



**BCrea**

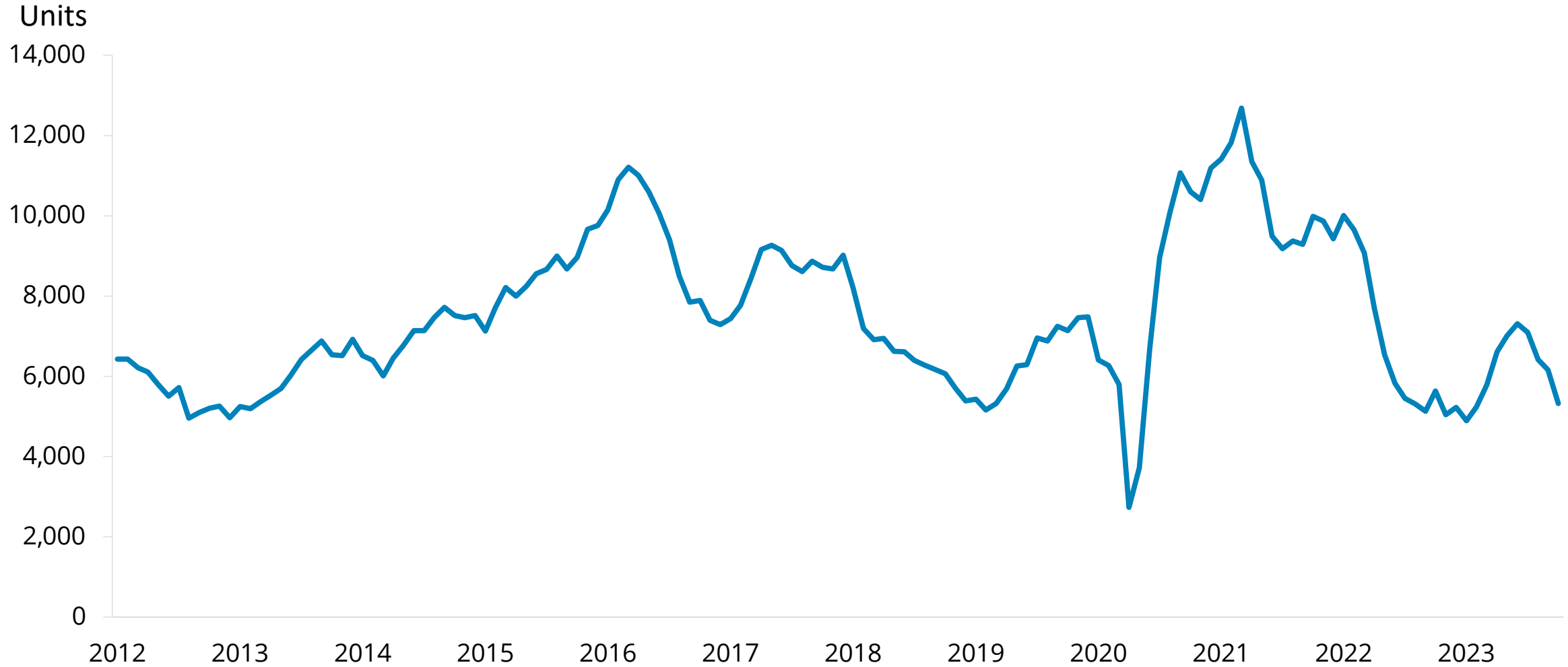
British Columbia  
Real Estate Association

