



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

For immediate release

BC Housing Markets to Moderate

BCREA Releases Spring 2008 Housing Forecast

Vancouver, BC – May 6, 2008. BC home sales are retreating from historically high levels, according to the British Columbia Real Estate Association's (BCREA) spring Housing Forecast, released today. The report analyzes the British Columbia economy and housing markets, including detailed forecasts by home type of the province's 12 real estate board areas.

"Some weakness on the export side of the economy and eroding affordability will have an impact on housing demand over the next two years," said Cameron Muir, BCREA Chief Economist. Residential sales on the Multiple Listing Service® (MLS®) are expected to decline 9 per cent to 93,800 units in the province in 2008, and a further 2 per cent to 92,000 units in 2009.

"Most housing markets in the province are exhibiting balance between demand and supply," added Muir. Home sales were down 14 per cent in the first quarter of 2008, while active listings were up 24 per cent. "More balance between demand and supply means less upward pressure on home prices. It also reduces the chance of multiple bids on the same home, giving homebuyers more time to investigate properties thoroughly before purchasing."

The average MLS® residential price in the province climbed 12 per cent to \$438,975 in 2007. This year, the average MLS® residential price is forecast to increase 9 per cent to \$479,000, and a more modest 4 per cent to \$499,000 in 2009.

"While a weak US economy is negatively impacting the forest industry and tourism, the BC economy is forecast to grow 2.5 per cent this year and 2.7 per cent in 2009, a higher rate of growth than most other provinces. Consumer spending, employment growth and net migration in the province are expected to remain robust and will continue to underpin housing demand through 2009," noted Muir.

- 30 -

A complete copy of BCREA's Housing Forecast is available [here](#).

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Housing Forecast Table – Spring 2008

Board Area	Unit Sales			Average MLS® Price (\$)		
	2007	2008F	2009F	2007	2008F	2009F
Victoria	8,403 12%	7,800 (7%)	7,600 (3%)	466,974 9%	515,000 10%	530,000 3%
Vancouver Island	9,887 12%	8,900 (10%)	9,000 1%	311,472 11%	335,000 8%	351,000 5%
Powell River Sunshine Coast	296 1%	270 (9%)	280 4%	241,083 18%	258,000 7%	273,000 6%
Greater Vancouver	38,978 7%	35,900 (8%)	34,800 (3%)	570,795 12%	621,000 9%	651,000 5%
Fraser Valley	18,032 0%	16,500 (9%)	16,400 (1%)	423,761 8%	450,000 6%	465,000 3%
Chilliwack and District	3,268 2%	2,750 (16%)	2,800 2%	299,592 11%	335,000 12%	350,000 4%
Kamloops and District	3,414 3%	3,150 (8%)	3,100 (2%)	275,690 24%	315,000 14%	330,000 5%
Okanagan Mainline	8,702 12%	7,880 (9%)	7,800 (1%)	387,523 19%	422,000 9%	447,000 6%
South Okanagan	2,447 11%	2,250 (8%)	2,200 (2%)	325,667 19%	351,000 8%	370,000 5%
Kootenay	3,476 22%	3,080 (11%)	3,020 (2%)	272,138 30%	308,000 13%	327,000 6%
Northern Lights	502 0%	520 4%	500 (4%)	175,818 18%	195,000 11%	205,000 5%
BC Northern	5,400 (4%)	4,800 (11%)	4,500 (6%)	195,487 18%	215,000 10%	221,000 3%
BC Total	102,805 6%	93,800 (9%)	92,000 (2%)	438,975 12%	479,000 9%	499,000 4%

About BCREA

BCREA represents 12 member real estate boards and their more than 18,000 REALTORS® on all provincial issues, providing an extensive communications network, standard forms, economic research and analysis, government relations, required post-licensing courses and continuing education.

To demonstrate the profession's commitment to improving [Quality of Life](#) in BC communities, BCREA supports growth that encourages economic vitality, provides housing opportunities, respects the environment and builds 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.

