

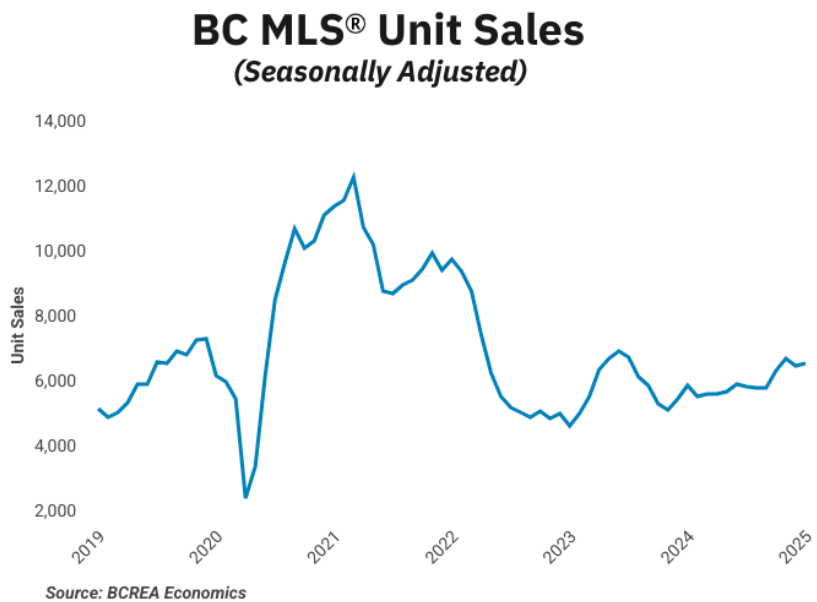
For immediate release

2025 Begins With Strong Sales and Listings Activity

Vancouver, BC – February 13, 2025. The British Columbia Real Estate Association (BCREA) reports that 4,221 residential unit sales were recorded in Multiple Listing Service® (MLS®) Systems in January 2025, up 6.4 per cent from January 2024. The average MLS® residential price in BC in January 2025 was down 1 per cent at \$949,560 compared to \$959,191 in January 2024.

The total sales dollar volume was \$4.0 billion, a 5.3 per cent increase from the same time the previous year. BC MLS® unit sales were 12 per cent lower than the ten-year January average.

“As expected, 2025 is off to a better start in most regions across BC,” said BCREA Chief Economist Brendon Ogmundson. “January’s pickup in sales and listings may foreshadow a stronger 2025, caveated by global uncertainties which may trigger higher or lower rates from the Bank of Canada.”



Active listings in January 2025 climbed to 30,896 units, a 27 per cent increase from the same month last year. Normalizing trends in new listings, coupled with stronger sales activity in the past few months, have led to an accumulation of inventory. Moving forward, it remains crucial for supply to keep pace with growing demand to keep markets balanced and prevent rampant price appreciation.

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January 2025 Residential Average Price, Active Listings and Sales-to-Active-Listings Data by Board

Board	Residential Average Price (\$)			Active Listings			Sales-to-Active Listings	
	January 2025 Residential Average Price (\$)	January 2024 Residential Average Price (\$)	% change	January 2025 Residential Active Listings (Units)	January 2024 Residential Active Listings (Units)	% change	January 2025 Residential Sales to Active Listings (%)	January 2024 Residential Sales to Active Listings (%)
BC Northern	396,187	383,300	3.4	1,313	1,326	-1	13.2	12.1
Chilliwack	694,700	721,057	-3.7	941	798	17.9	18.1	24.9
Fraser Valley	1,008,592	1,009,750	-0.1	5,985	3,891	53.8	13	23
Greater Vancouver	1,208,415	1,255,107	-3.7	11,494	8,633	33.1	13.5	16.5
Interior*								
Okanagan	736,479	716,986	2.7	4,425	3,579	23.6	9.7	10
Kamloops	563,082	585,378	-3.8	941	819	14.9	12.5	14.9
Kootenay	505,729	463,886	9	1,163	980	18.7	12.7	12.7
South Peace**	281,028	215,407	30.5	179	190	-5.8	11.2	8.9
Powell River	653,967	633,253	3.3	151	124	21.8	15.9	12.9
Vancouver Island	722,305	648,146	11.4	2,505	2,366	5.9	16.2	13.9
Victoria	968,258	919,777	5.3	1,799	1,608	11.9	22.2	20
Province Totals***	949,560	959,191	-1	30,896	24,314	27.1	13.7	16.3

January 2025 BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume in 000's (\$)			Unit Sales		
	January 2025 Dollar Volume in 000's (\$)	January 2024 Dollar Volume in 000's (\$)	% change	January 2025 Unit Sales	January 2024 Unit Sales	% change
BC Northern	68,540	61,711	11.1	173	161	7.5
Chilliwack	118,099	143,490	-17.7	170	199	-14.6
Fraser Valley	784,684	904,736	-13.3	778	896	-13.2
Greater Vancouver	1,875,460	1,787,272	4.9	1,552	1,424	9
Interior*						
Okanagan	317,422	256,681	23.7	431	358	20.4
Kamloops	66,444	71,416	-7	118	122	-3.3
Kootenay	74,848	57,522	30.1	148	124	19.4
South Peace**	5,621	3,662	53.5	20	17	17.6
Powell River	15,695	10,132	54.9	24	16	50
Vancouver Island	293,978	213,240	37.9	407	329	23.7
Victoria	387,303	295,248	31.2	400	321	24.6
Province Totals***	4,008,094	3,805,110	5.3	4,221	3,967	6.4

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January 2025 Year-to-Date BC Residential Multiple Listing Service® Data by Board

Board	YTD Dollar Volume in 000's (\$)			YTD Unit Sales			YTD Average Price		
	January 2025 YTD Dollar Volume in 000's (\$)	January 2024 YTD Dollar Volume in 000's (\$)	% change	January 2025 YTD Unit Sales	January 2024 YTD Unit Sales	% change	January 2025 YTD Average Price	January 2024 YTD Average Price	% change
BC Northern	68,540	61,711	11.1	173	161	7.5	396,187	383,298	3.4
Chilliwack	118,099	143,490	-17.7	170	199	-14.6	694,700	721,055	-3.7
Fraser Valley	784,684	904,736	-13.3	778	896	-13.2	1,008,592	1,009,750	-0.1
Greater Vancouver	1,875,460	1,787,272	4.9	1,552	1,424	9	1,208,415	1,255,107	-3.7
Interior*									
Okanagan	317,422	256,681	23.7	431	358	20.4	736,479	716,986	2.7
Kamloops	66,444	71,416	-7	118	122	-3.3	563,082	585,377	-3.8
Kootenay	74,848	57,522	30.1	148	124	19.4	505,729	463,887	9
South Peace**	5,621	3,662	53.5	20	17	17.6	281,028	215,412	30.5
Powell River	15,695	10,132	54.9	24	16	50	653,967	633,250	3.3
Vancouver Island	293,978	213,240	37.9	407	329	23.7	722,305	648,146	11.4
Victoria	387,303	295,248	31.2	400	321	24.6	968,258	919,776	5.3
Province Totals***	4,008,094	3,805,110	5.3	4,221	3,967	6.4	949,560	959,191	-1

*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 up due to rounding.

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 or association. MLS® is a cooperative marketing system used only by Canada's real estate boards and associations to ensure maximum exposure of properties listed for sale.