



BCrea

British Columbia
Real Estate Association

Housing Market Update

May 2024

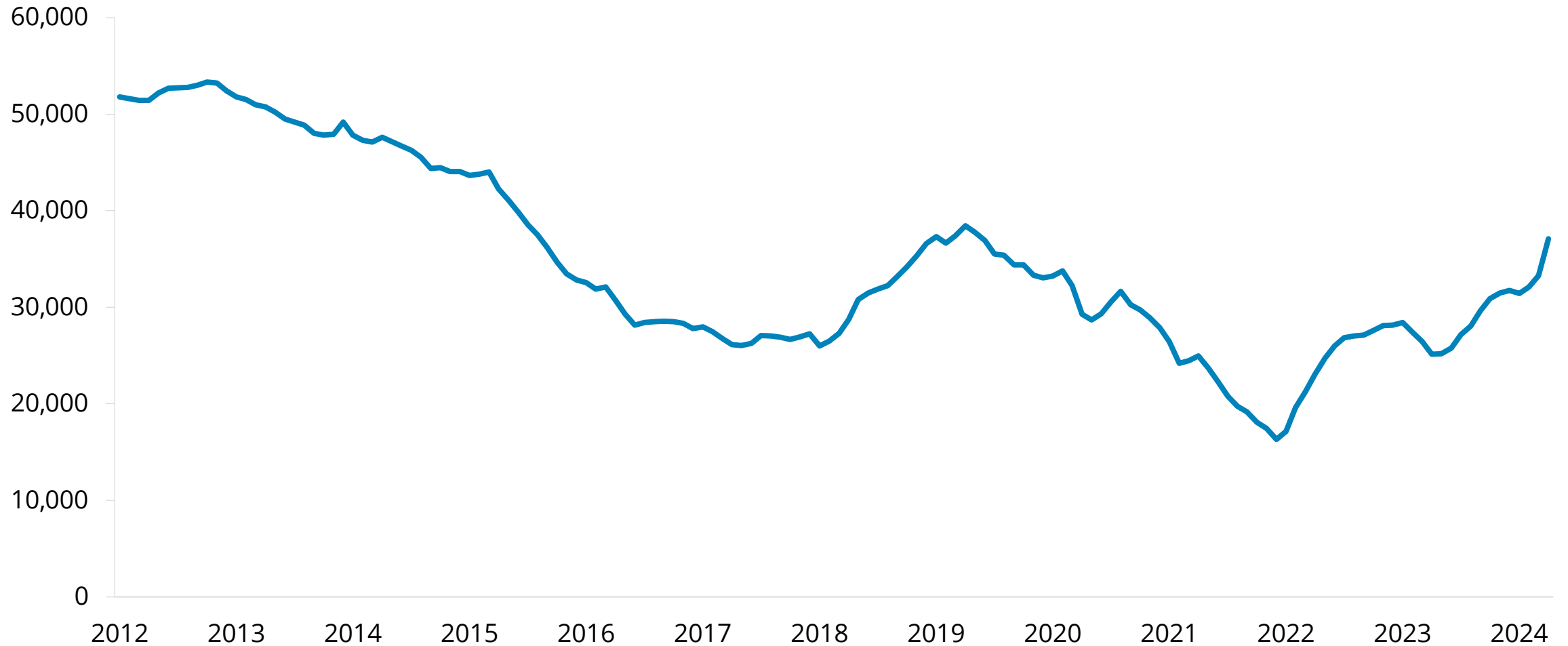
MLS[®] Residential Sales

British Columbia, Seasonally Adjusted



MLS[®] Active Listings

British Columbia, Seasonally Adjusted



MLS® Residential Market Conditions

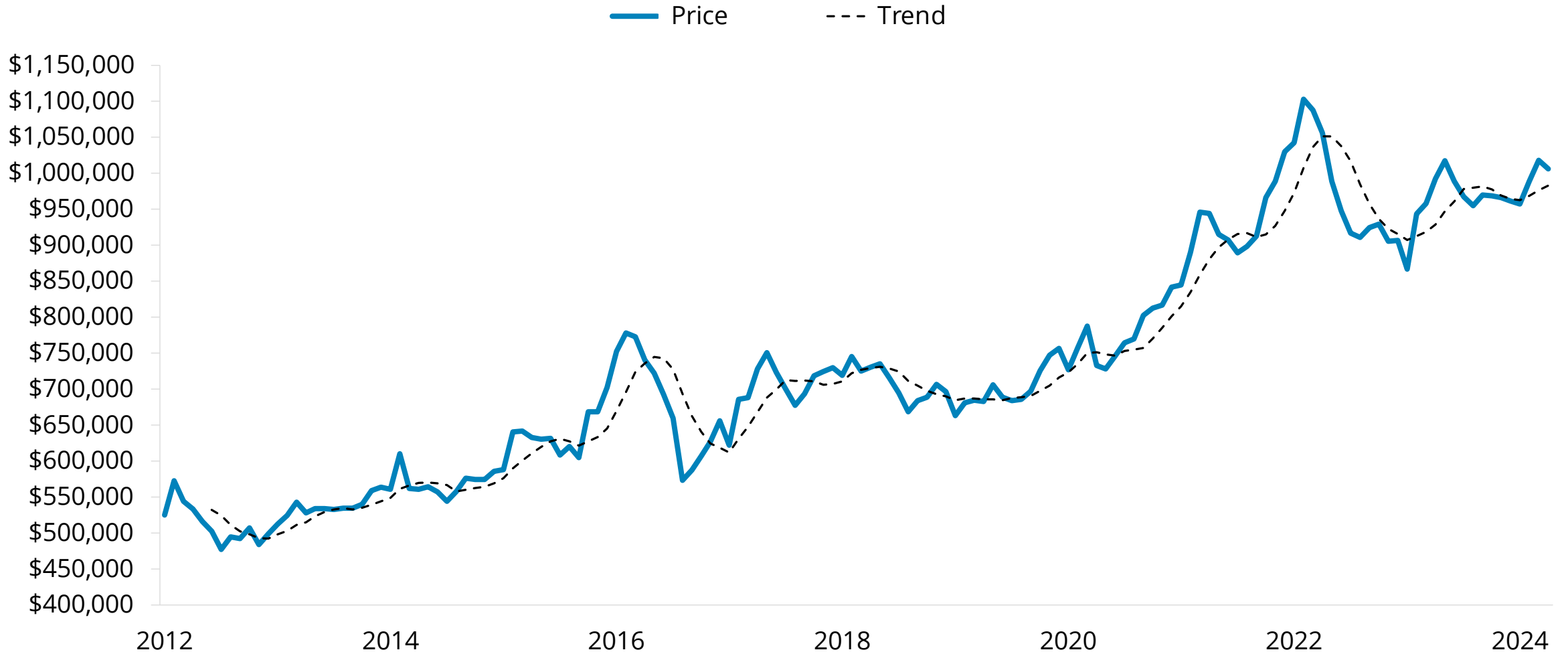
British Columbia, NSA

Sales-to-Active Listings Ratio



Average MLS[®] Residential Price

British Columbia, Not Seasonally Adjusted



MLS® Composite Price Index

Year-over-Year % Change

March April



April 2024 – Sales and Prices

Board Area	Unit Sales	Y/Y Change	Average Price	Y/Y Change
Kamloops	230	10%	\$ 623,204	7.5%
Okanagan	774	-9.2%	\$ 749,445	0.7%
South Peace River	33	17.9%	\$ 256,915	1.1%
Kootenay	266	15.7%	\$ 590,332	14.2%
BC Northern	358	24.3%	\$ 434,772	7.8%

April 2024 – Sales and Prices

Board Area	Unit Sales	Y/Y Change	Average Price	Y/Y Change
Greater Vancouver	2,831	4.2%	\$ 1,307,549	0.9%
Fraser Valley	1,399	-6%	\$ 1,049,298	2.4%
Chilliwack	282	2.2%	\$ 771,475	4.9%
Victoria	643	3.2%	\$ 983,904	-0.7%
Vancouver Island	721	-0.1%	\$ 734,569	2%
Powell River	32	52.4%	\$ 695,731	6.2%

April 2024 – Active Listings

Board Area	Active Listings	Y/Y Change	Months of Supply
Kamloops	1,258	33.5%	5.5
Okanagan	5,666	45.8%	7.3
South Peace River	221	6.8%	6.7
Kootenay	1,423	22.8%	5.3
BC Northern	1,926	15.6%	5.4

April 2024 – Active Listings

Board Area	Active Listings	Y/Y Change	Months of Supply
Greater Vancouver	12,491	42.1%	4.4
Fraser Valley	6,070	64.5%	4.3
Chilliwack	1,129	30.5%	4
Victoria	2,365	51.3%	3.7
Vancouver Island	3,406	36.6%	4.7
Powell River	158	19.7%	4.9