

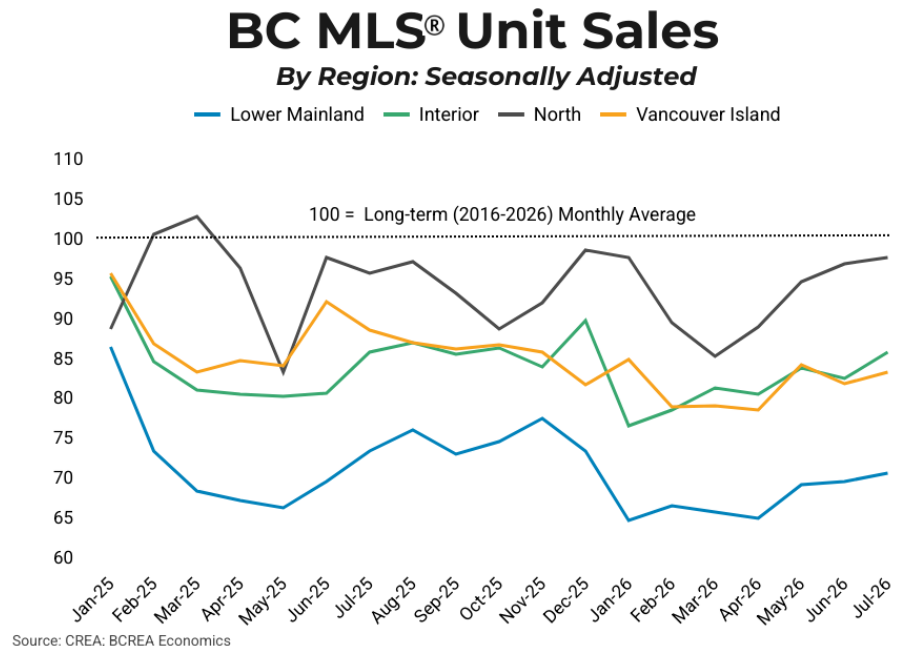
For immediate release

Housing Market Activity Uneven Across BC Regions

Vancouver, BC – August 13, 2026. The British Columbia Real Estate Association (BCREA) reports that 6,561 residential unit sales were recorded in Multiple Listing Service® (MLS®) Systems in July 2026, down 6.7 per cent from July 2025. The average MLS® residential price in BC in July 2026 was down 1.3 per cent at \$929,619 compared to \$942,247 in July 2025.

Total MLS® residential sales dollar volume was \$6.1 billion, down 7.9 per cent from the same time the previous year. BC MLS® unit sales were 18.8 per cent lower than the ten-year average for the month of July.

“Seasonally adjusted sales activity rose from the previous month across most of BC, while weaknesses remained concentrated in the Lower Mainland,” said BCREA Chief Economist Brendon Ogmundson. “Looking ahead, resilience in the economy and a recovering labour market should translate to regional markets converging to long-term averages over the next year.”



Year-to-date, BC residential sales dollar volume is down 6.7 per cent to \$38.04 billion, compared with the same period in 2025. Residential unit sales are down 5.6 per cent year-over-year at 40,432 units, while the average MLS® residential price is also down 1.2 per cent to \$940,948.

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

Board	Residential Average Price (\$)			Active Listings			Sales-to-Active Listings	
	July 2026 Residential Average Price (\$)	July 2025 Residential Average Price (\$)	% change	July 2026 Residential Active Listings (Units)	July 2025 Residential Active Listings (Units)	% change	July 2026 Residential Sales-to-Active Listings (%)	July 2025 Residential Sales-to-Active Listings (%)
BC Northern	469,047	471,591	-0.5	2,209	2,194	0.7	20.2	20.4
Chilliwack	768,129	754,980	1.7	1,400	1,344	4.2	12.9	15.7
Fraser Valley	964,108	1,023,109	-5.8	8,192	9,119	-10.2	12.5	12.1
Greater Vancouver	1,213,589	1,240,977	-2.2	16,476	17,168	-4	12.5	13.3
Interior*								
Okanagan	806,810	745,709	8.2	5,923	6,878	-13.9	14.7	13.4
Kamloops	641,920	628,175	2.2	1,448	1,477	-2	17.5	17.5
Kootenay	612,160	587,469	4.2	1,910	1,760	8.5	16.6	17.6
South Peace**	351,702	321,198	9.5	224	205	9.3	23.7	20.5
Powell River	597,852	800,896	-25.4	232	264	-12.1	9.9	10.2
Vancouver Island	770,386	772,124	-0.2	4,106	3,942	4.2	16.7	19.8
Victoria	996,510	966,885	3.1	3,039	2,937	3.5	21.1	22.2
Province Totals***	929,619	942,247	-1.3	45,159	47,288	-4.5	14.5	14.9

