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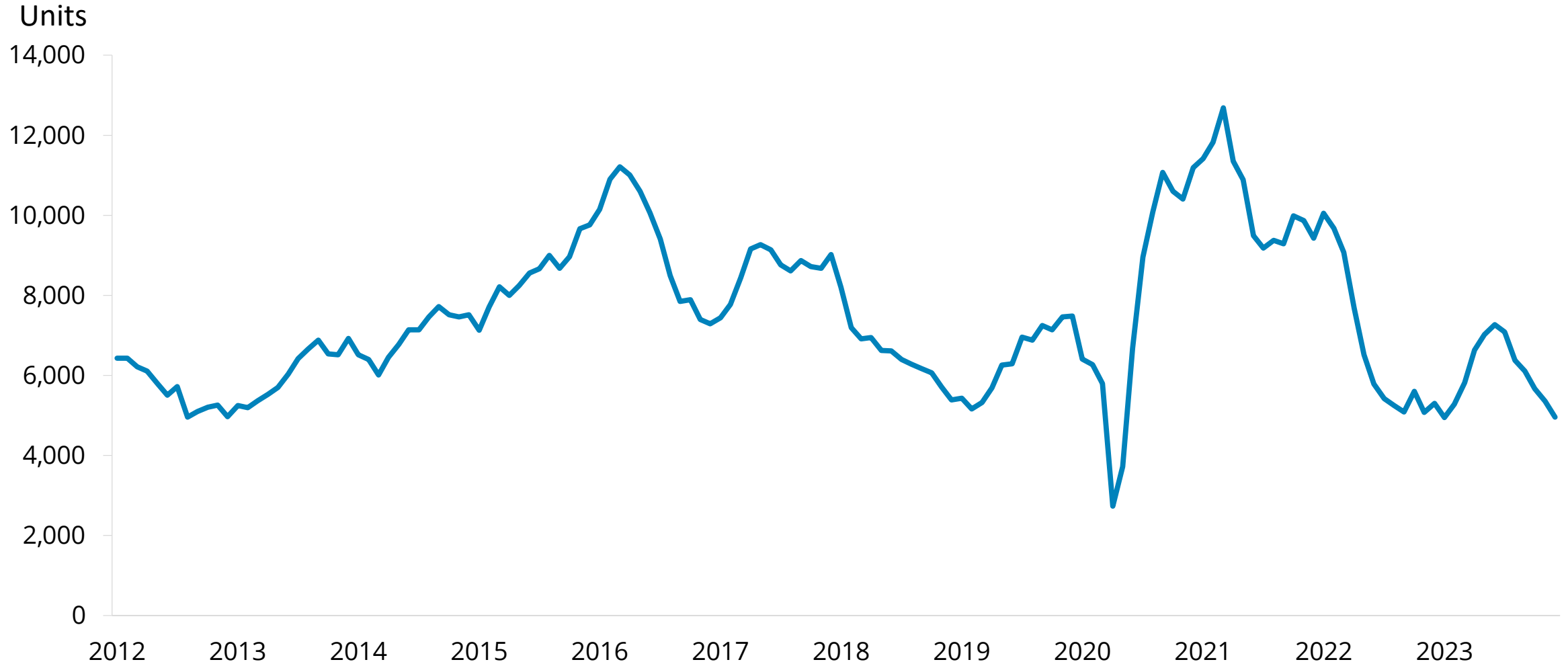
British Columbia
Real Estate Association

