



**BCrea**

British Columbia  
Real Estate Association

# **Housing Market Update**

**April 2024**

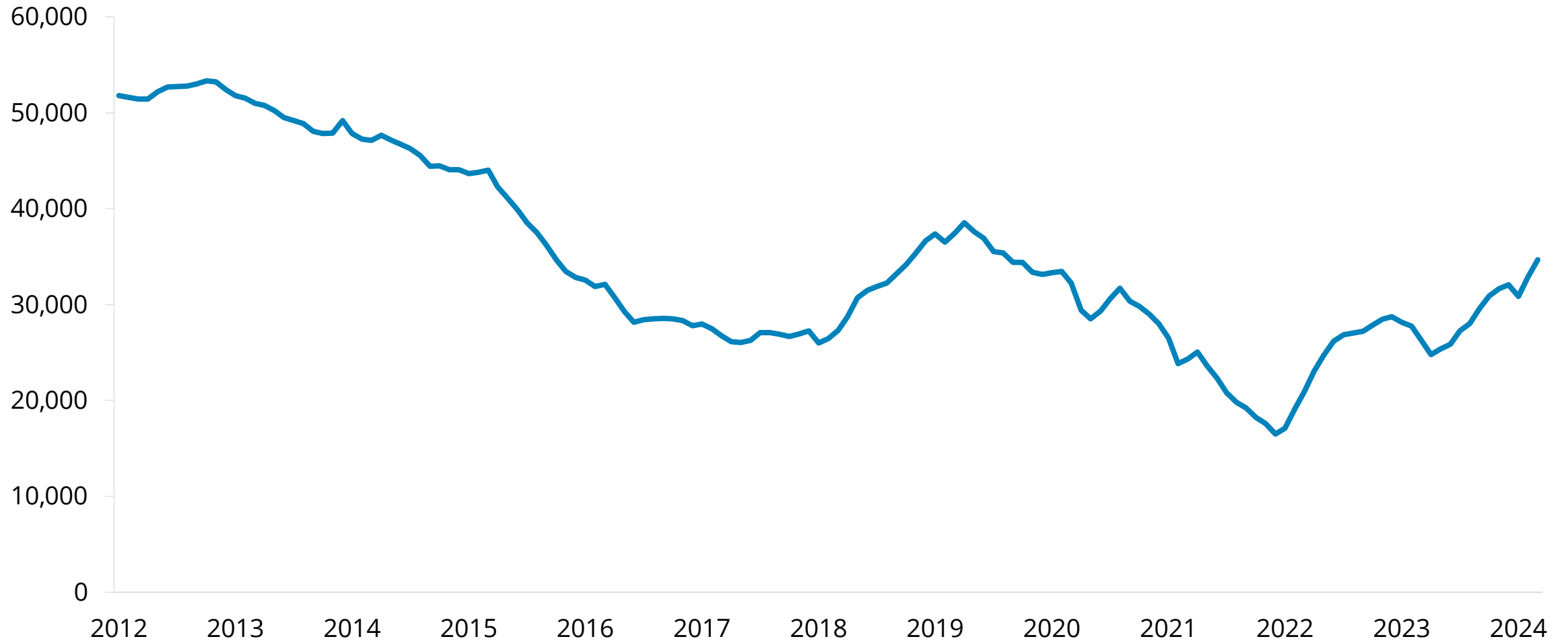
# MLS<sup>®</sup> Residential Sales

*British Columbia, Seasonally Adjusted*



# MLS<sup>®</sup> Active Listings

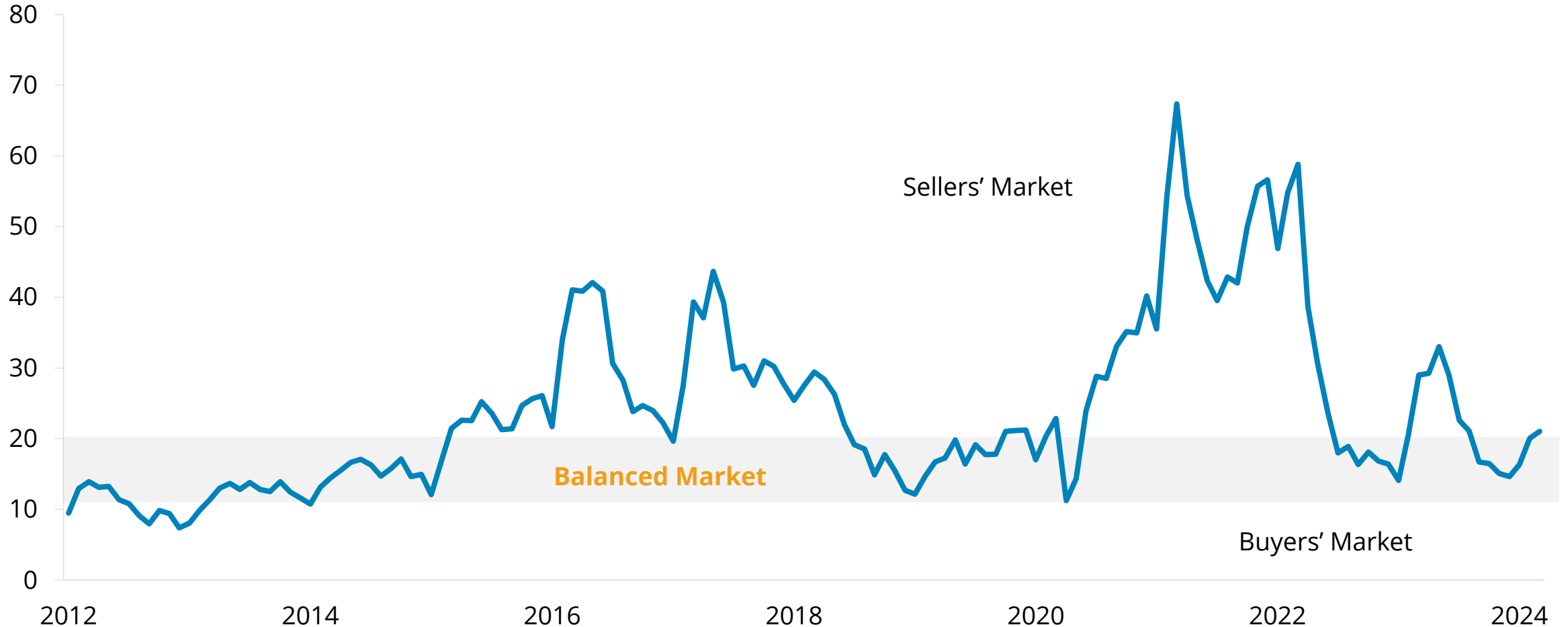
*British Columbia, Seasonally Adjusted*



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

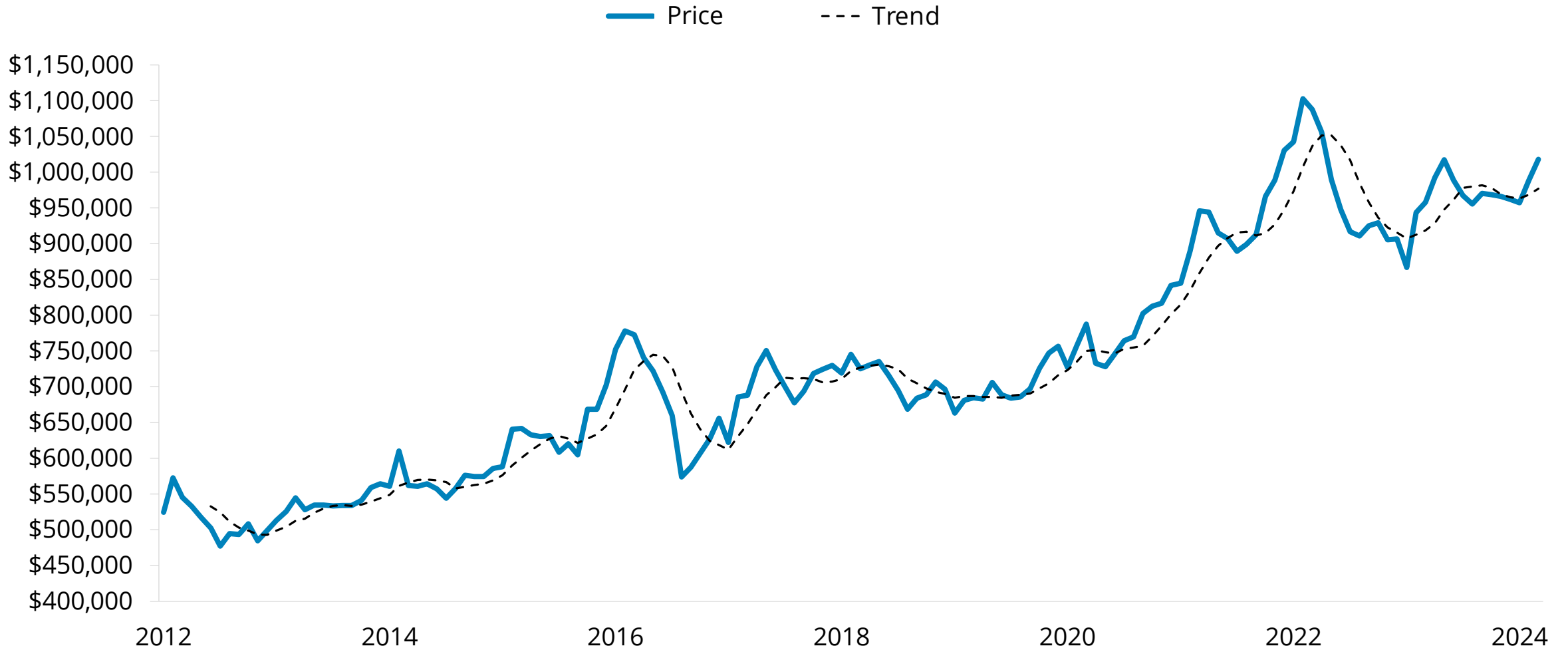
*British Columbia, NSA*

Sales-to-Active Listings Ratio



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

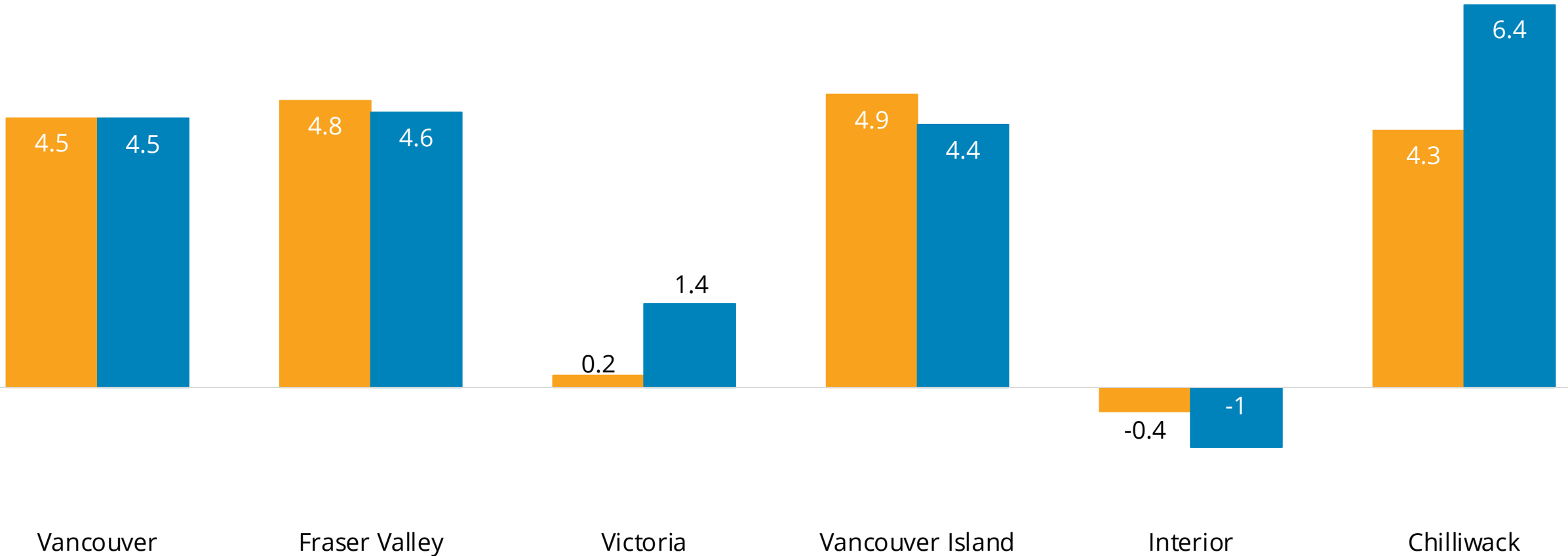
