

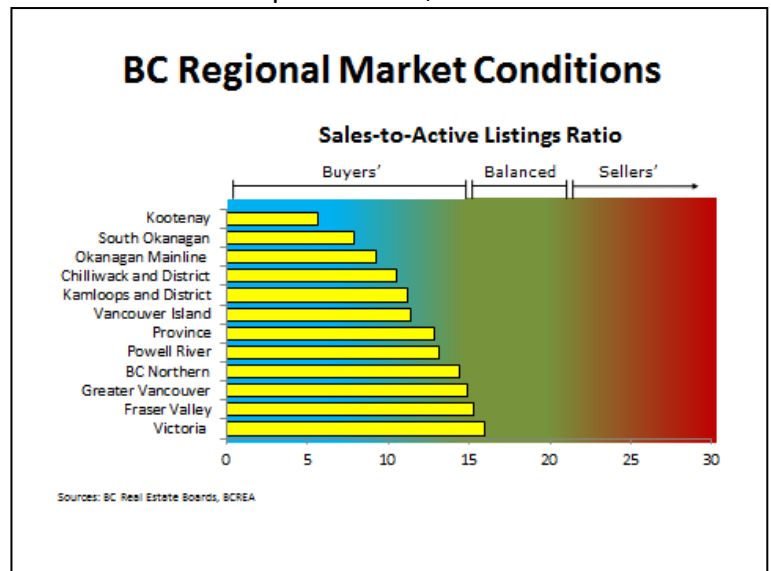


For immediate release

## Housing Market Conditions Improve on the South Coast

**Vancouver, BC – May 15, 2013.** The British Columbia Real Estate Association (BCREA) reports that a total of 6,904 residential sales were recorded by the Multiple Listing Service® (MLS®) in BC during April, up 1.9 per cent from March on a seasonally adjusted basis, but down 2.2 per cent compared to April 2012. Total sales dollar volume declined 3 per cent to \$3.65 billion. The average MLS® residential price in the province was \$528,507, down 0.8 per cent from a year ago.

“BC home sales trended higher again in April, with seasonally adjusted unit sales now 8 per cent higher since the beginning of the year,” said Cameron Muir, BCREA Chief Economist. “Market conditions were at or near balanced conditions in Victoria, Vancouver, the Fraser Valley and the North last month, leading to a firming up of home prices.” The MLS® Home Price Index edged up 0.7 per cent over the past month in the Lower Mainland, and 1.5 per cent over the past three months.



Year-to-date, BC residential sales dollar volume was down 16.6 per cent to \$10.8 billion, compared to the same period last year. Residential unit sales dipped 13.9 per cent to 20,476 units, while the average MLS® residential price was down 3.1 per cent at \$529,785.

-30-

### For more information, please contact:

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

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**April 2013 Residential Average Price, Active Listings and  
 Sales-to-Active-Listings Data by Board**

Board	Average Price			Active Listings			Sales-to-Active-Listings	
	April 2013 Residential Average Price (\$)	April 2012 Residential Average Price (\$)	% change	April 2013 Residential Active Listings (Units)	April 2012 Residential Active Listings (Units)	% change	April 2013 Residential Sales to Active Listings (%)	April 2012 Residential Sales to Active Listings (%)
BC Northern	247,409	242,136	2.2	2,519	2,523	-0.2	14.4	15.7
Chilliwack	292,811	298,420	-1.9	1,727	1,815	-4.8	11.2	10.3
Fraser Valley	495,670	501,059	-1.1	8,327	8,639	-3.6	15.3	15.8
Greater Vancouver	739,587	735,315	0.6	17,854	17,559	1.7	14.9	16.2
Kamloops	317,919	305,853	3.9	2,144	2,054	4.4	10.3	9.9
Kootenay	292,732	286,047	2.3	2,945	2,963	-0.6	5.7	5.7
Okanagan Mainline	371,882	384,927	-3.4	5,959	6,172	-3.5	9.3	8
Powell River	198,633	227,361	-12.6	261	272	-4	11.1	9.9
*South Okanagan	291,254	299,100	-2.6	1,734	1,809	-4.1	7.9	8.5
Northern Lights	260,627	226,985	14.8	264	238	10.9	15.9	18.1
Vancouver Island	314,753	321,245	-2	5,827	6,328	-7.9	11.4	9.8
Victoria	519,142	493,266	5.2	3,702	3,724	-0.6	16	15.2
<b>Provincial Totals*</b>	<b>528,507</b>	<b>532,855</b>	<b>-0.8</b>	<b>53,263</b>	<b>54,096</b>	<b>-1.5</b>	<b>13</b>	<b>13</b>

