



**For immediate release**

## **Gold Medal Recovery Limited by Economy, Affordability**

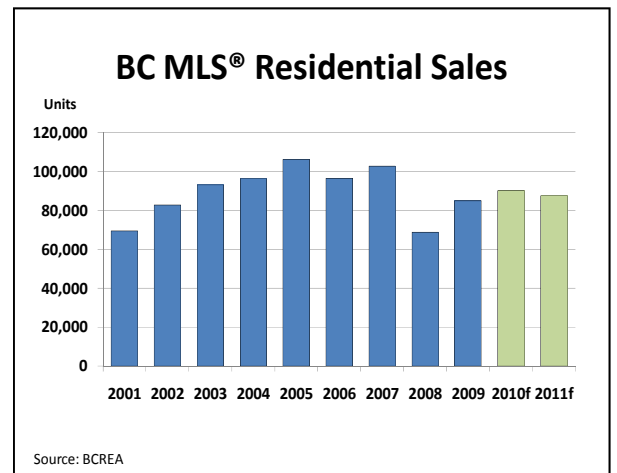
### *BCREA Housing Forecast Update - First Quarter 2010*

**Vancouver, BC – January 29, 2010.** The British Columbia Real Estate Association (BCREA) released its Housing Forecast Update for the first quarter of 2010 today.

BC Multiple Listing Service® (MLS®) residential sales are forecast to increase 6 per cent from 85,028 units in 2009 to 90,100 units this year, before declining 3 per cent to 87,500 units in 2011. Higher home prices and rising mortgage interest rates will provide a constraint on home sales next year.

“BC MLS® residential sales sprinted from an annualized rate of 50,000 units during the first quarter to 112,000 units during the fourth quarter last year,” said Cameron Muir, BCREA Chief Economist. “That gold medal finish will give way to a silver medal performance in 2010.”

Relatively slow economic growth, waning pent-up demand and rising carrying costs are expected to keep home sales from continuing at their frenetic pace.



While home sales in Victoria, Vancouver and the Fraser Valley rebounded sharply last year and weighted heavily in the provincial total, the rest of the province is demonstrating more gradual improvement.

The average annual MLS® residential price in BC is forecast to increase 5 per cent to \$490,900 this year and then rise by 1 per cent to \$494,800 in 2011. “Higher mortgage interest rates will limit price appreciation next year,” added Muir.

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The full BCREA Housing Forecast Update is available at: [www.bcrea.bc.ca/economics/HousingForecast.pdf](http://www.bcrea.bc.ca/economics/HousingForecast.pdf).

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## Housing Forecast Table – Q1 2010

Board Area	Unit Sales			Average MLS® Price (\$)		
	2009	2010F	2011F	2009	2010F	2011F
<b>Victoria</b>	7,660 24%	7,850 3%	7,350 (6%)	476,137 (2%)	515,000 8%	525,000 2%
<b>Vancouver Island</b>	7,280 7%	8,050 11%	7,700 (4%)	316,118 (4%)	322,000 2%	329,000 2%
<b>Powell River Sunshine Coast</b>	263 25%	285 8%	295 4%	237,125 (7%)	242,000 2%	245,000 1%
<b>Greater Vancouver</b>	36,257 44%	37,500 3%	35,500 (5%)	592,441 0	636,000 7%	643,000 1%
<b>Fraser Valley</b>	15,660 24%	16,000 2%	15,450 (3%)	425,796 (1%)	451,000 6%	458,000 2%
<b>Chilliwack and District</b>	2,274 12%	2,650 17%	2,700 2%	296,601 (6%)	309,000 4%	314,000 2%
<b>Kamloops and District</b>	2,334 4%	2,740 17%	2,800 2%	300,349 (2%)	311,000 4%	318,000 2%
<b>Okanagan Mainline</b>	5,678 4%	6,450 14%	6,850 6%	379,711 (7%)	398,000 5%	415,000 4%
<b>South Okanagan</b>	1,545 4%	1,730 12%	1,815 5%	314,833 (7%)	328,000 4%	334,000 2%
<b>Kootenay</b>	2,119 (6%)	2,550 20%	2,600 2%	274,118 (5%)	284,000 4%	290,000 2%
<b>Northern Lights</b>	340 (28%)	395 16%	440 11%	222,294 16%	226,000 2%	232,000 3%
<b>BC Northern</b>	3,618 (10%)	3,900 8%	4,000 3%	211,805 (2%)	216,000 2%	222,000 3%
<b>BC Total</b>	<b>85,028</b> 23%	<b>90,100</b> 6%	<b>87,500</b> (3%)	<b>465,725</b> 2%	<b>490,900</b> 5%	<b>494,800</b> 1%

**About BCREA**

BCREA represents 12 member real estate boards and their approximately 17,500 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 (cpe).

To demonstrate the profession's commitment to improving [Quality of Life](#) in BC communities, BCREA supports growth that encourages economic vitality, provides housing opportunities, respects the environment and builds 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.

