

For immediate release

Economy, Population Growth Support Housing Demand Through 2018 BCREA 2017 First Quarter Housing Forecast Update

Vancouver, BC— February 17, 2017. The British Columbia Real Estate Association (BCREA) released its 2017 First Quarter Housing Forecast Update today.

Multiple Listing Service®(MLS®) residential sales in the province are forecast to decline 14.1 per cent to 96,345 units this year, after reaching a record 112,209 units in 2016. A moderation trend that began early in 2016, combined with tougher federal government mortgage qualification rules and the foreign buyer tax in Vancouver, is expected to limit consumer demand over the next two years. However, housing demand is expected to remain well above the ten-year average of 84,700 unit sales.

“Solid fundamentals continue to underpin housing demand in the province,” said Cameron Muir, BCREA Chief Economist. “International trade, population growth and consumer confidence will be key economic driver this year.” Of note, net migration to the province exceeded 50,000 individuals during the first three quarters of 2016, the highest level since 2008 and a 50 per cent increase from the previous year.



The average MLS®residential price in the province is forecast to decline nearly 5 per cent to \$657,000 this year, largely the result of increased consumer demand for multi-family homes and a higher proportion of transactions occurring outside the Metro Vancouver market. While a significant number of new homes are under construction in the province, market conditions will continue to be tilted in favour of home sellers in many regions, while home builders scramble to complete existing projects.

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To view the full BCREA Housing Forecast, click [here](#).

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Housing Forecast Update Table – Q1 2017

Board Area	Unit Sales			Average MLS® Price (\$)		
	2016	2017F	2018F	2016	2017F	2018F
Victoria	10,028 27.5%	9,250 -7.8%	8,500 -8.1%	\$585,745 12.3%	\$599,000 2.3%	\$608,000 1.5%
Vancouver Island	10,532 26.6%	9,400 -10.7%	8,750 -6.9%	\$383,192 12.8%	\$396,000 3.3%	\$402,000 1.5%
Powell River	417 9.4%	390 -6.5%	345 -11.5%	\$284,471 15.3%	\$288,000 1.2%	\$291,000 1.0%
Greater Vancouver	40,880 -5.2%	34,000 -16.8%	35,750 5.1%	\$1,017,228 12.7%	\$942,000 -7.4%	\$963,000 2.2%
Fraser Valley	23,086 15.1%	19,700 -14.7%	18,900 -4.1%	\$676,946 17.2%	\$657,000 -2.9%	\$668,000 1.7%
Chilliwack and District	4,306 37.2%	3,400 -21.0%	3,100 -8.8%	\$397,911 18.4%	\$416,000 4.5%	\$428,000 2.9%
Kamloops and District	3,181 23.6%	2,870 -9.8%	2,700 -5.9%	\$345,528 5.9%	\$355,000 2.7%	\$362,000 2.0%
Okanagan Mainline	10,036 25.6%	8,400 -16.3%	8,600 2.4%	\$461,791 13.1%	\$468,000 1.3%	\$476,000 1.7%
South Okanagan*	2,459 21.6%	2,050 -16.6%	1,975 -3.7%	\$364,295 11.3%	\$351,000 -3.6%	\$356,000 1.4%
Northern Lights	260 -16.7%	285 9.6%	325 14.0%	\$233,363 -13.4%	\$243,000 4.1%	\$248,000 2.1%
Kootenay	2,955 18.2%	2,500 -15.4%	2,575 3.0%	\$282,758 2.7%	\$286,000 1.1%	\$291,000 1.7%
BC Northern	4,069 -3.4%	4,100 0.8%	4,250 3.7%	\$263,703 -0.4%	\$265,000 0.5%	\$269,000 1.5%
BC Total	112,209 9.5%	96,345 -14.1%	95,770 -0.6%	691,144 8.6%	657,026 -4.9%	666,657 1.5%

* Excluding Northern Lights

About BCREA

The [British Columbia Real Estate Association](#) (BCREA) is the professional association for more than 20,000 REALTORS® in BC focusing on provincial issues that impact real estate. Working with the province's 11 real estate boards, BCREA provides continuing professional education, advocacy, economic research and standard forms to help REALTORS® provide value for their clients.

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® cooperative marketing is used only by Canada's real estate board to ensure maximum exposure of properties listed for sale.

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