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50 YEARS

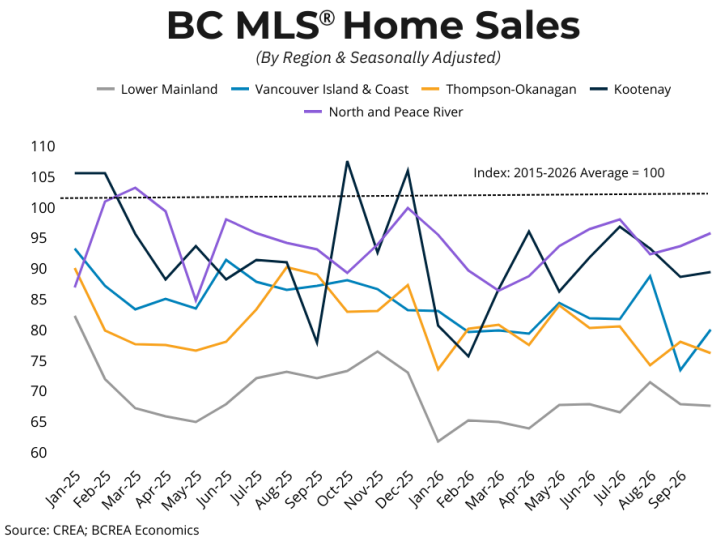
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For immediate release

Sales Activity Remains Divergent Throughout BC

Vancouver, BC – November 12, 2026. The British Columbia Real Estate Association (BCREA) reports that 5,670 residential unit sales were recorded in Multiple Listing Service® (MLS®) Systems in October 2026, down 10.9 per cent from October 2025. The average MLS® residential price in BC in October 2026 was down 2.8 per cent at $949,832 compared to $977,117 in October 2025.

Total MLS® residential sales dollar volume was $5.39 billion, down 13.4 per cent from the same time the previous year. BC MLS® unit sales were 24 per cent lower than the ten-year average for the month of October.



Source: CREA; BCREA Economics

"Global headwinds and hawkish monetary policy continue to disproportionately affect sales activity in the Lower Mainland, while more affordable areas continue to demonstrate resilience," said BCREA Chief Economist Brendon Ogmundson. "Recoveries in more expensive regions of the province are dependent on a retracing of rates and oil prices such that prospective buyers regain confidence after several volatile quarters."

Year-to-date, BC residential sales dollar volume is down 7.7 per cent to $53.48 billion, compared with the same period in 2025. Residential unit sales are down 6.4 per cent year-over-year at 56,964 units, while the average MLS® residential price is down 1.3 per cent to $938,835.

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For more information, please contact:

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Sales Activity Remains Divergent Throughout BC

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

	Residential Average Price ($)			Active Listings			Sales-to-Active Listings	
Board	October 2026 Residential Average Price ($)	October 2025 Residential Average Price ($)	% change	October 2026 Residential Active Listings (Units)	October 2025 Residential Active Listings (Units)	% change	October 2026 Residential Sales-to-Active Listings (%)	October 2025 Residential Sales-to-Active Listings (%)
BC Northern	424,053	444,936	-4.7	1,866	1,785	4.5	19	20
Chilliwack	790,623	739,306	6.9	1,332	1,267	5.1	9.5	13.9
Fraser Valley	963,709	1,002,564	-3.9	7,398	8,569	-13.7	13	12.4
Greater Vancouver	1,230,585	1,264,614	-2.7	15,688	16,393	-4.3	12.9	13.8
Interior*								
Okanagan	776,365	803,841	-3.4	5,192	5,655	-8.2	11.7	13.2
Kamloops	606,802	617,223	-1.7	1,229	1,242	-1	17.3	15.4
Kootenay	616,023	547,616	12.5	1,588	1,513	5	14	19.8
South Peace**	288,694	288,728	0	180	201	-10.4	19.4	16.9
Powell River	520,662	590,608	-11.8	191	207	-7.7	11	12.1
Vancouver Island	747,444	741,910	0.7	3,692	3,318	11.3	15.2	18.7
Victoria	993,465	1,081,875	-8.2	2,828	2,662	6.2	19.2	22.4
Province Totals* **	**949,832**	**977,117**	**-2.8**	**41,184**	**42,812**	**-3.8**	**13.8**	**14.9**

October 2026 BC Residential Multiple Listing Service® Data by Board

	Dollar Volume in 000's ($)			Unit Sales		
Board	October 2026 Dollar Volume in 000's ($)	October 2025 Dollar Volume in 000's ($)	% change	October 2026 Unit Sales	October 2025 Unit Sales	% change
BC Northern	150,539	158,842	-5.2	355	357	-0.6
Chilliwack	99,619	130,118	-23.4	126	176	-28.4
Fraser Valley	927,088	1,062,718	-12.8	962	1,060	-9.2
Greater Vancouver	2,490,704	2,852,969	-12.7	2,024	2,256	-10.3
Interior*						
Okanagan	472,030	600,469	-21.4	608	747	-18.6
Kamloops	129,249	117,889	9.6	213	191	11.5
Kootenay	136,757	164,285	-16.8	222	300	-26
South Peace**	10,104	9,817	2.9	35	34	2.9
Powell River	10,934	14,765	-25.9	21	25	-16
Vancouver Island	420,063	460,726	-8.8	562	621	-9.5
Victoria	538,458	644,797	-16.5	542	596	-9.1
Province Totals* **	**5,385,545**	**6,217,396**	**-13.4**	**5,670**	**6,363**	**-10.9**

Sales Activity Remains Divergent Throughout BC

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

	YTD Dollar Volume in 000's ($)			YTD Unit Sales			YTD Average Price		
Board	**October 2026 YTD Dollar Volume in 000's ($)**	**October 2025 YTD Dollar Volume in 000's ($)**	**% change**	**October 2026 YTD Unit Sales**	**October 2025 YTD Unit Sales**	**% change**	**October 2026 YTD Average Price**	**October 2025 YTD Average Price**	**% change**
BC Northern	1,588,899	1,599,941	-0.7	3,503	3,589	-2.4	453,582	445,790	1.7
Chilliwack	1,264,575	1,540,166	-17.9	1,654	2,017	-18	764,555	763,592	0.1
Fraser Valley	8,890,926	9,886,435	-10.1	9,210	9,781	-5.8	965,356	1,010,780	-4.5
Greater Vancouver	23,300,773	25,276,166	-7.8	19,050	20,332	-6.3	1,223,138	1,243,172	-1.6
Interior*									
Okanagan	5,373,234	5,706,060	-5.8	6,970	7,453	-6.5	770,909	765,606	0.7
Kamloops	1,247,785	1,299,295	-4	2,055	2,087	-1.5	607,195	622,566	-2.5
Kootenay	1,434,296	1,485,938	-3.5	2,422	2,607	-7.1	592,195	569,980	3.9
South Peace**	108,293	109,288	-0.9	335	343	-2.3	323,264	318,624	1.5
Powell River	160,388	194,254	-17.4	269	302	-10.9	596,238	643,225	-7.3
Vancouver Island	4,512,228	4,932,023	-8.5	6,005	6,544	-8.2	751,412	753,671	-0.3
Victoria	5,598,414	5,908,904	-5.3	5,491	5,836	-5.9	1,019,562	1,012,492	0.7
Province Totals* **	**53,479,810**	**57,938,472**	**-7.7**	**56,964**	**60,891**	**-6.4**	**938,835**	**951,511**	**-1.3**

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.