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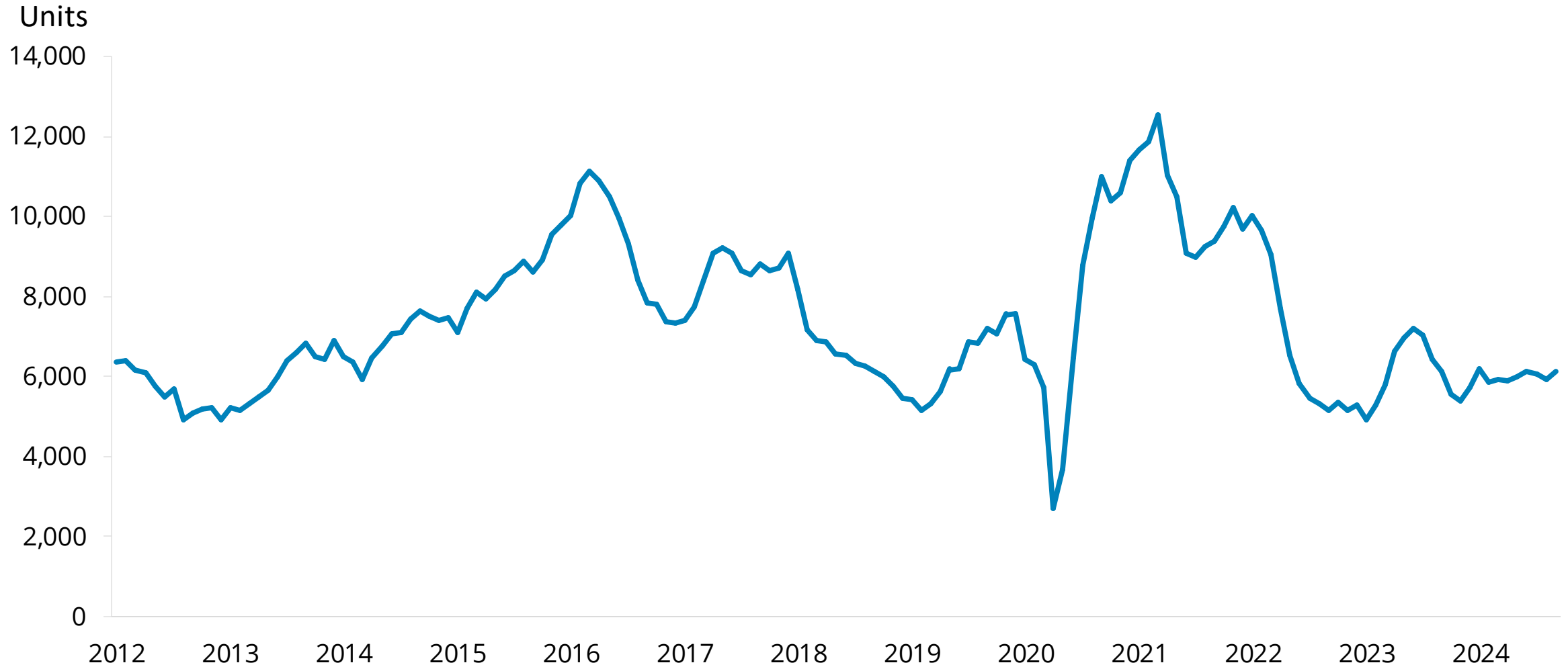
British Columbia
Real Estate Association

