



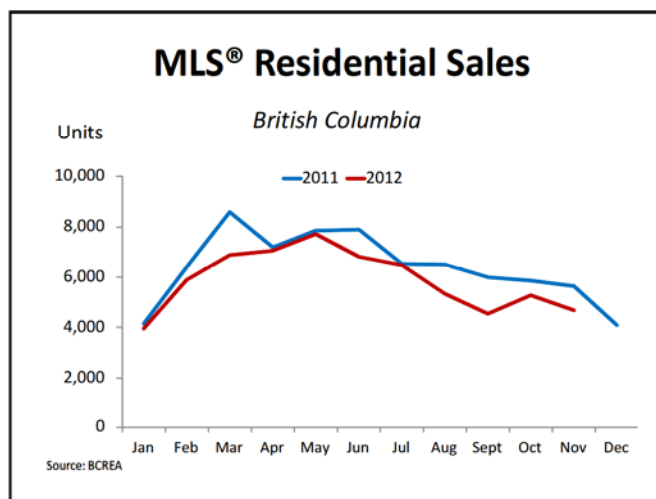
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## BC Home Sales Pulled Lower by Vancouver/Fraser Valley

**Vancouver, BC – December 13, 2012.** The British Columbia Real Estate Association (BCREA) reports that the dollar volume of homes sold through the Multiple Listing Service® (MLS®) in BC declined 24.6 per cent to \$2.3 billion in November compared to the same month last year. A total of 4,680 MLS® residential unit sales were recorded over the same period, down 17 per cent from November 2011. The average MLS® residential price was \$480,861, down 9.1 per cent from a year ago.

“A slower pace of consumer demand in Vancouver and the Fraser Valley contributed to fewer home sales province-wide in November,” said Cameron Muir, BCREA Chief Economist. “While more stringent mortgage credit regulations for low equity borrowers have squeezed some buyers out of the market, the broader slowdown may be a pre-cursor to more elevated activity in 2013, resulting from pent-up demand.”

Year-to-date, BC residential sales dollar volume declined 18.7 per cent to \$33.3 billion, compared to the same period last year. Residential unit sales declined 11 per cent to 64,626 units, while the average MLS® residential price was 8.6 per cent lower at \$515,611.



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For detailed statistical information, contact your [local real estate board](#).

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### November 2012 Residential Average Price, Active Listings and Sales-to-Active-Listings Data by Board

Board	Average Price			Active Listings			Sales-to-Active-Listings	
	November 2012 Residential Average Price (\$)	November 2011 Residential Average Price (\$)	% change	November 2012 Residential Active Listings (Units)	November 2011 Residential Active Listings (Units)	% change	November 2012 Residential Sales to Active Listings (%)	November 2011 Residential Sales to Active Listings (%)
BC Northern	231,632	225,239	2.8	2,222	2,350	-5.4	12.9	13.4
Chilliwack	288,747	271,800	6.2	1,524	1,743	-12.6	10.9	7.4
Fraser Valley	441,988	478,968	-7.7	7,753	7,717	0.5	10.8	13.5
Greater Vancouver	682,215	728,118	-6.3	16,788	14,777	13.6	10.3	16.2
Kamloops	316,042	291,780	8.3	1,878	1,889	-0.6	7.1	7.9
Kootenay	249,217	275,939	-9.7	2,658	2,750	-3.3	7.4	6
Okanagan Mainline	378,513	357,996	5.7	5,289	5,429	-2.6	7.2	6.8
Powell River	199,697	194,579	2.6	210	206	1.9	8.6	16.5
*South Okanagan	270,463	320,697	-15.7	1,626	1,815	-10.4	5.8	4.7
Northern Lights	269,445	212,003	27.1	229	226	1.3	8.7	23.5
Vancouver Island	308,113	315,838	-2.4	5,194	5,293	-1.9	9	8.5
Victoria	491,326	499,676	-1.7	3,583	3,402	5.3	9.6	13.4
<b>Provincial Totals*</b>	<b>480,891</b>	<b>529,141</b>	<b>-9.1</b>	<b>48,954</b>	<b>47,597</b>	<b>2.9</b>	<b>9.6</b>	<b>11.8</b>

