

For immediate release

## November Home Sales Lead to New Annual Record in BC

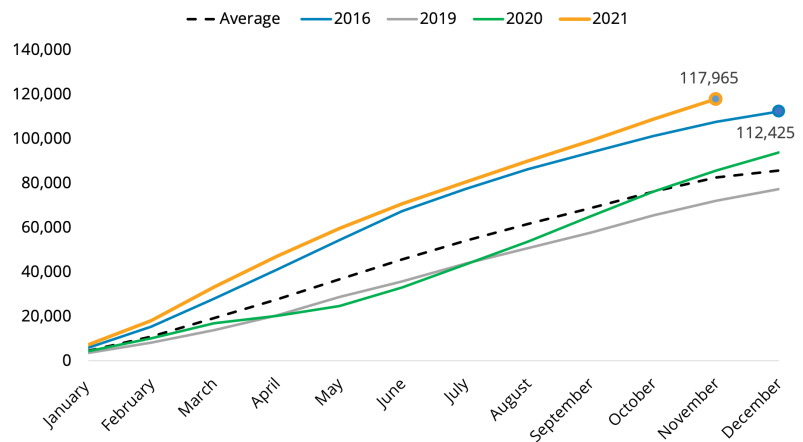
**Vancouver, BC – December 15, 2021.** The British Columbia Real Estate Association (BCREA) reports that a total of 9,159 residential unit sales were recorded by the Multiple Listing Service® (MLS®) in November 2021, a decrease of 3.4 per cent from November 2020. The average MLS® residential price in BC was \$993,922, a 22.1 per cent increase from \$814,310 recorded in November 2020. Total sales dollar volume was \$9.1 billion, a 17.9 per cent increase from the same time last year.

“Provincial MLS® home sales reached a new annual record in November with still one month to go in 2021,” said BCREA Chief Economist Brendon Ogmundson. “Home sales have already surpassed the previous annual record of 112,425 units set in 2016.”

Total active residential listings continued to tumbler lower, falling 39 per cent year-over-year to a record low for the province. Active listings are now about half of the level reached prior to the pandemic.

### Record Home Sales in 2021

*Cumulative BC MLS® Unit Sales*



Source: BCREA Economics

Year-to-date, BC residential sales dollar volume is up 63.6 per cent to \$108.7 billion compared to the same period in 2020. Residential unit sales were up 37.7 per cent to 117,973 units, while the average MLS® residential price was up 18.8 per cent to \$921,806.

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## BC Home Sales Reach Annual Record in November

### November 2021 Residential Average Price, Active Listings and Sales-to-Active-Listings Data by Board

Board	Average Price			Active Listings			Sales-to-Active-Listings	
	November 2021 Residential Average Price (\$)	November 2020 Residential Average Price (\$)	% change	November 2021 Residential Active Listings (Units)	November 2020 Residential Active Listings (Units)	% change	November 2021 Residential Sales to Active Listings (%)	November 2020 Residential Sales to Active Listings (%)
BC Northern	405,649	325,123	24.8	1,145	1,338	-14.4	37.5	26.9
Chilliwack	794,605	601,648	32.1	352	655	-46.3	86.4	56.9
Fraser Valley	1,107,374	908,879	21.8	2,332	4,780	-51.2	80.9	43.1
Greater Vancouver	1,241,774	1,084,001	14.6	7,570	11,716	-35.4	46.1	26.7
Kamloops	604,715	483,333	25.1	494	1,002	-50.7	55.3	28.1
Kootenay	440,148	410,529	7.2	762	940	-18.9	41.9	36.6
Interior*	765,452	602,708	27.0	1,854	3,078	-39.8	54.6	38.0
South Peace River**	290,186	257,308	12.8	269	313	-14.1	16.4	12.5
Powell River	537,876	414,613	29.7	105	69	52.2	23.8	65.2
Vancouver Island	724,947	539,683	34.3	959	1,823	-47.4	80.0	51.1
Victoria	987,970	803,480	23.0	617	1,343	-54.1	98.2	55.8
<b>Provincial Totals***</b>	<b>993,922</b>	<b>814,310</b>	<b>22.1</b>	<b>16,459</b>	<b>27,057</b>	<b>-39.2</b>	<b>55.6</b>	<b>35.1</b>

\*NOTES: The Okanagan Mainline Real Estate Board (OMREB) amalgamated with the South Okanagan Real Estate Board (SOREB) on January 1, 2021, to form the Association of Interior REALTORS®.