\*Numbers may not add due to rounding

**April 2013 BC Residential Multiple Listing Service® Data by Board**

Board	Dollar Volume (000s)			Units		
	April 2013 Residential Sales (\$)	April 2012 Residential Sales (\$)	% change	April 2013 Residential Sales (Units)	April 2012 Residential Sales (Units)	% change
BC Northern	89,810	96,128	-6.6	363	397	-8.6
Chilliwack	56,512	55,805	1.3	193	187	3.2
Fraser Valley	632,475	682,943	-7.4	1,276	1,363	-6.4
Greater Vancouver	1,971,739	2,086,087	-5.5	2,666	2,837	-6
Kamloops	69,942	62,088	12.7	220	203	8.4
Kootenay	48,886	48,628	0.5	167	170	-1.8
Okanagan Mainline	207,138	189,384	9.4	557	492	13.2
Powell River	5,760	6,139	-6.2	29	27	7.4
South Okanagan	39,902	46,061	-13.4	137	154	-11
Northern Lights	10,946	9,760	12.2	42	43	-2.3
Vancouver Island	208,367	199,172	4.6	662	620	6.8
Victoria	307,332	278,695	10.3	592	565	4.8
<b>Provincial Totals*</b>	<b>3,648,810</b>	<b>3,760,890</b>	<b>-3</b>	<b>6,904</b>	<b>7,058</b>	<b>-2.2</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 March 1, 2011.

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**April 2013 Year-to-Date BC Residential Multiple Listing Service® Data by Board**

Board	Dollar Volume (000s)			Unit Sales			Average Price		
	2013 (\$)	2012 (\$)	% change	2013	2012	% change	2013 (\$)	2012 (\$)	% change
BC Northern	266,178	281,003	-5.3	1,132	1,239	-8.6	235,139	226,798	3.7
Chilliwack	183,874	185,714	-1	621	633	-1.9	296,094	293,387	0.9
Fraser Valley	1,792,975	2,263,953	-20.8	3,758	4,627	-18.8	477,109	489,292	-2.5
Greater Vancouver	6,188,798	7,591,959	-18.5	8,235	9,935	-17.1	751,524	764,163	-1.7
Kamloops	211,938	210,868	0.5	663	667	-0.6	319,666	316,144	1.1
Kootenay	120,418	130,327	-7.6	435	486	-10.5	276,824	268,163	3.2
Okanagan Mainline	564,213	597,193	-5.5	1,562	1,617	-3.4	361,212	369,322	-2.2
Powell River	17,694	20,357	-13.1	84	91	-7.7	210,647	223,703	-5.8
South Okanagan	96,360	127,368	-24.3	333	425	-21.6	289,369	299,689	-3.4
Northern Lights	31,612	38,325	-17.5	120	161	-25.5	263,436	238,043	10.7
Vancouver Island	550,289	616,637	-10.8	1,813	1,958	-7.4	303,524	314,932	-3.6
Victoria	823,528	941,962	-12.6	1,720	1,943	-11.5	478,795	484,798	-1.2
<b>Provincial Totals*</b>	10,847,873	13,005,664	-16.6	20,476	23,782	-13.9	529,785	546,870	-3.1

\* 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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