



For immediate release

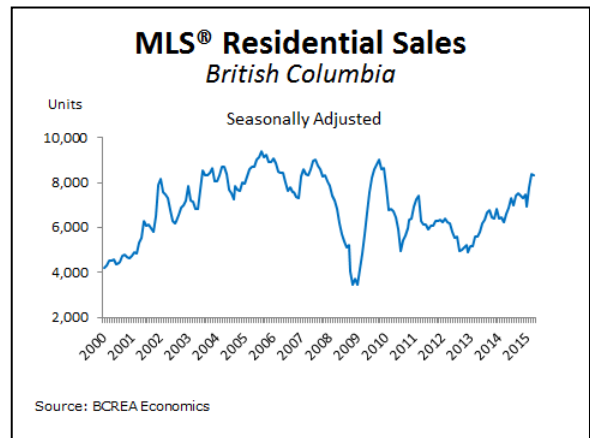
Hottest April for Home Sales in a Decade

Vancouver, BC – May 14, 2015. The British Columbia Real Estate Association (BCREA) reports that a total of 9,952 residential unit sales were recorded by the Multiple Listing Service® (MLS®) in April, up 28.7 per cent from the same month last year. Total sales dollar volume was \$6.3 billion, a 45.5 per cent increase in comparison to the previous year. The average MLS® residential price in the province rose to \$634,744, a 13 per cent increase since last April.

“Last month was the strongest April for home sales in a decade,” said Cameron Muir, BCREA Chief Economist. “The elevated level of buying activity this spring is now expected to push 2015 home sales to their highest level since 2007.”

“Consumers are taking full advantage of rock bottom interest rates and are demonstrating significant confidence in the housing market,” added Muir. “However, dwindling inventories combined with competition for detached homes in the province’s large urban markets is pushing home prices higher.”

During the first four months of 2015, BC residential sales dollar volume rose 37.1 per cent to \$19 billion, when compared with the same period in 2014. Residential unit sales increased by 24.5 per cent to 30,091 units, while the average MLS® residential price rose 10.1 per cent to \$631,860.



-30-

For more information, please contact:

Cameron Muir
Chief Economist
Direct: 604.742.2780
Mobile: 778.229.1884
Email: cmuir@bcrea.bc.ca

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

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

President Scott Russell | President-Elect Deanna Horn | bcrea@bcrea.bc.ca | 604.683.7702 (tel)
Past President Jake Moldowan | Chief Executive Officer Robert Laing | www.bcrea.bc.ca | 604.683.8601 (fax)



**April 2015 Residential Average Price, Active Listings and
Sales-to-Active-Listings Data by Board**

Board	Average Price			Active Listings			Sales-to-Active-Listings	
	April 2015 Residential Average Price (\$)	April 2014 Residential Average Price (\$)	% change	April 2015 Residential Active Listings (Units)	April 2014 Residential Active Listings (Units)	% change	April 2015 Residential Sales to Active Listings (%)	April 2014 Residential Sales to Active Listings (%)
BC Northern	258,069	248,418	3.9	2,793	2,461	13.5	15.3	16.5
Chilliwack	334,478	297,548	12.4	1,504	1,643	-8.5	18.7	14.6
Fraser Valley	555,793	504,550	10.2	6,652	7,720	-13.8	29	18.1
Greater Vancouver	899,178	801,171	12.2	13,460	16,629	-19.1	31.6	18.6
Kamloops	314,295	321,743	-2.3	2,042	1,988	2.7	11.2	10.2
Kootenay	283,652	268,522	5.6	2,771	2,977	-6.9	7.4	6.9
Okanagan Mainline	405,211	389,204	4.1	4,759	5,310	-10.4	16.7	13.4
Powell River	224,055	183,996	21.8	211	219	-3.7	19	9.6
South Okanagan	319,987	300,744	6.4	1,534	1,666	-7.9	12.8	10.3
Northern Lights	284,276	311,027	-8.6	351	313	12.1	7.1	10.5
Vancouver Island	345,046	326,364	5.7	4,939	5,507	-10.3	15.4	11.1
Victoria	520,975	508,496	2.5	3,039	3,461	-12.2	26.7	18.6
Provincial Totals*	634,744	561,613	13	44,055	49,894	-11.7	22.6	15.5

*Numbers may not add due to rounding

April 2014 BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Units		
	April 2015 Residential Sales (\$)	April 2014 Residential Sales (\$)	% change	April 2015 Residential Sales (Units)	April 2014 Residential Sales (Units)	% change
BC Northern	110,454	100,609	9.8	428	405	5.7
Chilliwack	93,988	71,412	31.6	281	240	17.1
Fraser Valley	1,071,568	704,352	52.1	1,928	1,396	38.1
Greater Vancouver	3,825,103	2,475,619	54.5	4,254	3,090	37.7
Kamloops	71,974	65,314	10.2	229	203	12.8
Kootenay	58,149	55,047	5.6	205	205	0
Okanagan Mainline	322,548	276,335	16.7	796	710	12.1
Powell River	8,962	3,864	131.9	40	21	90.5
South Okanagan	62,717	51,427	22	196	171	14.6
Northern Lights	7,107	10,264	-30.8	25	33	-24.2
Vancouver Island	261,890	200,061	30.9	759	613	23.8
Victoria	422,511	326,963	29.2	811	643	26.1
Provincial Totals*	6,316,971	4,341,267	45.5	9,952	7,730	28.7

* 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 April 1, 2011.

April 2015 Year-to-Date BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Unit Sales			Average Price		
	2015 (\$)	2014 (\$)	% change	2015	2014	% change	2015 (\$)	2014 (\$)	% change
BC Northern	296,378	315,346	-6	1,153	1,262	-8.6	257,049	249,878	2.9
Chilliwack	264,782	208,829	26.8	821	694	18.3	322,512	300,906	7.2
Fraser Valley	3,158,855	2,214,413	42.6	5,730	4,364	31.3	551,284	507,427	8.6
Greater Vancouver	11,853,638	8,279,929	43.2	13,442	10,161	32.3	881,836	814,873	8.2
Kamloops	226,572	183,603	23.4	703	602	16.8	322,292	304,988	5.7
Kootenay	171,144	157,447	8.7	639	594	7.6	267,830	265,062	1
Okanagan Mainline	877,139	737,887	18.9	2,216	1,911	16	395,821	386,126	2.5
Powell River	23,364	19,752	18.3	100	98	2	233,642	201,551	15.9
South Okanagan	176,180	142,618	23.5	566	489	15.7	311,273	291,652	6.7
Northern Lights	22,489	27,592	-18.5	80	99	-19.2	281,111	278,707	0.9
Vancouver Island	754,551	634,243	19	2,282	1,980	15.3	330,653	320,325	3.2
Victoria	1,188,210	948,218	25.3	2,359	1,911	23.4	503,692	496,189	1.5
Provincial Totals*	19,013,298	13,869,874	37.1	30,091	24,165	24.5	631,860	573,965	10.1

* Numbers may not add due to rounding

BCREA is the professional association for over 19,000 REALTORS® in BC, focusing on provincial issues that impact real estate. Working with the province's 11 real estate boards, BCREA provides continuing professional education, advocacy, economic research and standard forms to help REALTORS® provide value for their clients.

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.