

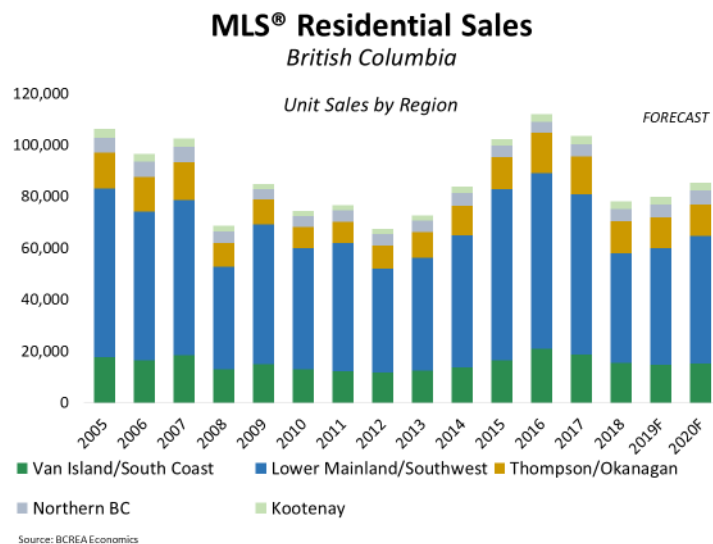
**For immediate release:**

## **Housing Market Adjusts to Mortgage Stress Test** *BCREA 2019 First Quarter Housing Forecast Update*

**Vancouver, BC – February 25, 2019.** The British Columbia Real Estate Association (BCREA) released its 2019 First Quarter Housing Forecast Update today.

Multiple Listing Service® (MLS®) residential sales in the province are forecast to increase 2 per cent to 80,000 units this year, after recording 78,345 residential sales in 2018. MLS® residential sales are forecast to increase a further 6.9 per cent to 85,500 units in 2020. The 10-year average for MLS® residential sales in the province is 85,800 units.

“The negative shock to affordability and purchasing power created by the B20 stress test on mortgage borrowers is expected to continue constraining housing demand in the province this year,” said Cameron Muir, BCREA Chief Economist. “Favourable demographics along with continuing strong performance of the BC economy is expected to underpin housing demand over the next two years.”



The policy-induced demand shock has contributed to an increase of the inventory of homes for sale in most regions of the province. As a result, market conditions are expected to provide little upward pressure on home prices this year, with the average annual residential price forecast to remain essentially unchanged, albeit up 0.5 per cent to \$716,100. Modest improvement in consumer demand is expected to unfold over the next two years as households further adjust to the mortgage stress test.

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To view the full BCREA Housing Forecast, click [here](#).

**For more information, please contact:**

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### Housing Forecast Update Table – Q1 2019

Board Area	Unit Sales			Average MLS® Price (\$)		
	2018	2019F	2020F	2018	2019F	2020F
<b>Victoria</b>	6,770 -20%	6,500 -4%	6,700 3.1%	\$700,630 7.3%	\$703,000 0.3%	\$711,000 1.1%
<b>Vancouver Island</b>	8,391 -16.4%	8,000 -4.7%	8,200 2.5%	\$465,124 7.9%	\$480,000 3.2%	\$491,000 2.3%
<b>Powell River</b>	351 -13.5%	340 -3.1%	350 2.9%	\$359,046 13.3%	\$365,000 1.7%	\$370,000 1.4%
<b>Greater Vancouver</b>	25,051 -31.6%	26,500 5.8%	30,000 13.2%	\$1,048,435 1.6%	\$1,020,000 -2.7%	\$1,030,000 1%
<b>Fraser Valley</b>	14,837 -30.8%	15,800 6.5%	16,700 5.7%	\$747,725 6.5%	\$750,000 0.3%	\$760,000 1.3%
<b>Chilliwack and District</b>	2,829 -0.3%	2,900 2.5%	3,000 3.4%	\$516,843 11.2%	\$520,900 0.8%	\$535,000 2.7%
<b>Kamloops and District</b>	2,984 -10.8%	3,000 0.5%	3,050 1.7%	\$390,668 7%	\$405,000 3.7%	\$409,000 1%
<b>Okanagan Mainline</b>	7,400 -0.2%	7,125 -3.7%	7,300 2.5%	\$526,200 5.7%	\$530,000 0.7%	\$545,000 2.8%
<b>South Okanagan*</b>	1,886 -0.2%	1,800 -4.6%	1,850 2.8%	\$418,246 4.5%	\$425,000 1.6%	\$432,000 1.6%
<b>Northern Lights</b>	377 -13.0%	360 -4.5%	400 11.1%	\$252,139 1.5%	\$258,000 2.3%	\$263,500 2.1%
<b>Kootenay</b>	3,065 -6.4%	2,975 -2.9%	3,000 0.8%	\$321,123 4.6%	\$330,000 2.8%	\$344,000 4.2%
<b>BC Northern</b>	4,404 2.6%	4,700 6.7%	4,950 5.3%	\$295,428 7.8%	\$326,000 10.3%	\$345,000 5.8%
<b>BC Total</b>	78,345 -24.5%	80,000 2.1%	85,500 6.9%	\$712,508 0.4%	\$716,100 0.5%	\$736,700 2.9%

**\*NOTE:** The Northern Lights Real Estate Board (NLREB) amalgamated with the South Okanagan Real Estate Board (SOREB) on January 1, 2011. Data for SOREB in these tables includes transaction data from the former NLREB.

**\*Excluding Northern Lights**

The [British Columbia Real Estate Association](#) (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 11 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.