



**BCrea**

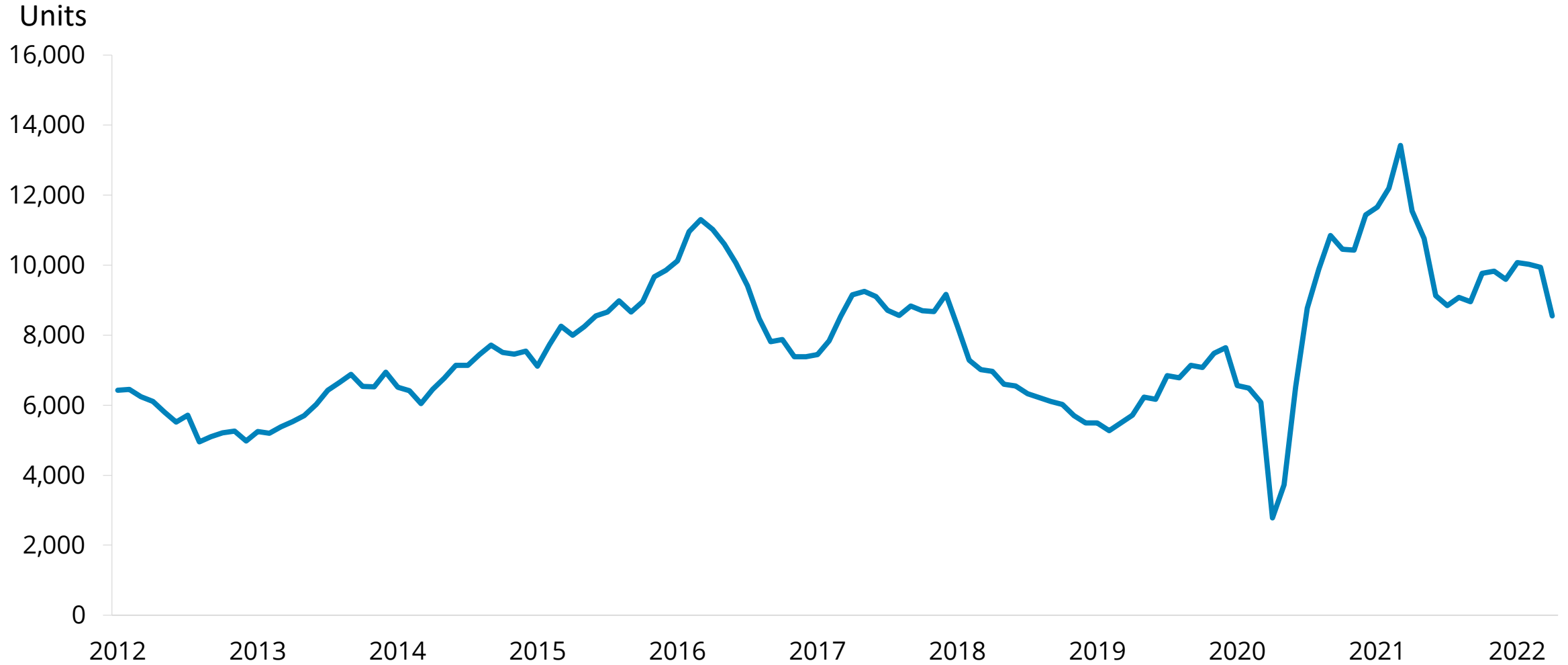
British Columbia  
Real Estate Association

