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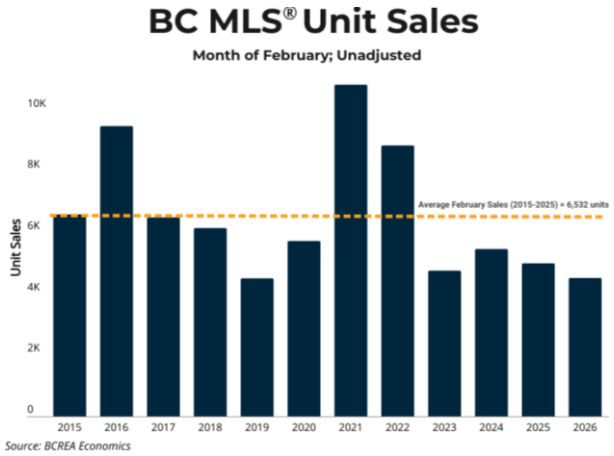
For immediate release

Market Activity Flounders Throughout the Province

Vancouver, BC – March 12, 2026. The British Columbia Real Estate Association (BCREA) reports that 4,516 residential unit sales were recorded in Multiple Listing Service® (MLS®) Systems in February 2026, down 9.7 per cent from February 2025. The average MLS® residential price in BC in February 2026 was down 2.9 per cent at $932,243 compared to $960,572 in February 2025.

Total MLS® residential sales dollar volume was $4.21 billion, down 12.3 per cent from the same time the previous year. BC MLS® unit sales were 32.87 per cent lower than the ten-year average for the month of February.



"Housing market activity continues to struggle, with sales declining from every region in the province compared to the same time last year," said BCREA Chief Economist Brendon Ogmundson. "We hope that improved affordability conditions in most regions and stable rates will motivate prospective demand to enter the market and drive stronger sales activity over the rest of the year."

Year-to-date, BC residential sales dollar volume is down 17.8 per cent to $7.3 billion, compared with the same period in 2025. Residential unit sales are down 15.8 per cent year-over-year at 7,832 units, while the average MLS® residential price is also down 2.4 per cent to $929,323.

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Market Activity Flounders Throughout the Province

February 2026 BC Residential Average Price, Active Listings, and Sales-to-Active Listings Data by Board

	Residential Average Price ($)			Active Listings			Sales-to-Active Listings	
Board	**February 2026 Residential Average Price ($)**	**February 2025 Residential Average Price ($)**	**% change**	**February 2026 Residential Active Listings (Units)**	**February 2025 Residential Active Listings (Units)**	**% change**	**February 2026 Residential Sales-to-Active Listings (%)**	**February 2025 Residential Sales-to-Active Listings (%)**
BC Northern	414,744	397,168	4.4	1,378	1,395	-1.2	16.3	18.2
Chilliwack	683,910	769,179	-11.1	1,091	1,001	9	11.8	18.7
Fraser Valley	925,201	1,019,720	-9.3	6,839	6,744	1.4	11.5	12.6
Greater Vancouver	1,206,180	1,225,988	-1.6	13,545	12,744	6.3	12.2	14.2
Interior*								
Okanagan	730,328	776,239	-5.9	4,721	4,801	-1.7	11	10.9
Kamloops	586,245	655,161	-10.5	1,024	981	4.4	14.8	16.1
Kootenay	497,213	539,995	-7.9	1,234	1,218	1.3	11.7	16.7
South Peace**	245,068	305,492	-19.8	136	177	-23.2	16.2	14.7
Powell River	471,293	631,330	-25.3	151	168	-10.1	9.9	13.7
Vancouver Island	719,111	732,944	-1.9	2,907	2,742	6	15.2	17.1
Victoria	1,022,183	982,330	4.1	2,214	2,014	9.9	19.6	24.7
Province Totals* **	**932,243**	**960,572**	**-2.9**	**35,240**	**33,985**	**3.7**	**12.8**	**14.7**

February 2026 BC Residential Multiple Listing Service® Data by Board

	Dollar Volume in 000's ($)			Unit Sales		
Board	**February 2026 Dollar Volume in 000's ($)**	**February 2025 Dollar Volume in 000's ($)**	**% change**	**February 2026 Unit Sales**	**February 2025 Unit Sales**	**% change**
BC Northern	93,317	100,881	-7.5	225	254	-11.4
Chilliwack	88,224	143,836	-38.7	129	187	-31
Fraser Valley	726,282	866,762	-16.2	785	850	-7.6
Greater Vancouver	1,987,784	2,215,360	-10.3	1,648	1,807	-8.8
Interior*						
Okanagan	379,040	405,973	-6.6	519	523	-0.8
Kamloops	89,109	103,515	-13.9	152	158	-3.8
Kootenay	71,599	110,159	-35	144	204	-29.4
South Peace**	5,392	7,943	-32.1	22	26	-15.4
Powell River	7,069	14,521	-51.3	15	23	-34.8
Vancouver Island	318,566	343,751	-7.3	443	469	-5.5
Victoria	443,627	489,201	-9.3	434	498	-12.9
Province Totals* **	**4,210,011**	**4,801,901**	**-12.3**	**4,516**	**4,999**	**-9.7**

Market Activity Flounders Throughout the Province

February 2026 Year-to-Date BC Residential Multiple Listing Service® Data by Board

	YTD Dollar Volume in 000's ($)			YTD Unit Sales			YTD Average Price		
Board	**February 2026 YTD Dollar Volume in 000's ($)**	**February 2025 YTD Dollar Volume in 000's ($)**	**% change**	**February 2026 YTD Unit Sales**	**February 2025 YTD Unit Sales**	**% change**	**February 2026 YTD Average Price**	**February 2025 YTD Average Price**	**% change**
BC Northern	173,397	169,354	2.4	409	426	-4	423,955	397,545	6.6
Chilliwack	177,896	259,875	-31.5	244	355	-31.3	729,084	732,042	-0.4
Fraser Valley	1,278,344	1,644,939	-22.3	1,364	1,623	-16	937,203	1,013,518	-7.5
Greater Vancouver	3,328,128	4,092,254	-18.7	2,752	3,361	-18.1	1,209,349	1,217,570	-0.7
Interior*									
Okanagan	671,772	754,650	-11	906	997	-9.1	741,471	756,921	-2
Kamloops	140,004	178,851	-21.7	242	297	-18.5	578,530	602,192	-3.9
Kootenay	129,982	195,839	-33.6	267	371	-28	486,823	527,868	-7.8
South Peace**	12,302	13,980	-12	44	47	-6.4	279,580	297,447	-6
Powell River	15,956	31,119	-48.7	30	49	-38.8	531,880	635,082	-16.3
Vancouver Island	580,461	637,729	-9	819	876	-6.5	708,744	728,001	-2.6
Victoria	770,216	876,504	-12.1	755	898	-15.9	1,020,154	976,062	4.5
Province Totals* **	**7,278,460**	**8,855,094**	**-17.8**	**7,832**	**9,300**	**-15.8**	**929,323**	**952,161**	**-2.4**

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.

About BCREA

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.