



For immediate release

BC Home Sales Continue to Smash Record Book

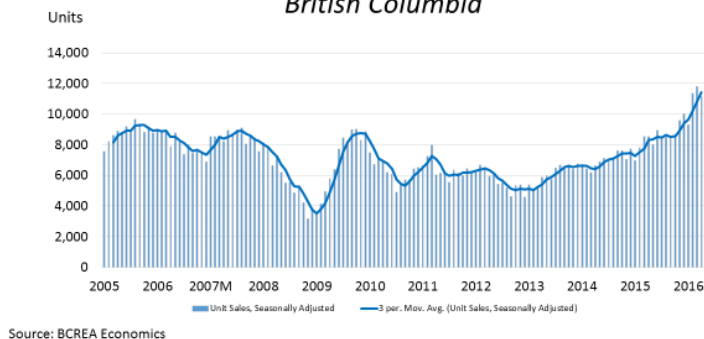
Vancouver, BC – May 13, 2016. The British Columbia Real Estate Association (BCREA) reports that a record 12,969 residential unit sales were recorded by the Multiple Listing Service® (MLS®) in April, up 30.3 per cent from the same month last year. Home sales last month beat March’s record of 12,560 units. Total sales dollar volume was \$9.64 billion in April, up 52.7 per cent compared to the previous year. The average MLS® residential price in the province was up 17.2 per cent year-over-year, to \$743,640.

“Housing demand is exceptionally strong across the southern regions of the province,” said Cameron Muir, BCREA Chief Economist. “Consumers appear to be particularly active in the Vancouver Island, the Fraser Valley and the Thompson/Okanagan regions.”

“Strong employment growth is helping underpin consumer confidence,” added Muir. The BC economy employed more than 78,000 additional workers during the first four months of the year, an increase of 3.5 per cent compared to the same period last year.

The year-to-date, BC residential sales dollar volume increased 64.3 per cent to \$31.2 billion, when compared with the same period in 2015. Residential unit sales climbed by 36.2 per cent to 28,028 units, while the average MLS® residential price was up 20.6 per cent to \$761,860.

MLS® Residential Sales
British Columbia



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**April 2016 Residential Average Price, Active Listings and
Sales-to-Active-Listings Data by Board**

Board	Average Price			Active Listings			Sales-to-Active-Listings	
	April 2016 Residential Average Price (\$)	April 2015 Residential Average Price (\$)	% change	April 2016 Residential Active Listings (Units)	April 2015 Residential Active Listings (Units)	% change	April 2016 Residential Sales to Active Listings (%)	April 2015 Residential Sales to Active Listings (%)
BC Northern	271,514	258,069	5.2	2,781	2,793	-0.4	14.1	15.3
Chilliwack	410,652	334,478	22.8	992	1,504	-34	53.4	18.7
Fraser Valley	711,116	555,793	27.9	4,371	6,652	-34.3	65.9	29
Greater Vancouver	1,091,767	899,178	21.4	8,290	13,460	-38.4	59.1	31.6
Kamloops	334,036	314,295	6.3	1,761	2,042	-13.8	18.2	11.2
Kootenay	284,998	283,652	0.5	2,571	2,771	-7.2	10.3	7.4
Okanagan Mainline	459,595	405,211	13.4	3,723	4,759	-21.8	28.7	16.7
Powell River	274,144	224,055	22.4	136	211	-35.5	34.6	19
South Okanagan	352,198	319,987	10.1	1,221	1,534	-20.4	20	12.8
Northern Lights	219,625	284,276	-22.7	375	351	6.8	6.4	7.1
Vancouver Island	379,288	345,046	9.9	3,573	4,939	-27.7	30.6	15.4
Victoria	606,554	520,975	16.4	1,898	3,039	-37.5	63.5	26.7
Provincial Totals*	743,640	634,744	17.2	31,692	44,055	-28.1	40.9	22.6

*Numbers may not add due to rounding

April 2016 BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Units		
	April 2016 Residential Sales (\$)	April 2015 Residential Sales (\$)	% change	April 2016 Residential Sales (Units)	April 2015 Residential Sales (Units)	% change
BC Northern	106,433	110,454	-3.6	392	428	-8.4
Chilliwack	217,646	93,988	131.6	530	281	88.6
Fraser Valley	2,049,435	1,071,568	91.3	2,882	1,928	49.5
Greater Vancouver	5,347,476	3,825,103	39.8	4,898	4,254	15.1
Kamloops	106,891	71,974	48.5	320	229	39.7
Kootenay	75,525	58,149	29.9	265	205	29.3
Okanagan Mainline	491,307	322,548	52.3	1,069	796	34.3
Powell River	12,885	8,962	43.8	47	40	17.5
South Okanagan	85,936	62,717	37	244	196	24.5
Northern Lights	5,271	7,107	-25.8	24	25	-4
Vancouver Island	414,561	261,890	58.3	1,093	759	44
Victoria	730,897	422,511	73	1,205	811	48.6
Provincial Totals*	9,644,265	6,316,971	52.7	12,969	9,952	30.3

*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.

April 2016 Year-to-Date BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Unit Sales			Average Price		
	2016 (\$)	2015 (\$)	% change	2016	2015	% change	2016 (\$)	2015 (\$)	% change
BC Northern	295,154	296,378	-0.4	1,136	1,153	-1.5	259,819	257,049	1.1
Chilliwack	561,462	264,782	112	1,485	821	80.9	378,089	322,512	17.2
Fraser Valley	6,567,951	3,158,855	107.9	9,346	5,730	63.1	702,755	551,284	27.5
Greater Vancouver	18,627,966	11,853,638	57.1	17,027	13,442	26.7	1,094,025	881,836	24.1
Kamloops	299,645	226,572	32.3	902	703	28.3	332,201	322,293	3.1
Kootenay	203,631	171,144	19	768	639	20.2	265,144	267,831	-1
Okanagan Mainline	1,226,193	877,139	39.8	2,822	2,216	27.3	434,512	395,821	9.8
Powell River	28,022	23,364	19.9	107	100	7	261,886	233,640	12.1
South Okanagan	229,899	176,180	30.5	674	566	19.1	341,097	311,272	9.6
Northern Lights	16,646	22,489	-26	68	80	-15	244,794	281,113	-12.9
Vancouver Island	1,175,751	754,551	55.8	3,162	2,282	38.6	371,838	330,653	12.5
Victoria	2,004,946	1,188,210	68.7	3,500	2,359	48.4	572,842	503,692	13.7
Provincial Totals*	31,237,265	19,013,298	64.3	40,997	30,091	36.2	761,940	631,860	20.6

* Numbers may not add due to rounding

BCREA is the professional association for over 20,000 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.