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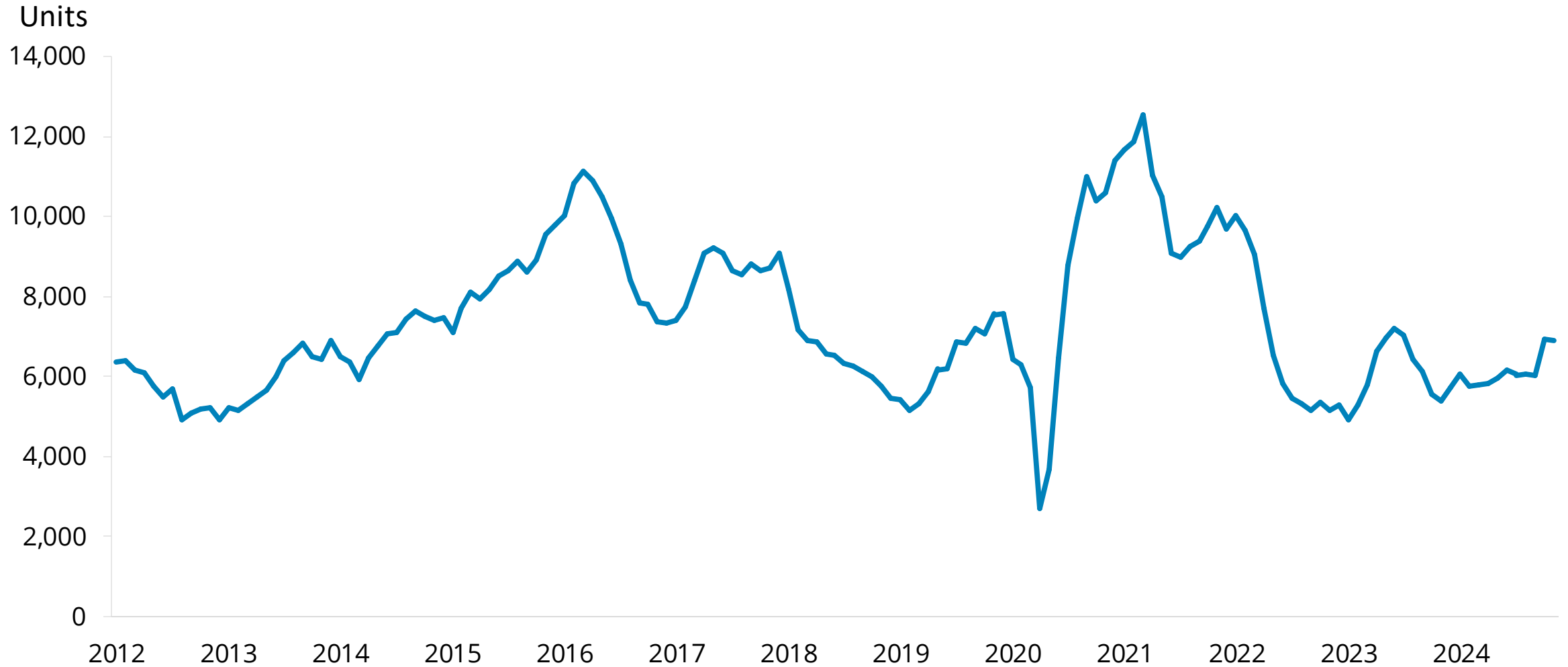
British Columbia
Real Estate Association