# **Housing Market Update**

**May 2022**

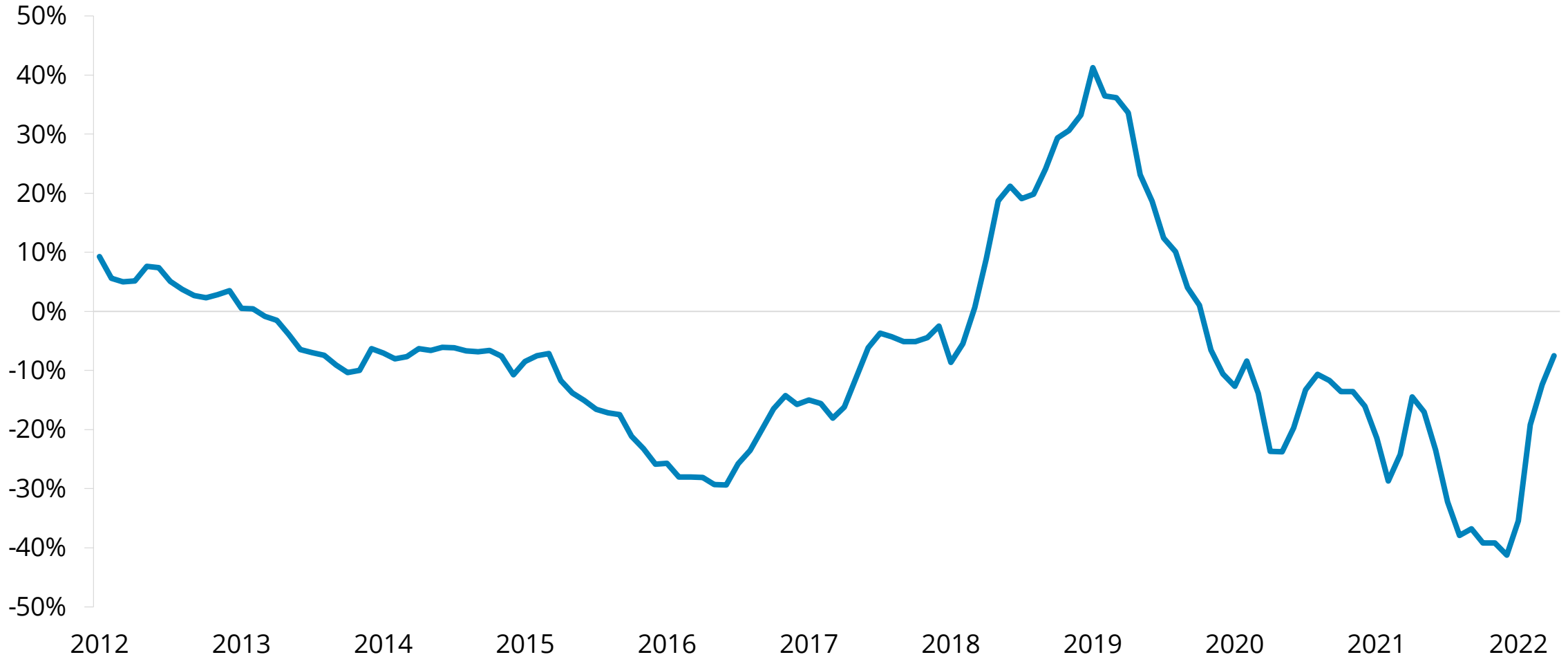
# MLS<sup>®</sup> Residential Sales

*British Columbia, Seasonally Adjusted*



# MLS<sup>®</sup> Active Listings

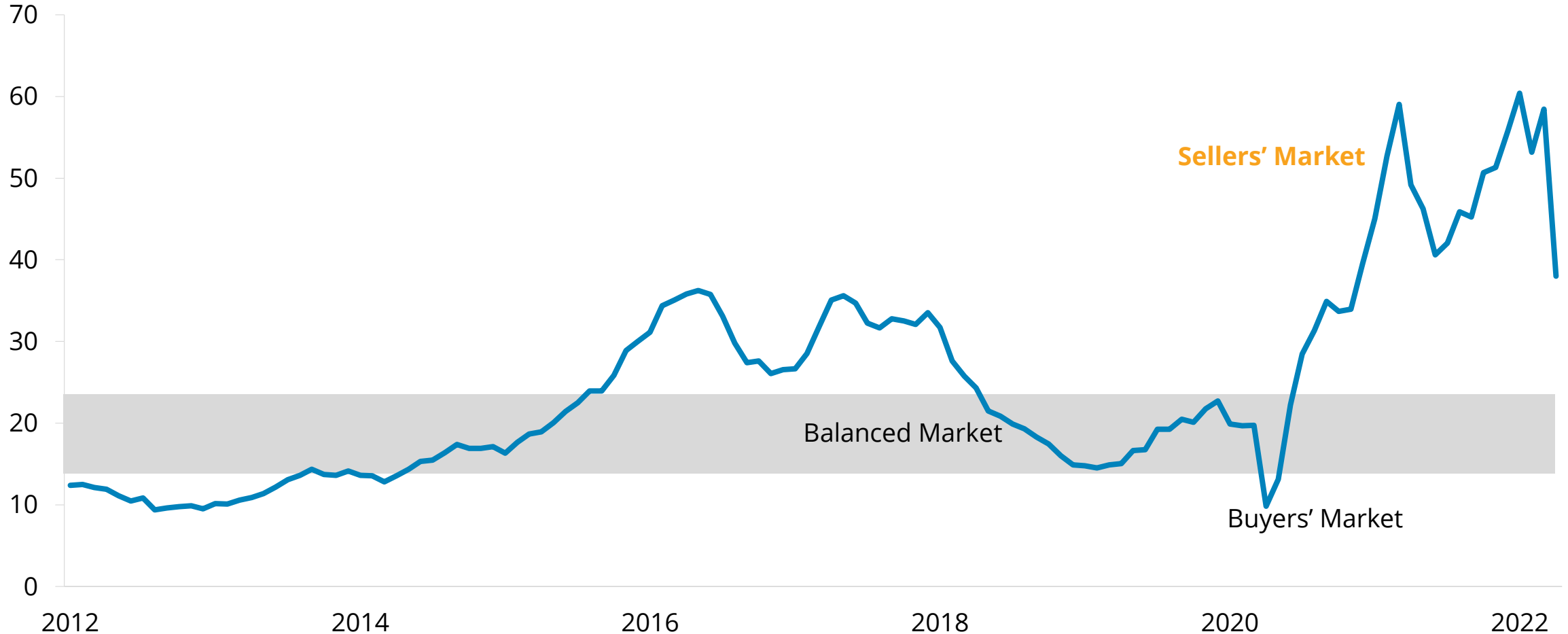
*British Columbia, YoY % Change*



# MLS<sup>®</sup> Residential Market Conditions

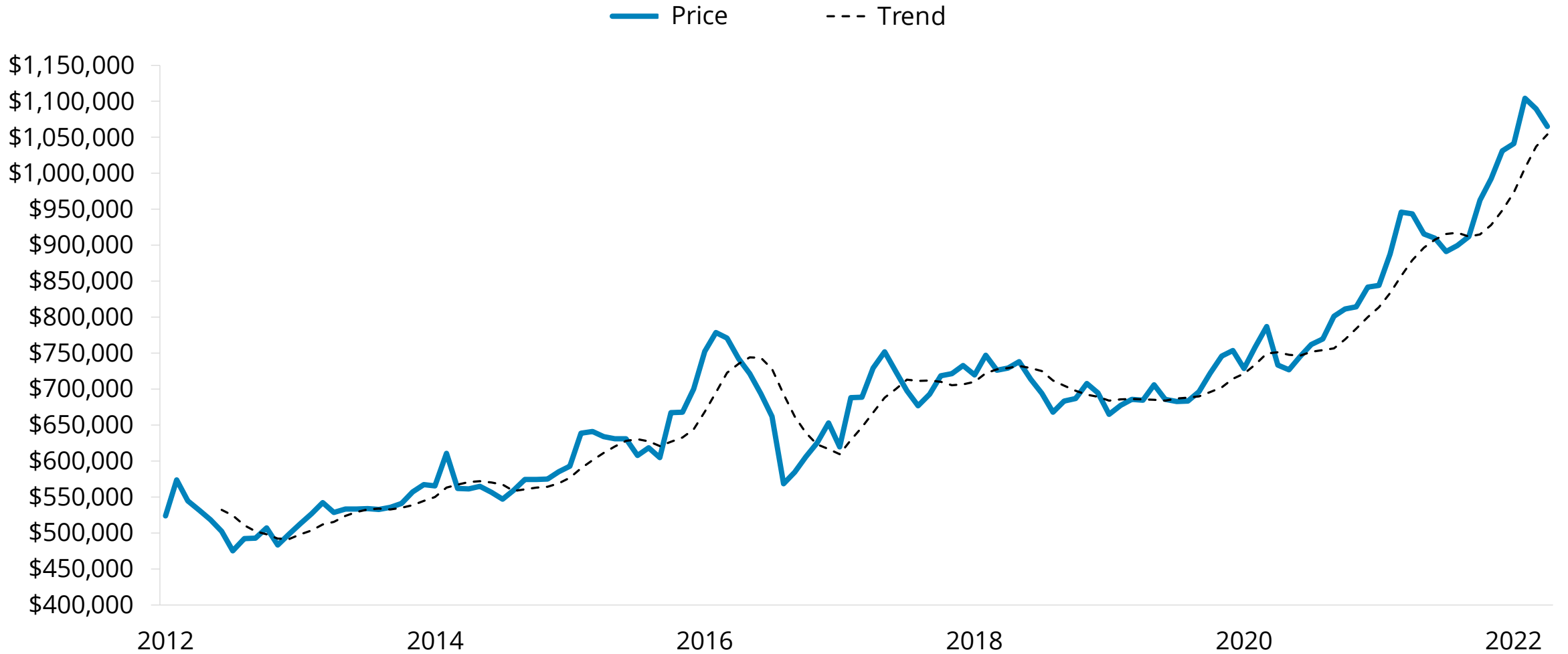
*British Columbia, NSA*

Sales-to-Active Listings Ratio



# Average MLS<sup>®</sup> Residential Price

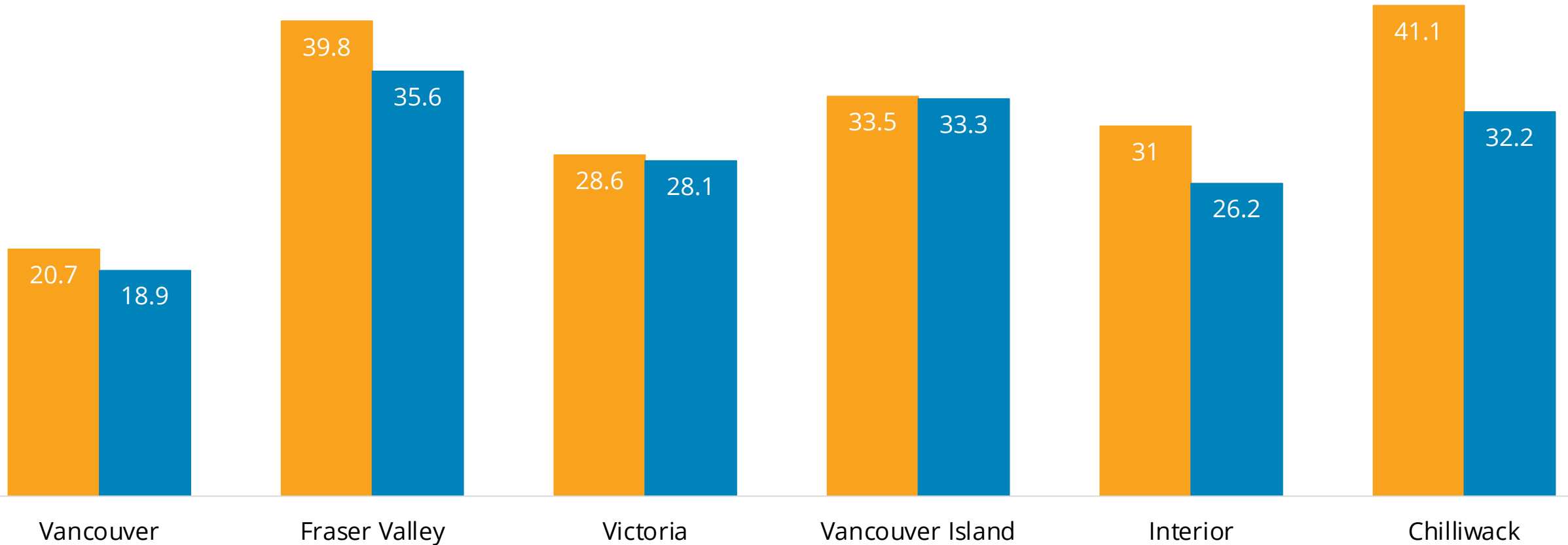
*British Columbia, Not Seasonally Adjusted*