# **Housing Market Update**

**November 2023**

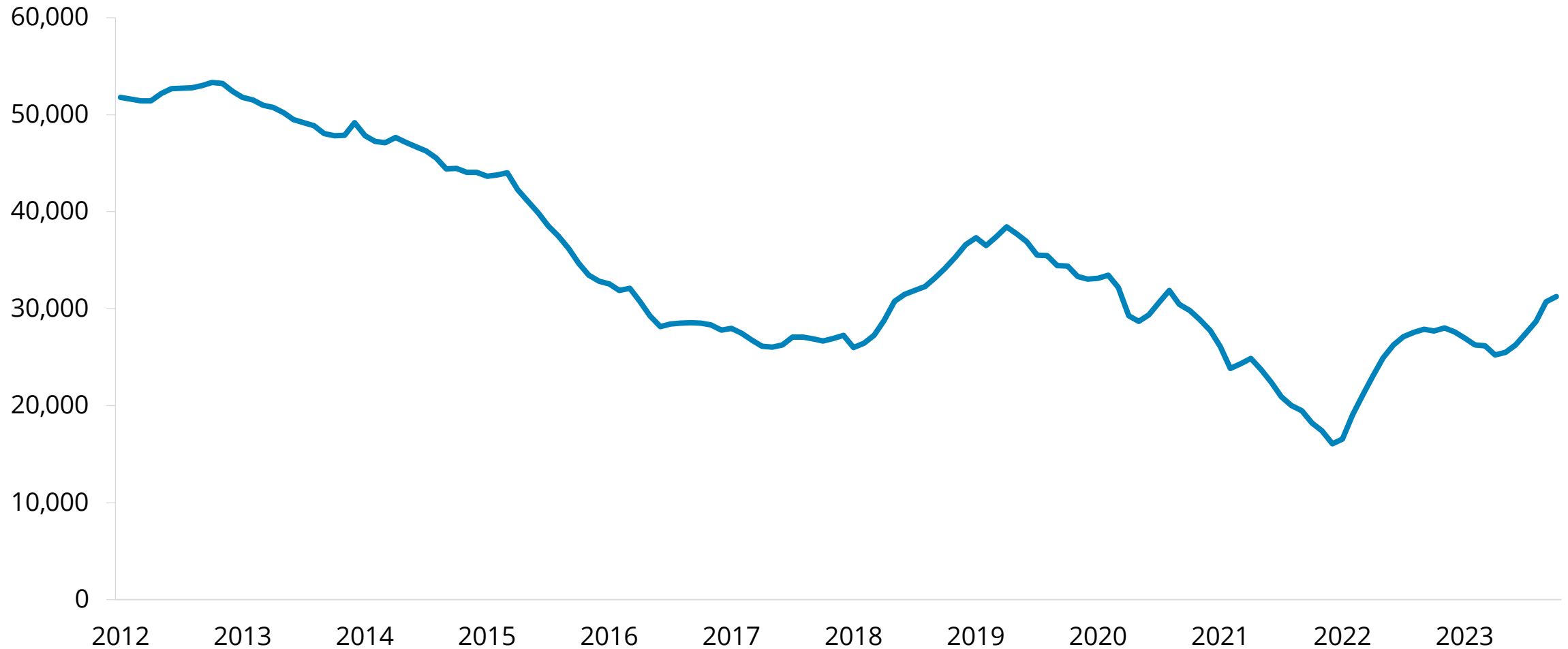
# MLS® Residential Sales

*British Columbia, Seasonally Adjusted*



# MLS<sup>®</sup> Active Listings

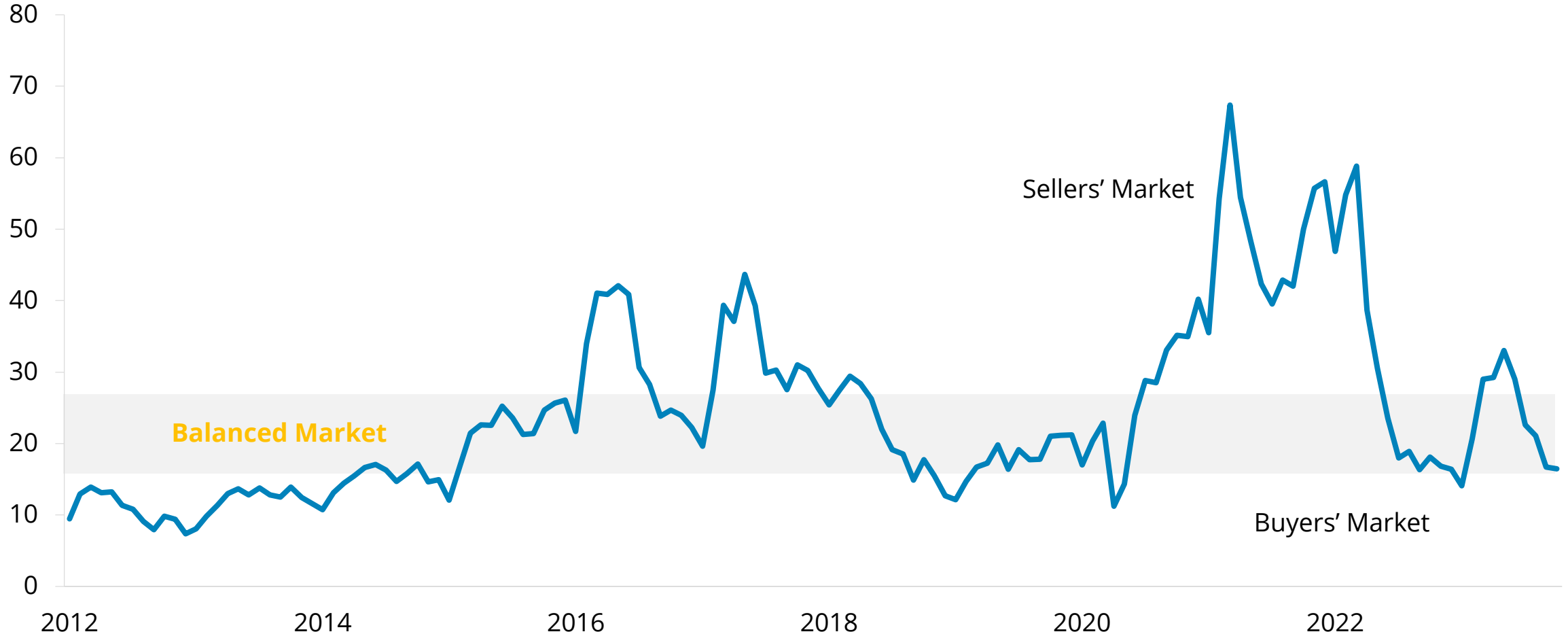
*British Columbia, Seasonally Adjusted*



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

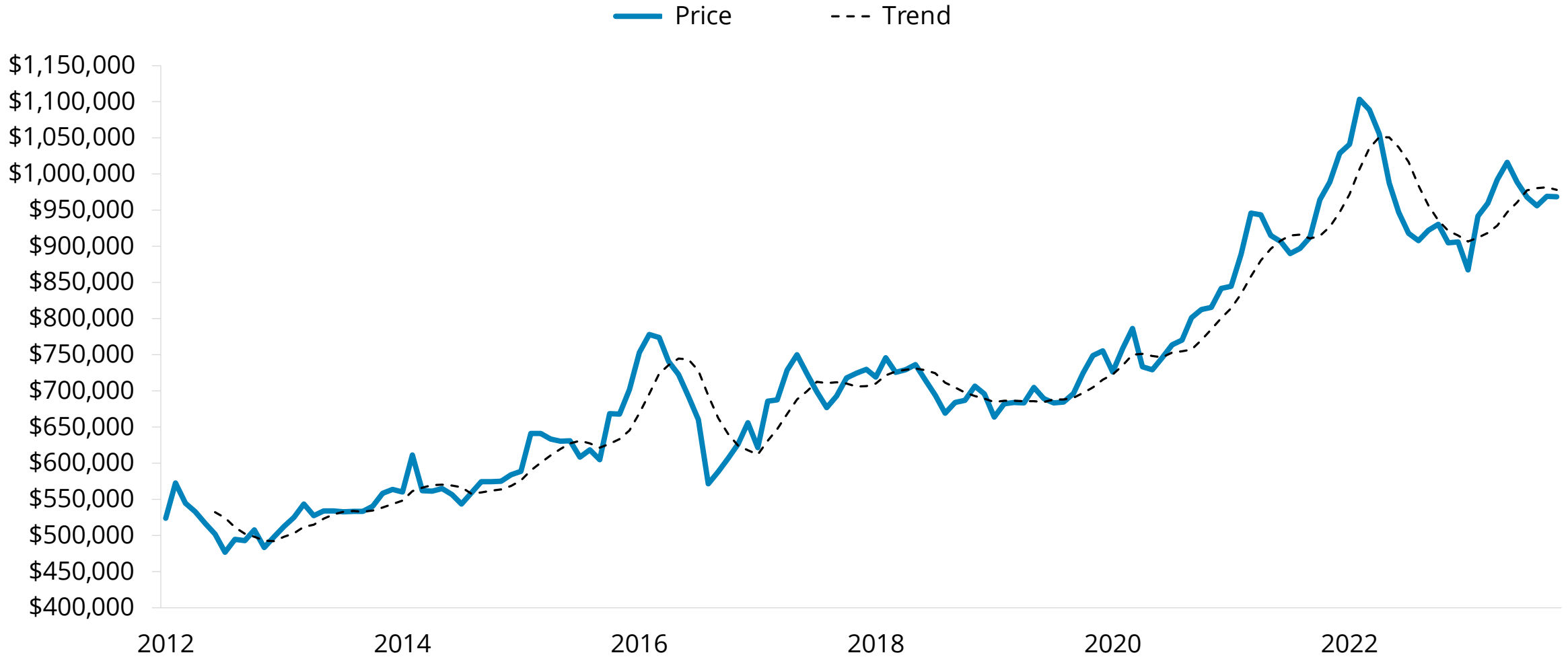
*British Columbia, NSA*

Sales-to-Active Listings Ratio



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

*British Columbia, Not Seasonally Adjusted*



# MLS® Composite Price Index

*Year-over-Year % Change*

