



BCrea

British Columbia
Real Estate Association

Housing Market Update

May 2023

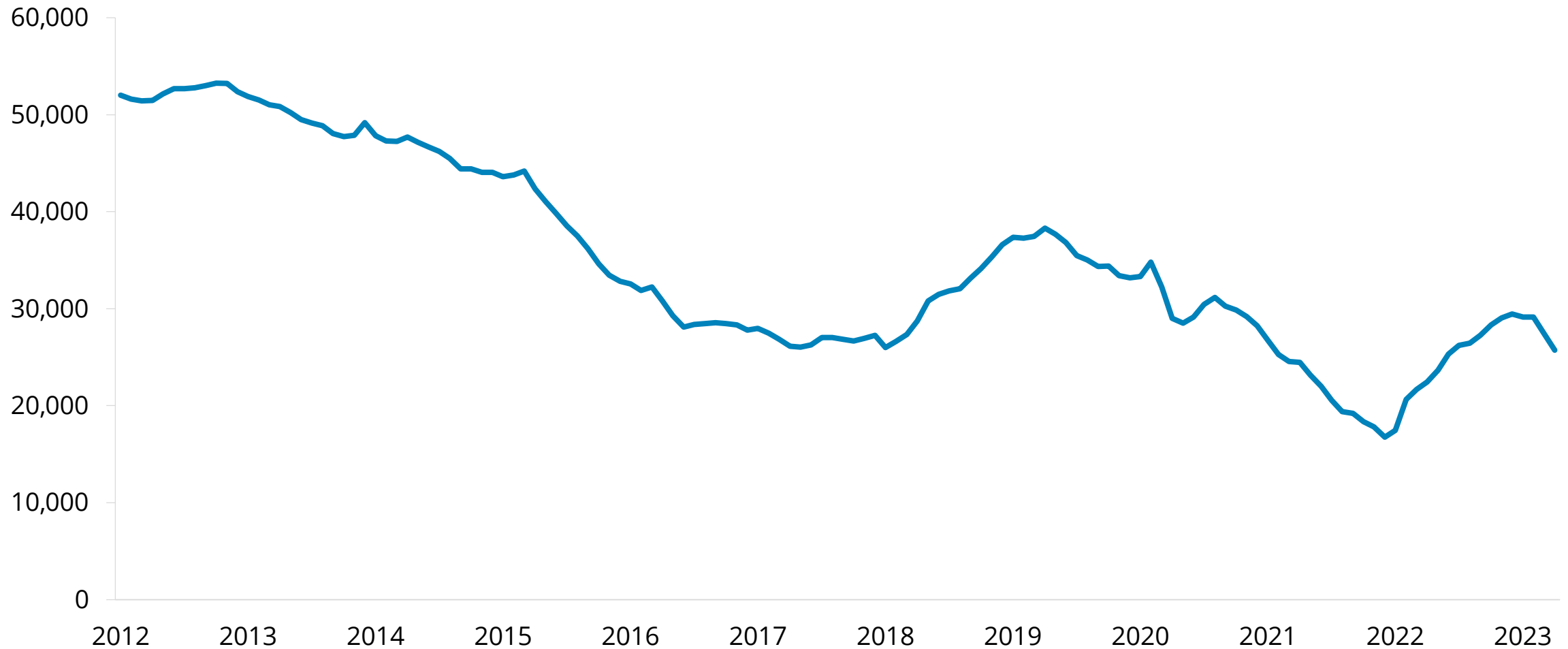
MLS[®] Residential Sales

British Columbia, Seasonally Adjusted



MLS[®] Active Listings

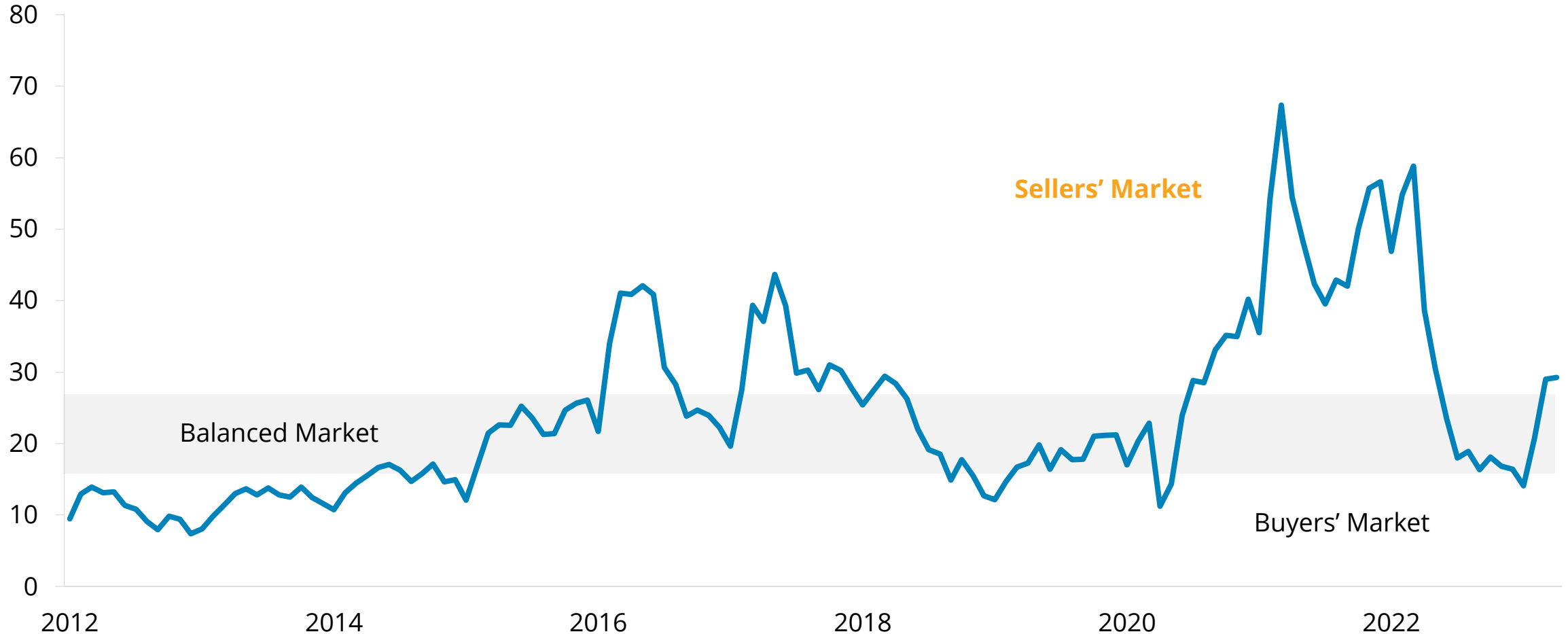
British Columbia, Seasonally Adjusted



MLS[®] Residential Market Conditions

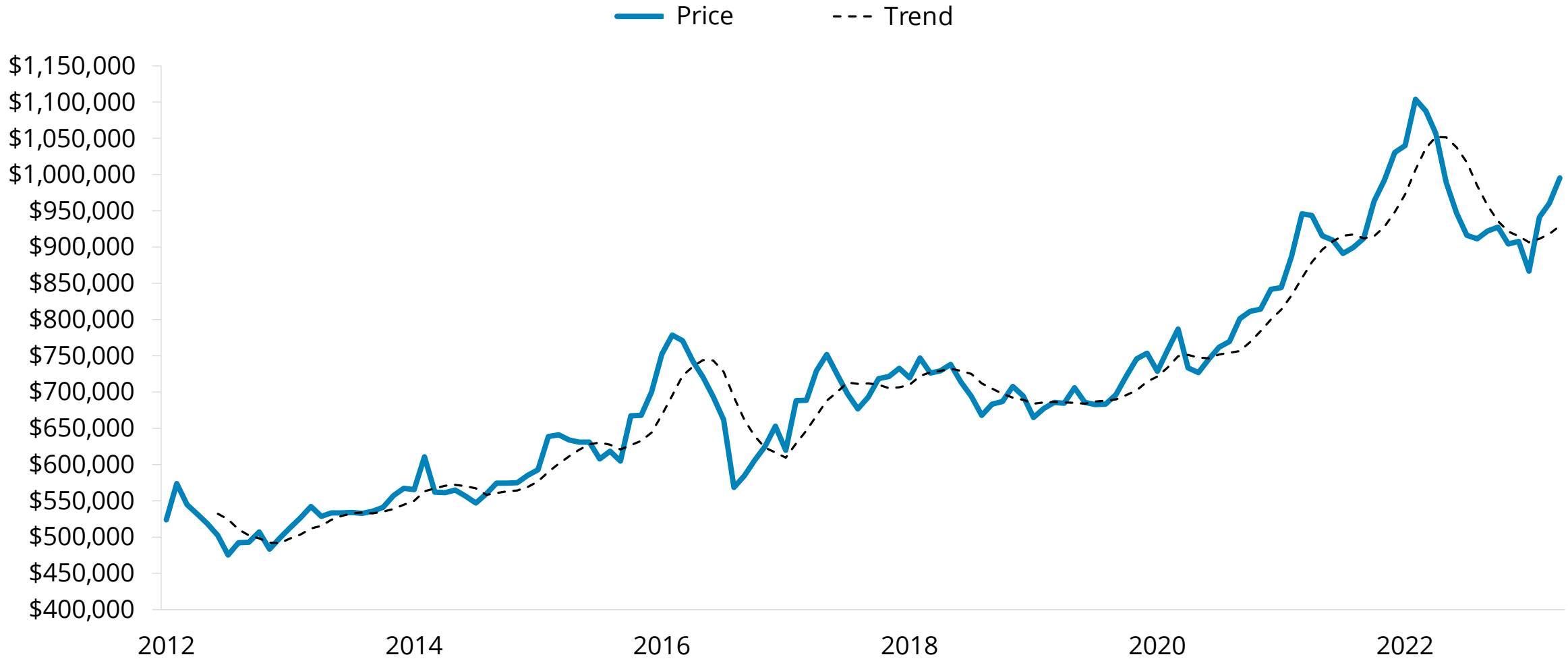
British Columbia, NSA

Sales-to-Active Listings Ratio



Average MLS[®] Residential Price

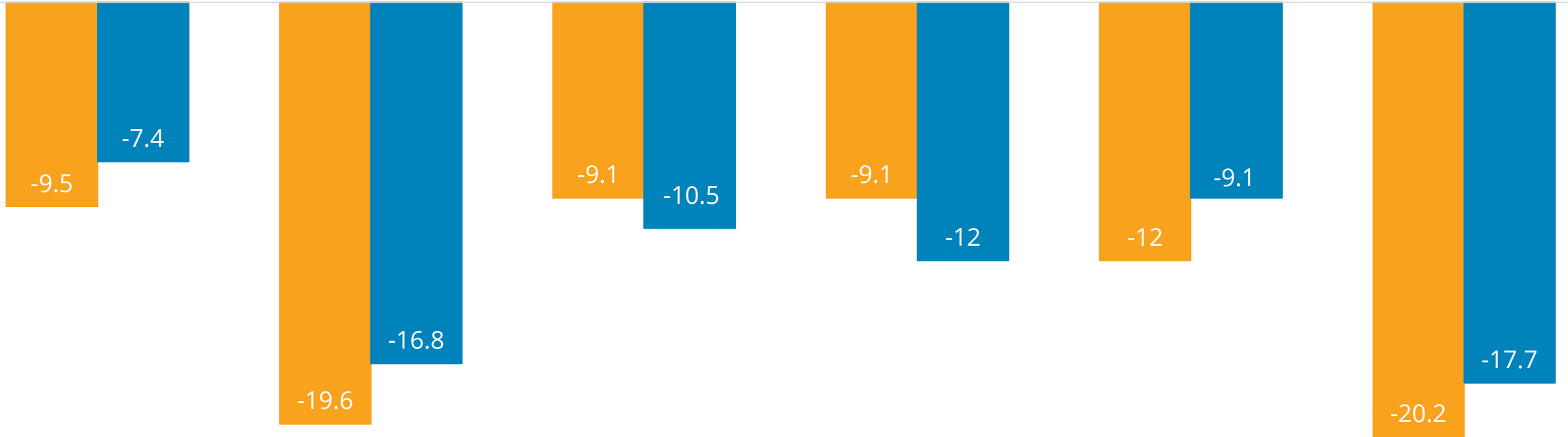
British Columbia, Not Seasonally Adjusted



MLS[®] Composite Price Index

Year-over-Year % Change