\*Numbers may not add due to rounding

### November 2012 BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Units		
	November 2012 Residential Sales (\$)	November 2011 Residential Sales (\$)	% change	November 2012 Residential Sales (Units)	November 2011 Residential Sales (Units)	% change
BC Northern	66,478	70,950	-6.3	287	315	-8.9
Chilliwack	47,932	35,062	36.7	166	129	28.7
Fraser Valley	371,270	498,127	-25.5	840	1,040	-19.2
Greater Vancouver	1,182,279	1,743,842	-32.2	1,733	2,395	-27.6
Kamloops	42,034	43,475	-3.3	133	149	-10.7
Kootenay	49,096	45,530	7.8	197	165	19.4
Okanagan Mainline	144,970	131,742	10	383	368	4.1
Powell River	3,595	6,616	-45.7	18	34	-47.1
South Okanagan	25,424	27,580	-7.8	94	86	9.3
Northern Lights	5,389	11,236	-52	20	53	-62.3
Vancouver Island	143,581	141,811	1.2	466	449	3.8
Victoria	168,525	227,852	-26	343	456	-24.8
<b>Provincial Totals*</b>	<b>2,250,572</b>	<b>2,983,824</b>	<b>-24.6</b>	<b>4,680</b>	<b>5,639</b>	<b>-17</b>

\* Numbers may not add due to rounding

**\*\*NOTE:** The Northern Lights Real Estate Board (NLREB) became part of the South Okanagan Real Estate Board (SOREB) on January 1, 2011.

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## November 2012 Year-to-Date BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Unit Sales			Average Price		
	2012 (\$)	2011 (\$)	% change	2012	2011	% change	2012 (\$)	2011 (\$)	% change
BC Northern	909,877	809,333	12.4	3,890	3,681	5.7	233,901	219,868	6.4
Chilliwack	569,009	567,030	0.3	1,901	1,905	-0.2	299,321	297,653	0.6
Fraser Valley	6,052,660	6,994,057	-13.5	12,481	13,911	-10.3	484,950	502,772	-3.5
Greater Vancouver	17,775,636	24,509,792	-27.5	24,274	31,236	-22.3	732,291	784,665	-6.7
Kamloops	632,947	595,592	6.3	2,017	1,974	2.2	313,806	301,718	4
Kootenay	527,984	495,909	6.5	1,918	1,832	4.7	275,279	270,693	1.7
Okanagan Mainline	1,954,646	1,734,131	12.7	5,169	4,574	13	378,148	379,128	-0.3
Powell River	56,255	66,562	-15.5	256	297	-13.8	219,746	224,114	-1.9
South Okanagan	390,858	382,691	2.1	1,292	1,234	4.7	302,522	310,122	-2.5
Northern Lights	117,023	101,112	15.7	475	478	-0.6	246,363	211,530	16.5
Vancouver Island	1,816,791	1,981,093	-8.3	5,751	6,057	-5.1	315,909	327,075	-3.4
Victoria	2,518,160	2,725,984	-7.6	5,202	5,452	-4.6	484,075	499,997	-3.2
<b>Provincial Totals*</b>	<b>33,321,845</b>	<b>40,963,284</b>	<b>-18.7</b>	<b>64,626</b>	<b>72,631</b>	<b>-11</b>	<b>515,611</b>	<b>563,992</b>	<b>-8.6</b>

\* Numbers may not add due to rounding

BCREA represents 11 member real estate boards and their approximately 18,000 REALTORS® on all provincial issues, providing an extensive communications network, standard forms, economic research and analysis, government relations, applied practice courses and continuing professional education (cpe).

To demonstrate the profession's commitment to improving [Quality of Life](#) in BC communities, BCREA supports policies that help ensure economic vitality, provide housing opportunities, preserve the environment, protect property owners and build better communities with good schools and safe neighbourhoods.

For detailed statistical information, contact your [local real estate board](#). MLS® is a cooperative marketing system used only by Canada's real estate boards to ensure maximum exposure of properties listed for sale.

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