



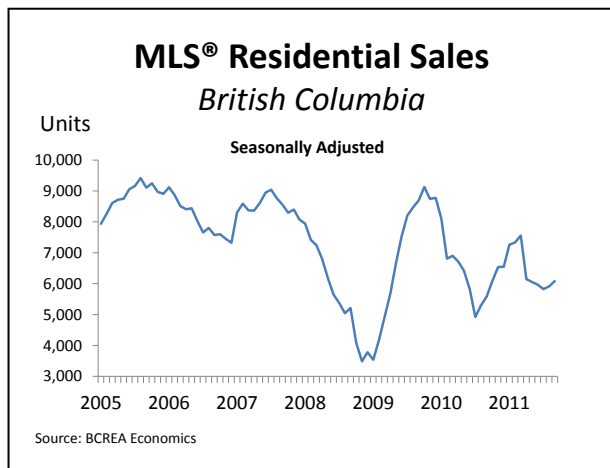
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Home Sales Climb Higher Outside Vancouver

Vancouver, BC – November 15, 2011. The British Columbia Real Estate Association (BCREA) reports that Multiple Listing Service® (MLS®) residential unit sales in the province rose 6.5 per cent to 5,865 units in October compared to the same month last year. The average MLS® residential price was up 2.6 per cent to \$535,695 last month compared to October 2010.

“BC home sales rose three per cent in October compared to September on a seasonally adjusted basis,” said Cameron Muir, BCREA Chief Economist. “While consumer demand in Vancouver edged lower last month on a year-over-year basis, strong increases were recorded in the Fraser Valley, Kamloops, Kootenay, the North and on Vancouver Island.”

“Total active residential listings in the province declined by 3,360 units in October from September. However, active listings were up 6.9 per cent from October 2011,” added Muir. “Market conditions remained slightly in favour of home buyers last month.”



Year-to-date, BC residential sales dollar volume increased 16.8 per cent to \$38 billion, compared to the same period last year. Residential unit sales increased 3.5 per cent to 66,922 units, while the average MLS® residential price rose 12.9 per cent to \$566,925 over the same period.

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



October 2011 Residential Average Price, Active Listings and Sales-to-Active-Listings Data by Board

Board	Average Price			Active Listings			Sales-to-Active-Listings	
	October 2011 Residential Average Price (\$)	October 2010 Residential Average Price (\$)	% change	October 2011 Residential Active Listings (Units)	October 2010 Residential Active Listings (Units)	% change	October 2011 Residential Sales to Active Listings (%)	October 2010 Residential Sales to Active Listings (%)
BC Northern	215,150	193,611	11.1	2,705	2,671	1.3	12.5	9.9
Chilliwack	295,941	304,556	-2.8	1,782	1,555	14.6	9.0	10.6
Fraser Valley	483,965	456,169	6.1	8,311	7,857	5.8	13.1	12.0
Greater Vancouver	767,225	707,207	8.5	16,418	15,117	8.6	14.4	15.8
Kamloops	288,222	282,045	2.2	2,039	1,818	12.2	8.9	8.0
Kootenay	261,787	266,122	-1.6	2,999	2,824	6.2	5.8	5.2
Okanagan Mainline	366,633	427,899	-14.3	6,053	5,837	3.7	6.7	6.8
Powell River	278,900	233,839	19.3	232	197	17.8	6.9	11.7
South Okanagan	324,739	305,438	6.3	1,951	1,913	2.0	5.0	5.3
Northern Lights	226,666	208,782	8.6	280	279	0.4	21.1	19.4
Vancouver Island	322,500	305,530	5.6	5,712	5,584	2.3	9.2	7.9
Victoria	475,742	506,777	-6.1	3,774	3,209	17.6	12.2	13.9
Provincial Totals*	535,695	521,871	2.6	52,256	48,861	6.9	11.2	11.3

*Numbers may not add due to rounding

October 2011 BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Units		
	October 2011 Residential Sales (\$)	October 2010 Residential Sales (\$)	% change	October 2011 Residential Sales (Units)	October 2010 Residential Sales (Units)	% change
BC Northern	72,721	51,113	42.3	338	264	28.0
Chilliwack	47,351	50,252	-5.8	160	165	-3.0
Fraser Valley	528,490	429,256	23.1	1,092	941	16.0
Greater Vancouver	1,809,884	1,685,275	7.4	2,359	2,383	-1.0
Kamloops	52,456	41,179	27.4	182	146	24.7
Kootenay	45,551	39,386	15.7	174	148	17.6
Okanagan Mainline	147,753	169,020	-12.6	403	395	2.0
Powell River	4,462	5,378	-17.0	16	23	-30.4
South Okanagan	31,500	31,155	1.1	97	102	-4.9
Northern Lights	13,373	11,274	18.6	59	54	9.3
Vancouver Island	168,990	134,128	26.0	524	439	19.4
Victoria	219,317	226,530	-3.2	461	447	3.1
Provincial Totals*	3,141,849	2,873,945	9.3	5,865	5,507	6.5

* 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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October 2011 Year-to-Date BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Unit Sales			Average Price		
	2011 (\$)	2010 (\$)	% change	2011	2010	% change	2011 (\$)	2010 (\$)	% change
BC Northern	738,383	679,396	8.7	3,366	3,208	4.9	219,365	211,782	3.6
Chilliwack	531,968	553,862	-4.0	1,776	1,803	-1.5	299,531	307,189	-2.5
Fraser Valley	6,495,930	5,476,068	18.6	12,871	12,132	6.1	504,695	451,374	11.8
Greater Vancouver	22,765,950	17,910,274	27.1	28,841	26,659	8.2	789,361	671,828	17.5
Kamloops	552,116	569,478	-3.0	1,825	1,864	-2.1	302,530	305,514	-1.0
Kootenay	450,379	483,604	-6.9	1,667	1,758	-5.2	270,173	275,088	-1.8
Okanagan Mainline	1,602,389	1,706,889	-6.1	4,206	4,295	-2.1	380,977	397,413	-4.1
Powell River	59,946	58,565	2.4	263	245	7.3	227,932	239,039	-4.6
South Okanagan	355,111	389,338	-8.8	1,148	1,210	-5.1	309,330	321,767	-3.9
Northern Lights	89,875	88,860	1.1	425	424	0.2	211,472	209,575	0.9
Vancouver Island	1,839,282	1,884,663	-2.4	5,608	5,747	-2.4	327,975	327,939	0.0
Victoria	2,498,132	2,718,867	-8.1	4,996	5,390	-7.3	500,026	504,428	-0.9
Provincial Totals*	37,979,460	32,519,864	16.8	66,992	64,735	3.5	566,925	502,354	12.9

* 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 encourage economic vitality, provide housing opportunities, respect the environment and build 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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