■ March ■ April



Vancouver

Fraser Valley

Victoria

Vancouver Island

Interior

Chilliwack

April 2023 – Sales and Prices

Board Area	Unit Sales	Y/Y Change	Average Price	Y/Y Change
Kamloops	210	-21.6%	\$ 580,436	-12.6%
Okanagan	795	-28.1%	\$ 748,937	-9.7%
South Peace River	27	-48.1%	\$ 258,383	-4.2%
Kootenay	230	-30.7%	\$ 517,118	-3.9%
BC Northern	292	-29.5%	\$ 403,733	-9.2%

April 2023 – Sales and Prices

Board Area	Unit Sales	Y/Y Change	Average Price	Y/Y Change
Greater Vancouver	2,741	-16.5%	\$ 1,294,875	-3.4%
Fraser Valley	1,492	-4.9%	\$ 1,025,814	-10.2%
Chilliwack	277	-4.2%	\$ 735,614	-17.9%
Victoria	623	-20.6%	\$ 990,918	-9.4%
Vancouver Island	722	-19.5%	\$ 719,886	-11.5%
Powell River	18	-40%	\$ 660,600	-20.2%

April 2023 – Active Listings

Board Area	Active Listings	Y/Y Change	Months of Supply
Kamloops	942	35.9%	4.5
Okanagan	3,885	48.9%	4.9
South Peace River	207	-2.4%	7.7
Kootenay	1,159	29.5%	5.1
BC Northern	1,666	34%	5.7

April 2023 – Active Listings

Board Area	Active Listings	Y/Y Change	Months of Supply
Greater Vancouver	8,790	-4.2%	3.2
Fraser Valley	3,690	-21.7%	2.5
Chilliwack	865	-11%	3.1
Victoria	1,563	48.4%	2.5
Vancouver Island	2,493	49.9%	3.4
Powell River	132	14.8%	7.4