Housing Market Update

December 2024

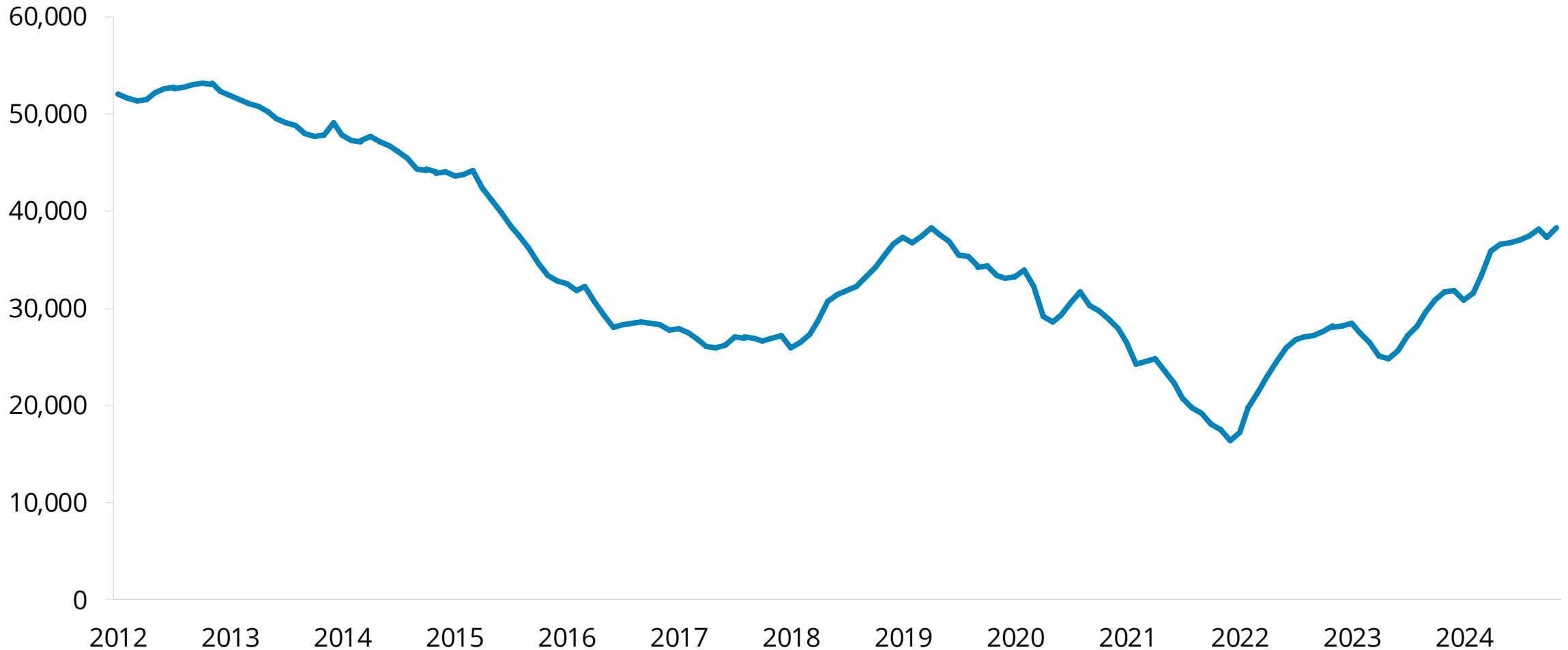
MLS[®] Residential Sales

British Columbia, Seasonally Adjusted



MLS[®] Active Listings

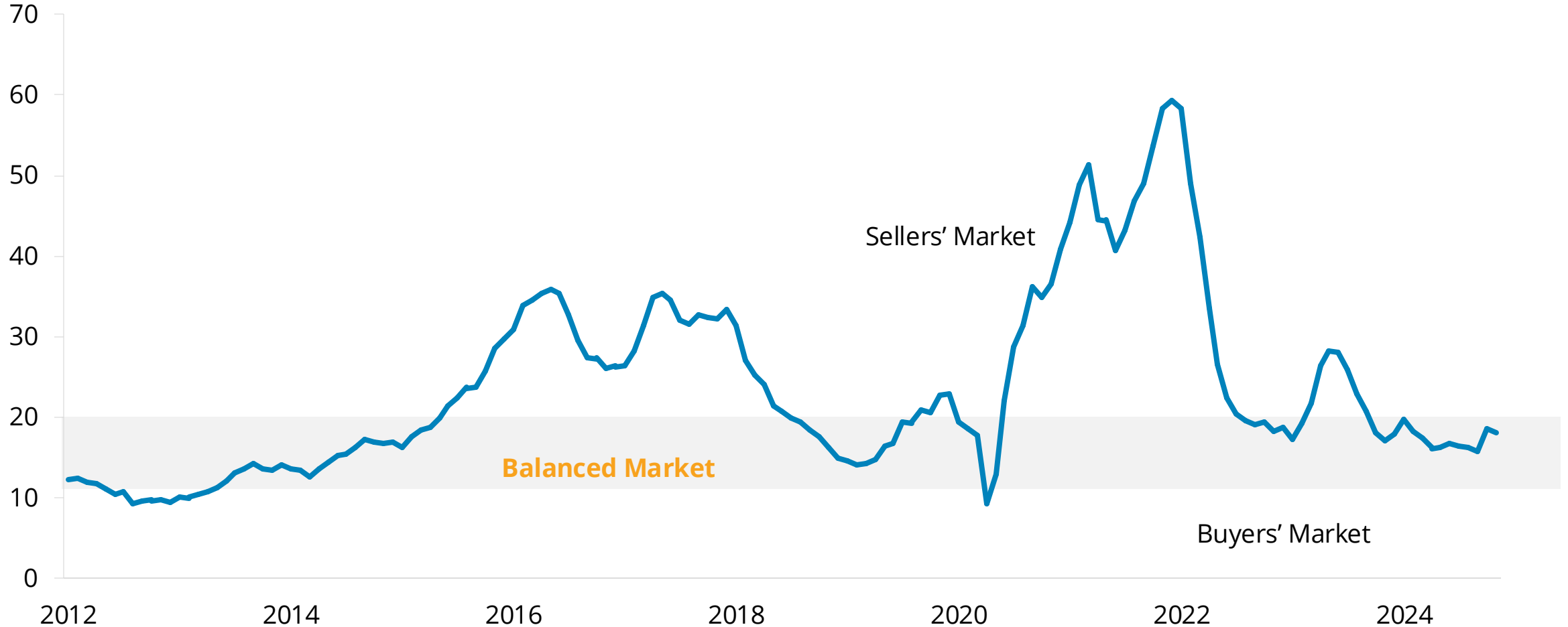
British Columbia, Seasonally Adjusted



MLS[®] Residential Market Conditions

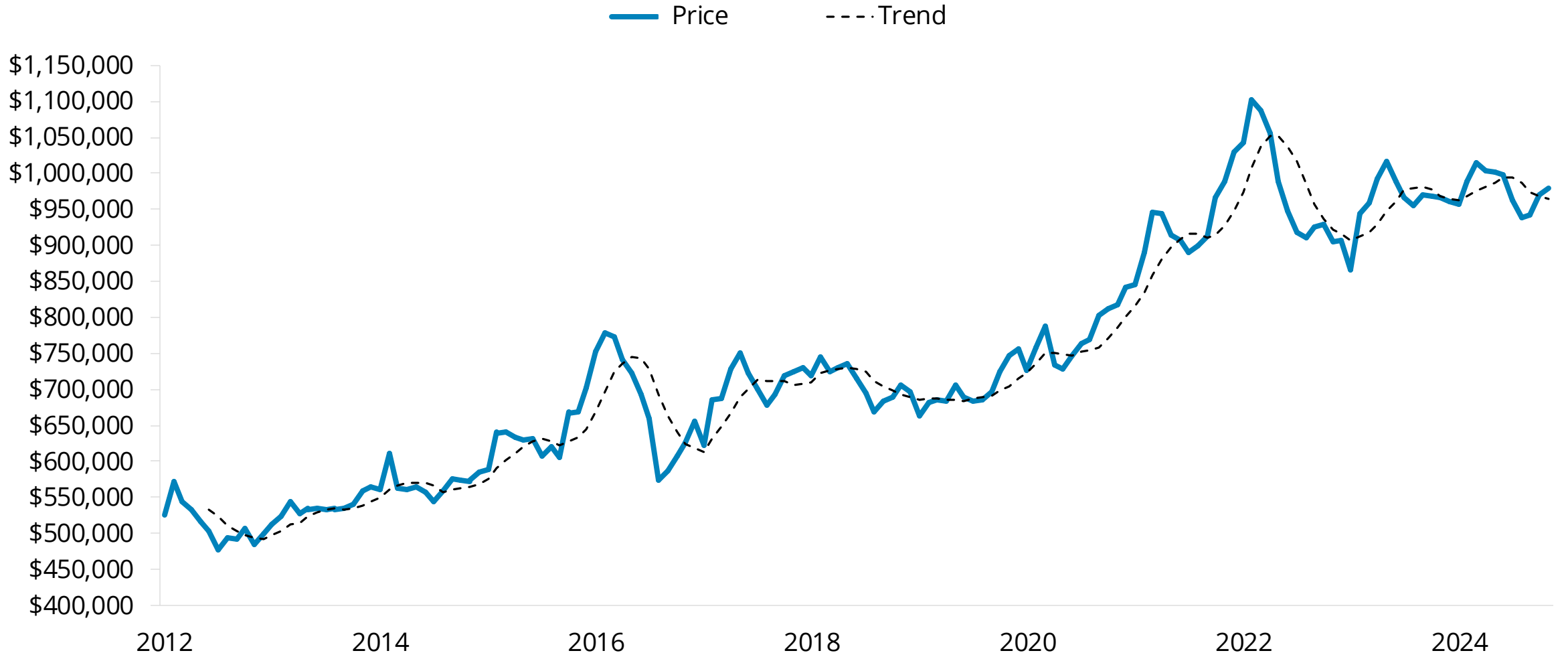
British Columbia, SA

Sales-to-Active Listings Ratio



Average MLS[®] Residential Price

British Columbia, Not Seasonally Adjusted



MLS[®] Composite Price Index

Year-over-Year % Change

■ October ■ November



