 Residential Sales (Units)	November 2010 Residential Sales (Units)	% change
BC Northern	70,950	60,211	17.8	315	283	11.3
Chilliwack	35,062	36,576	-4.1	129	123	4.9
Fraser Valley	498,127	464,572	7.2	1,040	1,021	1.9
Greater Vancouver	1,743,842	1,776,881	-1.9	2,395	2,542	-5.8
Kamloops	43,475	46,723	-7	149	159	-6.3
Kootenay	45,530	38,664	17.8	165	144	14.6
Okanagan Mainline	132,269	113,465	16.6	369	319	15.7
Powell River	6,616	2,680	146.8	34	14	142.9
South Okanagan	27,580	29,083	-5.2	86	93	-7.5
Northern Lights	11,236	8,898	26.3	53	47	12.8
Vancouver Island	141,811	144,951	-2.2	449	447	0.4
Victoria	227,852	232,800	-2.1	456	455	0.2
Provincial Totals*	2,984,351	2,955,504	1	5,640	5,647	-0.1

* Numbers may not add due to rounding

****NOTE:** The Northern Lights Real Estate Board (NLREB) became part of the South Okanagan Real Estate Board (SOREB) on January 1, 2011.



1420 – 701 Georgia Street W, PO Box 10123, Pacific Centre, Vancouver, BC V7Y 1C6

President Rick Valouche | Vice President Jim McCaughan | bcrea@bcrea.bc.ca | 604.683.7702 (tel)
 Past President Moss Moloney | Chief Executive Officer Robert Laing | www.bcrea.bc.ca | 604.683.8601 (fax)

November 2011 Year-to-Date BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Unit Sales			Average Price		
	2011 (\$)	2010 (\$)	% change	2011	2010	% change	2011 (\$)	2010 (\$)	% change
BC Northern	809,333	739,608	9.4	3,681	3,491	5.4	219,868	211,861	3.8
Chilliwack	567,030	590,439	-4	1,905	1,926	-1.1	297,653	306,562	-2.9
Fraser Valley	6,994,057	5,940,640	17.7	13,911	13,153	5.8	502,772	451,657	11.3
Greater Vancouver	24,509,791	19,687,155	24.5	31,236	29,201	7	784,665	674,195	16.4
Kamloops	595,592	616,201	-3.3	1,974	2,023	-2.4	301,718	304,597	-0.9
Kootenay	495,909	522,268	-5	1,832	1,902	-3.7	270,693	274,589	-1.4
Okanagan Mainline	1,734,658	1,820,354	-4.7	4,575	4,614	-0.8	379,160	394,528	-3.9
Powell River	66,562	61,245	8.7	297	259	14.7	224,114	236,467	-5.2
South Okanagan	382,690	418,420	-8.5	1,234	1,303	-5.3	310,122	321,121	-3.4
Northern Lights	101,112	97,758	3.4	478	471	1.5	211,530	207,554	1.9
Vancouver Island	1,981,093	2,029,614	-2.4	6,057	6,194	-2.2	327,075	327,674	-0.2
Victoria	2,725,984	2,951,666	-7.6	5,452	5,845	-6.7	499,997	504,990	-1
Provincial Totals*	40,963,811	35,475,368	15.5	72,632	70,382	3.2	563,991	504,040	11.9

* Numbers may not add due to rounding

BCREA represents 11 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 encourage economic vitality, provide housing opportunities, respect the environment and build 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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