Housing Market Update

October 2024

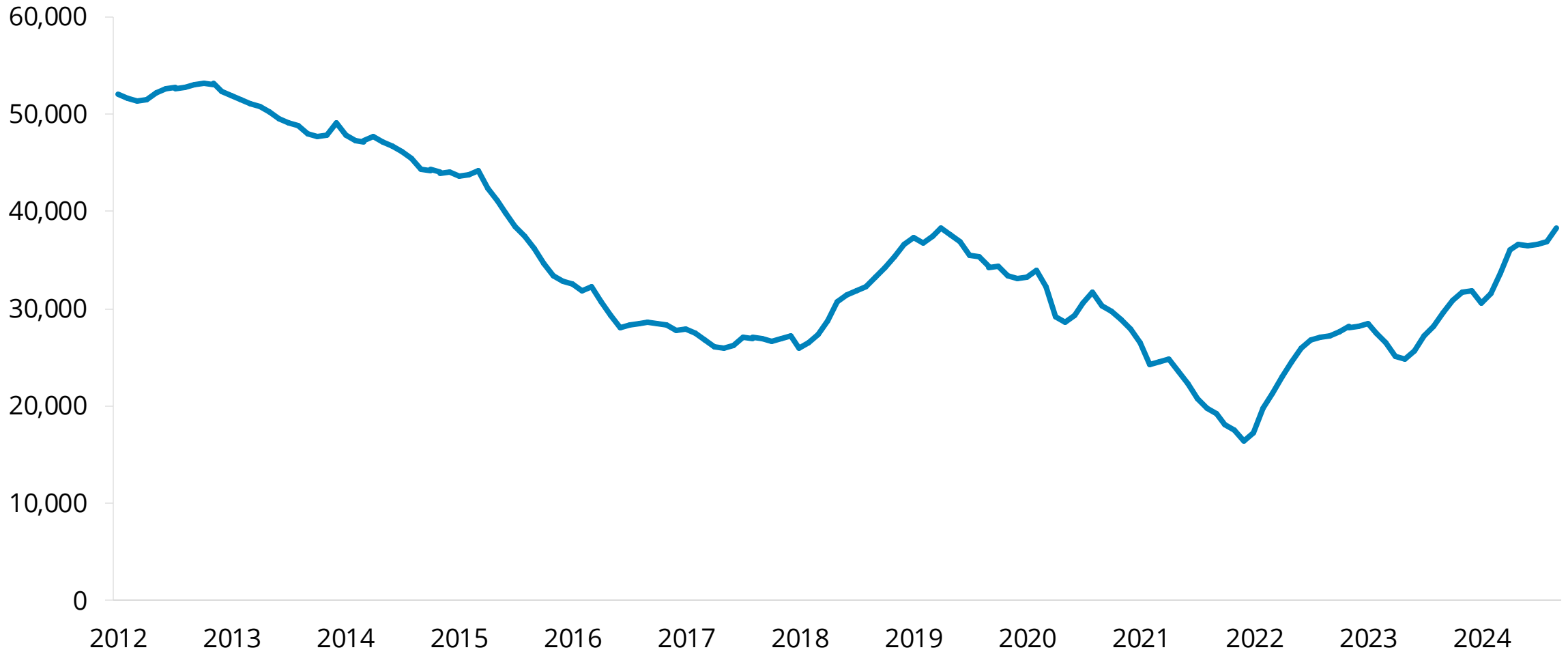
MLS[®] Residential Sales

British Columbia, Seasonally Adjusted



MLS[®] Active Listings

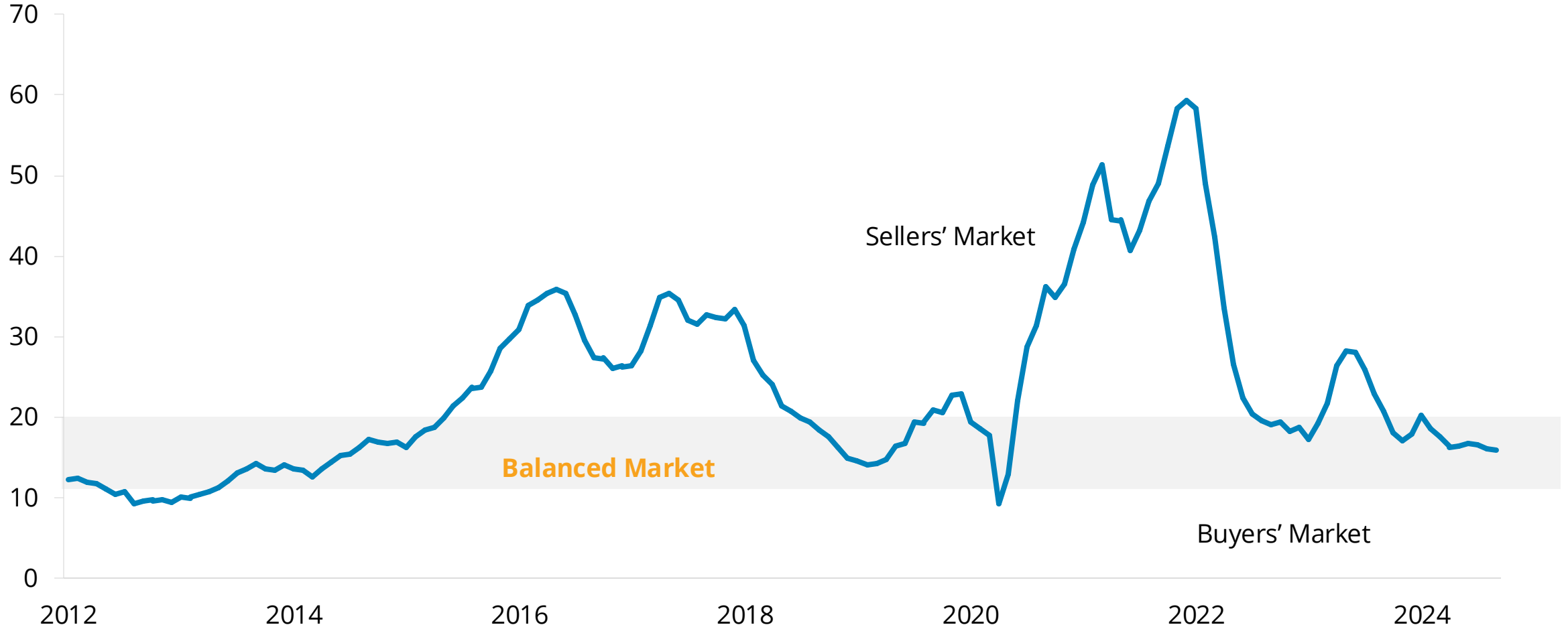
British Columbia, Seasonally Adjusted



MLS® Residential Market Conditions

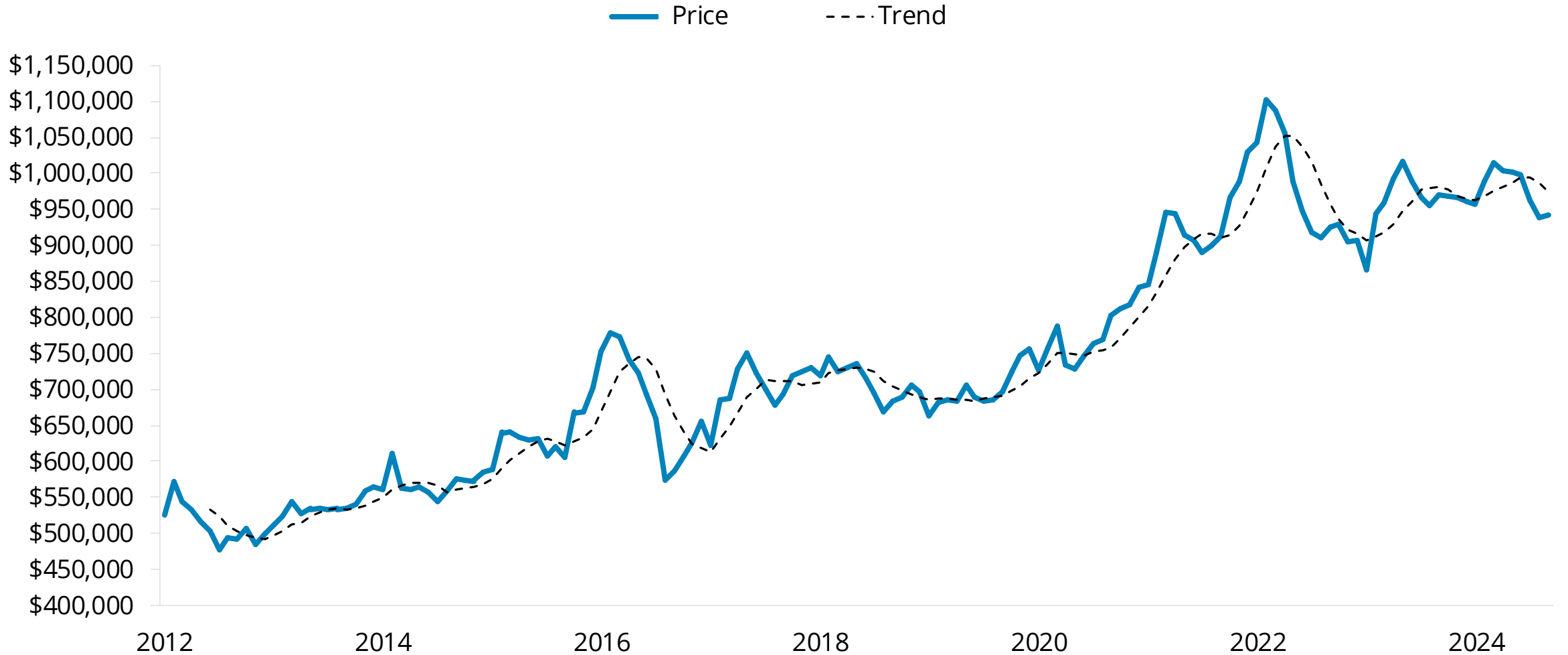
British Columbia, SA

Sales-to-Active Listings Ratio



Average MLS[®] Residential Price

British Columbia, Not Seasonally Adjusted



MLS[®] Composite Price Index

Year-over-Year % Change

■ August ■ September