\*\*The former Northern Lights Board, which was merged with SOREB in 2011, will now be called the South Peach River Region and is part of the new Association of Interior REALTORS®.

\*\*\*Numbers may not add due to rounding

### November 2021 BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Units		
	November 2021 Residential Sales (\$)	November 2020 Residential Sales (\$)	% change	November 2021 Residential Sales (Units)	November 2020 Residential Sales (Units)	% change
BC Northern	174,023	117,044	48.7	429	360	19.2
Chilliwack	241,560	224,415	7.6	304	373	-18.5
Fraser Valley	2,089,614	1,870,473	11.7	1,887	2,058	-8.3
Greater Vancouver	4,336,276	3,394,008	27.8	3,492	3,131	11.5
Kamloops	165,087	136,300	21.1	273	282	-3.2
Kootenay	140,407	141,222	-0.6	319	344	-7.3
Interior*	775,403	705,168	10.0	1,013	1,170	-13.4
South Peace River**	12,768	10,035	27.2	44	39	12.8
Powell River	13,447	18,658	-27.9	25	45	-44.4
Vancouver Island	556,035	502,985	10.5	767	932	-17.7
Victoria	598,710	602,610	-0.6	606	750	-19.2
<b>Provincial Totals***</b>	<b>9,103,330</b>	<b>7,722,917</b>	<b>17.9</b>	<b>9,159</b>	<b>9,484</b>	<b>-3.4</b>

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**November 2021 Year-to-Date BC Residential Multiple Listing Service® Data by Board**

Board	Dollar Volume (000s)			Unit Sales			Average Price		
	2021 (\$)	2020 (\$)	% change	2021	2020	% change	2021 (\$)	2020 (\$)	% change
BC Northern	2,018,041	1,331,537	51.6	5,244	3,988	31.5	384,829	333,886	15.3
Chilliwack	3,301,407	1,853,352	78.1	4,571	3,219	42.0	722,251	575,754	25.4
Fraser Valley	24,984,065	13,821,119	80.8	24,848	16,904	47.0	1,005,476	817,624	23.0
Greater Vancouver	49,955,789	30,297,096	64.9	42,147	28,454	48.1	1,185,275	1,064,775	11.3
Kamloops	1,996,007	1,284,301	55.4	3,587	2,806	27.8	556,456	457,698	21.6
Kootenay	1,701,927	1,240,459	37.2	3,805	3,250	17.1	447,287	381,680	17.2
Interior*	9,488,274	6,104,181	55.4	13,545	10,505	28.9	700,500	581,074	20.6
South Peace River**	145,503	80,733	80.2	514	312	64.7	283,080	258,760	9.4
Powell River	209,286	161,863	29.3	405	382	6.0	516,755	423,725	22.0
Vancouver Island	6,753,177	4,452,633	51.7	10,212	8,366	22.1	661,298	532,230	24.3
Victoria	8,194,786	5,827,141	40.6	9,095	7,484	21.5	901,021	778,613	15.7
<b>Provincial Totals***</b>	<b>108,748,265</b>	<b>66,454,415</b>	<b>63.6</b>	<b>117,973</b>	<b>85,670</b>	<b>37.7</b>	<b>921,806</b>	<b>775,702</b>	<b>18.8</b>

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BCREA is the professional association for about 23,000 REALTORS® in BC, focusing on provincial issues that impact real estate. Working with the province's ten 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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