November 2024 – Sales and Prices

Board Area	Unit Sales	Y/Y Change	Average Price	Y/Y Change
Kamloops	177	7.9%	\$ 586,915	-5.3%
Okanagan	588	27%	\$ 710,298	-6.2%
South Peace River	32	45.5%	\$ 265,532	4.6%
Kootenay	194	1%	\$ 548,865	14.8%
BC Northern	304	20.2%	\$ 418,495	5.6%

November 2024 – Sales and Prices

Board Area	Unit Sales	Y/Y Change	Average Price	Y/Y Change
Greater Vancouver	2,181	28.7%	\$ 1,276,716	-0.8%
Fraser Valley	1,079	30.2%	\$ 1,033,199	4.5%
Chilliwack	190	25%	\$ 767,332	11.1%
Victoria	533	42.5%	\$ 942,725	-2.7%
Vancouver Island	538	15.2%	\$ 728,551	-0.5%
Powell River	25	66.7%	\$ 653,148	26.2%

November 2024 – Active Listings

Board Area	Active Listings	Y/Y Change	Months of Supply
Kamloops	1,120	18.6%	6.3
Okanagan	5,093	12.3%	8.7
South Peace River	200	-8.7%	6.3
Kootenay	1,380	19.5%	7.1
BC Northern	1,493	-9.2%	4.9

November 2024 – Active Listings

Board Area	Active Listings	Y/Y Change	Months of Supply
Greater Vancouver	13,245	21.2%	6.1
Fraser Valley	6,790	32.6%	6.3
Chilliwack	999	-1.5%	5.3
Victoria	2,181	3.8%	4.1
Vancouver Island	2,968	4.4%	5.5
Powell River	172	33.3%	6.9