



BCrea

British Columbia
Real Estate Association

Housing Market Update

March 2024

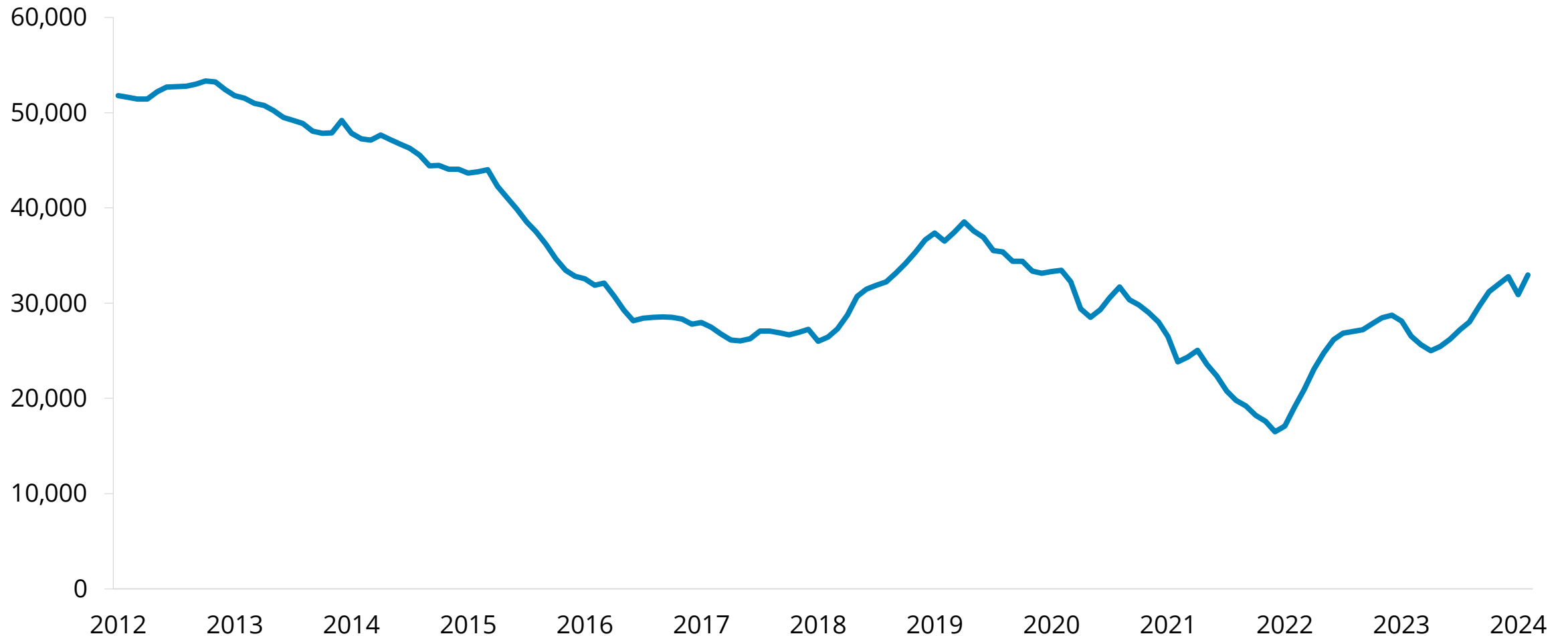
MLS® Residential Sales

British Columbia, Seasonally Adjusted



MLS® Active Listings

British Columbia, Seasonally Adjusted



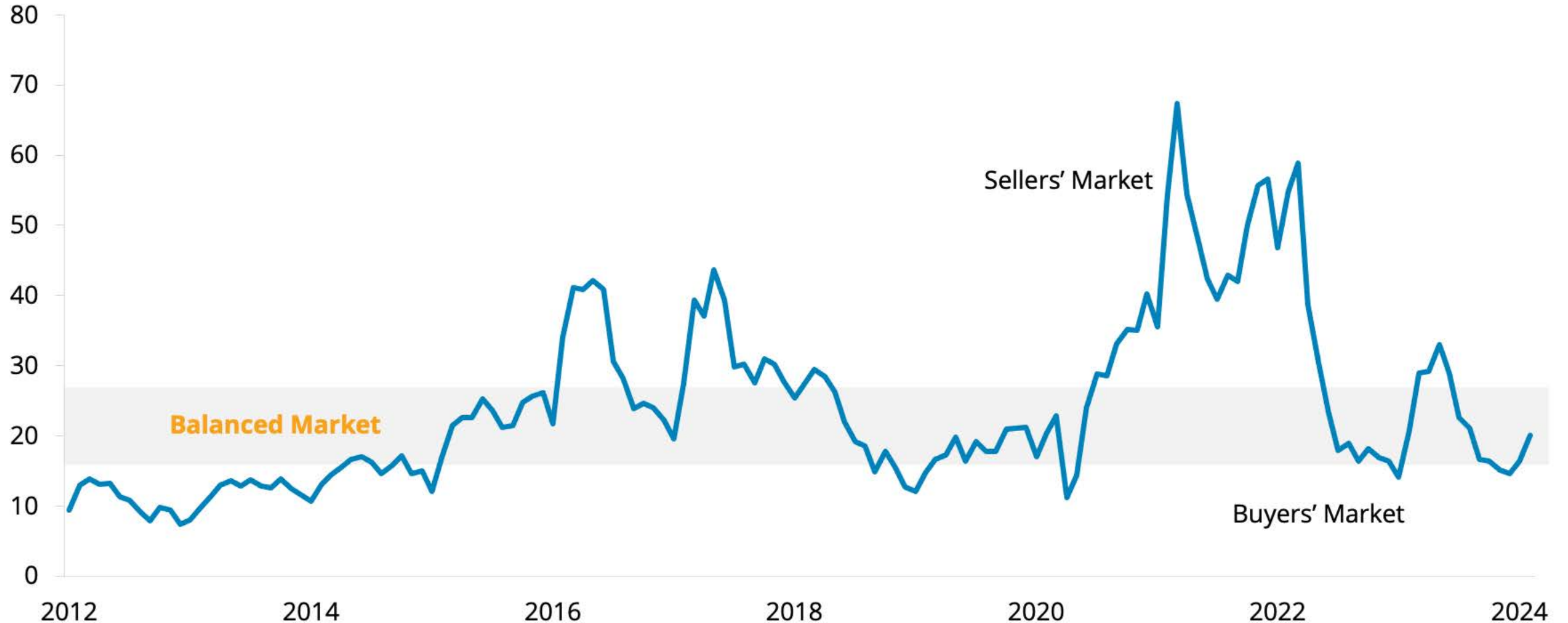
Last data point: February 2024

Source: BCREA Economics

MLS® Residential Market Conditions

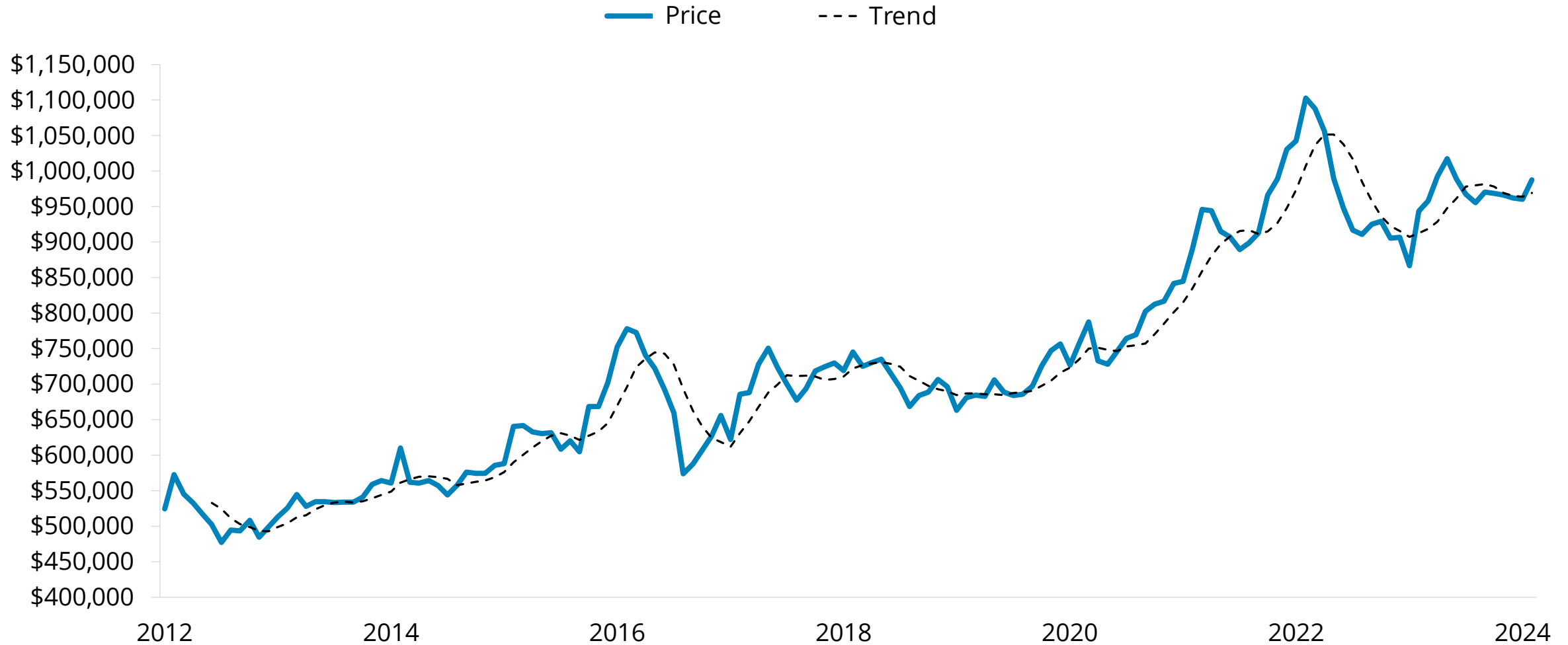
British Columbia, NSA

Sales-to-Active Listings Ratio



Average MLS® Residential Price

British Columbia, Not Seasonally Adjusted



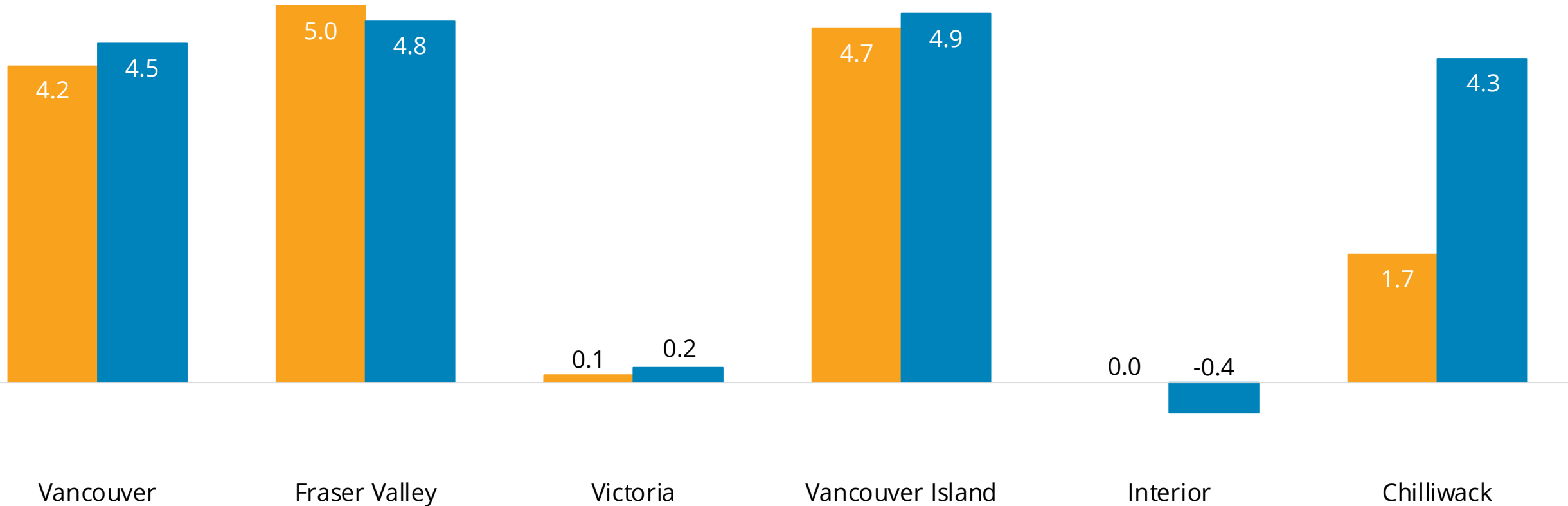
