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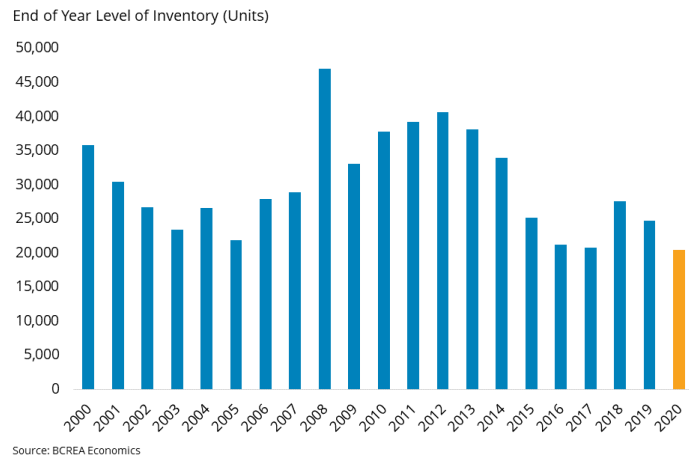
## Strong December Home Sales Close Out an Unprecedented Year

**Vancouver, BC – January 13, 2021.** The British Columbia Real Estate Association (BCREA) reports that a total of 93,953 residential unit sales were recorded by the Multiple Listing Service® (MLS®) in 2020, an increase of 21.5 per cent from the 77,350 units sold in 2019. The annual average MLS® residential price in BC was \$782,027, an 11.7 per cent increase from \$700,369 recorded the previous year. Total sales dollar volume was \$73.5 billion, a 35.6 per cent increase from 2019.

“Housing markets across the province staged a remarkable recovery during the COVID-19 pandemic and recession,” said BCREA Chief Economist Brendon Ogmundson. “We expect considerable momentum heading into 2021.”

A total of 8,268 MLS® residential unit sales were recorded across the province in December, a record for the month and up 57.8 per cent from December 2019. The average MLS® residential price in BC was \$847,600, an increase of 12.5 per cent from December 2019. Total sales dollar volume was \$7 billion, a 77.5 per cent increase year-over-year.

### BC MLS® Active Listings



“While 2021 is expected to get off to a roaring start, the level of supply in the market is near a record low,” added Ogmundson. “That will likely translate to considerable pressure on prices until listings pick-up.”

Total active residential listings were down 16.1 per cent to 20,725 units in December.

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#### For more information, please contact:

Brendon Ogmundson  
Chief Economist  
Direct: 604.742.2796  
Mobile: 604.505.6793  
Email: [bogmundson@bcrea.bc.ca](mailto:bogmundson@bcrea.bc.ca)



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**December 2020 Residential Average Price, Active Listings and Sales-to-Active-Listings Data by Board**

Board	Average Price			Active Listings			Sales-to-Active-Listings	
	Dec 2020 Residential Average Price (\$)	Dec 2019 Residential Average Price (\$)	% change	Dec 2020 Residential Active Listings (Units)	Dec 2019 Residential Active Listings (Units)	% change	Dec 2020 Residential Sales to Active Listings (%)	Dec 2019 Residential Sales to Active Listings (%)
BC Northern	319,182	348,779	-8.5	1,104	1,534	-28	25.9	11.5
Chilliwack	593,764	531,696	11.7	446	696	-35.9	62.6	30.9
Fraser Valley	898,028	758,255	18.4	3,158	3,631	-13	62.3	31.3
Greater Vancouver	1,079,033	1,004,617	7.4	9,096	9,309	-2.3	34.7	22
Kamloops	492,106	403,695	21.9	970	843	15.1	21.8	18.4
Kootenay	424,241	356,596	19	802	1,242	-35.4	27.6	12.8
Okanagan Mainline	711,577	518,761	37.2	1,765	2,715	-35	37.5	15.3
Powell River	374,775	332,092	12.9	61	103	-40.8	52.5	23.3
South Okanagan	546,372	426,368	28.1	673	983	-31.5	25.6	9.4
Northern Lights	254,676	245,235	3.8	297	330	-10	5.7	5.2
Vancouver Island	517,203	488,254	5.9	1,451	1,883	-22.9	47.5	22.7
Victoria	769,941	694,384	10.9	902	1,422	-36.6	63.9	26.2
<b>Provincial Totals*</b>	<b>847,600</b>	<b>753,588</b>	<b>12.5</b>	<b>20,725</b>	<b>24,691</b>	<b>-16.1</b>	<b>39.9</b>	<b>21.2</b>