*British Columbia, Not Seasonally Adjusted*



# MLS<sup>®</sup> Composite Price Index

Year-over-Year % Change

■ February ■ March



## March 2024 – Sales and Prices

Board Area	Unit Sales	Y/Y Change	Average Price	Y/Y Change
Kamloops	190	-13.2%	\$ 576,904	0.1%
Okanagan	530	-34.1%	\$ 747,532	1.1%
South Peace River	20	-25.9%	\$ 277,850	0.2%
Kootenay	221	8.3%	\$ 543,986	11.9%
BC Northern	286	-0.7%	\$ 418,525	9%

## March 2024 – Sales and Prices

Board Area	Unit Sales	Y/Y Change	Average Price	Y/Y Change
Greater Vancouver	2,403	-4.8%	\$ 1,320,193	4%
Fraser Valley	1,331	-10.7%	\$ 1,069,696	10.7%
Chilliwack	266	-8.9%	\$ 783,851	8.0%
Victoria	558	-1.1%	\$ 992,451	5.6%
Vancouver Island	627	-9.3%	\$ 736,595	3.4%
Powell River	28	-15.2%	\$ 609,282	-0.1%



## March 2024 – Active Listings

Board Area	Active Listings	Y/Y Change	Months of Supply
Kamloops	1,072	22.7%	5.6
Okanagan	5,028	38.4%	9.5
South Peace River	192	-2.5%	9.6
Kootenay	1,221	18.1%	5.5
BC Northern	1,626	5.2%	5.7

## March 2024 – Active Listings

Board Area	Active Listings	Y/Y Change	Months of Supply
Greater Vancouver	10,552	22.5%	4.4
Fraser Valley	5,066	40.1%	3.8
Chilliwack	975	14.6%	3.7
Victoria	2,031	33.8%	3.6
Vancouver Island	2,993	22.5%	4.8
Powell River	146	12.3%	5.2