



For immediate release

Record BC Home Sale Forecast Despite Vancouver Slowdown

BCREA 2016 Third Quarter Housing Forecast Update

Vancouver, BC – August 25, 2016. The British Columbia Real Estate Association (BCREA) released its 2016 Third Quarter Housing Forecast Update today.

Multiple Listing Service® (MLS®) residential sales in the province are forecast to climb 10.4 per cent to a record 113,000 units this year, eclipsing the previous record of 106,310 units in 2005. Housing demand is expected to moderate next year, with home sales declining nearly 8 per cent to 104,400 units. However, housing demand is expected to remain well above the ten-year average of 85,000 unit sales.

“The introduction of a 15 per cent tax on foreign national home buyers in Metro Vancouver is expected to accelerate a moderating trend in the market that began earlier in the year,” said Cameron Muir, BCREA Chief Economist. “However, other regions of the province are performing above expectations and at the provincial level, largely offsetting Metro Vancouver’s deceleration.”

The average MLS® residential price in the province is forecast to increase 11 per cent to \$706,900 this year and a further 5.2 per cent to \$743,700 in 2017.

“While the cyclical nature of housing markets can exact a harsh toll on affordability in the short term, there is some relief for beleaguered home buyers on the horizon, added Muir. Housing starts in the province are expected to reach near record levels this year, and the highest amount since 1993. In Metro Vancouver, a record number of homes are now under construction. “A moderation in housing demand combined with a rising number of both new and resale homes on the market is expected to create more balance and less upward pressure on home prices.”



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To view the full BCREA Housing Forecast, click [here](#).

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Housing Forecast Update Table – Q3 2016

Board Area	Unit Sales			Average MLS® Price (\$)		
	2015	2016F	2017F	2015	2016F	2017F
Victoria	7,868 23.5%	9,780 24.3%	9,200 -5.9%	\$521,616 5.1%	\$582,000 11.6%	\$605,000 4.0%
Vancouver Island	8,320 15.8%	10,200 22.6%	9,450 -7.4%	\$339,835 3.4%	\$383,000 12.7%	\$396,000 3.4%
Powell River	381 18.0%	410 7.6%	390 -4.9%	\$246,691 5.7%	\$281,000 13.9%	\$286,000 1.8%
Greater Vancouver	43,145 28.1%	42,700 -1.0%	39,900 -6.6%	\$902,801 11.1%	\$1,030,000 14.1%	\$1,090,000 5.8%
Fraser Valley	20,055 33.5%	23,700 18.2%	21,400 -9.7%	\$577,507 11.5%	\$690,000 19.5%	\$725,000 5.1%
Chilliwack and District	3,138 25.6%	4,225 34.6%	3,450 -18.3%	\$335,999 8.8%	\$396,000 17.9%	\$415,000 4.8%
Kamloops and District	2,574 13.9%	3,075 19.5%	2,850 -7.3%	\$326,398 2.6%	\$341,000 4.5%	\$349,000 2.3%
Okanagan Mainline	7,988 6.2%	9,475 18.6%	8,350 -11.9%	\$408,394 2.7%	\$465,000 13.9%	\$481,000 3.4%
South Okanagan*	2,023 15.1%	2,340 15.7%	2,100 -10.3%	\$327,243 6.1%	\$369,000 12.8%	\$358,400 -2.9%
Northern Lights	312 -16.6%	235 -24.7%	285 21.3%	\$269,494 -4.9%	\$245,000 -9.1%	\$241,000 -1.6%
Kootenay	2,499 -1.5%	2,685 7.4%	2,500 -6.9%	\$275,349 -0.9%	\$277,000 0.6%	\$284,000 2.5%
BC Northern	4,214 -6.5%	4,325 2.6%	4,500 4.0%	\$264,696 1.0%	\$265,000 0.1%	\$272,500 2.8%
BC Total	102,517 22.0%	113,150 10.4%	104,375 -7.8%	636,600 12.0%	706,900 11.0%	743,700 5.2%

*Excluding Northern Lights

About BCREA

The [British Columbia Real Estate Association](http://www.bcrea.bc.ca) (BCREA) is the professional association for more than 20,000 REALTORS® in BC, focusing on provincial issues that impact real estate. Working with the province's 11 real estate boards, BCREA provides continuing professional education, advocacy, economic research and standard forms to help REALTORS® provide value for their clients.

To demonstrate the profession's commitment to improving [Quality of Life](#) in BC communities, BCREA supports policies that help ensure economic vitality, provide housing opportunities, preserve the environment, protect property owners and build better communities with good schools and safe neighbourhoods. For detailed statistical information, contact your [local real estate board](#). MLS® is a cooperative marketing system used only by Canada's real estate boards to ensure maximum exposure of properties listed for sale.