■ September ■ October



## October 2023 – Sales and Prices

Board Area	Unit Sales	Y/Y Change	Average Price	Y/Y Change
Kamloops	184	9.5%	\$ 616,934	4.1%
Okanagan	577	-7.1%	\$ 741,928	2.1%
South Peace River	49	36.1%	\$ 252,659	0.1%
Kootenay	232	-2.1%	\$ 480,072	0.1%
BC Northern	330	7.5%	\$ 427,228	7.2%

## October 2023 – Sales and Prices

Board Area	Unit Sales	Y/Y Change	Average Price	Y/Y Change
Greater Vancouver	1,996	4.4%	\$ 1,300,637	4.7%
Fraser Valley	921	7.1%	\$ 1,014,850	6.7%
Chilliwack	194	32.9%	\$ 737,331	3.5%
Victoria	381	-17.5%	\$ 958,161	1.5%
Vancouver Island	492	-0.8%	\$ 711,957	-2.9%
Powell River	17	-48.5%	\$ 576,582	-0.6%



## October 2023 – Active Listings

Board Area	Active Listings	Y/Y Change	Months of Supply
Kamloops	1,065	13.7%	5.8
Okanagan	4,683	20.1%	8.1
South Peace River	240	-3.2%	4.9
Kootenay	1,334	11.5%	5.7
BC Northern	1,791	1.8%	5.4

## October 2023 – Active Listings

Board Area	Active Listings	Y/Y Change	Months of Supply
Greater Vancouver	11,599	12.6%	5.8
Fraser Valley	5,449	13.9%	5.9
Chilliwack	1,094	-4.4%	5.6
Victoria	2,193	26.8%	5.7
Vancouver Island	3,067	0.1%	6.3
Powell River	151	7.1%	8.8