

For immediate release

## New Listings Bounce Higher in April

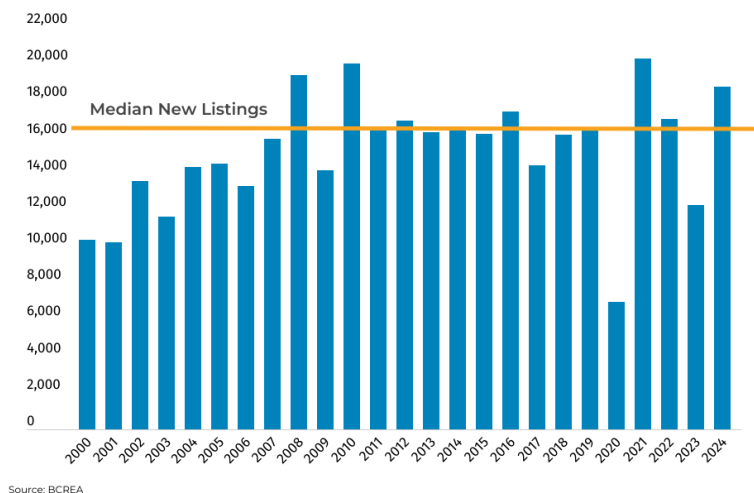
**Vancouver, BC – May 15, 2024.** The British Columbia Real Estate Association (BCREA) reports that 7,569 residential unit sales were recorded in Multiple Listing Service® (MLS®) systems in April 2024, an increase of 1.5 per cent from April 2023. The average MLS® residential price in BC in April 2024 was up 1.4 per cent at \$1 million, compared to an average price of \$992,440 in April 2023. The total sales dollar volume was \$7.6 billion, an increase of 3 per cent from the same time the previous year.

"April was an above-average month for new listings activity, registering the highest pace since 2021," said BCREA Chief Economist Brendon Ogmundson. "Sales are still slightly below normal, which has led to a substantial increase in total inventory, though at a level still far below long-run balance. Ultimately, the market is

heading into the summer in a state of relative calm with much more choice for buyers."

Year-to-date, BC residential sales dollar volume was up 9.5 per cent to \$23.4 billion, compared with the same period in 2023. Residential unit sales were up 4.8 per cent to 23,507 units, while the average MLS® residential price was up 4.5 per cent to \$997,132.

**MLS New Listings**  
*(Month of April, 2000-2024)*



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**For more information, please contact:**

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**April 2024 Residential Average Price, Active Listings,  
and Sales-to-Active-Listings Data by Board**

Board	Residential Average Price (\$)			Active Listings			Sales-to-Active Listings	
	April 2024 Residential Average Price (\$)	April 2023 Residential Average Price (\$)	% change	April 2024 Residential Active Listings (Units)	April 2023 Residential Active Listings (Units)	% change	April 2024 Residential Sales to Active Listings (%)	April 2023 Residential Sales to Active Listings (%)
BC Northern	434,772	403,396	7.8	1,926	1,666	15.6	18.6	17.3
Chilliwack	771,475	735,145	4.9	1,129	865	30.5	25	31.9
Fraser Valley	1,049,298	1,024,846	2.4	6,070	3,690	64.5	23	40.4
Greater Vancouver	1,307,549	1,296,153	0.9	12,491	8,790	42.1	22.7	30.9
Interior*								
Okanagan	749,445	744,366	0.7	5,666	3,885	45.8	13.7	21.9
Kamloops	623,204	579,483	7.5	1,258	942	33.5	18.3	22.2
Kootenay	590,332	517,118	14.2	1,423	1,159	22.8	18.7	19.8
South Peace**	256,915	254,048	1.1	221	207	6.8	14.9	13.5
Powell River	695,731	655,305	6.2	158	132	19.7	20.3	15.9
Vancouver Island	734,569	719,886	2	3,406	2,493	36.6	21.2	29
Victoria	983,904	990,918	-0.7	2,365	1,563	51.3	27.2	39.9
<b>Province Totals***</b>	<b>1,006,248</b>	<b>992,440</b>	<b>1.4</b>	<b>36,113</b>	<b>25,392</b>	<b>42.2</b>	<b>21</b>	<b>29.4</b>

\*NOTES: The Okanagan Mainline Real Estate Board (OMREB) amalgamated with the South Okanagan Real Estate Board (SOREB) on January 1, 2021, to form the Association of Interior REALTORS®. In March 2022, the Association merged with the Kootenay and Kamloops real estate boards.