\*Numbers may not add due to rounding

**December 2020 BC Residential Multiple Listing Service® Data by Board**

Board	Dollar Volume (000s)			Units		
	Dec 2020 Residential Sales (\$)	Dec 2019 Residential Sales (\$)	% change	Dec 2020 Residential Sales (Units)	Dec 2019 Residential Sales (Units)	% change
BC Northern	91,286	61,734	47.9	286	177	61.6
Chilliwack	165,660	114,315	44.9	279	215	29.8
Fraser Valley	1,766,420	862,136	104.9	1,967	1,137	73
Greater Vancouver	3,406,508	2,055,446	65.7	3,157	2,046	54.3
Kamloops	103,834	62,573	65.9	211	155	36.1
Kootenay	93,757	56,699	65.4	221	159	39
Okanagan Mainline	470,352	215,805	118	661	416	58.9
Powell River	11,993	7,970	50.5	32	24	33.3
South Okanagan	93,976	39,226	139.6	172	92	87
Northern Lights	4,330	4,169	3.8	17	17	0
Vancouver Island	356,353	208,973	70.5	689	428	61
Victoria	443,486	259,005	71.2	576	373	54.4
<b>Provincial Totals*</b>	<b>7,007,956</b>	<b>3,948,049</b>	<b>77.5</b>	<b>8,268</b>	<b>5,239</b>	<b>57.8</b>

\*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.

## Strong December Home Sales Close Out an Unprecedented Year

### December 2020 Year-to-Date BC Residential Multiple Listing Service® Data by Board

Board	Dollar Volume (000s)			Unit Sales			Average Price		
	2020 (\$)	2019 (\$)	% change	2020	2019	% change	2020 (\$)	2019 (\$)	% change
BC Northern	1,424,116	1,276,308	11.6	4,278	4,106	4.2	332,893	310,840	7.1
Chilliwack	2,022,135	1,459,636	38.5	3,502	2,789	25.6	577,423	523,355	10.3
Fraser Valley	15,587,539	10,597,816	47.1	18,871	14,683	28.5	826,005	721,775	14.4
Greater Vancouver	33,703,604	25,341,946	33	31,611	25,681	23.1	1,066,199	986,797	8
Kamloops	1,388,137	1,197,516	15.9	3,017	2,860	5.5	460,105	418,712	9.9
Kootenay	1,334,174	1,022,304	30.5	3,472	2,965	17.1	384,267	344,791	11.4
Okanagan Mainline	5,511,545	3,877,658	42.1	8,997	7,388	21.8	612,598	524,859	16.7
Powell River	174,071	116,553	49.3	416	321	29.6	418,439	363,093	15.2
South Okanagan	1,164,056	759,668	53.2	2,346	1,768	32.7	496,188	429,676	15.5
Northern Lights	84,750	92,310	-8.2	328	358	-8.4	258,383	257,849	0.2
Vancouver Island	4,808,986	3,685,421	30.5	9,055	7,539	20.1	531,086	488,847	8.6
Victoria	6,270,627	4,746,445	32.1	8,060	6,892	16.9	777,993	688,689	13
<b>Provincial Totals*</b>	<b>73,473,740</b>	<b>54,173,577</b>	<b>35.6</b>	<b>93,953</b>	<b>77,350</b>	<b>21.5</b>	<b>782,027</b>	<b>700,369</b>	<b>11.7</b>

\* Numbers may not add due to rounding

BCREA is the professional association for about 23,000 REALTORS® in BC, focusing on provincial issues that impact real estate. Working with the province's ten 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.