SAGEN

Number of Residential Sales

5,601

(-2.1% YOY)

Average Home Price

$940,854

(-1.0% YOY)

Sales-to-Listing Ratio

44%

(+3 points YoY)

Unemployment

6.5%

(-0.3 points MoM)

SOURCE: Statistics Canada, Canadian Real Estate Association. This information has been provided by the external sources listed above. Sagen Canada is not responsible for the accuracy, reliability or timeliness of the information supplied by these external sources. This information does not necessarily reflect the views or position of Sagen Canada. Anyone wishing to rely upon this information should consult directly with the source of the information. *Kootenay ** Vancouver Island & Coast *** Average Northeast BC & North Coast and Nechacko BC: all 3-month moving average, unadjusted for seasonality.

Pacific Housing Market Update

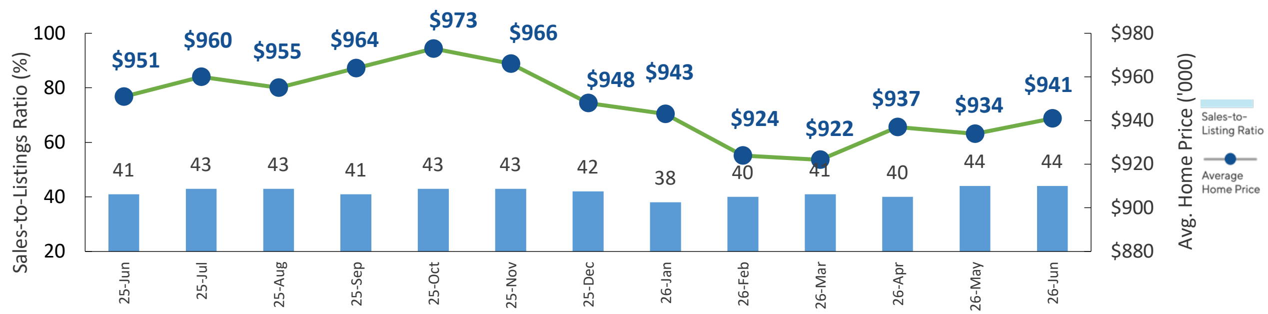
June 2026

BC is still experiencing a mixed bag in the real estate market, with some regions showing increased sales and price growth, some showing decreased sales and price declines, or somewhere in between. This is not a bad sign as we see the overall market start to turn, with potential buyers taking time to find the right property and starting to return to the market.

Housing starts fell 5% to 35,778 starts, seasonally adjusted at an annual rate. In communities with 10,000 or more residents, multi-family starts dropped by 4% to 30,201 units and single-detached starts fell 13% to 3,266 units. Year-to-date, starts were up by 119% in Nanaimo, while they were down 37% in Kelowna, 39% in Abbotsford, 20% in Victora, and 2% in Vancouver.

The provincial unemployment rate dropped to 6.5%, bringing it in line with the national average. Last month, 7.8k jobs were added to the economy, the second highest in the country, only behind Quebec. The services-producing sector added 32,500 jobs, while the goods-producing sector shed 800 jobs last month. The most significant job decreases by industry were in utilities (-2,200), accommodation and food services (-3,900) and professional, science and technology services (-2,500). The most significant increases in employment were in wholesale, retail trade (+7,400), transport and warehousing (+6,500), healthcare and social assistance (+8,500), and information, culture and recreation (+6,600).

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	1,943	+6.1	1,221,225	-2.0	4,850	-9.2	40	Balanced	6.6
Victoria	534	-9.8	1,017,496	+1.9	1,085	-5.2	49	Balanced	4.4
Chilliwack	171	-22.3	751,015	-3.5	402	+0.2	43	Balanced	8.0
Fraser Valley	860	-6.7	957,331	-6.8	2,410	-16.2	36	Buyers	8.3
Kamloops	204	+3.6	618,619	-6.3	422	-0.9	48	Balanced	6.5
Kootenay	235	+3.5	583,109	+1.7	386	+1.0	61	Sellers	4.6*
Kelowna	541	+2.9	823,527	+6.0	1,057	-20.9	51	Balanced	9.2
Van Island	560	-14.0	748,747	+1.2	1,100	-2.1	51	Balanced	5.7**
BC Northern	347	-0.9	432,225	-3.8	564	+2.7	62	Sellers	7.0***