



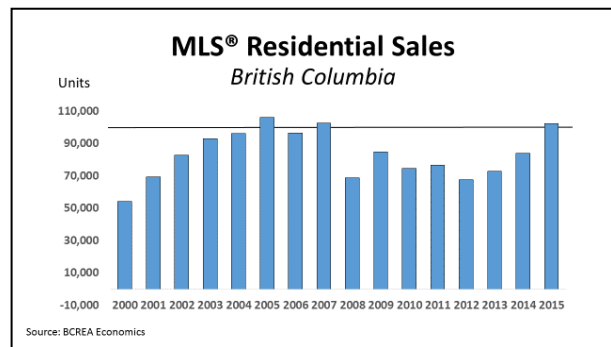
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December Smashes Home Sales Record and 2015 Enters Record Book

Vancouver, BC – January 15, 2016. The British Columbia Real Estate Association (BCREA) reports that a record number of home sales were recorded in the province for the month of December. A total of 6,590 residential unit sales were recorded by the Multiple Listing Service® (MLS®) last month, up 29.8 per cent from the same month the previous year. Total sales dollar volume hit a record \$4.62 billion for the month of December, up 55.4 per cent compared to the previous year.

The average MLS® residential price in the province climbed above the \$700,000 threshold for the first time in BC last month, rising 19.7 from December 2014 to \$700,943.

“The 2015 housing market finished in dramatic fashion, with record demand for the month of December,” said Cameron Muir, BCREA Chief Economist. “BC home sales breached the 100,000 unit threshold in 2015, and it was only the third time on record that this high watermark was achieved.”



The combination of record home average home prices and near record annual unit sales prices propelled the dollar volume of MLS® residential to a record \$65.3 billion in 2015, up nearly 37 per cent from the previous year. The average annual residential price reached a record \$636,627 last year, up 12 per cent from 2014. A total of 102,517 residential unit sales were recorded, an increase of 22 per cent compared to 2014. A record 106,310 residential unit sales were recorded in 2005, while the only other year eclipsing 2015 were 2007 when 102,805 unit sales were recorded.

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For detailed statistical information, contact your [local real estate board](#).

December 2015 Residential Average Price, Active Listings and Sales-to-Active-Listings Data by Board

Board	Average Price			Active Listings			Sales-to-Active-Listings	
	December 2015 Residential Average Price (\$)	December 2014 Residential Average Price (\$)	% change	December 2015 Residential Active Listings (Units)	December 2014 Residential Active Listings (Units)	% change	December 2015 Residential Sales to Active Listings (%)	December 2014 Residential Sales to Active Listings (%)
BC Northern	252,712	259,705	-2.7	1,821	1,924	-5.4	13.1	11
Chilliwack	356,835	338,919	5.3	851	1,169	-27.2	26.9	13.9
Fraser Valley	629,978	523,874	20.3	3,087	5,004	-38.3	47	19.6
Greater Vancouver	980,974	819,384	19.7	6,844	11,300	-39.4	42.4	19.2
Kamloops	310,396	319,234	-2.8	1,340	1,569	-14.6	8.4	7.8
Kootenay	258,686	235,825	9.7	2,071	2,169	-4.5	5.8	5.9
Okanagan Mainline	413,762	366,797	12.8	2,988	3,331	-10.3	14.9	12.5
Powell River	273,338	268,529	1.8	120	164	-26.8	20	8.5
South Okanagan	330,645	325,801	1.5	1,050	1,095	-4.1	11.6	6.8
Northern Lights	255,500	272,607	-6.3	305	247	23.5	3.9	10.9
Vancouver Island	336,974	330,930	1.8	3,001	3,735	-19.7	16.4	11.3
Victoria	562,581	498,716	12.8	1,733	2,288	-24.3	25.6	15.2
Provincial Totals*	700,943	585,718	19.7	25,211	33,995	-25.8	26.1	14.9

*Numbers may not add due to rounding

December 2015 BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Units		
	December 2015 Residential Sales (\$)	December 2014 Residential Sales (\$)	% change	December 2015 Residential Sales (Units)	December 2014 Residential Sales (Units)	% change
BC Northern	60,146	55,058	9.2	238	212	12.3
Chilliwack	81,715	55,244	47.9	229	163	40.5
Fraser Valley	913,468	512,872	78.1	1,450	979	48.1
Greater Vancouver	2,849,729	1,780,521	60.1	2,905	2,173	33.7
Kamloops	34,764	39,266	-11.5	112	123	-8.9
Kootenay	31,042	29,950	3.6	120	127	-5.5
Okanagan Mainline	183,710	152,588	20.4	444	416	6.7
Powell River	6,560	3,759	74.5	24	14	71.4
South Okanagan	40,339	24,109	67.3	122	74	64.9
Northern Lights	3,066	7,360	-58.3	12	27	-55.6
Vancouver Island	165,454	139,322	18.8	491	421	16.6
Victoria	249,224	173,055	44	443	347	27.7
Provincial Totals*	4,619,217	2,973,103	55.4	6,590	5,076	29.8

* Numbers may not add due to rounding

***NOTE:** The Northern Lights Real Estate Board (NLREB) became part of the South Okanagan Real Estate Board (SOREB) on May 1, 2011.

December 2015 Year-to-Date BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Unit Sales			Average Price		
	2015 (\$)	2014 (\$)	% change	2015	2014	% change	2015 (\$)	2014 (\$)	% change
BC Northern	1,115,431	1,181,619	-5.6	4,214	4,507	-6.5	264,696	262,174	1
Chilliwack	1,054,366	771,666	36.6	3,138	2,499	25.6	335,999	308,790	8.8
Fraser Valley	11,581,896	7,774,569	49	20,055	15,017	33.5	577,507	517,718	11.5
Greater Vancouver	38,951,370	27,380,702	42.3	43,145	33,693	28.1	902,801	812,653	11.1
Kamloops	840,149	719,225	16.8	2,574	2,260	13.9	326,398	318,241	2.6
Kootenay	688,096	704,670	-2.4	2,499	2,536	-1.5	275,349	277,867	-0.9
Okanagan Mainline	3,262,249	2,992,398	9	7,988	7,525	6.2	408,394	397,661	2.7
Powell River	93,989	75,390	24.7	381	323	18	246,691	233,406	5.7
South Okanagan	662,013	542,024	22.1	2,023	1,757	15.1	327,243	308,494	6.1
Northern Lights	84,082	105,943	-20.6	312	374	-16.6	269,494	283,270	-4.9
Vancouver Island	2,827,426	2,362,657	19.7	8,320	7,187	15.8	339,835	328,740	3.4
Victoria	4,104,078	3,163,030	29.8	7,868	6,371	23.5	521,616	496,473	5.1
Provincial Totals*	65,265,137	47,773,888	36.6	102,517	84,049	22	636,627	568,405	12

* Numbers may not add due to rounding

BCREA is the professional association for over 19,000 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.