



Number of
Residential Sales

5,331

(-12.4% YOY)



Average
Home Price

\$922,196

(-5.5% YOY)



Sales-to-
Listing Ratio

38%

(-4 points YoY)



Unemployment

6.2%

(+0.1 points MoM)

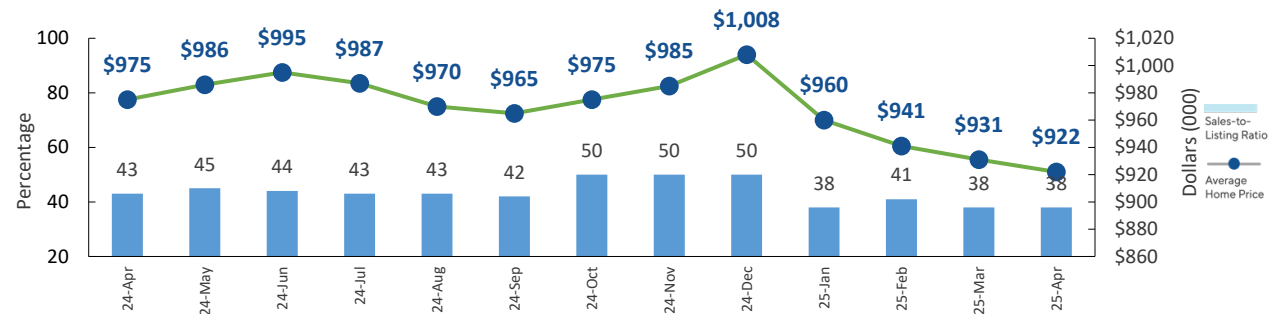
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The overall average house price for BC continues to drop, driven by GVA, Fraser Valley and Kootenay real estate. Buyers in those regions continue to monitor house prices hoping for continued retractions due to tariff uncertainties, despite the lower impact in BC compared to other regions in the country. Victoria witnessed average price growth of almost 8% year-over-year, while holding balanced market conditions

Housing starts climbed 71% compared to last month, to 53,195 starts, seasonally adjusted at an annual rate. In communities with 10,000 or more residents, multi-family starts improved by 87% to 47,499 units and single-detached starts decreased 5% to 3,582 units. Year-to-date, starts were down by 25% in Vancouver, 29% in Victoria, 30 in Kelowna and 78% in Nanaimo, while they were up 141% in Abbotsford.

British Columbia's unemployment rate rose slightly, as the labour force expanded by 0.3%, outpacing job growth of 6,000 jobs this month. The participation rate also increased to 65.3%. Notable changes in employment by sector include a decrease of 5.2% in accommodation and food services, a decrease of 1.8% in professional, scientific and technical services, an increase of 33.6% in agriculture, and a 3.3% increase in the information, culture, and recreation sector.

Pacific Sales-to-Listing Ratio & Average Home Price Trend



	Number Sold	% YOY	Average Price	% YOY	New Listings	% YOY	Sales to Listing Ratio	Market	UE %
GVA	1,774	-21.1	1,202,905	-6.0	5,326	-1.6	33	Buyers	6.6
Victoria	494	-2.4	1,024,837	+7.6	1,154	+3.1	43	Balanced	3.6
Chilliwack	179	-18.3	793,431	+6.4	394	-16.2	45	Balanced	5.3
Fraser Valley	806	-27.1	989,164	-3.4	2,550	-5.4	32	Buyers	6.8
Kamloops	178	-5.3	632,131	0.0	405	-3.1	44	Balanced	7.5
Kootenay	232	-2.5	558,287	-3.2	418	-1.9	56	Balanced	6.3
Kelowna	492	-2.6	782,745	+2.6	1,395	+2.1	35	Buyers	6.9
Van Island	621	+10.9	736,077	+2.4	1,226	-3.9	51	Balanced	4.9
BC Northern	340	+1.8	429,559	+1.7	560	-10.7	61	Sellers	7.4