

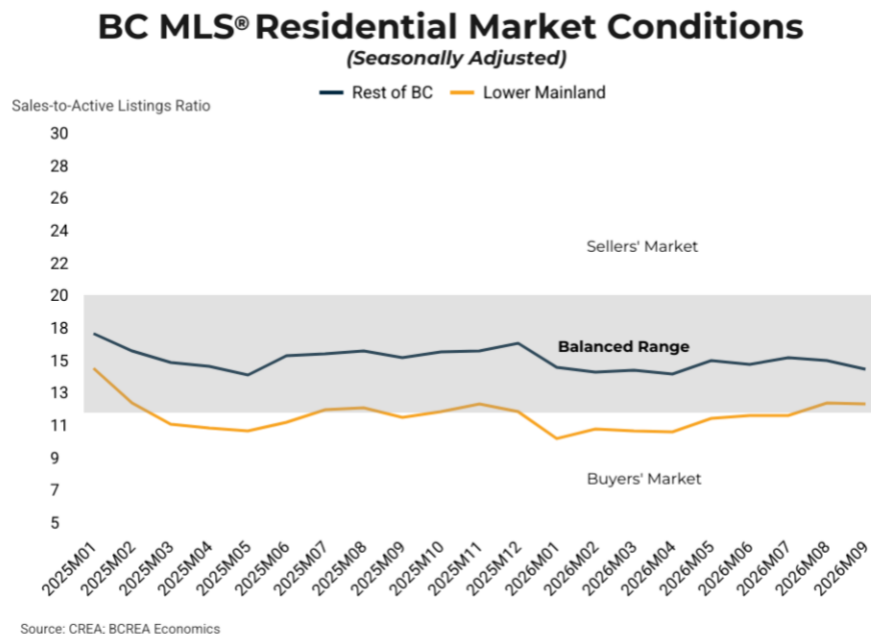
For immediate release

Most Markets Remain Balanced Amidst Mounting Headwinds

Vancouver, BC – October 14, 2026. The British Columbia Real Estate Association (BCREA) reports that 5,254 residential unit sales were recorded in Multiple Listing Service® (MLS®) Systems in September 2026, down 8.9 per cent from September 2025. The average MLS® residential price in BC in September 2026 was down 2.4 per cent at \$924,279 compared to \$946,767 in September 2025.

Total MLS® residential sales dollar volume was \$4.9 billion, down 11 per cent from the same time the previous year. BC MLS® unit sales were 25.8 per cent lower than the ten-year average for the month of September.

“Home sales dipped in September after an encouraging summer as spiking oil prices prompted speculation of impending Bank of Canada rate hikes,” said BCREA Chief Economist Brendon Ogmundson. “However, we are also seeing inventory levels decline on a monthly basis, which should help markets remain in balance.”



Year-to-date, BC residential sales dollar volume is down 7 per cent to \$48.11 billion, compared with the same period in 2025. Residential unit sales are down 5.9 per cent year-over-year at 51,310 units, while the average MLS® residential price is down 1.1 per cent to \$937,644.

-30-

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

Board	Residential Average Price (\$)			Active Listings			Sales-to-Active Listings	
	September 2026 Residential Average Price (\$)	September 2025 Residential Average Price (\$)	% change	September 2026 Residential Active Listings (Units)	September 2025 Residential Active Listings (Units)	% change	September 2026 Residential Sales-to-Active Listings (%)	September 2025 Residential Sales-to-Active Listings (%)
BC Northern	475,042	441,384	7.6	2,170	2,127	2	16.5	17.3
Chilliwack	722,858	771,900	-6.4	1,344	1,339	0.4	12.3	14.2
Fraser Valley	958,641	979,203	-2.1	7,948	9,046	-12.1	10.8	10
Greater Vancouver	1,228,759	1,254,551	-2.1	16,394	17,079	-4	10.5	10.9
Interior*								
Okanagan	753,392	784,963	-4	5,588	6,202	-9.9	11.8	12.2
Kamloops	556,405	625,022	-11	1,352	1,355	-0.2	14	16.4
Kootenay	594,921	586,070	1.5	1,736	1,726	0.6	14.6	13.4
South Peace**	353,590	309,088	14.4	194	207	-6.3	21.1	15.5
Powell River	568,826	655,539	-13.2	201	191	5.2	17.4	19.9
Vancouver Island	756,773	739,859	2.3	3,994	3,752	6.4	13.5	16.8
Victoria	1,000,330	1,052,182	-4.9	3,019	2,912	3.7	14.5	18.2
Province Totals***	924,279	946,767	-2.4	43,940	45,936	-4.3	12	12.6

September 2026 BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume in 000's (\$)			Unit Sales		
	September 2026 Dollar Volume in 000's (\$)	September 2025 Dollar Volume in 000's (\$)	% change	September 2026 Unit Sales	September 2025 Unit Sales	% change
BC Northern	170,065	162,429	4.7	358	368	-2.7
Chilliwack	119,272	146,661	-18.7	165	190	-13.2
Fraser Valley	824,431	887,158	-7.1	860	906	-5.1
Greater Vancouver	2,109,779	2,337,228	-9.7	1,717	1,863	-7.8
Interior*						
Okanagan	495,732	591,862	-16.2	658	754	-12.7
Kamloops	105,161	138,755	-24.2	189	222	-14.9
Kootenay	150,515	135,968	10.7	253	232	9.1
South Peace**	14,497	9,891	46.6	41	32	28.1
Powell River	19,909	24,911	-20.1	35	38	-7.9
Vancouver Island	408,657	467,591	-12.6	540	632	-14.6
Victoria	438,145	556,604	-21.3	438	529	-17.2
Province Totals***	4,856,162	5,459,058	-11	5,254	5,766	-8.9

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September 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	September 2026 YTD Dollar Volume in 000's (\$)	September 2025 YTD Dollar Volume in 000's (\$)	% change	September 2026 YTD Unit Sales	September 2025 YTD Unit Sales	% change	September 2026 YTD Average Price	September 2025 YTD Average Price	% change
BC Northern	1,438,365	1,441,099	-0.2	3,148	3,232	-2.6	456,914	445,885	2.5
Chilliwack	1,165,151	1,410,496	-17.4	1,529	1,842	-17	762,034	765,742	-0.5
Fraser Valley	7,969,137	8,824,267	-9.7	8,252	8,722	-5.4	965,722	1,011,725	-4.5
Greater Vancouver	20,816,444	22,426,477	-7.2	17,030	18,077	-5.8	1,222,340	1,240,608	-1.5
Interior*									
Okanagan	4,903,438	5,105,591	-4	6,366	6,706	-5.1	770,254	761,347	1.2
Kamloops	1,118,536	1,181,406	-5.3	1,842	1,896	-2.8	607,240	623,104	-2.5
Kootenay	1,297,546	1,321,653	-1.8	2,200	2,307	-4.6	589,794	572,888	3
South Peace**	98,189	99,471	-1.3	300	309	-2.9	327,297	321,913	1.7
Powell River	151,569	179,489	-15.6	251	277	-9.4	603,860	647,975	-6.8
Vancouver Island	4,092,165	4,471,297	-8.5	5,443	5,923	-8.1	751,822	754,904	-0.4
Victoria	5,059,956	5,264,107	-3.9	4,949	5,240	-5.6	1,022,420	1,004,601	1.8
Province Totals***	48,110,494	51,725,354	-7	51,310	54,531	-5.9	937,644	948,550	-1.1

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 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.