



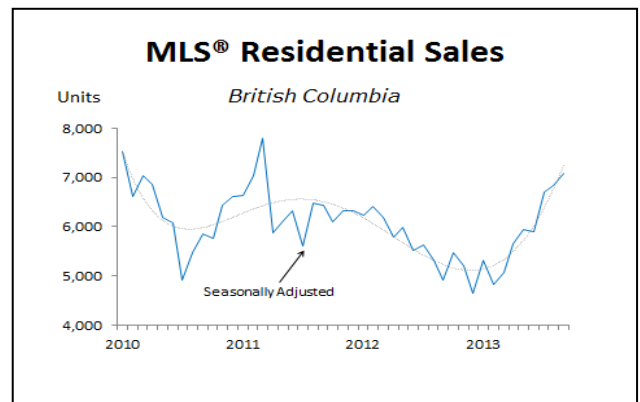
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BC Home Sales on Upward Trajectory

Vancouver, BC – October 15, 2013. The British Columbia Real Estate Association (BCREA) reports that a total of 6,498 residential sales were recorded by the Multiple Listing Service® (MLS®) in BC during September, up 43.2 per cent from September 2012. Total sales dollar volume was 55.7 per cent higher than a year ago at \$3.49 billion. The average MLS® residential price in the province was \$537,458, up 8.8 per cent from September 2012.

“Consumer demand for housing in September was the strongest in four years,” said Cameron Muir, BCREA Chief Economist. “After declining for most of 2012, BC home sales have increased now for seven consecutive months.”

“While a return to a more normal level of demand is good news for buyers and sellers, relatively weak economic conditions and muted provincial job growth will likely limit continued acceleration of home sales over the next few quarters,” added Muir.



Year-to-date, BC residential sales dollar volume was up 5.7 per cent to \$30 billion, compared to the same period last year. Residential unit sales were up 3.1 per cent to 56,347 units, while the average MLS® residential price was up 2.6 per cent at \$532,745.

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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](#).

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

Board	Average Price			Active Listings			Sales-to-Active-Listings	
	September 2013 Residential Average Price (\$)	September 2012 Residential Average Price (\$)	% change	September 2013 Residential Active Listings (Units)	September 2012 Residential Active Listings (Units)	% change	September 2013 Residential Sales to Active Listings (%)	September 2012 Residential Sales to Active Listings (%)
BC Northern	240,198	233,518	2.9	2,758	2,960	-6.8	15.2	10
Chilliwack	298,773	301,749	-1	1,679	1,792	-6.3	11.6	8.5
Fraser Valley	491,766	495,096	-0.7	8,157	8,652	-5.7	13.2	9.1
Greater Vancouver	786,522	722,681	8.8	17,266	19,513	-11.5	14.6	7.9
Kamloops	311,812	308,380	1.1	2,070	2,173	-4.7	10.6	8.6
Kootenay	277,914	287,997	-3.5	3,076	3,190	-3.6	7.7	4.9
Okanagan Mainline	385,871	366,039	5.4	5,584	6,272	-11	10.4	6.3
Powell River	221,297	202,637	9.2	226	240	-5.8	13.3	9.6
South Okanagan	276,149	327,685	-15.7	1,724	1,908	-9.6	8.1	6.6
Northern Lights	259,199	241,483	7.3	329	256	28.5	7	19.5
Vancouver Island	311,608	310,679	0.3	5,551	6,072	-8.6	10.7	7.1
Victoria	486,744	471,953	3.1	3,541	4,097	-13.6	13	9.8
Provincial Totals*	537,458	494,213	8.8	52,261	57,125	-8.5	12.4	7.9

*Numbers may not add due to rounding

September 2013 BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Units		
	September 2013 Residential Sales (\$)	September 2012 Residential Sales (\$)	% change	September 2013 Residential Sales (Units)	September 2012 Residential Sales (Units)	% change
BC Northern	100,403	69,121	45.3	418	296	41.2
Chilliwack	57,962	46,168	25.5	194	153	26.8
Fraser Valley	530,124	391,621	35.4	1,078	791	36.3
Greater Vancouver	1,985,182	1,110,038	78.8	2,524	1,536	64.3
Kamloops	68,599	57,359	19.6	220	186	18.3
Kootenay	66,144	44,639	48.2	238	155	53.5
Okanagan Mainline	223,034	144,219	54.6	578	394	46.7
Powell River	6,639	4,661	42.4	30	23	30.4
South Okanagan	38,385	40,961	-6.3	139	125	11.2
Northern Lights	5,962	12,074	-50.6	23	50	-54
Vancouver Island	185,095	133,592	38.6	594	430	38.1
Victoria	224,876	188,781	19.1	462	400	15.5
Provincial Totals*	3,492,403	2,243,234	55.7	6,498	4,539	43.2

* 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.

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

President Jennifer Lynch | President-Elect Jake Moldowan | bcrc@bcrc.bc.ca | 604.683.7702 (tel)
 Past President Jim McCaughan | Chief Executive Officer Robert Laing | www.bcrc.bc.ca | 604.683.8601 (fax)



September 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	802,108	757,273	5.9	3,298	3,235	1.9	243,210	234,087	3.9
Chilliwack	497,465	467,260	6.5	1,647	1,565	5.2	302,043	298,569	1.2
Fraser Valley	4,872,163	5,212,613	-6.5	9,977	10,657	-6.4	488,340	489,126	-0.2
Greater Vancouver	16,745,880	15,141,995	10.6	21,907	20,571	6.5	764,408	736,085	3.8
Kamloops	595,523	538,182	10.7	1,888	1,708	10.5	315,425	315,095	0.1
Kootenay	439,482	422,379	4	1,576	1,518	3.8	278,859	278,247	0.2
Okanagan Mainline	1,786,594	1,642,876	8.7	4,750	4,334	9.6	376,125	379,067	-0.8
Powell River	47,285	49,335	-4.2	217	225	-3.6	217,903	219,267	-0.6
South Okanagan	334,438	334,774	-0.1	1,115	1,099	1.5	299,944	304,617	-1.5
Northern Lights	76,421	101,251	-24.5	283	412	-31.3	270,037	245,755	9.9
Vancouver Island	1,633,651	1,531,692	6.7	5,171	4,831	7	315,926	317,055	-0.4
Victoria	2,187,568	2,189,896	-0.1	4,518	4,515	0.1	484,189	485,027	-0.2
Provincial Totals*	30,018,571	28,389,524	5.7	56,347	54,670	3.1	532,745	519,289	2.6

* Numbers may not add due to rounding

BCREA represents 11 member real estate boards and their approximately 18,500 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.

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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