

For immediate release

Homebuyers Remain Hesitant in April

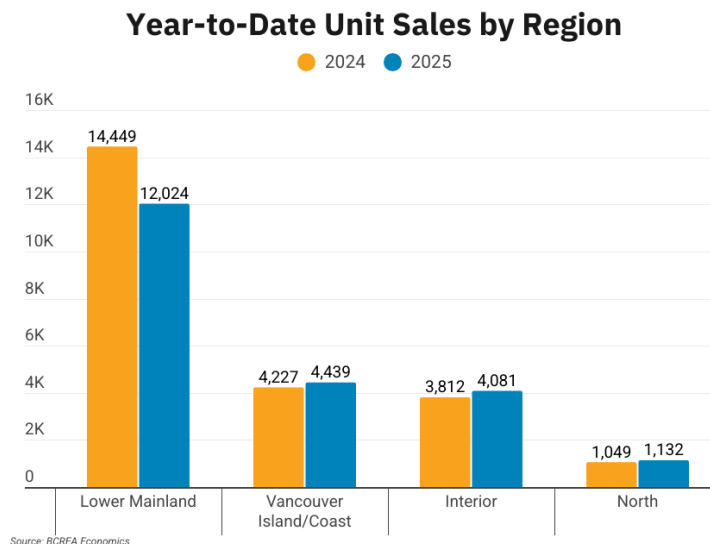
Vancouver, BC – May 14, 2025. The British Columbia Real Estate Association (BCREA) reports that 6,453 residential unit sales were recorded in Multiple Listing Service® (MLS®) Systems in April 2025, down 14.6 per cent from April 2024. The average MLS® residential price in BC in April 2025 was down 6.1 per cent at \$942,884 compared to \$1,003,638 in April 2024.

The total sales dollar volume was \$6.1 billion, a 19.7 per cent decrease from the same time the previous year. BC MLS® unit sales were 27 per cent lower than the ten-year April average.

“Regional activity continued to diverge in April with more expensive regions experiencing a larger drop in sales activity,” said BCREA Chief Economist Brendon Ogmundson.

“Uncertainty regarding trade and monetary policy has caused trepidation for prospective buyers, largely in the Lower Mainland, prompting overall provincial activity to fall far below historical averages.”

Year-to-date, BC residential sales dollar volume is down 11.7 per cent to \$20.7 billion, compared with the same period in 2024. Residential unit sales are down 7.9 per cent year-over-year at 21,676 units, while the average MLS® residential price is also down 4.1 per cent to \$953,674.



-30-

For more information, please contact:

Brendon Ogmundson
Chief Economist
Mobile: 604.505.6793
Email: bogmundson@bcrea.bc.ca

Homebuyers Remain Hesitant in April

April 2025 Residential Average Price, Active Listings and Sales-to-Active-Listings Data by Board

Board	Residential Average Price (\$)			Active Listings			Sales-to-Active Listings	
	April 2025 Residential Average Price (\$)	April 2024 Residential Average Price (\$)	% change	April 2025 Residential Active Listings (Units)	April 2024 Residential Active Listings (Units)	% change	April 2025 Residential Sales to Active Listings (%)	April 2024 Residential Sales to Active Listings (%)
BC Northern	439,426	433,777	1.3	1,829	1,926	-5	20.1	18.5
Chilliwack	785,954	769,274	2.2	1,230	1,129	8.9	18.6	24.9
Fraser Valley	1,008,003	1,046,122	-3.6	8,569	6,070	41.2	11.4	23
Greater Vancouver	1,211,073	1,304,086	-7.1	16,207	12,491	29.7	13.3	22.6
Interior*								
Okanagan	760,068	750,435	1.3	6,224	5,666	9.8	12.9	13.6
Kamloops	632,131	625,667	1	1,252	1,258	-0.5	17.2	18.7
Kootenay	570,817	588,756	-3	1,559	1,423	9.6	16.8	18.7
South Peace**	301,788	277,876	8.6	206	221	-6.8	18.9	15.4
Powell River	656,919	692,527	-5.1	212	158	34.2	17.5	20.9
Vancouver Island	748,450	734,569	1.9	3,565	3,406	4.7	21.3	21.2
Victoria	1,061,449	983,904	7.9	2,755	2,365	16.5	22	27.2
Province Totals***	942,884	1,003,638	-6.1	43,608	36,113	20.8	14.8	20.9

April 2025 BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume in 000's (\$)			Unit Sales		
	April 2025 Dollar Volume in 000's (\$)	April 2024 Dollar Volume in 000's (\$)	% change	April 2025 Unit Sales	April 2024 Unit Sales	% change
BC Northern	161,709	154,858	4.4	368	357	3.1
Chilliwack	179,983	216,166	-16.7	229	281	-18.5
Fraser Valley	980,787	1,458,294	-32.7	973	1,394	-30.2
Greater Vancouver	2,619,550	3,673,609	-28.7	2,163	2,817	-23.2
Interior*						
Okanagan	608,054	579,336	5	800	772	3.6
Kamloops	135,908	147,032	-7.6	215	235	-8.5
Kootenay	149,554	156,609	-4.5	262	266	-1.5
South Peace**	11,770	9,448	24.6	39	34	14.7
Powell River	24,306	22,853	6.4	37	33	12.1
Vancouver Island	569,571	529,624	7.5	761	721	5.5
Victoria	643,238	632,651	1.7	606	643	-5.8
Province Totals***	6,084,429	7,580,480	-19.7	6,453	7,553	-14.6

Homebuyers Remain Hesitant in April

April 2025 Year-to-Date BC Residential Multiple Listing Service® Data by Board

	YTD Dollar Volume in 000's (\$)			YTD Unit Sales			YTD Average Price		
Board	April 2025 YTD Dollar Volume in 000's (\$)	April 2024 YTD Dollar Volume in 000's (\$)	% change	April 2025 YTD Unit Sales	April 2024 YTD Unit Sales	% change	April 2025 YTD Average Price	April 2024 YTD Average Price	% change
BC Northern	478,323	434,395	10.1	1,132	1,049	7.9	422,547	414,104	2
Chilliwack	617,599	735,277	-16	819	962	-14.9	754,090	764,321	-1.3
Fraser Valley	3,653,166	4,964,306	-26.4	3,587	4,792	-25.1	1,018,446	1,035,957	-1.7
Greater Vancouver	9,318,230	11,244,976	-17.1	7,618	8,695	-12.4	1,223,186	1,293,269	-5.4
Interior*									
Okanagan	1,835,145	1,631,914	12.5	2,424	2,222	9.1	757,073	734,435	3.1
Kamloops	410,531	425,476	-3.5	678	710	-4.5	605,503	599,262	1
Kootenay	478,527	419,368	14.1	861	780	10.4	555,780	537,651	3.4
South Peace**	35,984	26,454	36	118	100	18	304,947	264,540	15.3
Powell River	66,858	60,405	10.7	106	95	11.6	630,736	635,842	-0.8
Vancouver Island	1,682,714	1,556,154	8.1	2,247	2,156	4.2	748,871	721,778	3.8
Victoria	2,094,765	1,913,553	9.5	2,086	1,976	5.6	1,004,202	968,397	3.7
Province Totals***	20,671,842	23,412,280	-11.7	21,676	23,537	-7.9	953,674	994,701	-4.1

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 Peach 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 advances REALTOR® professionalism and ensures the REALTOR® voice is heard for the benefit of consumers and communities across BC. By working in collaboration with the province's real estate boards and associations, our mission is to provide professional development opportunities, advocacy, economic and policy research, and standard forms so REALTORS® are trusted, respected, and proud of their profession.

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.