July 2026 BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume in 000's (\$)			Unit Sales		
	July 2026 Dollar Volume in 000's (\$)	July 2025 Dollar Volume in 000's (\$)	% change	July 2026 Unit Sales	July 2025 Unit Sales	% change
BC Northern	209,664	211,273	-0.8	447	448	-0.2
Chilliwack	139,031	159,301	-12.7	181	211	-14.2
Fraser Valley	988,211	1,131,558	-12.7	1,025	1,106	-7.3
Greater Vancouver	2,501,207	2,823,223	-11.4	2,061	2,275	-9.4
Interior*						
Okanagan	703,538	686,052	2.5	872	920	-5.2
Kamloops	163,048	162,069	0.6	254	258	-1.6
Kootenay	194,667	182,116	6.9	318	310	2.6
South Peace**	18,640	13,490	38.2	53	42	26.2
Powell River	13,751	21,624	-36.4	23	27	-14.8
Vancouver Island	527,714	603,801	-12.6	685	782	-12.4
Victoria	639,759	631,376	1.3	642	653	-1.7
Province Totals***	6,099,230	6,625,883	-7.9	6,561	7,032	-6.7

Housing Market Activity Uneven Across BC Regions

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

Board	YTD Dollar Volume in 000's (\$)			YTD Unit Sales			YTD Average Price		
	July 2026 YTD Dollar Volume in 000's (\$)	July 2025 YTD Dollar Volume in 000's (\$)	% change	July 2026 YTD Unit Sales	July 2025 YTD Unit Sales	% change	July 2026 YTD Average Price	July 2025 YTD Average Price	% change
BC Northern	1,098,205	1,095,446	0.3	2,410	2,458	-2	455,687	445,666	2.2
Chilliwack	929,188	1,121,860	-17.2	1,208	1,459	-17.2	769,196	768,924	0
Fraser Valley	6,323,997	7,061,794	-10.4	6,529	6,938	-5.9	968,601	1,017,843	-4.8
Greater Vancouver	16,444,674	17,707,207	-7.1	13,459	14,277	-5.7	1,221,835	1,240,261	-1.5
Interior*									
Okanagan	3,936,572	3,924,773	0.3	5,091	5,155	-1.2	773,241	761,353	1.6
Kamloops	882,154	901,994	-2.2	1,436	1,454	-1.2	614,313	620,354	-1
Kootenay	972,867	1,032,811	-5.8	1,673	1,799	-7	581,510	574,103	1.3
South Peace**	73,037	81,547	-10.4	228	254	-10.2	320,339	321,051	-0.2
Powell River	104,887	134,203	-21.8	178	203	-12.3	589,251	661,099	-10.9
Vancouver Island	3,232,361	3,506,564	-7.8	4,276	4,627	-7.6	755,931	757,848	-0.3
Victoria	4,046,449	4,204,912	-3.8	3,944	4,209	-6.3	1,025,976	999,029	2.7
Province Totals***	38,044,391	40,773,112	-6.7	40,432	42,833	-5.6	940,948	951,909	-1.2

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 Peace 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 is driven by connecting communities and enriching lives. Working in collaboration with the province's real estate boards and associations, our mission is to lead the real estate sector through innovative advocacy, professional development, research, and support.

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.