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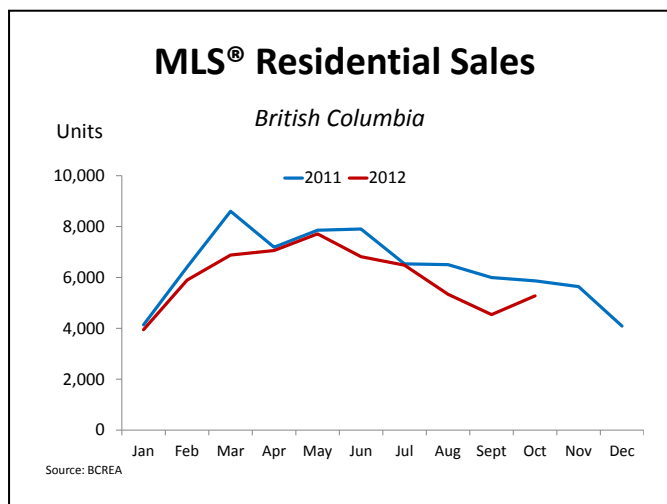
## BC Home Sales Continue at Moderate Pace

**Vancouver, BC – November 14, 2012.** The British Columbia Real Estate Association (BCREA) reports that the dollar volume of homes sold through the Multiple Listing Service® (MLS®) in BC declined 14.6 per cent to \$2.7 billion in October compared to the same month last year. A total of 5,276 MLS® residential unit sales were recorded over the same period, down 10 per cent from October 2011. The average MLS® residential price was \$508,292, down 5.1 per cent from a year ago.

“While consumer demand was stronger in October on a provincial basis, home sales continue to trend below last year’s level,” said Cameron Muir, BCREA Chief Economist. “Tighter mortgage credit regulation has moderated housing demand on the South Coast.”

“However, an increase in residential sales was recorded in the Okanagan, Kootenay, Chilliwack and BC Northern board areas,” added Muir.

Year-to-date, BC residential sales dollar volume declined 18.2 per cent to \$31.1 billion, compared to the same period last year. Residential unit sales declined 10.5 per cent to 59,946 units, while the average MLS® residential price was 8.6 per cent lower at \$518,321.



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



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

Board	Average Price			Active Listings			Sales-to-Active-Listings	
	October 2012 Residential Average Price (\$)	October 2011 Residential Average Price (\$)	% change	October 2012 Residential Active Listings (Units)	October 2011 Residential Active Listings (Units)	% change	October 2012 Residential Sales to Active Listings (%)	October 2011 Residential Sales to Active Listings (%)
BC Northern	234,037	215,150	8.8	2,562	2,705	-5.3	14.4	12.5
Chilliwack	316,573	295,941	7	1,661	1,782	-6.8	10.2	9
Fraser Valley	476,400	483,965	-1.6	8,337	8,311	0.3	11.8	13.1
Greater Vancouver	736,732	767,225	-4	18,519	16,418	12.8	10.6	14.4
Kamloops	299,602	288,222	3.9	2,010	2,039	-1.4	8.8	8.9
Kootenay	278,372	261,787	6.3	2,846	2,999	-5.1	7.1	5.8
Okanagan Mainline	369,021	366,633	0.7	5,767	6,053	-4.7	7.8	6.7
Powell River	255,923	278,900	-8.2	198	232	-14.7	6.6	6.9
*South Okanagan	309,696	324,739	-4.6	1,746	1,951	-10.5	5.7	5
Northern Lights	241,425	226,666	6.5	229	280	-18.2	18.8	21.1
Vancouver Island	311,717	322,500	-3.3	5,644	5,712	-1.2	8	9.2
Victoria	464,360	475,742	-2.4	3,948	3,774	4.6	8.7	12.2
<b>Provincial Totals*</b>	<b>508,292</b>	<b>535,695</b>	<b>-5.1</b>	<b>53,467</b>	<b>52,256</b>	<b>2.3</b>	<b>9.9</b>	<b>11.2</b>

\*Numbers may not add due to rounding

**October 2012 BC Residential Multiple Listing Service® Data by Board**

Board	Dollar Volume (000s)			Units		
	October 2012 Residential Sales (\$)	October 2011 Residential Sales (\$)	% change	October 2012 Residential Sales (Units)	October 2011 Residential Sales (Units)	% change
BC Northern	86,126	72,721	18.4	368	338	8.9
Chilliwack	53,817	47,351	13.7	170	160	6.3
Fraser Valley	468,778	528,490	-11.3	984	1,092	-9.9
Greater Vancouver	1,451,361	1,809,884	-19.8	1,970	2,359	-16.5
Kamloops	52,730	52,456	0.5	176	182	-3.3
Kootenay	56,509	45,551	24.1	203	174	16.7
Okanagan Mainline	166,798	147,753	12.9	452	403	12.2
Powell River	3,327	4,462	-25.4	13	16	-18.8
South Okanagan	30,660	31,500	-2.7	99	97	2.1
Northern Lights	10,381	13,373	-22.4	43	59	-27.1
Vancouver Island	141,520	168,990	-16.3	454	524	-13.4
Victoria	159,740	219,317	-27.2	344	461	-25.4
<b>Provincial Totals*</b>	<b>2,681,748</b>	<b>3,141,849</b>	<b>-14.6</b>	<b>5,276</b>	<b>5,865</b>	<b>-10</b>

\* 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 October 1, 2011.

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## October 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	843,398	738,383	14.2	3,603	3,366	7	234,082	219,365	6.7
Chilliwack	521,077	531,968	-2	1,735	1,776	-2.3	300,333	299,531	0.3
Fraser Valley	5,681,390	6,495,930	-12.5	11,641	12,871	-9.6	488,050	504,695	-3.3
Greater Vancouver	16,593,357	22,765,950	-27.1	22,541	28,841	-21.8	736,141	789,361	-6.7
Kamloops	590,913	552,116	7	1,884	1,825	3.2	313,648	302,530	3.7
Kootenay	478,888	450,379	6.3	1,721	1,667	3.2	278,262	270,173	3
Okanagan Mainline	1,809,675	1,602,389	12.9	4,786	4,206	13.8	378,119	380,977	-0.8
Powell River	52,660	59,946	-12.2	238	263	-9.5	221,262	227,932	-2.9
South Okanagan	365,435	355,111	2.9	1,198	1,148	4.4	305,037	309,330	-1.4
Northern Lights	111,634	89,875	24.2	455	425	7.1	245,349	211,472	16
Vancouver Island	1,673,210	1,839,282	-9	5,285	5,608	-5.8	316,596	327,975	-3.5
Victoria	2,349,636	2,498,132	-5.9	4,859	4,996	-2.7	483,564	500,026	-3.3
<b>Provincial Totals*</b>	31,071,273	37,979,460	-18.2	59,946	66,992	-10.5	518,321	566,925	-8.6

\* 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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