# MLS® Composite Price Index

*Year-over-Year % Change*

■ March ■ April



## April 2022 – Sales and Prices

Board Area	Unit Sales	Y/Y Change	Average Price	Y/Y Change
Kamloops	268	-32.2%	\$ 664,038	20.9%
Okanagan	1094	-34.3%	\$ 840,455	21.5%
South Peace River	44	-15.4%	\$ 259,831	-15.3%
Kootenay	309	-27.8%	\$ 523,584	18.7%
BC Northern	357	-32.6%	\$ 455,717	18.1%

## April 2022 – Sales and Prices

Board Area	Unit Sales	Y/Y Change	Average Price	Y/Y Change
Greater Vancouver	3,281	-34.5%	\$ 1,340,968	10.7%
Fraser Valley	1,583	-44.8%	\$ 1,147,081	10.1%
Chilliwack	290	-48.2%	\$ 895,165	19.5%
Victoria	785	-25.7%	\$ 1,093,131	23.8%
Vancouver Island	897	-19.9%	\$ 813,382	21.7%
Powell River	31	-38%	\$ 841,387	52%



## April 2022 – Active Listings

Board Area	Active Listings	Y/Y Change	Months of Supply
Kamloops	693	9.5%	2.6
Okanagan	2,610	3.9%	2.4
South Peace River	212	-30.5%	4.8
Kootenay	895	0.4%	2.9
BC Northern	1,243	-23.0%	3.5

## April 2022 – Active Listings

Board Area	Active Listings	Y/Y Change	Months of Supply
Greater Vancouver	9,176	-14.6%	2.8
Fraser Valley	4,713	-8.9%	3.0
Chilliwack	972	39.7%	3.4
Victoria	1,053	-7.6%	1.3
Vancouver Island	1,663	13.2%	1.9
Powell River	115	85.5%	3.7