

For immediate release

BC Housing Market Set to Rebound Amidst Changing Interest Rate Environment

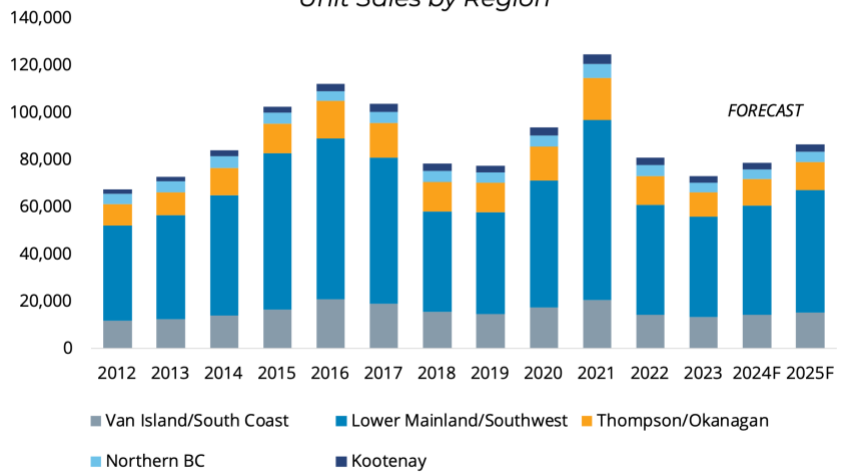
BCREA 2024 First Quarter Housing Forecast Update

Vancouver, BC – January 25, 2024. The British Columbia Real Estate Association (BCREA) released its 2024 First Quarter Housing Forecast Update today.

Multiple Listing Service® (MLS®) residential sales in BC are forecast to increase 7.8 per cent to 78,775 units this year. In 2025, MLS® residential sales are forecasted to strengthen further, rising to 86,475 units.

"In 2023, the housing market faced headwinds due to elevated mortgage rates, but the recent decline in fixed mortgage rates and potential Bank of Canada rate cuts present an optimistic outlook for 2024," said Brendon Ogmundson, Chief Economist. "As we navigate through 2024, we expect a delicate balance between rising sales and normalizing inventories, which should lead to a relatively quiet year for prices."

MLS® Residential Sales
British Columbia
Unit Sales by Region



Source: BCREA Economics

With substantial progress in bringing inflation back to 2 per cent and a softening in economic growth and employment, there is less necessity for monetary policy to remain stringent. Therefore, we anticipate the Bank of Canada will begin to lower its policy rate this year, leading to higher provincial home sales. The ultimate impact on prices hinges entirely on how inventory evolves this year. While risks to the economy remain, our view is that new listings normalize following a lull in activity last year. That normalization of new listing activity should result in a more balanced market this year with relatively stable pricing.

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

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Housing Forecast Table – Q1 2024

Board Area	Unit Sales			Average MLS® Price (\$)		
	2023	2024F	2025F	2023	2024F	2025F
Victoria	5,934 -8.7%	6,500 9.5%	6,900 6.2%	982,350 -3%	995,000 1.3%	1,020,000 2.5%
Vancouver Island	7,114 -6.6%	7,400 4%	7,900 6.8%	716,744 -6.7%	735,000 2.5%	750,000 2%
Powell River Sunshine Coast	256 -20.5%	375 46.5%	375 0%	632,576 -4.1%	645,000 2%	668,000 3.6%
Greater Vancouver	26,111 -10%	28,500 9.1%	32,000 12.3%	1,277,232 0.2%	1,290,000 1%	1,310,000 1.6%
Fraser Valley	13,974 -4.1%	15,000 7.3%	17,000 13.3%	1,016,990 -7.2%	1,030,000 1.3%	1,080,000 4.9%
Chilliwack and District	2,592 0.9%	2,800 8%	3,000 7.1%	744,164 -8.4%	755,000 1.5%	785,000 4%
Interior:						
Okanagan*	7,910 -16.1%	8,500 7.5%	9,000 5.9%	749,918 -5.3%	760,000 1.3%	785,000 3.3%
Kamloops and District	2,406 -8.2%	2,700 12.2%	2,800 3.7%	597,934 -6.2%	625,000 4.5%	640,000 2.4%
Kootenay	2,733 -11.8%	2,900 6.1%	3,100 6.9%	511,469 1%	520,000 1.7%	545,000 4.8%
South Peace River**	395 -24.8%	400 1.3%	400 0%	289,064 7.1%	290,000 0.3%	295,000 1.7%
BC Northern	3,646 -14.5%	3,700 1.5%	4,000 8.1%	411,502 -0.7%	420,000 2.1%	440,000 4.8%
BC Total	73,071 -9.2%	78,775 7.8%	86,475 9.8%	971,152 -2.6%	987,700 1.7%	1,020,800 3.4%

***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 February 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®.

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, 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](#). MLS® is a cooperative marketing system used only by Canada's real estate boards to ensure maximum exposure of properties listed for sale.