



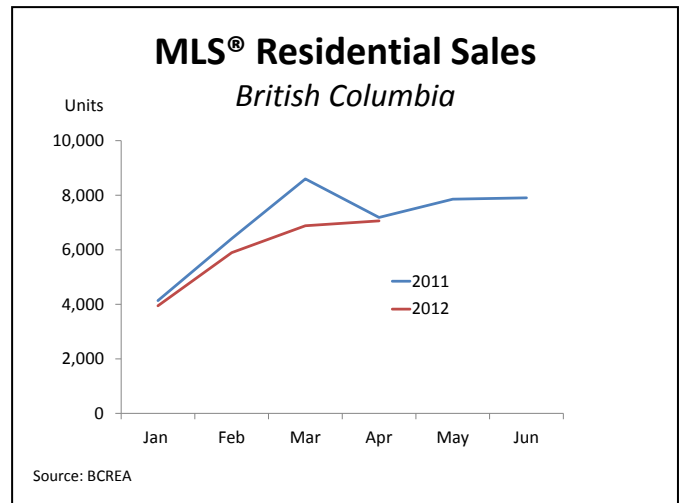
For immediate release

Home Sales Surge in Interior/North

Vancouver, BC – May 15, 2012. The British Columbia Real Estate Association (BCREA) reports that the dollar volume of homes sold through Multiple Listing Service® (MLS®) in BC declined 12.5 per cent to \$3.8 billion in April compared to the same month last year. A total of 7,058 MLS® residential unit sales were recorded over the same period, down 1.8 per cent from April 2011. The average MLS® residential price was \$532,855, 10.9 per cent lower than a year ago.

“A ten per cent dip in Lower Mainland home sales offset a 14 per cent increase across the rest of the province,” said Cameron Muir, BCREA Chief Economist. “Kamloops, the Okanagan and the North all posted double-digit increases in home sales in April compared to levels one year ago.”

“The share of provincial sales garnered by Vancouver and the Fraser Valley declined from 65 per cent in April 2011 to 60 per cent last month,” added Muir. “A larger proportion of homes sold in less expensive regions contributed to the average BC sales price dipping nearly 11 per cent.”



Year-to-date, BC residential sales dollar volume declined 15.8 per cent to \$15 billion, compared to the same period last year. Residential unit sales dipped 9.7 per cent to 23,782 units, while the average MLS® residential price was 6.8 per cent lower at \$546,870.

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

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April 2012 Residential Average Price, Active Listings and Sales-to-Active-Listings Data by Board

Board	Average Price			Active Listings			Sales-to-Active-Listings	
	April 2012 Residential Average Price (\$)	April 2011 Residential Average Price (\$)	% change	April 2012 Residential Active Listings (Units)	April 2011 Residential Active Listings (Units)	% change	April 2012 Residential Sales to Active Listings (%)	April 2011 Residential Sales to Active Listings (%)
BC Northern	242,136	215,122	12.6	2,523	2,696	-6.4	15.7	11.8
Chilliwack	298,420	297,870	0.2	1,815	1,757	3.3	10.3	10.6
Fraser Valley	501,059	534,123	-6.2	8,639	8,065	7.1	15.8	17.5
Greater Vancouver	735,315	815,252	-9.8	17,559	15,239	15.2	16.2	21.5
Kamloops	305,853	312,970	-2.3	2,054	2,083	-1.4	9.9	7.5
Kootenay	286,047	270,615	5.7	2,963	2,864	3.5	5.7	5.4
Okanagan Mainline	384,927	372,499	3.3	6,172	6,318	-2.3	8.0	6.3
Powell River	227,361	176,904	28.5	272	235	15.7	9.9	11.1
South Okanagan	299,100	299,281	-0.1	1,809	1,981	-8.7	8.5	5.8
Northern Lights	226,985	210,717	7.7	238	277	-14.1	18.1	9.4
Vancouver Island	321,245	338,581	-5.1	6,328	6,206	2.0	9.8	9.4
Victoria	493,266	508,005	-2.9	3,724	3,709	0.4	15.2	14.6
Provincial Totals*	532,855	598,308	-10.9	54,096	51,430	5.2	13.0	14.0

*Numbers may not add due to rounding

April 2012 BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Units		
	April 2012 Residential Sales (\$)	April 2011 Residential Sales (\$)	% change	April 2012 Residential Sales (Units)	April 2011 Residential Sales (Units)	% change
BC Northern	96,128	68,409	40.5	397	318	24.8
Chilliwack	55,805	55,702	0.2	187	187	0.0
Fraser Valley	682,943	755,251	-9.6	1,363	1,414	-3.6
Greater Vancouver	2,086,087	2,665,873	-21.7	2,837	3,270	-13.2
Kamloops	62,088	49,136	26.4	203	157	29.3
Kootenay	48,628	41,945	15.9	170	155	9.7
Okanagan Mainline	189,384	147,137	28.7	492	395	24.6
Powell River	6,139	4,600	33.5	27	26	3.8
South Okanagan	46,061	34,118	35.0	154	114	35.1
Northern Lights	9,760	5,479	78.2	43	26	65.4
Vancouver Island	199,172	198,070	0.6	620	585	6.0
Victoria	278,695	274,323	1.6	565	540	4.6
Provincial Totals*	3,760,890	4,300,041	-12.5	7,058	7,187	-1.8

* 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 April 1, 2011.

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April 2012 Year-to-Date BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Unit Sales			Average Price		
	2012 (\$)	2011 (\$)	% change	2012	2011	% change	2012 (\$)	2011 (\$)	% change
BC Northern	281,002	225,720	24.5	1,239	1,057	17.2	226,798	213,547	6.2
Chilliwack	185,714	188,129	-1.3	633	660	-4.1	293,387	285,044	2.9
Fraser Valley	2,263,953	2,588,671	-12.5	4,627	5,118	-9.6	489,292	505,797	-3.3
Greater Vancouver	7,591,959	9,819,031	-22.7	9,935	12,402	-19.9	764,163	791,730	-3.5
Kamloops	210,869	185,443	13.7	667	599	11.4	316,145	309,588	2.1
Kootenay	130,327	131,396	-0.8	486	508	-4.3	268,163	258,653	3.7
Okanagan Mainline	597,193	545,589	9.5	1,617	1,477	9.5	369,322	369,390	0.0
Powell River	20,357	18,618	9.3	91	92	-1.1	223,699	202,366	10.5
South Okanagan	127,368	107,937	18.0	425	362	17.4	299,690	298,169	0.5
Northern Lights	38,325	25,835	48.3	161	127	26.8	238,045	203,423	17.0
Vancouver Island	616,636	646,412	-4.6	1,958	1,994	-1.8	314,932	324,178	-2.9
Victoria	941,961	961,210	-2.0	1,943	1,938	0.3	484,797	495,981	-2.3
Provincial Totals*	13,005,665	15,443,989	-15.8	23,782	26,334	-9.7	546,870	586,466	-6.8

* 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 help ensure economic vitality, provide housing opportunities, preserve the environment, protect property owners and build better 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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