

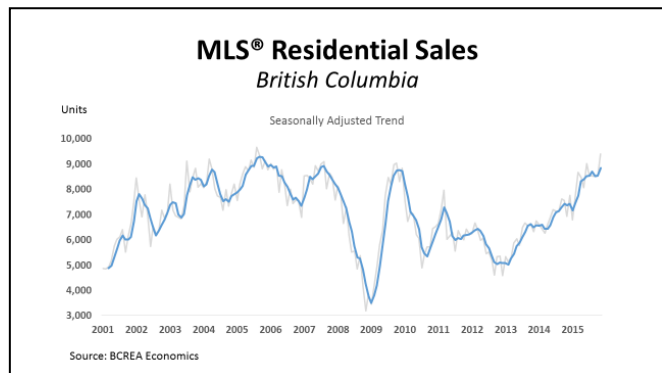


**For immediate release**

## November Home Sales Second Strongest on Record

**Vancouver, BC – December 14, 2015.** The British Columbia Real Estate Association (BCREA) reports that a total of 8,032 residential unit sales were recorded by the Multiple Listing Service® (MLS®) in November, up 34.5 per cent from the same month last year. Total sales dollar volume was \$5.38 billion, up 56.4 per cent compared to the previous year. The average MLS® residential price in the province rose to \$668,317, up 16.3 per cent from November 2014.

“Housing demand last month was the second strongest ever recorded for the month of November,” said Cameron Muir, BCREA Chief Economist. “You’d need to look all the way back to the frenetic market of 1989 to find more homes trading hands in November.”



The largest increase in consumer demand occurred in the Fraser Valley, where home sales climbed over 60 per cent from November 2014. Vancouver and Chilliwack experienced an increase of over 40 per cent, while Kamloops home sales were up 30 per cent.

The year-to-date, BC residential sales dollar volume increased 35.4 per cent to \$60.7 billion, when compared with the same period in 2014. Residential unit sales climbed by 21.5 per cent to 95,927 units, while the average MLS® residential price was up 11.4 per cent to \$632,209.

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

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

| Board                     | Average Price                                |  |          | Active Listings                                   |   |          | Sales-to-Active-Listings                               |  |
|---------------------------|--|--|----------|---|---|----------|--|--|
|                           | November 2015 Residential Average Price (\$) | November 2014 Residential Average Price (\$) | % change | November 2015 Residential Active Listings (Units) | November 2014 Residential Active Listings (Units) | % change | November 2015 Residential Sales to Active Listings (%) | November 2014 Residential Sales to Active Listings (%) |
| BC Northern               | 259,301                                      | 268,672                                      | -3.5     | 2,166   | 2,242   | -3.4     | 12.3   | 12.2   |
| Chilliwack                | 359,227                                      | 302,873                                      | 18.6     | 1,034   | 1,432   | -27.8    | 23.5   | 11.8   |
| Fraser Valley             | 603,045                                      | 518,977                                      | 16.2     | 4,307   | 6,545   | -34.2    | 39.3   | 16.1   |
| Greater Vancouver         | 930,652                                      | 801,450                                      | 16.1     | 9,017   | 13,655  | -34      | 40   | 18.8   |
| Kamloops                  | 347,361                                      | 290,710                                      | 19.5     | 1,537   | 1,789   | -14.1    | 12.4   | 8.2  |
| Kootenay                  | 267,445                                      | 271,020                                      | -1.3     | 2,295   | 2,440   | -5.9     | 7.8  | 7.6  |
| Okanagan Mainline         | 389,597                                      | 399,329                                      | -2.4     | 3,567   | 3,917   | -8.9     | 15.4   | 11.6   |
| Powell River              | 200,314                                      | 283,783                                      | -29.4    | 125   | 180   | -30.6    | 28.8   | 10   |
| South Okanagan            | 296,741                                      | 319,475                                      | -7.1     | 1,236   | 1,257   | -1.7     | 10.1   | 10.2   |
| Northern Lights           | 239,638                                      | 282,650                                      | -15.2    | 322   | 264   | 22       | 6.5  | 13.6   |
| Vancouver Island          | 329,731                                      | 336,302                                      | -2       | 3,550   | 4,390   | -19.1    | 16.6   | 11.5   |
| Victoria                  | 495,209                                      | 466,453                                      | 6.2      | 2,136   | 2,646   | -19.3    | 25.2   | 16.5   |
| <b>Provincial Totals*</b> | 668,317                                      | 574,694                                      | 16.3     | 31,292  | 40,757  | -23.2    | 25.7   | 14.7   |