September 2024 – Sales and Prices

Board Area	Unit Sales	Y/Y Change	Average Price	Y/Y Change
Kamloops	198	-3.4%	\$ 606,609	1.3%
Okanagan	556	0.2%	\$ 714,520	-4.2%
South Peace River	46	-6.1%	\$ 375,430	21.7%
Kootenay	276	19.5%	\$ 571,415	8.9%
BC Northern	315	-8.7%	\$ 430,734	8%

September 2024 – Sales and Prices

Board Area	Unit Sales	Y/Y Change	Average Price	Y/Y Change
Greater Vancouver	1,852	-3.3%	\$ 1,252,066	-4%
Fraser Valley	931	-10%	\$ 1,036,581	0.6%
Chilliwack	216	8.5%	\$ 753,567	-1.1%
Victoria	543	17.8%	\$ 960,198	-4.5%
Vancouver Island	616	17.6%	\$ 723,991	3.2%
Powell River	30	50%	\$ 625,460	-18.6%

September 2024 – Active Listings

Board Area	Active Listings	Y/Y Change	Months of Supply
Kamloops	1,383	19.9%	7
Okanagan	6,502	33.7%	12
South Peace River	259	3.7%	5.6
Kootenay	1,671	14.3%	6.1
BC Northern	2,127	3.4%	6.8

September 2024 – Active Listings

Board Area	Active Listings	Y/Y Change	Months of Supply
Greater Vancouver	14,932	31.2%	8.1
Fraser Valley	7,682	41.6%	8.3
Chilliwack	1,212	-2.8%	5.6
Victoria	2,708	25.7%	5
Vancouver Island	3,919	26.8%	6.4
Powell River	226	44%	7.5