

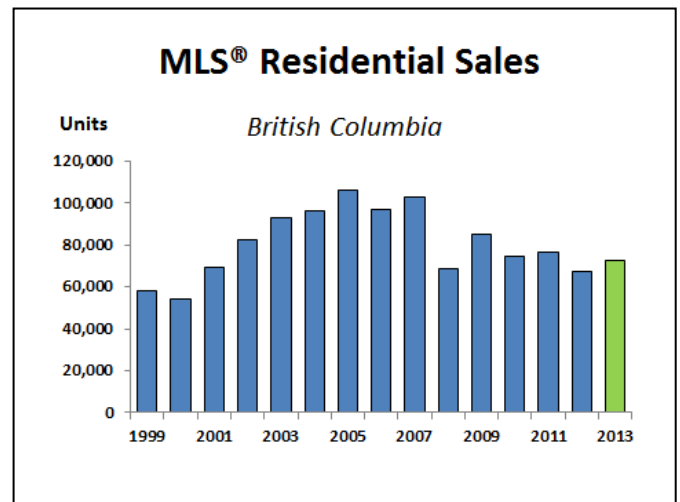


For immediate release

BC Home Sales Bounce Back in 2013

Vancouver, BC – January 13, 2014. The British Columbia Real Estate Association (BCREA) reports that a total of 72,936 residential sales were recorded by the Multiple Listing Service® (MLS®) in BC during 2013, up 7.8 per cent from 2012. The five-year average is 75,400 units, while the ten-year average is 84,800 units. Total sales dollar volume was \$39.2 billion, an increase of 12.6 per cent compared to 2012. The average annual MLS® residential price in the province rose to \$537,414 last year, up 4.4 per cent from 2012.

“After declining nearly 12 per cent in 2012, home sales posted steady growth through last year,” said Cameron Muir, BCREA Chief Economist. “Greater Vancouver, Kamloops and Okanagan Mainline board areas posted the most significant changes, with home sales rising between 12.5 and 14 per cent. Stronger consumer demand combined with fewer homes listed for sale improved market conditions in most regions last year.”



In December, BC residential unit sales rose 47 per cent to 4,426 units, compared to December 2012. Total dollar volume was 67.7 per cent higher at \$2.5 billion, while the average MLS® residential price rose 14.1 per cent to \$568,416.

“Large year-over-year changes in December reflect relatively weak activity the previous year rather than evidence of an accelerating market,” added Muir.

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

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

Board	Average Price			Active Listings			Sales-to-Active-Listings	
	December 2013 Residential Average Price (\$)	December 2012 Residential Average Price (\$)	% change	December 2013 Residential Active Listings (Units)	December 2012 Residential Active Listings (Units)	% change	December 2013 Residential Sales to Active Listings (%)	December 2012 Residential Sales to Active Listings (%)
BC Northern	252,794	224,510	12.6	2,017	1,876	7.5	9.1	8.2
Chilliwack	316,197	303,413	4.2	1,427	1,237	15.4	7.6	8.6
Fraser Valley	485,956	458,441	6	6,000	5,834	2.8	13.6	10.3
Greater Vancouver	785,574	683,875	14.9	12,567	13,902	-9.6	15.8	8.4
Kamloops	312,611	285,087	9.7	1,466	1,632	-10.2	8.6	4.9
Kootenay	241,956	259,821	-6.9	2,213	2,349	-5.8	4.9	3.9
Okanagan Mainline	377,209	374,197	0.8	3,992	4,603	-13.3	8.3	5
Powell River	184,000	247,070	-25.5	175	184	-4.9	8	5.4
South Okanagan	294,705	330,436	-10.8	1,281	1,404	-8.8	5.2	3.2
Northern Lights	245,694	247,152	-0.6	244	196	24.5	7.4	3.6
Vancouver Island	305,872	309,728	-1.2	4,061	4,367	-7	8.5	5.9
Victoria	477,792	485,945	-1.7	2,644	3,055	-13.5	12.2	8.4
Provincial Totals*	568,419	498,205	14.1	38,087	40,639	-6.3	11.6	7.4

*Numbers may not add due to rounding

December 2013 BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Units		
	December 2013 Residential Sales (\$)	December 2012 Residential Sales (\$)	% change	December 2013 Residential Sales (Units)	December 2012 Residential Sales (Units)	% change
BC Northern	46,261	34,574	33.8	183	154	18.8
Chilliwack	34,149	32,162	6.2	108	106	1.9
Fraser Valley	396,054	275,982	43.5	815	602	35.4
Greater Vancouver	1,563,293	800,817	95.2	1,990	1,171	69.9
Kamloops	39,389	22,807	72.7	126	80	57.5
Kootenay	26,373	23,644	11.5	109	91	19.8
Okanagan Mainline	124,479	86,065	44.6	330	230	43.5
Powell River	2,576	2,471	4.2	14	10	40
South Okanagan	19,451	14,870	30.8	66	45	46.7
Northern Lights	4,423	1,730	155.6	18	7	157.1
Vancouver Island	105,526	79,600	32.6	345	257	34.2
Victoria	153,849	125,374	22.7	322	258	24.8
Provincial Totals*	2,515,823	1,500,096	67.7	4,426	3,011	47

* 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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December 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	1,017,790	944,451	7.8	4,177	4,044	3.3	243,665	233,544	4.3
Chilliwack	621,677	601,171	3.4	2,062	2,007	2.7	301,492	299,537	0.7
Fraser Valley	6,324,138	6,328,643	-0.1	12,895	13,083	-1.4	490,433	483,730	1.4
Greater Vancouver	22,253,674	18,576,452	19.8	28,985	25,445	13.9	767,765	730,063	5.2
Kamloops	740,531	655,753	12.9	2,370	2,097	13	312,460	312,710	-0.1
Kootenay	574,916	551,628	4.2	2,079	2,009	3.5	276,535	274,578	0.7
Okanagan Mainline	2,284,408	2,040,709	11.9	6,082	5,399	12.7	375,601	377,979	-0.6
Powell River	63,349	58,728	7.9	283	266	6.4	223,848	220,782	1.4
South Okanagan	419,256	405,728	3.3	1,401	1,337	4.8	299,254	303,461	-1.4
Northern Lights	96,316	118,751	-18.9	357	482	-25.9	269,791	246,371	9.5
Vancouver Island	2,063,401	1,896,393	8.8	6,554	6,008	9.1	314,831	315,645	-0.3
Victoria	2,737,354	2,643,535	3.5	5,691	5,460	4.2	480,997	484,164	-0.7
Provincial Totals*	39,196,802	34,821,940	12.6	72,936	67,637	7.8	537,414	514,836	4.4

* 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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