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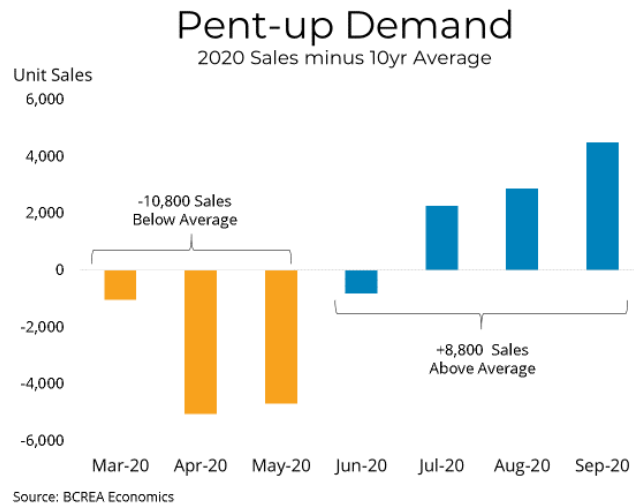
## Record September for BC Housing Markets

**Vancouver, BC – October 14, 2020.** The British Columbia Real Estate Association (BCREA) reports that a total of 11,368 residential unit sales were recorded by the Multiple Listing Service® (MLS®) in September 2020, an increase of 63.3 per cent from September 2019. The average MLS® residential price in BC set a monthly record of \$803,210, a 15.3 per cent increase from \$696,647 recorded the previous year. Total sales dollar volume in August was \$9.1 billion, an 88.3 per cent increase over 2019.

“The provincial housing market had a record-setting September,” said BCREA Chief Economist Brendon Ogmundson. “Both total sales and average prices were the highest ever for the month of September as pent-up demand from the spring pushes into the fall.”

“Average prices are skewing higher as demand for space during the pandemic drives sales of single-detached homes,” added Ogmundson. Total provincial active listings are still down about 12 per cent year-over-year, with some markets even more under-supplied as the pandemic continues to keep listings low.

Year-to-date, BC residential sales dollar volume was up 25.1 per cent to \$49.7 billion, compared with the same period in 2019. Residential unit sales were up 12.5 per cent to 65,023 units, while the average MLS® residential price was up 11.2 per cent to \$764,298.



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### For more information, please contact:

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**September 2020 Residential Average Price, Active Listings and Sales-to-Active-Listings Data by Board**

Board	Average Price			Active Listings			Sales-to-Active-Listings	
	Sept 2020 Residential Average Price (\$)	Sept 2019 Residential Average Price (\$)	% change	Sept 2020 Residential Active Listings (Units)	Sept 2019 Residential Active Listings (Units)	% change	Sept 2020 Residential Sales to Active Listings (%)	Sept 2019 Residential Sales to Active Listings (%)
BC Northern	346,958	306,073	13.4	1,884	2,425	-22.3	30.3	15.7
Chilliwack	594,101	525,257	13.1	933	1,476	-36.8	45.1	19
Fraser Valley	842,545	730,301	15.4	6,170	6,546	-5.7	34.1	19.6
Greater Vancouver	1,103,099	968,496	13.9	13,790	14,242	-3.2	27.1	16.6
Kamloops	493,597	411,321	20	1,040	1,262	-17.6	31.9	19
Kootenay	395,804	355,443	11.4	1,392	1,844	-24.5	31.7	15.7
Okanagan Mainline	655,561	543,805	20.6	3,251	4,150	-21.7	35.7	16.4
Powell River	440,011	337,412	30.4	101	166	-39.2	55.4	15.1
South Okanagan	533,618	446,170	19.6	1,089	1,403	-22.4	27.9	12
Northern Lights	253,903	255,798	-0.7	364	430	-15.3	9.9	7
Vancouver Island	552,678	478,099	15.6	2,635	2,917	-9.7	47.9	21.6
Victoria	840,653	670,836	25.3	1,881	2,256	-16.6	50	26.2
<b>Provincial Totals*</b>	<b>803,210</b>	<b>696,647</b>	<b>15.3</b>	<b>34,530</b>	<b>39,117</b>	<b>-11.7</b>	<b>32.9</b>	<b>17.8</b>

\*Numbers may not add due to rounding

**2020 BC Residential Multiple Listing Service® Data by Board**

Board	Dollar Volume (000s)			Units		
	Sept 2020 Residential Sales (\$)	Sept 2019 Residential Sales (\$)	% change	Sept 2020 Residential Sales (Units)	Sept 2019 Residential Sales (Units)	% change
BC Northern	197,766	116,614	69.6	570	381	49.6
Chilliwack	250,117	147,597	69.5	421	281	49.8
Fraser Valley	1,774,399	936,976	89.4	2,106	1,283	64.1
Greater Vancouver	4,126,694	2,288,557	80.3	3,741	2,363	58.3
Kamloops	163,874	98,717	66	332	240	38.3
Kootenay	174,550	103,078	69.3	441	290	52.1
Okanagan Mainline	759,795	369,787	105.5	1,159	680	70.4
Powell River	24,641	8,435	192.1	56	25	124
South Okanagan	162,220	75,403	115.1	304	169	79.9
Northern Lights	9,141	7,674	19.1	36	30	20
Vancouver Island	697,480	300,724	131.9	1,262	629	100.6
Victoria	790,214	395,794	99.7	940	590	59.3
<b>Provincial Totals*</b>	<b>9,130,890</b>	<b>4,849,356</b>	<b>88.3</b>	<b>11,368</b>	<b>6,961</b>	<b>63.3</b>

\*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.

## September 2020 Year-to-Date BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Unit Sales			Average Price		
	2020 (\$)	2019 (\$)	% change	2020	2019	% change	2020 (\$)	2019 (\$)	% change
BC Northern	1,051,147	1,000,316	5.1	3,158	3,227	-2.1	332,852	309,983	7.4
Chilliwack	1,392,467	1,085,074	28.3	2,461	2,062	19.4	565,813	526,224	7.5
Fraser Valley	10,068,634	7,689,613	30.9	12,616	10,728	17.6	798,085	716,780	11.3
Greater Vancouver	22,717,568	17,879,304	27.1	21,536	18,197	18.3	1,054,865	982,541	7.4
Kamloops	970,962	932,780	4.1	2,164	2,231	-3	448,689	418,100	7.3
Kootenay	904,892	796,006	13.7	2,425	2,310	5	373,151	344,591	8.3
Okanagan Mainline	3,730,500	3,024,738	23.3	6,305	5,794	8.8	591,673	522,047	13.3
Powell River	115,513	92,536	24.8	278	260	6.9	415,513	355,908	16.7
South Okanagan	814,371	596,825	36.5	1,653	1,403	17.8	492,662	425,392	15.8
Northern Lights	60,617	73,271	-17.3	236	285	-17.2	256,850	257,091	-0.1
Vancouver Island	3,386,428	2,889,100	17.2	6,393	5,918	8	529,709	488,189	8.5
Victoria	4,483,823	3,666,988	22.3	5,798	5,383	7.7	773,340	681,216	13.5
<b>Provincial Totals*</b>	<b>49,696,923</b>	<b>39,726,550</b>	<b>25.1</b>	<b>65,023</b>	<b>57,798</b>	<b>12.5</b>	<b>764,298</b>	<b>687,334</b>	<b>11.2</b>

\* Numbers may not add due to rounding

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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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