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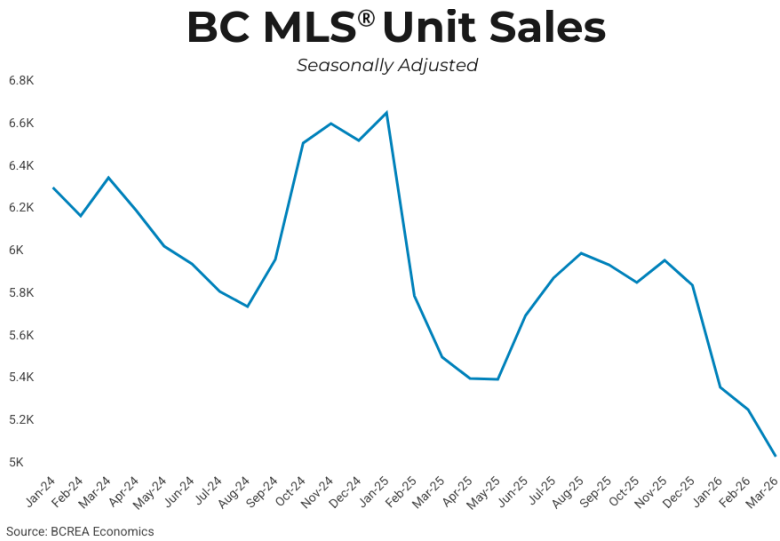
For immediate release

Home Sales Remain Slow Amidst Very Challenging Economic Environment

Vancouver, BC – April 15, 2026. The British Columbia Real Estate Association (BCREA) reports that 5,766 residential unit sales were recorded in Multiple Listing Service® (MLS®) Systems in March 2026, down 3.6 per cent from March 2025. The average MLS® residential price in BC in March 2026 was down 2 per cent at $939,846 compared to $959,236 in March 2025.

Total MLS® residential sales dollar volume was $4.21 billion, down 5.6 per cent from the same time the previous year. BC MLS® unit sales were 34.53 per cent lower than the ten-year average for the month of March.



"Global conflict leading to rising mortgage rates paired with a sluggish economy are presenting a challenge for a housing market recovery," said BCREA Chief Economist Brendon Ogmundson. "Improved affordability and pent-up demand should translate to an acceleration of activity, though the market will need a period of relative calm for households to build confidence."

Year-to-date, BC residential sales dollar volume is down 13 per cent to $12.7 billion, compared with the same period in 2025. Residential unit sales are down 11 per cent year-over-year at 13,595 units, while the average MLS® residential price is also down 2.2 per cent to $933,859.

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

	Residential Average Price ($)			Active Listings			Sales-to-Active Listings	
Board	**March 2026 Residential Average Price ($)**	**March 2025 Residential Average Price ($)**	**% change**	**March 2026 Residential Active Listings (Units)**	**March 2025 Residential Active Listings (Units)**	**% change**	**March 2026 Residential Sales-to-Active Listings (%)**	**March 2025 Residential Sales-to-Active Listings (%)**
BC Northern	446,194	437,118	2.1	1,583	1,573	0.6	18.2	21.3
Chilliwack	746,907	753,750	-0.9	1,214	1,130	7.4	14.1	20.4
Fraser Valley	967,114	1,032,288	-6.3	7,534	7,775	-3.1	12.5	12.6
Greater Vancouver	1,201,123	1,238,128	-3	14,774	14,546	1.6	13.8	14.3
Interior*								
Okanagan	724,636	747,180	-3	5,285	5,604	-5.7	13.2	12
Kamloops	608,228	559,540	8.7	1,166	1,112	4.9	17.3	16.6
Kootenay	558,002	584,055	-4.5	1,378	1,360	1.3	16.5	18.3
South Peace**	312,612	322,718	-3.1	155	179	-13.4	16.8	18.4
Powell River	648,332	575,453	12.7	189	207	-8.7	11.6	9.2
Vancouver Island	769,396	779,368	-1.3	3,311	3,199	3.5	18.3	19.1
Victoria	1,027,854	988,012	4	2,543	2,368	7.4	21.6	24.6
Province Totals* **	**939,846**	**959,236**	**-2**	**39,132**	**39,053**	**0.2**	**14.7**	**15.3**

March 2026 BC Residential Multiple Listing Service® Data by Board

	Dollar Volume in 000's ($)			Unit Sales		
Board	**March 2026 Dollar Volume in 000's ($)**	**March 2025 Dollar Volume in 000's ($)**	**% change**	**March 2026 Unit Sales**	**March 2025 Unit Sales**	**% change**
BC Northern	128,504	146,434	-12.2	288	335	-14
Chilliwack	127,721	174,116	-26.6	171	231	-26
Fraser Valley	912,956	1,014,739	-10	944	983	-4
Greater Vancouver	2,440,682	2,581,496	-5.5	2,032	2,085	-2.5
Interior*						
Okanagan	505,796	501,358	0.9	698	671	4
Kamloops	122,862	103,515	18.7	202	185	9.2
Kootenay	126,666	145,430	-12.9	227	249	-8.8
South Peace**	8,128	10,650	-23.7	26	33	-21.2
Powell River	14,263	10,934	30.4	22	19	15.8
Vancouver Island	466,254	475,414	-1.9	606	610	-0.7
Victoria	565,320	575,023	-1.7	550	582	-5.5
Province Totals* **	**5,419,152**	**5,739,110**	**-5.6**	**5,766**	**5,983**	**-3.6**

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

	YTD Dollar Volume in 000's ($)			YTD Unit Sales			YTD Average Price		
Board	**March 2026 YTD Dollar Volume in 000's ($)**	**March 2025 YTD Dollar Volume in 000's ($)**	**% change**	**March 2026 YTD Unit Sales**	**March 2025 YTD Unit Sales**	**% change**	**March 2026 YTD Average Price**	**March 2025 YTD Average Price**	**% change**
BC Northern	301,108	315,788	-4.6	695	761	-8.7	433,249	414,965	4.4
Chilliwack	305,617	433,991	-29.6	415	586	-29.2	736,427	740,599	-0.6
Fraser Valley	2,194,039	2,659,678	-17.5	2,312	2,606	-11.3	948,979	1,020,598	-7
Greater Vancouver	5,766,906	6,673,750	-13.6	4,780	5,446	-12.2	1,206,466	1,225,441	-1.5
Interior*									
Okanagan	1,175,734	1,256,008	-6.4	1,603	1,668	-3.9	733,458	753,002	-2.6
Kamloops	262,866	282,366	-6.9	444	482	-7.9	592,041	585,822	1.1
Kootenay	256,648	341,269	-24.8	494	620	-20.3	519,531	550,434	-5.6
South Peace**	20,430	24,630	-17.1	70	80	-12.5	291,856	307,875	-5.2
Powell River	30,219	42,053	-28.1	52	68	-23.5	581,140	618,426	-6
Vancouver Island	1,046,715	1,113,143	-6	1,425	1,486	-4.1	734,537	749,087	-1.9
Victoria	1,335,536	1,451,527	-8	1,305	1,480	-11.8	1,023,399	980,761	4.3
Province Totals* **	**12,695,817**	**14,594,204**	**-13**	**13,595**	**15,283**	**-11**	**933,859**	**954,931**	**-2.2**

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.