

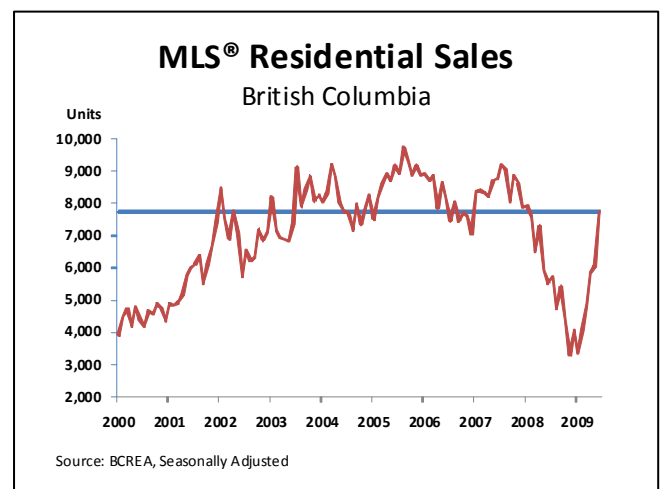


For immediate release

Home Sales Climb for Fifth Consecutive Month

Vancouver, BC – July 13, 2009. The British Columbia Real Estate Association (BCREA) reports that Multiple Listing Service® (MLS®) residential sales in the province rose 40 per cent to 9,970 units in June 2009 compared to the same month last year. Activity in the month of June marked the fifth consecutive month of rising sales and the highest level of activity since January 2008, on a seasonally adjusted basis.

“Housing markets around BC continued to post higher sales in June, fuelled by attractive mortgage rates and lower prices,” said Bryan Yu, BCREA Economist. “The larger urban regions of Greater Vancouver and Victoria exhibited balanced market conditions in June, while others have recorded improved market stability. Stronger demand and a decline in home listings are stabilizing home prices in many BC markets.”



Year-to-date, MLS® residential sales dollar volume was down 20 per cent to \$16.3 billion over the same period last year. A total of 36,329 units were sold in the first six months of 2009, down 15 per cent from 2008, while the average MLS® price declined 5 per cent to \$448,381.

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

June 2009 Residential Average Price, Active Listings and Sales-to-Active-Listings Data by Board

Board	Average Price			Active Listings			Sales-to-Active-Listings	
	June 2009 Residential Average Price (\$)	June 2008 Residential Average Price (\$)	% change	June 2009 Residential Active Listings (Units)	June 2008 Residential Active Listings (Units)	% change	June 2009 Residential Sales to Active Listings (%)	June 2008 Residential Sales to Active Listings (%)
BC Northern	211,150	217,621	-3	3,026	3,035	-0.3	14.2	14.3
Chilliwack	295,414	331,404	-10.9	1,431	1,959	-27	17.5	12.1
Fraser Valley	424,728	446,681	-4.9	7,493	9,549	-21.5	25.1	13.9
Greater Vancouver	575,949	611,613	-5.8	14,362	19,347	-25.8	30.1	12.8
Kamloops	308,002	325,939	-5.5	2,033	1,933	5.2	13.4	11.8
Kootenay	290,085	303,309	-4.4	2,956	2,604	13.5	7.9	10.1
Northern Lights	244,111	184,073	32.6	310	201	54.2	11.3	23.9
Okanagan Mainline	380,084	435,444	-12.7	6,661	6,683	-0.3	9.7	8
Powell River	211,377	253,606	-16.7	211	222	-5	10	10.4
South Okanagan	304,385	324,084	-6.1	1,877	1,685	11.4	9.6	7.9
Vancouver Island	324,423	342,248	-5.2	5,741	6,140	-6.5	14	12.1
Victoria	476,686	476,639	0	2,906	3,646	-20.3	31.1	18.6
Provincial Totals*	461,940	463,458	-0.3	49,007	57,004	-14	20.3	12.5

*Numbers may not add due to rounding

June 2009 BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Units		
	June 2009 Residential Sales (\$)	June 2008 Residential Sales (\$)	% change	June 2009 Residential Sales (Units)	June 2008 Residential Sales (Units)	% change
BC Northern	90,584	94,665	-4.3	429	435	-1.4
Chilliwack	73,854	78,543	-6	250	237	5.5
Fraser Valley	797,215	593,192	34.4	1,877	1,328	41.3
Greater Vancouver	2,487,526	1,515,577	64.1	4,319	2,478	74.3
Kamloops	84,085	74,314	13.1	273	228	19.7
Kootenay	68,170	79,770	-14.5	235	263	-10.6
Northern Lights	8,544	8,836	-3.3	35	48	-27.1
Okanagan Mainline	244,774	233,398	4.9	644	536	20.1
Powell River	4,439	5,833	-23.9	21	23	-8.7
South Okanagan	55,094	43,103	27.8	181	133	36.1
Vancouver Island	259,862	254,975	1.9	801	745	7.5
Victoria	431,401	323,638	33.3	905	679	33.3
Provincial Totals	4,605,546	3,305,844	39.3	9,970	7,133	39.8

* Numbers may not add due to rounding

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June 2009 Year-to-Date BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Unit Sales			Average Price		
	June 2009 (\$)	June 2008 (\$)	% change	June 2009	June 2008	% change	June 2009 (\$)	June 2008 (\$)	% change
BC Northern	330,673	466,086	-29.1	1,582	2,158	-26.7	209,022	215,980	-3.2
Chilliwack	311,786	420,736	-25.9	1,072	1,295	-17.2	290,846	324,893	-10.5
Fraser Valley	2,652,637	3,474,351	-23.7	6,448	7,928	-18.7	411,389	438,238	-6.1
Greater Vancouver	8,716,946	10,144,014	-14.1	15,465	16,494	-6.2	563,656	615,012	-8.4
Kamloops	294,431	410,056	-28.2	992	1,306	-24	296,805	313,979	-5.5
Kootenay	225,568	356,860	-36.8	838	1,214	-31	269,174	293,954	-8.4
Northern Lights	23,620	37,112	-36.4	116	211	-45	203,619	175,888	15.8
Okanagan Mainline	879,861	1,431,215	-38.5	2,397	3,427	-30.1	367,068	417,629	-12.1
Powell River	28,688	33,137	-13.4	121	131	-7.6	237,089	252,950	-6.3
South Okanagan	201,067	293,609	-31.5	659	868	-24.1	305,110	338,259	-9.8
Vancouver Island	935,550	1,351,834	-30.8	2,981	4,054	-26.5	313,838	333,457	-5.9
Victoria	1,688,400	1,898,984	-11.1	3,658	3,821	-4.3	461,564	496,986	-7.1
Provincial Totals*	16,289,227	20,317,993	-19.8	36,329	42,907	-15.3	448,381	473,536	-5.3

* Numbers may not add due to rounding

BCREA represents 12 member real estate boards and their nearly 18,000 REALTORS® on all provincial issues, providing an extensive communications network, standard forms, economic research and analysis, government relations, applied practice 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.