

For immediate release

Slow but Steady Sales Recovery Continues in the BC Market

Vancouver, BC – September 14, 2026. The British Columbia Real Estate Association (BCREA) reports that 5,653 residential unit sales were recorded in Multiple Listing Service® (MLS®) Systems in August 2026, down 4.7 per cent from August 2025. The average MLS® residential price in BC in August 2026 was down 1 per cent at \$924,826 compared to \$925,917 in August 2025.

Total MLS® residential sales dollar volume was \$5.2 billion, down 4.8 per cent from the same time the previous year. BC MLS® unit sales were 25.4 per cent lower than the ten-year average for the month of August.

“Provincial home sales remain well below long-term averages but have been steadily improving throughout the year,” said BCREA Chief Economist Brendon Ogmundson. “We expect a gradual recovery in sales to continue, though new tariffs and a recent spike in long-term interest rates add a layer of risk to that scenario.”

BC MLS® Unit Sales *Seasonally Adjusted*



Source: CREA; BCREA Economics

Year-to-date, BC residential sales dollar volume is down 6.5 per cent to \$43.26 billion, compared with the same period in 2025. Residential unit sales are down 5.5 per cent year-over-year at 46,069 units, while the average MLS® residential price is down 1 per cent to \$939,028.

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

Board	Residential Average Price (\$)			Active Listings			Sales-to-Active Listings	
	August 2026 Residential Average Price (\$)	August 2025 Residential Average Price (\$)	% change	August 2026 Residential Active Listings (Units)	August 2025 Residential Active Listings (Units)	% change	August 2026 Residential Sales-to-Active Listings (%)	August 2025 Residential Sales-to-Active Listings (%)
BC Northern	447,726	451,292	-0.8	2,191	2,134	2.7	17.5	19
Chilliwack	746,289	735,619	1.5	1,441	1,367	5.4	11	14.1
Fraser Valley	949,354	996,365	-4.7	7,940	8,941	-11.2	11	9.8
Greater Vancouver	1,213,418	1,229,496	-1.3	15,798	16,242	-2.7	11.8	11.9
Interior*								
Okanagan	766,603	738,966	3.7	5,788	6,581	-12	10.7	12.1
Kamloops	604,735	639,352	-5.4	1,371	1,460	-6.1	15.8	15.1
Kootenay	635,691	553,891	14.8	1,827	1,755	4.1	15	15.7
South Peace**	343,705	349,265	-1.6	234	229	2.2	13.2	10
Powell River	725,394	565,986	28.2	234	252	-7.1	15	14.3
Vancouver Island	719,533	748,707	-3.9	4,017	3,835	4.7	15.6	17.3
Victoria	1,014,748	1,001,177	1.4	2,852	2,840	0.4	19.9	17.7
Province Totals***	924,826	925,917	-0.1	43,693	45,636	-4.3	12.9	13

August 2026 BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume in 000's (\$)			Unit Sales		
	August 2026 Dollar Volume in 000's (\$)	August 2025 Dollar Volume in 000's (\$)	% change	August 2026 Unit Sales	August 2025 Unit Sales	% change
BC Northern	171,927	183,224	-6.2	384	406	-5.4
Chilliwack	117,914	141,975	-16.9	158	193	-18.1
Fraser Valley	827,837	875,805	-5.5	872	879	-0.8
Greater Vancouver	2,267,878	2,382,762	-4.8	1,869	1,938	-3.6
Interior*						
Okanagan	474,527	588,956	-19.4	619	797	-22.3
Kamloops	131,227	140,657	-6.7	217	220	-1.4
Kootenay	174,179	152,874	13.9	274	276	-0.7
South Peace**	10,655	8,033	32.6	31	23	34.8
Powell River	25,389	20,375	24.6	35	36	-2.8
Vancouver Island	451,147	497,142	-9.3	627	664	-5.6
Victoria	575,362	502,591	14.5	567	502	12.9
Province Totals***	5,228,042	5,494,394	-4.8	5,653	5,934	-4.7

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August 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	August 2026 YTD Dollar Volume in 000's (\$)	August 2025 YTD Dollar Volume in 000's (\$)	% change	August 2026 YTD Unit Sales	August 2025 YTD Unit Sales	% change	August 2026 YTD Average Price	August 2025 YTD Average Price	% change
BC Northern	1,269,439	1,278,670	-0.7	2,793	2,864	-2.5	454,507	446,463	1.8
Chilliwack	1,046,477	1,263,835	-17.2	1,364	1,652	-17.4	767,212	765,033	0.3
Fraser Valley	7,147,388	7,937,599	-10	7,396	7,817	-5.4	966,386	1,015,428	-4.8
Greater Vancouver	18,707,364	20,089,969	-6.9	15,318	16,215	-5.5	1,221,267	1,238,974	-1.4
Interior*									
Okanagan	4,408,319	4,513,729	-2.3	5,709	5,952	-4.1	772,170	758,355	1.8
Kamloops	1,013,381	1,042,651	-2.8	1,653	1,674	-1.3	613,056	622,850	-1.6
Kootenay	1,147,046	1,185,685	-3.3	1,947	2,075	-6.2	589,135	571,414	3.1
South Peace**	83,692	89,580	-6.6	259	277	-6.5	323,135	323,394	-0.1
Powell River	131,660	154,578	-14.8	216	239	-9.6	609,536	646,770	-5.8
Vancouver Island	3,683,508	4,003,706	-8	4,903	5,291	-7.3	751,276	756,701	-0.7
Victoria	4,621,811	4,707,503	-1.8	4,511	4,711	-4.2	1,024,565	999,258	2.5
Province Totals***	43,260,084	46,267,506	-6.5	46,069	48,767	-5.5	939,028	948,746	-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.