\*Numbers may not add due to rounding

**November 2015 BC Residential Multiple Listing Service® Data by Board**

| Board                     | Dollar Volume (000s)                 |                                      |          | Units                                   |   |          |
|---------------------------|--------------------------------------|--------------------------------------|----------|---|---|----------|
|                           | November 2015 Residential Sales (\$) | November 2014 Residential Sales (\$) | % change | November 2015 Residential Sales (Units) | November 2014 Residential Sales (Units) | % change |
| BC Northern               | 68,974                               | 73,616                               | -6.3     | 266                                     | 274                                     | -2.9     |
| Chilliwack                | 87,292                               | 51,186                               | 70.5     | 243                                     | 169                                     | 43.8     |
| Fraser Valley             | 1,020,352                            | 546,483                              | 86.7     | 1,692                                   | 1,053                                   | 60.7     |
| Greater Vancouver         | 3,353,138                            | 2,057,321                            | 63       | 3,603                                   | 2,567                                   | 40.4     |
| Kamloops                  | 65,999                               | 42,444                               | 55.5     | 190                                     | 146                                     | 30.1     |
| Kootenay                  | 47,873                               | 50,410                               | -5       | 179                                     | 186                                     | -3.8     |
| Okanagan Mainline         | 213,499                              | 180,896                              | 18       | 548                                     | 453                                     | 21       |
| Powell River              | 7,211                                | 5,108                                | 41.2     | 36                                      | 18                                      | 100      |
| South Okanagan            | 37,093                               | 40,893                               | -9.3     | 125                                     | 128                                     | -2.3     |
| Northern Lights           | 5,032                                | 10,175                               | -50.5    | 21                                      | 36                                      | -41.7    |
| Vancouver Island          | 194,541                              | 170,169                              | 14.3     | 590                                     | 506                                     | 16.6     |
| Victoria                  | 266,918                              | 203,373                              | 31.2     | 539                                     | 436                                     | 23.6     |
| <b>Provincial Totals*</b> | 5,367,922                            | 3,432,074                            | 56.4     | 8,032                                   | 5,972                                   | 34.5     |

\* 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 May 1, 2011.

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

| Board                     | Dollar Volume (000s) |              |          | Unit Sales |        |          | Average Price |              |          |
|---------------------------|----------------------|--------------|----------|------------|--------|----------|---------------|--------------|----------|
|                           | 2015<br>(\$)         | 2014<br>(\$) | % change | 2015       | 2014   | % change | 2015<br>(\$)  | 2014<br>(\$) | % change |
| BC Northern               | 1,055,285            | 1,126,561    | -6.3     | 3,976      | 4,295  | -7.4     | 265,414       | 262,296      | 1.2      |
| Chilliwack                | 972,651              | 716,422      | 35.8     | 2,909      | 2,336  | 24.5     | 334,359       | 306,688      | 9        |
| Fraser Valley             | 10,668,428           | 7,261,697    | 46.9     | 18,605     | 14,038 | 32.5     | 573,417       | 517,289      | 10.9     |
| Greater Vancouver         | 36,101,641           | 25,600,181   | 41       | 40,240     | 31,520 | 27.7     | 897,158       | 812,188      | 10.5     |
| Kamloops                  | 805,385              | 679,959      | 18.4     | 2,462      | 2,137  | 15.2     | 327,126       | 318,184      | 2.8      |
| Kootenay                  | 657,054              | 674,720      | -2.6     | 2,379      | 2,409  | -1.2     | 276,189       | 280,083      | -1.4     |
| Okanagan Mainline         | 3,078,539            | 2,839,810    | 8.4      | 7,544      | 7,109  | 6.1      | 408,078       | 399,467      | 2.2      |
| Powell River              | 87,429               | 71,631       | 22.1     | 357        | 309    | 15.5     | 244,900       | 231,816      | 5.6      |
| South Okanagan            | 621,674              | 517,915      | 20       | 1,901      | 1,683  | 13       | 327,025       | 307,733      | 6.3      |
| Northern Lights           | 81,016               | 98,583       | -17.8    | 300        | 347    | -13.5    | 270,055       | 284,101      | -4.9     |
| Vancouver Island          | 2,661,972            | 2,223,335    | 19.7     | 7,829      | 6,766  | 15.7     | 340,014       | 328,604      | 3.5      |
| Victoria                  | 3,854,854            | 2,989,975    | 28.9     | 7,425      | 6,024  | 23.3     | 519,172       | 496,344      | 4.6      |
| <b>Provincial Totals*</b> | 60,645,920           | 44,800,785   | 35.4     | 95,927     | 78,973 | 21.5     | 632,209       | 567,292      | 11.4     |

\* 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.

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