Housing Market Update

January 2024

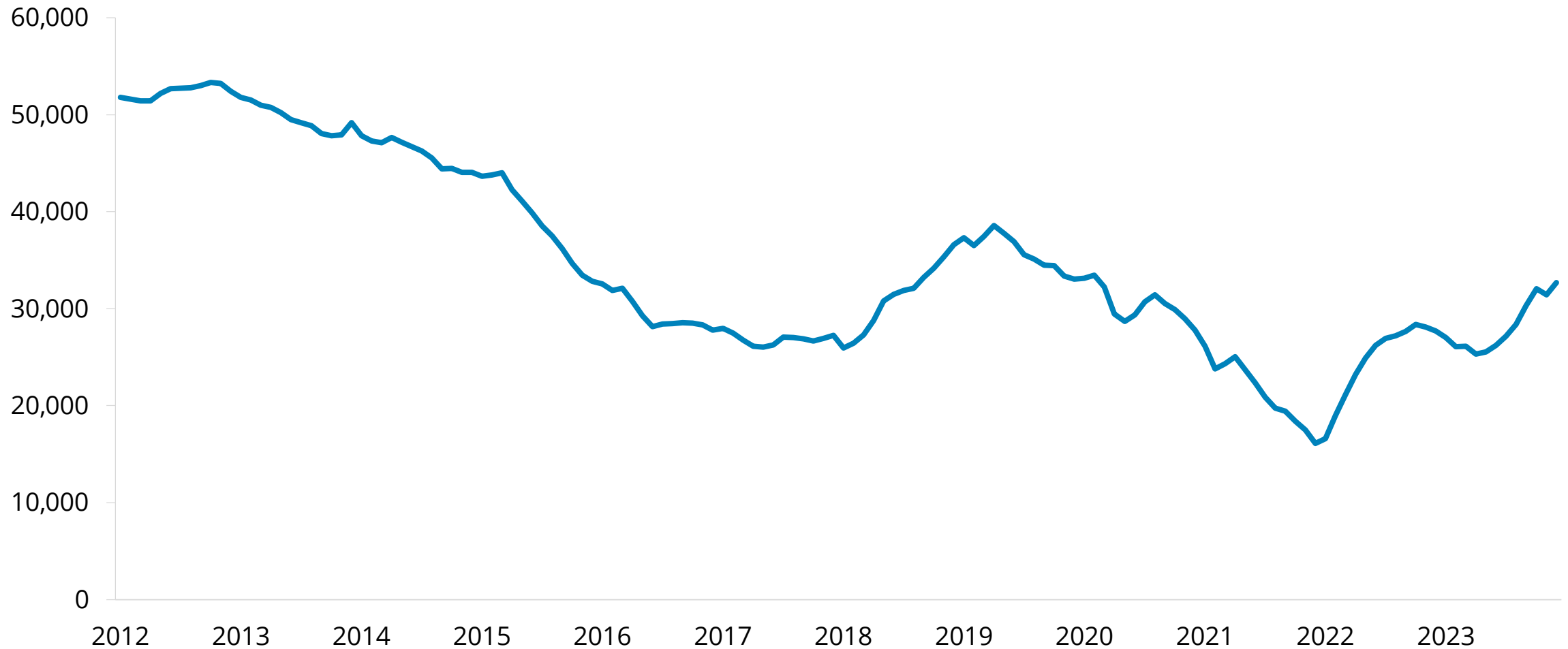
MLS® Residential Sales

British Columbia, Seasonally Adjusted



MLS® Active Listings

British Columbia, Seasonally Adjusted



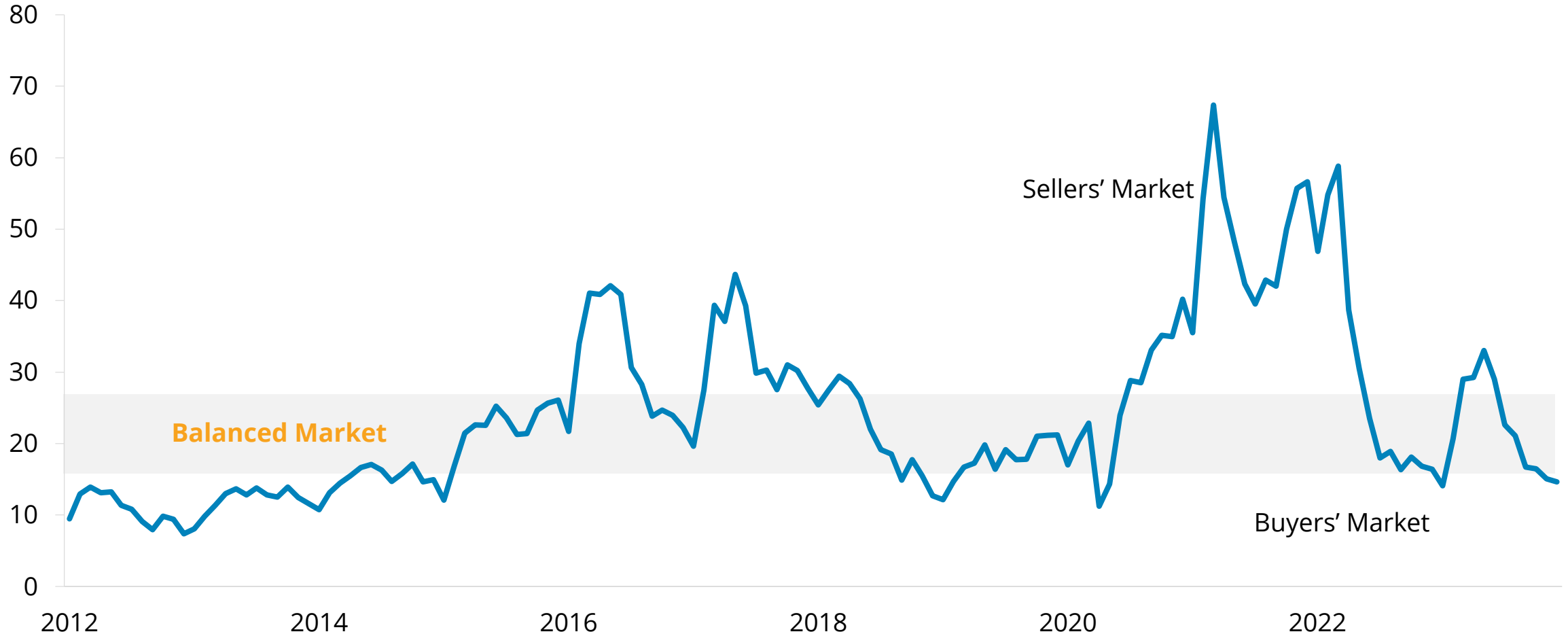
Last data point: December 2023

Source: BCREA Economics

MLS® Residential Market Conditions

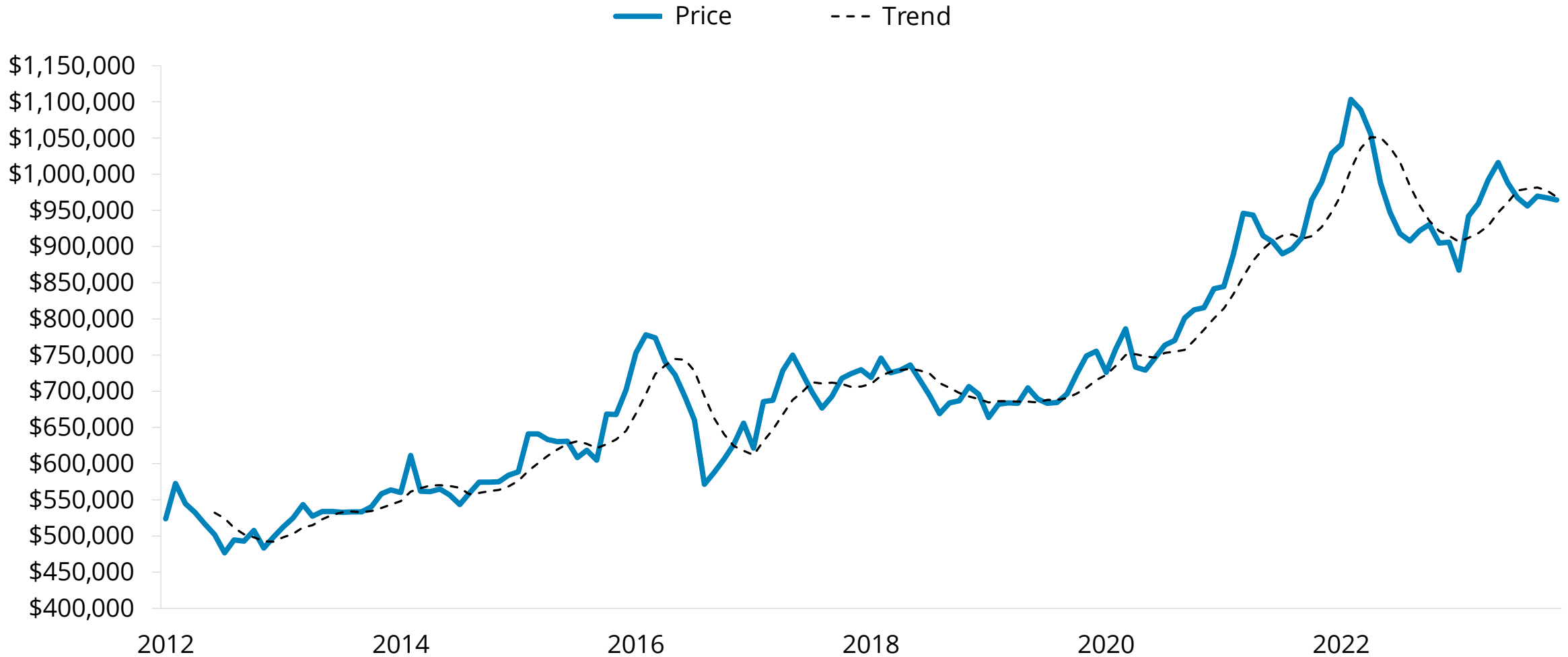
British Columbia, NSA

Sales-to-Active Listings Ratio



Average MLS® Residential Price

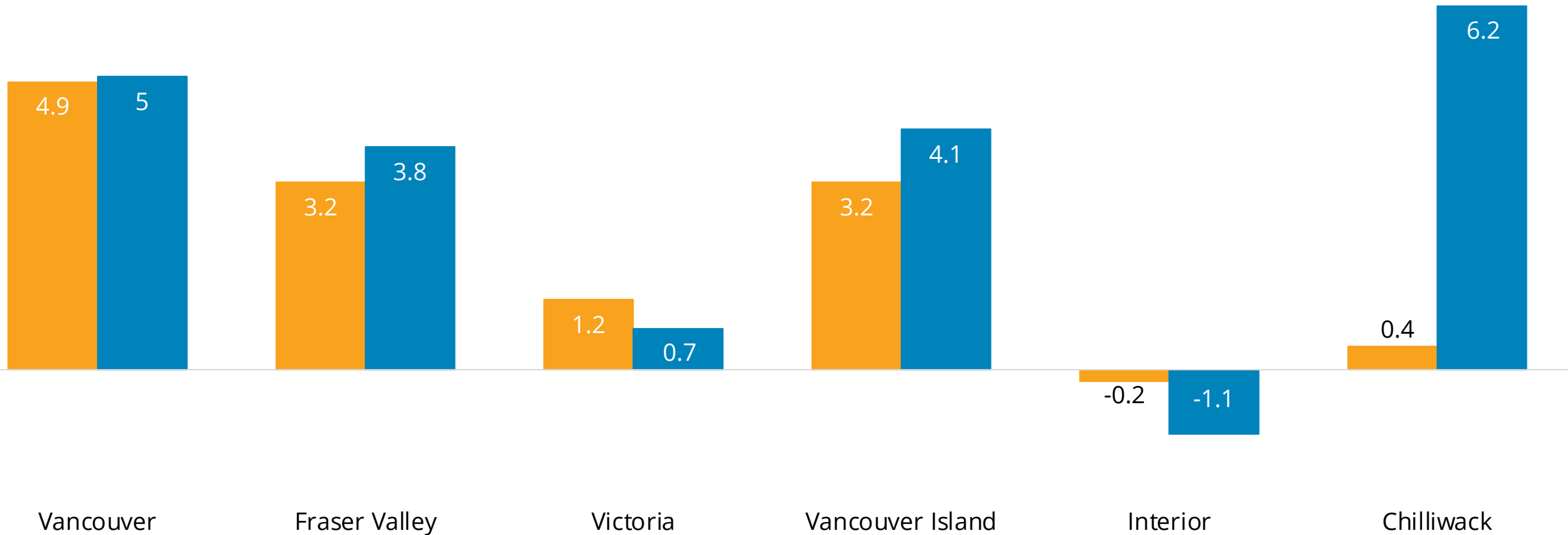
British Columbia, Not Seasonally Adjusted



MLS® Composite Price Index