\*\*The former Northern Lights Board, which was merged with SOREB in 2011, will now be called the South Peach River Region and is part of the new Association of Interior REALTORS®.

\*\*\*Numbers may not add due to rounding

**April 2024 BC Residential Multiple Listing Service® Data by Board**

Board	Dollar Volume in 000's (\$)			Unit Sales		
	April 2024 Dollar Volume in 000's (\$)	April 2023 Dollar Volume in 000's (\$)	% change	April 2024 Unit Sales	April 2023 Unit Sales	% change
BC Northern	155,648	116,178	34	358	288	24.3
Chilliwack	217,556	202,900	7.2	282	276	2.2
Fraser Valley	1,467,968	1,525,996	-3.8	1,399	1,489	-6
Greater Vancouver	3,701,671	3,520,351	5.2	2,831	2,716	4.2
Interior*						
Okanagan	580,070	634,200	-8.5	774	852	-9.2
Kamloops	143,337	121,112	18.4	230	209	10
Kootenay	157,028	118,937	32	266	230	15.7
South Peace**	8,478	7,113	19.2	33	28	17.9
Powell River	22,263	13,761	61.8	32	21	52.4
Vancouver Island	529,624	519,757	1.9	721	722	-0.1
Victoria	632,651	617,342	2.5	643	623	3.2
<b>Province Totals***</b>	<b>7,616,295</b>	<b>7,397,647</b>	<b>3</b>	<b>7,569</b>	<b>7,454</b>	<b>1.5</b>

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## New Listings Bounce Higher in April

### April 2024 Year-to-Date BC Residential Multiple Listing Service® Data by Board

Board	YTD Dollar Volume in 000's (\$)			YTD Unit Sales			YTD Average Price		
	April 2024 YTD Dollar Volume in 000's (\$)	April 2023 YTD Dollar Volume in 000's (\$)	% change	April 2024 YTD Unit Sales	April 2023 YTD Unit Sales	% change	April 2024 YTD Average Price	April 2023 YTD Average Price	% change
BC Northern	436,394	350,325	24.6	1,053	909	15.8	414,430	385,396	7.5
Chilliwack	738,194	637,627	15.8	966	881	9.6	764,176	723,754	5.6
Fraser Valley	4,989,196	4,297,679	16.1	4,807	4,424	8.7	1,037,902	971,446	6.8
Greater Vancouver	11,308,256	10,146,339	11.5	8,724	8,085	7.9	1,296,224	1,254,958	3.3
Interior*									
Okanagan	1,575,543	1,822,024	-13.5	2,154	2,477	-13	731,450	735,577	-0.6
Kamloops	425,447	406,992	4.5	709	699	1.4	600,066	582,249	3.1
Kootenay	411,933	358,140	15	772	729	5.9	533,592	491,276	8.6
South Peace**	25,094	27,006	-7.1	96	97	-1	261,398	278,412	-6.1
Powell River	59,815	46,390	28.9	94	75	25.3	636,334	618,533	2.9
Vancouver Island	1,556,154	1,509,865	3.1	2,156	2,170	-0.6	721,778	695,790	3.7
Victoria	1,913,553	1,796,352	6.5	1,976	1,887	4.7	968,397	951,962	1.7
<b>Province Totals***</b>	<b>23,439,581</b>	<b>21,398,737</b>	<b>9.5</b>	<b>23,507</b>	<b>22,433</b>	<b>4.8</b>	<b>997,132</b>	<b>953,895</b>	<b>4.5</b>

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BCREA is the provincial association for BC REALTORS®. As a champion for the real estate sector, BCREA advances REALTOR® professionalism and ensures the REALTOR® voice is heard for the benefit of consumers and communities, across BC. By working in collaboration with the province's real estate boards and associations, our mission is to provide professional development opportunities, advocacy, economic and policy research, and standard forms so REALTORS® are trusted, respected, and proud of their profession.

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.