



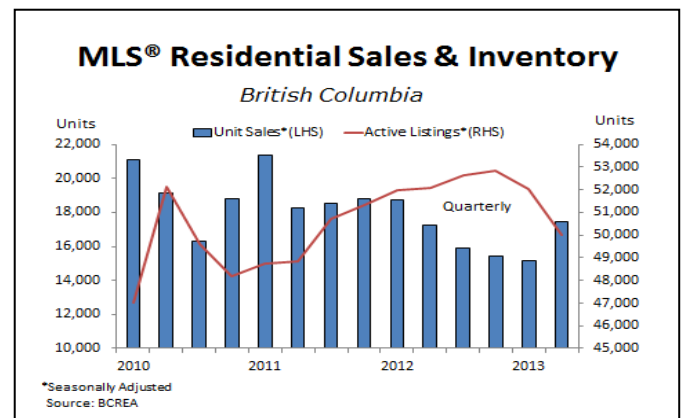
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BC Home Sales Continue on Upward Trend

Vancouver, BC – July 16, 2013. The British Columbia Real Estate Association (BCREA) reports that a total of 7,196 residential sales were recorded by the Multiple Listing Service® (MLS®) in BC in the month of June, up 5.6 per cent from June of 2012. Total sales dollar volume was 11.9 per cent higher at \$3.84 billion. The average MLS® residential price in the province was \$533,219, up 6 per cent from a year ago.

“BC home sales rose 6.7 per cent from May, on a seasonally adjusted basis, with June being the fourth consecutive month of increasing sales activity,” said Cameron Muir, BCREA Chief Economist. “Since February, home sales across the province have climbed by 23 per cent, on a seasonally adjusted basis,” added Muir.

On a quarterly basis, MLS® residential sales climbed 15 per cent in the second quarter, while the inventory of homes for sale has moved down 5 per cent over the last two quarters, creating improved market conditions in many regions of the province.



Year-to-date, BC residential sales dollar volume was down 8.2 per cent to \$18.8 billion, compared to the same period last year. Residential unit sales were down 7.8 per cent to 35,336 units, while the average MLS® residential price was down 0.4 per cent at \$531,401.

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

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

Board	Average Price			Active Listings			Sales-to-Active-Listings	
	June 2013 Residential Average Price (\$)	June 2012 Residential Average Price (\$)	% change	June 2013 Residential Active Listings (Units)	June 2012 Residential Active Listings (Units)	% change	June 2013 Residential Sales to Active Listings (%)	June 2012 Residential Sales to Active Listings (%)
BC Northern	255,410	240,886	6	2,981	3,042	-2	14	13.9
Chilliwack	312,051	297,738	4.8	1,799	1,871	-3.8	12	10.2
Fraser Valley	499,672	503,593	-0.8	8,729	8,954	-2.5	14.4	15.5
Greater Vancouver	762,861	701,141	8.8	18,473	19,606	-5.8	14.4	12.2
Kamloops	308,084	317,741	-3	2,238	2,390	-6.4	10.7	8.2
Kootenay	285,130	273,857	4.1	3,246	3,439	-5.6	6.1	6
Okanagan Mainline	395,480	374,689	5.5	6,187	6,827	-9.4	10.8	8.6
Powell River	203,984	241,929	-15.7	265	284	-6.7	11.7	9.9
South Okanagan	306,037	293,894	4.1	1,841	2,055	-10.4	8.6	6.2
Northern Lights	243,337	261,413	-6.9	348	288	20.8	10.6	20.1
Vancouver Island	323,676	326,124	-0.8	6,093	6,951	-12.3	10.9	8.8
Victoria	507,940	486,611	4.4	3,879	4,232	-8.3	16.6	14.2
Provincial Totals*	533,219	503,232	6	56,079	59,939	-6.4	12.8	11.4

*Numbers may not add due to rounding

June 2013 BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Units		
	June 2013 Residential Sales (\$)	June 2012 Residential Sales (\$)	% change	June 2013 Residential Sales (Units)	June 2012 Residential Sales (Units)	% change
BC Northern	106,506	101,654	4.8	417	422	-1.2
Chilliwack	67,091	56,868	18	215	191	12.6
Fraser Valley	628,587	699,491	-10.1	1,258	1,389	-9.4
Greater Vancouver	2,035,313	1,681,337	21.1	2,668	2,398	11.3
Kamloops	73,632	61,959	18.8	239	195	22.6
Kootenay	56,171	56,141	0.1	197	205	-3.9
Okanagan Mainline	265,367	220,317	20.4	671	588	14.1
Powell River	6,324	6,774	-6.7	31	28	10.7
South Okanagan	48,354	37,618	28.5	158	128	23.4
Northern Lights	9,003	15,162	-40.6	37	58	-36.2
Vancouver Island	214,597	199,262	7.7	663	611	8.5
Victoria	326,097	292,940	11.3	642	602	6.6
Provincial Totals*	3,837,042	3,429,523	11.9	7,196	6,815	5.6

* 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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 Past President Jim McCaughan | Chief Executive Officer Robert Laing | www.bcrc.bc.ca | 604.683.8601 (fax)



June 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	489,793	491,384	-0.3	2,019	2,126	-5	242,592	231,131	5
Chilliwack	318,082	315,242	0.9	1,064	1,065	-0.1	298,949	296,002	1
Fraser Valley	3,067,371	3,695,689	-17	6,308	7,527	-16.2	486,267	490,991	-1
Greater Vancouver	10,493,147	11,396,031	-7.9	13,840	15,230	-9.1	758,175	748,262	1.3
Kamloops	367,517	341,567	7.6	1,172	1,082	8.3	313,581	315,681	-0.7
Kootenay	243,220	245,319	-0.9	882	901	-2.1	275,759	272,274	1.3
Okanagan Mainline	1,076,392	1,055,672	2	2,896	2,816	2.8	371,682	374,884	-0.9
Powell River	30,762	33,028	-6.9	143	151	-5.3	215,115	218,728	-1.7
South Okanagan	190,932	216,804	-11.9	644	712	-9.6	296,478	304,500	-2.6
Northern Lights	48,769	63,735	-23.5	185	258	-28.3	263,619	247,035	6.7
Vancouver Island	1,008,935	1,035,084	-2.5	3,207	3,263	-1.7	314,604	317,219	-0.8
Victoria	1,442,676	1,556,842	-7.3	2,976	3,181	-6.4	484,770	489,419	-0.9
Provincial Totals*	18,777,592	20,446,396	-8.2	35,336	38,312	-7.8	531,401	533,681	-0.4

* 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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