Year-over-Year % Change

■ November ■ December



December 2023 – Sales and Prices

Board Area	Unit Sales	Y/Y Change	Average Price	Y/Y Change
Kamloops	94	10.6%	\$ 605,506	12.2%
Okanagan	324	-14.1%	\$ 774,752	9.1%
South Peace River	19	-20.8%	\$ 275,474	1.8%
Kootenay	108	-6.1%	\$ 463,452	-1.8%
BC Northern	161	-3.6%	\$ 386,653	0.4%

December 2023 – Sales and Prices

Board Area	Unit Sales	Y/Y Change	Average Price	Y/Y Change
Greater Vancouver	1,345	3.6%	\$ 1,244,243	5.4%
Fraser Valley	769	18.9%	\$ 964,157	3.6%
Chilliwack	133	8.1%	\$ 785,997	20.5%
Victoria	311	3.7%	\$ 954,258	2.2%
Vancouver Island	318	-10.7%	\$ 701,955	5.7%
Powell River	14	16.7%	\$ 485,386	3%

December 2023 – Active Listings

Board Area	Active Listings	Y/Y Change	Months of Supply
Kamloops	785	6.8%	8.3
Okanagan	3,809	32%	11.8
South Peace River	192	-1.5%	10.1
Kootenay	1,011	7%	9.3
BC Northern	1,374	4.6%	8.5

December 2023 – Active Listings

Board Area	Active Listings	Y/Y Change	Months of Supply
Greater Vancouver	8,802	13%	6.5
Fraser Valley	3,753	16.7%	4.9
Chilliwack	812	14.9%	6.1
Victoria	1,620	29.1%	5.2
Vancouver Island	2,348	4.1%	7.4
Powell River	100	-17.4%	7.1