Last data point: February 2024

Source: BCREA Economics

MLS® Composite Price Index

Year-over-Year % Change

January February



February 2024 – Sales and Prices

Board Area	Unit Sales	Y/Y Change	Average Price	Y/Y Change
Kamloops	163	4.5%	\$ 614,261	-0.3%
Okanagan	485	-3.4%	\$ 700,894	-7.1%
South Peace River	27	35%	\$ 261,464	-26.3%
Kootenay	150	-13.8%	\$ 478,035	-3.4%
BC Northern	249	41.5%	\$ 401,806	8.5%

February 2024 – Sales and Prices

Board Area	Unit Sales	Y/Y Change	Average Price	Y/Y Change
Greater Vancouver	2,070	14.1%	\$ 1,275,923	4.4%
Fraser Valley	1,182	37.8%	\$ 1,021,021	8.3%
Chilliwack	219	13.5%	\$ 769,785	6.6%
Victoria	454	3.9%	\$ 951,247	0.5%
Vancouver Island	479	11.7%	\$ 733,706	12.1%
Powell River	19	137.5%	\$ 586,826	-9.1%

February 2024 – Active Listings

Board Area	Active Listings	Y/Y Change	Months of Supply
Kamloops	953	18.2%	5.8
Okanagan	4,160	28%	8.5
South Peace River	201	8.1%	7.5
Kootenay	1,074	16.5%	7.1
BC Northern	1,423	-1%	5.7

February 2024 – Active Listings

Board Area	Active Listings	Y/Y Change	Months of Supply
Greater Vancouver	9,634	16.3%	4.7
Fraser Valley	4,452	37.9%	3.8
Chilliwack	905	11.5%	4.1
Victoria	1,782	30.1%	3.9
Vancouver Island	2,672	14.8%	5.6
Powell River	115	-14.8%	6.1